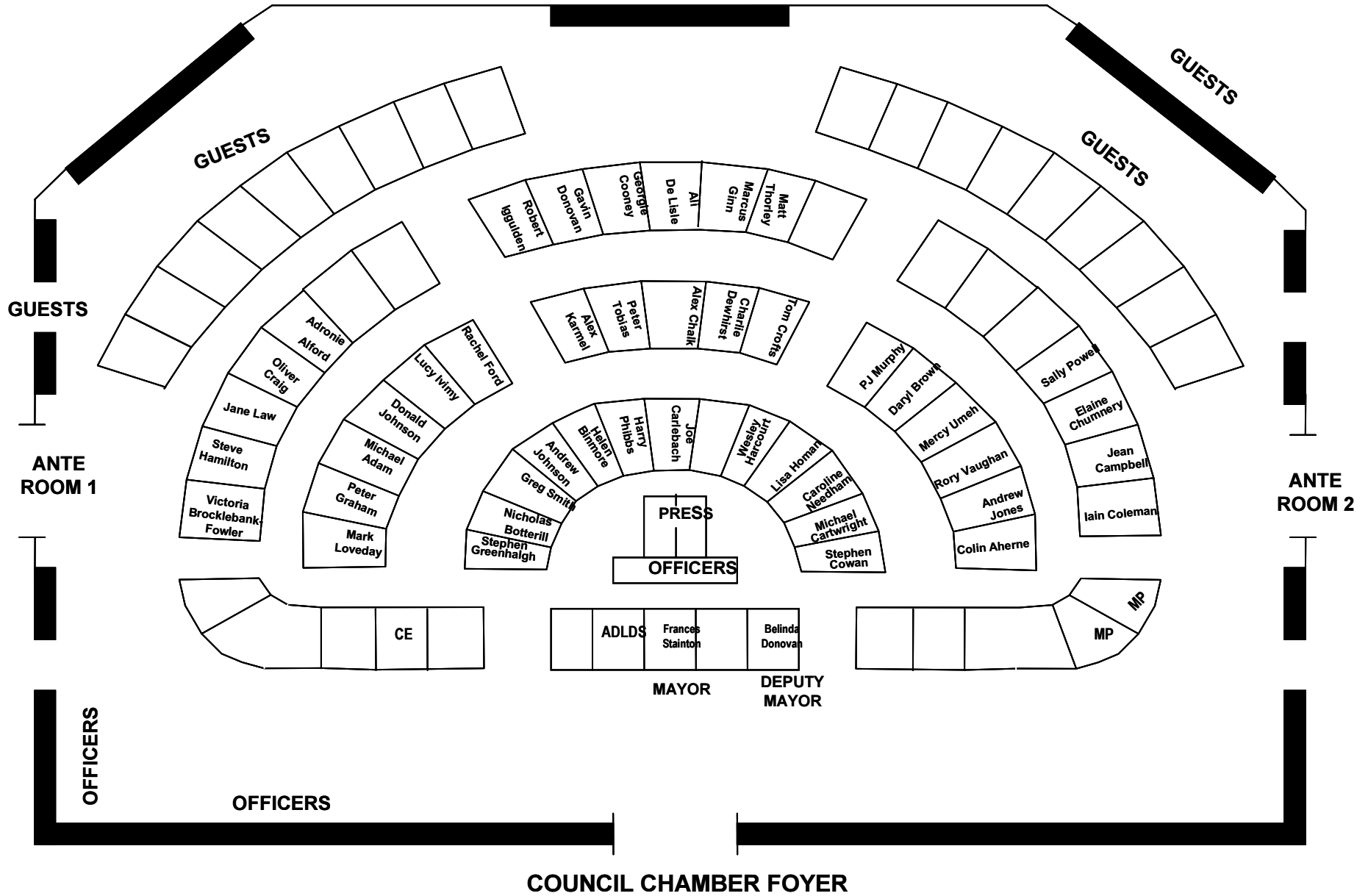


COUNCIL AGENDA

(Ordinary Council Meeting)

Wednesday 19 October 2011

COUNCIL CHAMBER SEATING 2011/12





The Mayor (Councillor Frances Stainton)
Deputy Mayor (Councillor Belinda Donovan)

ADDISON

Alex Chalk (C)
Belinda Donovan (C)
Peter Tobias (C)

HAMMERSMITH
BROADWAY

Michael Cartwright (L)
Stephen Cowan (L)
PJ Murphy (L)

RAVENSCOURT PARK

Charlie Dewhirst (C)
Lucy Ivimy (C)
Harry Phibbs (C)

ASKEW

Lisa Homan (L)
Caroline Needham (L)
Rory Vaughan (L)

MUNSTER

Michael Adam (C)
Adronie Alford (C)
Alex Karmel (C)

SANDS END

Steve Hamilton (C)
Ali de Lisle (C)
Jane Law (C)

AVONMORE &
BROOK GREEN

Helen Binmore (C)
Joe Carlebach (C)
Robert Iggulden (C)

NORTH END

Daryl Brown (L)
Georgie Cooney (C)
Tom Crofts (C)

SHEPHERDS BUSH
GREEN

Iain Coleman (L)
Andrew Jones (L)
Mercy Umeh (L)

COLLEGE PARK &
OLD OAK

Elaine Chumnerly (L)
Wesley Harcourt (L)

PALACE RIVERSIDE

Marcus Ginn (C)
Donald Johnson (C)

TOWN

Oliver Craig (C)
Stephen Greenhalgh (C)
Greg Smith (C)

FULHAM BROADWAY

Victoria Brocklebank-
Fowler (C)
Rachel Ford (C)
Matt Thorley (C)

PARSONS GREEN AND
WALHAM

Nicholas Botterill (C)
Mark Loveday (C)
Frances Stainton (C)

WORMHOLT AND
WHITE CITY

Colin Aherne (L)
Jean Campbell (L)
Dame Sally Powell (L)

FULHAM REACH

Gavin Donovan (C)
Peter Graham (C)
Andrew Johnson (C)



SUMMONS

Councillors of the London Borough of
Hammersmith & Fulham
are requested to attend the
Meeting of the Council on
Wednesday 19 October 2011
at Hammersmith Town Hall, W6

The Council will meet at 7.00pm.

10 October 2011
Town Hall
Hammersmith W6

Geoff Alltimes
Chief Executive

Full Council Agenda

19 October 2011

<u>Item</u>		<u>Pages</u>
1.	MINUTES	285 - 304
	To approve and sign as an accurate record the Minutes of the Ordinary Council Meeting held on 29 June 2011.	
2.	APOLOGIES FOR ABSENCE	
3.	MAYOR'S/CHIEF EXECUTIVE'S ANNOUNCEMENTS (IF ANY)	
4.	DECLARATIONS OF INTERESTS	
	If a Councillor has any prejudicial or personal interest in a particular report he/she should declare the existence and nature of the interest at the commencement of the consideration of the item or as soon as it becomes apparent.	
	At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a prejudicial interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken, unless a dispensation has been obtained from the Standards Committee.	
	Where members of the public are not allowed to be in attendance, then the Councillor with a prejudicial interest should withdraw from the meeting whilst the matter is under consideration, unless the disability has been removed by the Standards Committee.	
5.	PUBLIC QUESTIONS (20 MINUTES)	
	The Leader/relevant Cabinet Member to reply to questions submitted by members of the public:	
5.1	QUESTION 1 - FRANCIS HOAR	305
5.2	QUESTION 2 - NICHOLAS WALDEMAR BROWN	306
5.3	QUESTION 3 - ANN ROSENBERG	307
5.4	QUESTION 4 - JON ROWLERSON	308

6. ITEMS FOR DISCUSSION/COMMITTEE REPORTS

6.1 APPOINTMENT OF BI BOROUGH CHIEF EXECUTIVE AND HEAD OF PAID SERVICE 309 - 324

The Council is invited to appoint Mr Derek Myers as Chief Executive and Head of Paid Service.

6.2 REVIEW OF THE COUNCIL'S CONSTITUTION - APPOINTMENT OF CHIEF OFFICERS WITH RESPONSIBILITY FOR SHARED SERVICES; CHANGES TO THE JOB TITLES AND ROLES OF CHIEF OFFICER POSTS; CHANGES TO SCHEMES OF DELEGATION 325 - 329

The report sets out changes to the Constitution to be approved, relating to amendments to the establishment of a joint Appointments Committee and its terms of reference, a new corporate structure and minor changes to Cabinet member portfolios and to officers' Schemes of Delegation.

6.3 LOCAL DEVELOPMENT FRAMEWORK: ADOPTION OF CORE STRATEGY 330 - 547

This report seeks the adoption of the Council's Local Development Framework Core Strategy.

6.4 MANAGING CHANGE OF USE IN LOCAL SHOPPING CENTRES SUPPLEMENTARY PLANNING DOCUMENT 548 - 572

This report seeks a resolution to adopt the Managing Change of Use in Local Shopping Centres Supplementary Planning Document as a Supplementary Planning Document (SPD) to the Council's Core Strategy.

6.5 LOCAL DEVELOPMENT FRAMEWORK: PROPOSED SUBMISSION DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT 573 - 692

This report seeks approval to the proposed submission Local Development Framework Development Management Development Plan Document (DM DPD) with a view that public consultation on the documents is carried out for a six week period commencing in early November 2011.

6.6 TREASURY MANAGEMENT OUTTURN REPORT 2010-11 693 - 701

This report provides information on the Council's debt, borrowing and investment activity for the financial year ending 31 March 2011.

6.7	ACCEPTANCE OF DELEGATION OF PLANNING FUNCTIONS BY THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA IN RELATION TO THE EARLS COURT APPLICATION 2	702 - 708
	<p>The Council is asked to accept the delegation by the Royal Borough of Kensington and Chelsea (RBKC) to this Council to determine that part of an outline planning application (known as Application 2) where the site falls on RBKC land.</p>	
6.8	SECOND STATUTORY REVIEW OF POLLING DISTRICTS AND POLLING PLACES 2011	709 - 715
	<p>The Council is asked to confirm the existing polling district boundaries with no changes, to confirm the polling places as used at the 2011 Referendum with no changes, except to approve three new polling places, namely: Fulham Broadway Methodist Church for PGC polling district, Shepherds Bush Library for SBC polling district and Langford School for SEC polling district.</p>	
6.9	THE CHILDREN'S ORAL HEALTH TASK GROUP REPORT	716 - 769
	<p>The Children's Oral Health Scrutiny Task Group report outlines its recommendations and requests Council to debate the report.</p>	
6.10	ANNUAL REPORT OF THE AUDIT AND PENSIONS COMMITTEE 2010/2011	770 - 783
	<p>This report details the work of the Audit and Pensions Committee during 2010/11, outlining the key developments in governance, internal control, risk management, internal audit, anti-fraud and external audit. It also sets out the plans for the future, built on the lessons learnt. The report provides an opportunity for all members to review the Committee and to review its performance.</p>	
7.	SPECIAL MOTIONS	
	<p>To consider and determine any Special Motions:</p>	
7.1	SPECIAL MOTION 1 - "BORIS BIKES" IN HAMMERSMITH AND FULHAM	784
7.2	SPECIAL MOTION 2 - LONDON RIOTS	785
7.3	SPECIAL MOTION 3 - OLYMPIC BOROUGH	786
7.4	SPECIAL MOTION 4 - BIG SOCIETY COMMUNITY GROUPS	787
7.5	SPECIAL MOTION 5 - HAMMERSMITH AND FULHAM POLICE AND POLICE SERGEANTS	788
7.6	SPECIAL MOTION 6 - LOCAL PARKS	789

7.7	SPECIAL MOTION 7 - PROTECTING THE BOROUGH'S SMALL SHOPS	790
7.8	SPECIAL MOTION 8 - TRANSPARENCY IN GOVERNMENT	791
7.9	SPECIAL MOTION 9 - LONDON TRANSPORT FARE INCREASES	792
8.	INFORMATION REPORTS - TO NOTE	
8.1	SPECIAL URGENCY DECISIONS - MONITORING REPORT	793 - 795

COUNCIL MINUTES

(ORDINARY COUNCIL MEETING)

WEDNESDAY 29 JUNE 2011

PRESENT

The Mayor Councillor Frances Stainton
Deputy Mayor Councillor Belinda Donovan

Councillors:

Colin Aherne	Tom Crofts	Donald Johnson
Adronie Alford	Ali De-Lisle	Alex Karmel
Helen Binmore	Charlie Dewhirst	Jane Law
Nicholas Botterill	Gavin Donovan	Mark Loveday
Victoria Brocklebank-Fowler	Rachel Ford	PJ Murphy
Daryl Brown	Marcus Ginn	Caroline Needham
Joe Carlebach	Peter Graham	Harry Phibbs
Alex Chalk	Stephen Greenhalgh	Sally Powell
Elaine Chumnerly	Steve Hamilton	Greg Smith
Iain Coleman	Robert Iggulden	Matt Thorley
Stephen Cowan	Lucy Ivimy	Peter Tobias
Oliver Craig	Andrew Johnson	Mercy Umeh

9. MINUTES

The minutes of the Annual Council Meeting held on 25 May 2011 were confirmed and signed as an accurate record.

10. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Michael Adam, Jean Campbell, Michael Cartwright, Georgie Cooney, Wesley Harcourt, Lisa Homan, Andrew Jones and Rory Vaughan.

11. MAYOR'S/CHIEF EXECUTIVE'S ANNOUNCEMENTS

The Mayor's Announcements were circulated and tabled at the meeting. (Copy attached as **Appendix 1** to these minutes).

7.03pm - The Mayor announced with great sadness the death of Marine Samuel Alexander MC, who lost his life whilst serving in Afghanistan as a member of Juliet Company 42 Commando Royal Marines, on 27 May 2011. She also informed the meeting of the tragic death of Magda Legowska, Principal Social Worker who

worked for the Council for the past 10 years, who died on Monday 27 June 2011 as a result of a road traffic accident at Talgarth Road on her way between office locations.

The meeting stood for one minute in their memory.

Councillor Helen Binmore and the Mayor paid tribute to Magda Legowska. The Mayor also paid tribute to Marine Samuel Alexander MC.

The meeting was informed that the absence of Councillor Georgie Cooney was because she was with her dying father, Mr George Thomas Cooney, in Ireland. The Mayor asked the Council to keep her and her family in their thoughts and prayers.

12. DECLARATIONS OF INTERESTS

Councillor Elaine Chumnerly declared a personal interest in agenda item 6.1 (Tri-Borough Implementation Plans) as an employee of the Royal Borough of Kensington and Chelsea.

The following Councillors declared a personal interest in agenda item 7.2 (Special Motion 2 - School Performance) as they were Governors at the following schools:

- Councillor Aherne as a School Governor of Wormholt Park Primary School
- Councillor Binmore as a School Governor of Burlington Danes Academy
- Councillor Carlebach as a School Governor of James Lee Nursery
- Councillor Chalk as a School Governor of Lena Gardens Primary School
- Councillor Coleman as a School Governor of Miles Coverdale Primary School
- Councillor Crofts as a School Governor of St. Thomas of Canterbury Catholic Primary School
- Councillor Belinda Donovan as a School Governor of Addison Primary School
- Councillor Ford as a School Governor of St John's Primary School
- Councillor Ginn as a School Governor of the London Oratory
- Councillor Graham as a School Governor of William Morris Sixth Form
- Councillor Hamilton as a School Governor of Sullivan Primary School
- Councillor Iggulden as a School Governor of Avonmore Primary School and William Morris Sixth Form
- Councillor Ivimy as a School Governor of John Betts Primary School
- Councillor Andrew Johnson as a School Governor of St. Augustine's Roman Catholic Primary School
- Councillor Karmel as a School Governor of Sir John Lillie Primary School
- Councillor Needham as a School Governor of Flora Gardens Primary School
- Councillor Thorley as a School Governor of Fulham Primary School
- Councillor Tobias as a School Governor of St Mary's RC Catholic Primary School

13. PUBLIC QUESTIONS (20 MINUTES)

13.1 Question 1 - Mrs Alexandra Kennaugh

7.13 pm - The Mayor called on Mrs Alexandra Kennaugh who had submitted a question to the Leader (Councillor Stephen Greenhalgh) to ask her question. The Leader responded.

(A copy of the public question submitted and the reply given is attached at **Appendix 2** to these minutes).

14. ITEMS FOR DISCUSSION/COMMITTEE REPORTS

14.1 Tri Borough Implementation Plans

7.18 pm - The report and recommendation was formally moved for adoption by the Leader of the Council, Councillor Stephen Greenhalgh.

Speeches on the report were made by Councillors Stephen Cowan, PJ Murphy and Caroline Needham (for the Opposition) and Councillor Stephen Greenhalgh (for the Administration), before being put to the vote:

The report and recommendation was put to the vote:

FOR	Unanimous
AGAINST	0
ABSTENTIONS	0

The report and recommendation was declared **CARRIED**.

7.36 pm **RESOLVED:**

That the report and recommendation attached as appendix 1 to the report be noted.

14.2 Review of the Council's Constitution - Establishment of a Joint Appointments Panel and Terms of Reference

7.37 pm - The report and recommendation was formally moved for adoption by the Leader of the Council, Councillor Stephen Greenhalgh.

Speeches on the report were made by Councillor Stephen Cowan (for the Opposition) and Councillor Stephen Greenhalgh (for the Administration), before being put to the vote:

The report and recommendation was put to the vote:

FOR	27
AGAINST	9
ABSTENTIONS	0

The report and recommendation was declared **CARRIED**.

7.41 pm **RESOLVED:**

That the Council establishes a joint Appointments Committee and agrees the terms of reference of the Joint Appointments Panel to reflect tri-borough arrangements as outlined in paragraph 2 of the report.

14.3 Shepherds Bush Area - Adoption of a Special Licensing Policy

7.42 pm - The report and recommendations were formally moved for adoption by the Leader of the Council, Councillor Stephen Greenhalgh.

The report and recommendations were put to the vote:

FOR	Unanimous
AGAINST	0
ABSTENTIONS	0

The report and recommendations were declared **CARRIED**.

7.42 pm **RESOLVED:**

- (1) That the draft special licensing policy for the proposed area in Shepherd's Bush, at Appendix A to the report, be approved and adopted; and
- (2) the draft special licensing policy be incorporated into the Council's Statement of Licensing Policy 2011.

14.4 New Byelaws for Pleasure Grounds, Public Walks and Open Spaces

7.43 pm - The report and recommendations were formally moved for adoption by the Leader of the Council, Councillor Stephen Greenhalgh.

Speeches on the report were made by Councillor Colin Aherne (for the Opposition) and Councillor Greg Smith (for the Administration), before being put to the vote:

The report and recommendations were put to the vote:

FOR	28
AGAINST	0
ABSTENTIONS	9

The report and recommendations were declared **CARRIED**.

7.44 pm **RESOLVED:**

That Council resolves to:

- (1) adopt the new byelaws for pleasure grounds, public walks and open spaces (as set out in Appendix 1 of the report);
- (2) authorise the Assistant Director (Legal and Democratic Services) to apply for confirmation of the byelaws by the Secretary of State upon the expiry of at least one month following the publication of a notice in a local newspaper of the Council's intention to do so; and
- (3) upon the new byelaws coming into effect to revoke the existing byelaws made by the Council on 20 April 2000 and confirmed by the Secretary of State for the Home Office on 29 June 2000.

15. SPECIAL MOTIONS

15.1 Special Motion 3 - Super Sewer

Under Council Procedure Rule 19 (d) iii, the Mayor allowed special motion 7.3 (Super Sewer) to have precedence and be debated as the next item.

7.47pm – Councillor Steve Hamilton moved, seconded by Councillor Ali de Lisle, the special motion standing in their names:

“This Council:

1. Notes the current proposals by Thames Water to use a site at Carnwath Road as the main construction access for the Thames Tideway Tunnel/Super Sewer;
2. Notes the disastrous effects on residents and homes in South Fulham this will have over the next 20 years;
3. Reaffirms its opposition to the Super Sewer passed at the Ordinary Council Meeting on 17 September 2008;
4. Supports residents in Sands End in their campaign against the Super Sewer;
5. Calls on Thames Water immediately to withdraw proposals to use the Carnwath Road site as access to the Super Sewer.”

Speeches on the special motion were made by Councillors Steve Hamilton and Ali de Lisle (for the Administration).

Under Standing Order 15(e) (vi), Councillor Stephen Cowan moved, seconded by Councillor PJ Murphy, an amendment to the motion as follows:

"Delete all after "This Council" and replace with:

"notes that the Administration has an unhappy record of misinforming residents about the Thames Tideway Tunnel and regrets spending £20,000.00 of tax payers' money falsely telling the people of the Borough that Furnivall Gardens and Ravenscourt Park would be the home to a "giant bore hole" and "stink pipe" for "eight years." That transpired to be blatant scaremongering which it later admitted was based on no more than "speculation".

The Council also notes that the Conservative-led government and Boris Johnson - London's Conservative Mayor - both support the Thames Tideway Tunnel.

It is therefore concerned that the London Borough of Hammersmith and Fulham's Conservative Administration is being out manoeuvred by their Conservative colleagues in the London Boroughs of Richmond and Wandsworth who are successfully focussing their efforts on lobbying to have the main construction access in Carnwath Road rather than Barn Elms.

The Council calls for the Administration to re-focus its efforts and resources away from its one dimensional, ideological obsession against the Thames Tideway Tunnel project and instead lobby the Conservative Mayor and Conservative and Liberal Democrat government Ministers to stop the Carnwath Road site being used for this project.

The Council agrees to form a united Borough campaign that includes both Administration and Opposition councillors to stop the Carnwath Road being used for this scheme and supports residents in South Fulham with a clever strategy likely to meet that objective."

Speeches on the amendment were made by Councillors Stephen Cowan and PJ Murphy (for the Opposition) and Councillors Nicholas Botterill and Stephen Greenhalgh (for the Administration) before it was put to the vote:

FOR	9
AGAINST	28
ABSTENTIONS	0

The motion was declared **LOST**.

Speeches on the substantive motion were then made by Councillors Stephen Cowan, PJ Murphy, Caroline Needham and Colin Aherne (for the Opposition) and Councillors Stephen Greenhalgh and Mark Loveday (for the Administration).

Councillor Steve Hamilton (for the Administration) made a speech winding up the debate on the substantive motion. The motion was put to the vote and a roll-call was requested:

FOR	AGAINST	ABSTENTIONS
Alford		Aherne
Binmore		Brown
Botterill		Chumnerly
Brocklebank-Fowler		Coleman

Carlebach
Chalk
Craig
Crofts
De Lisle
Dewhirst
B Donovan
G Donovan
Ford
Ginn
Graham
Greenhalgh
Hamilton
Iggulden
Ivimy
A Johnson
D Johnson
Karmel
Law
Loveday
Phibbs
Smith
Stainton
Thorley
Tobias

Cowan
Murphy
Needham
Powell
Umeh

FOR	29
AGAINST	0
ABSTENTIONS	9

The motion was declared **CARRIED**.

8.40 pm – **RESOLVED**:

This Council:

1. Notes the current proposals by Thames Water to use a site at Carnwath Road as the main construction access for the Thames Tideway Tunnel/Super Sewer;
2. Notes the disastrous effects on residents and homes in South Fulham this will have over the next 20 years;
3. Reaffirms its opposition to the Super Sewer passed at the Ordinary Council Meeting on 17 September 2008;
4. Supports residents in Sands End in their campaign against the Super Sewer;
5. Calls on Thames Water immediately to withdraw proposals to use the Carnwath Road site as access to the Super Sewer.

15.2 Special Motion 1 - Hammersmith Academy, West London Free School and Ark Conway Primary School

8.40pm – Councillor Peter Graham moved, seconded by Councillor Harry Phibbs, the special motion standing in their names:

“This Council:

1. Welcomes the unprecedented opening of three new schools in the borough in September 2011.
2. Congratulates all those involved with the establishment of the three schools, including:
 - Gary Kynaston, The Mercers’ Company, the Information Technologists’ Company and the governors, staff and parents of the Hammersmith Academy;
 - Toby Young, Thomas Packer and the governors, staff and parents of West London Free School, and;
 - Damian McBeath, ARK Schools and the governors, staff and parents of ARK Conway Primary School.
3. Believes that:
 - Parents should have a genuine choice of good schools for their children;
 - A traditional, academic education should be available to all children in the Borough, regardless of financial status;
 - Choice improves standards and increases opportunities, and;
 - Free schools and academies are of enormous benefit to the borough and should be allowed to flourish.
4. Resolves to:
 - Support and protect the free schools and academies in the borough and to respect their independence from the local authority;
 - Oppose politically motivated attempts to force the closure of our free schools or academies;
 - Work with our existing schools to continue the strong improvements in their performance;
 - Encourage suitable proposals for further free schools in the borough, and;
 - Support any of our existing schools that wish to convert to academy status.”

Speeches on the special motion were made by Councillors Peter Graham and Harry Phibbs (for the Administration) and Councillor Colin Aherne (for the Opposition).

Under Standing Order 15(e) (vi), Councillor Stephen Cowan moved, seconded by Councillor Caroline Needham, an amendment to the motion as follows:

"Delete all after "This Council" in the first line, and insert:

"believes that:

- All parents should have a genuine choice of good schools for their children.
- That an excellent academic and/or vocational education should be available to all children in the Borough regardless of their household's financial status.
- That the smaller class sizes, better schools buildings and improved education facilities delivered by the Labour government between 1997 to 2010 made a critical and positive contribution to the improving education standards. These initiatives should therefore be continued.
- That the advancement in teaching capability and improved standards in the teaching profession has helped provide this current generation of children with better chances of educational success than ever before.
- The last Labour Administration, the current Conservative Administration and the Labour government made a positive contribution to the Borough's education offer by opening the Hammersmith Academy.
- That new academies and free schools that open in the Borough should have the support of local parents.
- That new academies and free schools that open in the Borough should have catchment areas and admissions policies that are free from bias against any groups of residents.

The Council resolves to:

- Support and protect all schools in the Borough
- Take all reasonable measures to ensure that any school in receipt of tax payers' money has the highest standards of teaching and successful educational outcomes
- Take all possible measures to give the maximum number of children from across the Borough the best chance of a place in all the Borough's tax payer funded schools
- All schools in the borough should have equal access to funding opportunities in order to improve standards and performance. That successful and popular community schools should be encouraged and funded to expand their provision to meet local demand for additional school places."

Speeches on the amendment were made by Councillors Stephen Cowan and Caroline Needham (for the Opposition) and Councillor Harry Phibbs (for the Administration) before it was put to the vote and the Opposition Councillors asked that their votes be recorded:

FOR	8 (Councillors Aherne, Brown, Chumnerly, Coleman, Cowan, Murphy, Needham and Umeh)
AGAINST	27
ABSTENTIONS	0

The motion was declared **LOST**.

Speeches on the substantive motion were then made by Councillors Stephen Cowan and Caroline Needham (for the Opposition) and Councillor Stephen Greenhalgh (for the Administration).

Councillor Peter Graham (for the Administration) made a speech winding up the debate before the substantive motion was put to the vote:

FOR	27
AGAINST	0
ABSTENTIONS	8

The motion was declared **CARRIED**.

9.22 pm – **RESOLVED**:

That this Council:

1. Welcomes the unprecedented opening of three new schools in the borough in September 2011.
2. Congratulates all those involved with the establishment of the three schools, including:
 - Gary Kynaston, The Mercers' Company, the Information Technologists' Company and the governors, staff and parents of the Hammersmith Academy;
 - Toby Young, Thomas Packer and the governors, staff and parents of West London Free School, and;
 - Damian McBeath, ARK Schools and the governors, staff and parents of ARK Conway Primary School.
3. Believes that:
 - Parents should have a genuine choice of good schools for their children;
 - A traditional, academic education should be available to all children in the Borough, regardless of financial status;
 - Choice improves standards and increases opportunities, and;
 - Free schools and academies are of enormous benefit to the borough and should be allowed to flourish.
4. Resolves to:
 - Support and protect the free schools and academies in the borough and to respect their independence from the local authority;
 - Oppose politically motivated attempts to force the closure of our free schools or academies;

- Work with our existing schools to continue the strong improvements in their performance;
- Encourage suitable proposals for further free schools in the borough, and;
- Support any of our existing schools that wish to convert to academy status.

15.3 Special Motion 2 - School Performance

9.29pm – Councillor Helen Binmore moved, seconded by Councillor Marcus Ginn, the special motion standing in their names:

“This Council notes:

1. All LBHF nurseries are rated as “outstanding” by Ofsted.
2. 80% of LBHF special schools are rated as “outstanding” by Ofsted.
3. 76% of LBHF primary schools are judged to be “good” or “outstanding”.
4. All LBHF secondary schools are judged to be “good” or “outstanding”.
5. LBHF is ranked first in inner London in the new English Baccalaureate measure.
6. LBHF is ranked second highest in inner London for the percentage of pupils achieving 5 or more GCSEs grades A*-C (or equivalent) including English and mathematics GCSEs.
7. The gap between pupils eligible for free school meals and their peers achieving the expected level at Key Stages 2 and 4 has reduced from 22% in 2006 to 10% in 2010.
8. This year over 65% of LBHF secondary school places will be taken up by children resident in the borough.

This Council:

1. Congratulates head teachers, teachers, governors, parents and students alike on the tremendous achievements this year.
2. Looks forward to working with our schools to raise standards further and give all our children access to a first class education in the borough.”

Speeches on the special motion were made by Councillors Helen Binmore and Marcus Ginn (for the Administration).

Under Standing Order 15(e) (vi), Councillor Stephen Cowan moved, seconded by Councillor Mercy Umeh, an amendment to the motion as follows:

After "This Council notes" add the following text:

- "That Sure Start made a massive contribution to improving primary and secondary school results by preparing children better for their future education. It is therefore a regret that 80% of the families that had benefited by Sure Start in Hammersmith and Fulham will now miss out after the Borough's Conservative Administration cut £3.4 million government funding from the scheme and closed it down in all but name. We are therefore concerned about the detrimental effect this will have on future educational success for Borough children.
- That improved education facilities including modern school building, such as the ICT Centre in Kingwood Road, contributed to the improved primary and secondary school results and it is therefore a regret that the Building Schools for the Future investment has been cancelled by the Conservative-led government and we are concerned because of the obvious detrimental effect this will have on future educational success for Borough children."

Then continue with the original text of the motion.

Speeches on the amendment were made by Councillors Stephen Cowan and Mercy Umeh, (for the Opposition) and Councillors Stephen Greenhalgh and Donald Johnson (for the Administration) before it was put to the vote:

FOR	8
AGAINST	26
ABSTENTIONS	0

The motion was declared **LOST**.

Councillor Helen Binmore (for the Administration) made a speech winding up the debate before the substantive motion. The motion was put to the vote:

FOR	Unanimous
AGAINST	0
ABSTENTIONS	0

The motion was declared **CARRIED**.

10.02 pm – **RESOLVED**:

This Council notes:

1. All LBHF nurseries are rated as "outstanding" by Ofsted.
2. 80% of LBHF special schools are rated as "outstanding" by Ofsted.
3. 76% of LBHF primary schools are judged to be "good" or "outstanding".
4. All LBHF secondary schools are judged to be "good" or "outstanding".

5. LBHF is ranked first in inner London in the new English Baccalaureate measure.
6. LBHF is ranked second highest in inner London for the percentage of pupils achieving 5 or more GCSEs grades A*-C (or equivalent) including English and mathematics GCSEs.
7. The gap between pupils eligible for free school meals and their peers achieving the expected level at Key Stages 2 and 4 has reduced from 22% in 2006 to 10% in 2010.
8. This year over 65% of LBHF secondary school places will be taken up by children resident in the borough.

This Council:

1. Congratulates head teachers, teachers, governors, parents and students alike on the tremendous achievements this year.
2. Looks forward to working with our schools to raise standards further and give all our children access to a first class education in the borough.

15.4 Special Motion 4 - Olympic Borough

10.03pm – Councillor Mark Loveday withdrew the motion.

15.5 Special Motion 5 - Crime and Anti Social Behaviour

10.04pm – Councillor Stephen Cowan moved, seconded by Councillor Iain Coleman, the special motion standing in their names:

“This Council recognises that in 2006 the then Cabinet Member for Crime and Anti Social Behaviour said that the Conservative Administration would cut crime by between 60% to 80%. He said that Mayor Boris Johnson would provide funding to expand the two policing pilots and would institute a New York City styled “zero tolerance” approach to policing that would reduce everything from broken windows to serious crime.

The Administration has failed in all of these aims. It has failed to provide sufficient resources to the police and to those services that tackle the causes of crime. Mayor Boris Johnson has cut police numbers. The Administration has at no point kept up with the previous Labour Administration’s 10% fall in crime.

In 2006, the then Cabinet Member for Strategy described his Administration’s approach to reducing crime as “a bit of a gamble”. That gamble has not paid off. Earlier this year, the former Cabinet Member for Housing told a Cabinet Meeting that the Administration are now selling off affordable homes because of the Administration’s failure to deal with crime and anti-social behaviour.

We call for an immediate review of this failure and a new approach that genuinely seeks to cut crime and makes Hammersmith and Fulham a safer place for people of all ages.”

The motion was put to the vote:

FOR	8
AGAINST	26
ABSTENTIONS	0

The motion was declared **LOST**.

16. INFORMATION REPORTS - TO NOTE

16.1 Special Urgency Decisions - Monitoring Report

The report was noted.

* * * * * CONCLUSION OF BUSINESS * * * * *

Meeting started: 7.00 pm
Meeting ended: 10.04 pm

Mayor

ANNOUNCEMENTS BY THE MAYOR

1. I am sure everyone shares in my great sadness on hearing of the recent death of Marine Samuel Alexander MC, who lost his life whilst serving in Afghanistan as a member of Juliet Company 42 Commando Royal Marines, on 27th May 2011.

I also have to announce the tragic death of a member of staff for the past 10 years, Magda Legowska, Principal Social Worker, who died on Monday 27th June 2011 as a result of a road traffic accident at Talgarth Road on her way between office locations.

I invite you all to stand for one minute's silence in their memory.

2. I would like to congratulate residents of our Borough, who received various honours in the Queen's Birthday Honours List 2011. Mr Michael Grandage CBE, Donmar Warehouse Artistic Director, for services to drama. Mr John Marston, MBE for services to volunteering. Mr Tim Brooke-Taylor OBE. Judy Hargadon OBE for services to children's wellbeing. Sarah Mower, CBE for services to the fashion industry. Sir Alexander Hope OBE for services to the visual effects industry. Mr Jim Dean MBE for services to social housing and volunteering work. Thea Green MBE for services to the beauty industry. Mr Thomas Adams MBE for services to the voluntary sector.
3. On 26th May 2011, I attended the Women's UEFA Cup Final, Fulham Football Club, Stevenage Road, SW6
4. On 27th May, accompanied by my Mayoress, Mrs Pauline Lyle-Smith, I attended London Oratory School 'Patronal Festival', The Brompton Oratory Church, Cromwell Road, SW7
5. On 28th May, accompanied by my Mayoress, Mrs Pauline Lyle-Smith, I attended The Amnesty International anniversary event, Lyric Square, W6
6. On 28th May, accompanied by my Consort, Edouard de Guitaut, I attended the UEFA Champions League Cup Final match between Manchester United & Barcelona, Wembley Stadium, Wembley Way, HA9
7. On 29th May, I attended the Buddhist Day celebration, Assembly Hall, HTH, W6
8. On 1st June, I attended a Citizenship Ceremony during which, I presented each citizen with their official certificate, Council Chamber, FTH

9. On 2nd June, I attended and presented Awards to Age Concern Volunteers, Greyhound Road, W6
10. On 3rd June, I attended with Cllr Harry Phibbs, and presented Awards to Volunteers Centre Volunteers, Small Hall, HTH
11. On 4th June, I attended the Thames Water London Youth Games Regatta, Royal Albert Docks, E16
12. On 5th June, accompanied by my Mayoress, Mrs Pauline Lyle-Smith and my two Consorts, William Proger and Edouard de Guitaut, I was delighted to attend H&F Polo In The Park event, at which I presented the Umpire with the match ball, Hurlingham Park, SW6
13. On 6th June, I attended the launch of the newly refurbished Bishops Park Tennis Court, which was officially opened by Tennis Professional Greg Rusedski, Bishops Avenue, SW6
14. On 7th June, accompanied by my Mayoress, I attended the Al-Muntada Community Group 25th Anniversary Dinner Reception, Royal Courts of Justice, Strand, WC2A
15. On 8th June, I attended the Aegon Tennis Championships, Queen's Club, Palliser Road, W14
16. On 9th June, I attended the London City Mission Annual City Gathering, Mansion House, EC4
17. On 14th June, I attended the launch of Sportivate, Ealing, Hammersmith & West London College, Gliddon Road, W14
18. On 15th June, I attended a Citizenship Ceremony during which, I presented each citizen with their official certificate, Council Chamber, FTH
19. On 16th June, I officially opened the New Children's Playground area, Queen Caroline Estate, Queen Caroline Street, W6
20. On 17th June, I attended the Carter Steam Fair, Eel Brook Common, New Kings Road, SW6
21. On 17th June, I attended the Japanese Embassy exhibition, Piccadilly, SW1
22. On 19th June, I attended the Hurlingham Club Chairman & Committee Tennis reception and lunch, Ranelagh Gardens, SW6
23. On 20th June, I was honoured to raise two flags one for Armed Forces Day and the second for Braveheart my chosen charity, Hammersmith

Town Hall Roof, W6

24. On 20th June I attended the Kensington Prep, Fulham Road, SW6, Summer Concert held at Cadogan Hall.
25. On 21st June I attended a charity evening in aid of The Mayor's Charity LB Merton held at the Bella Donna, London Road.
26. On 22nd June I attended a Citizenship Ceremony during which, I presented each citizen with their official certificate, Council Chamber FTH.
27. On 22nd June accompanied by my Consort, I attended a reception held by the Lord Mayor of Westminster to meet fellow London Borough Mayors, Westminster City Hall.
28. On 22nd June accompanied by my Consort and the Deputy Mayor, I attended a reception held at the French Institute, Queensberry Place.
29. On 23rd June I attended a meeting of the Advisory Group for the Diamond Jubilee, Thames River Pageant, Drapers Hall, EC2.
30. On 24th June I attended London Mayors Association Tour of Westminster Abbey and Evensong, SW1.
31. On 25th June accompanied by my Mayoress and Consort, I attended the Wandsworth Bridge Road Fun Day held at the Greedy Buddha, Wandsworth Bridge Road, SW6.
32. On 26th June accompanied by my Mayoress, I attended a Civic Service, for the Mayor of the Royal Borough of Kensington & Chelsea held at St Mary Abbots Church Kensington High Street, W8.
33. On 26th June accompanied by my Mayoress and Consort, I attended the Opening of Fulham Festival, Jerdan Place SW6.
34. On 27th June I attended a concert organised by the Fulham Society, 'In Voice and Verse' held at Fulham Palace, SW6.

PUBLIC QUESTION TIME

LONDON BOROUGH OF HAMMERSMITH & FULHAM

COUNCIL MEETING – 29 JUNE 2011

Question by: Ms Alexandra Kennaugh

To the: The Leader

QUESTION

“What is Council the doing in the short- and long-term to oppose the proposed Thames Water super sewer site in south Fulham, which will lead to (1) a significant degradation in local air quality for all residents and school children in south Fulham, not only from the site and but also from increased traffic congestion related to the site—for a decade, (2) a decline in existing residential and commercial property values, as well as the opportunity cost of future residential and commercial development on the proposed site, and (3) the permanent loss of existing quality of life in south Fulham punctuated by the permanent scar of the venting column, more commonly known as the stink pipe?”

ANSWER

The Council is vehemently opposed to the use of Carnwath Road as the main construction site - but we are also questioning whether the scheme is needed at all.

The more I learn about the Thames Tunnel the more I become concerned and the more I believe there are better alternatives.

Last week we heard from the Chief Executive of Thames Water that the £3.6 billion cost was an 'indicative 2008 price tag and the cost will almost certainly increase'.

I do not think we should ask Thames Water customers to effectively write a blank cheque when there has not been proper scrutiny of possible alternatives to a 20-mile tunnel.

On a visit to Chicago I learned what other world cities are doing - increasingly there is a realisation that a tunnel alone cannot be the only answer. We also need longer term environmental solutions to stop storm water from entering the sewage system which is the main reason why we have sewage overflow. For example, Cleveland is spending \$600m on a tunnel and \$1bn on green infrastructure such as permeable pavements, some of which is retro-fitted leading to significant community improvements, but most of which is simply linked to the planning system. For example, if you are going to build a basketball court they

make sure it has a permeable surface. Cleveland will also see a significant number of new trees which play a major role in capturing rain fall.

Of course green infrastructure would not increase Thames Water's asset base which is why we need proper scrutiny and accountability before a decision is made that will not only bring 10 years of major disruption to South Fulham when it may not be needed but it will also add to Thames Water customers a life sentence of at least £80-£100 per year price hike in their bills.

In conclusion we will continue to campaign against Carnwath Road being used - if it has to go anywhere it should be on open land not near houses - and we will continue to pose very serious questions about whether this is the right scheme at all.

Agenda Item 5.1

No. 1

PUBLIC QUESTION TIME

LONDON BOROUGH OF HAMMERSMITH & FULHAM

COUNCIL MEETING – 19 OCTOBER 2011

Question by: Francis Hoar

To the: The Leader

QUESTION

"At least one of the bids received for the Sands End Community Centre proposed a mix of residential units and community facilities. Regardless of whether or not this is the highest bid in purely financial terms, it will undoubtedly add enhanced value to the local area. Has the Council quantified whether any bid enhances: i) the promotion or improvement of economic wellbeing; ii) the promotion or improvement of social well-being; or iii) the promotion or improvement of environmental well-being?"

PUBLIC QUESTION TIME

LONDON BOROUGH OF HAMMERSMITH & FULHAM

COUNCIL MEETING – 19 OCTOBER 2011

Question by: Nicholas Waldemar Brown

To the: The Leader

QUESTION

“How did the council assess the value of the London Property Lettings Ltd bid in partnership with the Sands End Community Association? In particular, was the assessment purely financial or were other criteria considered, and if so what were they?”

Agenda Item 5.3

No. 3

PUBLIC QUESTION TIME

LONDON BOROUGH OF HAMMERSMITH & FULHAM

COUNCIL MEETING – 19 OCTOBER 2011

Question by: Ann Rosenberg

To the: The Leader

QUESTION

“The council has undertaken to re-provide the services of the Sands End Community Centre so the people of Sands End would not lose out. What methodologies has the council used to track the success of this assurance for previous users and could you provide the specific numbers of those who used the gym prior to its closure and their satisfaction at the re-provision, plus is there a process to similarly track the reaction of the library and craft studio users when the Community Centre finally closes at the end of this year.?”

PUBLIC QUESTION TIME

LONDON BOROUGH OF HAMMERSMITH & FULHAM

COUNCIL MEETING – 19 OCTOBER 2011

Question by: Jon Rowleron

To the: The Leader

QUESTION

“The Sands End Community Centre Association submitted its bid on the understanding of the council’s willingness to match its rhetoric around valuing local residents, and promoting social entrepreneurship within the wider context as set out in the “General Disposal Consent (England) 2003 act

How is the council trying to encourage the Prime Minister’s ‘Big Society’ in Sands End”?

Agenda Item 6.1



Report to Council

19 OCTOBER 2011

LEADER

Councillor Stephen Greenhalgh

APPOINTMENT OF BI BOROUGH CHIEF EXECUTIVE AND HEAD OF PAID SERVICE

Wards

ALL

CONTRIBUTORS

EDFCG
ADLDS
HES

RECOMMENDATIONS:

Council is invited to adopt the following resolutions as recommended by the Appointment Panel :

1. To appoint Mr Derek Myers as Chief Executive and Head of Paid Service pursuant to section 4 of the Local Government and Housing Act 1989, through an agreement pursuant to section 113 of the Local Government Act 1972.
2. that the Authority enter into an agreement under section 113 of the Local Government Act 1972 on such terms as the Assistant Director (Legal and Democratic Services) considers appropriate for the Royal Borough of Kensington & Chelsea to place Mr Derek Myers at the disposal of the authority to discharge the role of Chief Executive and Head of Paid Service.
3. that all the functions relating to elections including those of electoral registration officer and returning officer, currently vested in the Chief Executive be vested in the Executive Director of Finance and Corporate Governance, or in his/her absence, the Assistant Director (Legal and Democratic Services) and that the Constitution be amended accordingly.
4. that the above changes will be effective from the 20 October 2011.

1. BACKGROUND

- 1.1 This report relates to the appointment of a Bi-Borough Chief Executive using section 113 of the Local Government Act 1972.

2. APPOINTMENT OF A BI-BOROUGH CHIEF EXECUTIVE AND HEAD OF PAID SERVICE

- 2.1 Cabinet on 20 June 2011, agreed to combine a number of services with the Royal Borough of Kensington & Chelsea and Westminster City Council. Westminster wish, for the time being, to retain a single Chief Executive whereas the Cabinets of Hammersmith & Fulham and Kensington & Chelsea wish, subject to Council approval, to move to a single Chief Executive and head of paid service to realise savings and to facilitate the various Bi and Tri Borough integration projects following the retirement of Mr Geoff Alltimes.
- 2.2 It is proposed that following Mr Geoff Alltimes' retirement the functions of Chief Executive together with the statutory function of head of paid service, (but with the exception of those of electoral registration officer and returning officer and related functions) be provided by the Chief Executive of the Royal Borough of Kensington & Chelsea, Mr Derek Myers, under an agreement under section 113 of the Local Government Act 1972 subject to the Appointment Panel and Full Council being satisfied that these duties can properly be discharged by him.
- 2.3 Mr Derek Myers' Curriculum Vitae is **attached**. The nature of the duties Mr Derek Myers will carry out are set out in the **attached** job description.
- 2.4 The Appointment Panel agreed to recommend to Council that the position should be offered to Mr Derek Myers, the current Chief Executive and Town Clerk of the Royal Borough of Kensington & Chelsea.
- 2.5 It also agreed that the Council be invited to transfer the roles of electoral registration officer and returning officer to the Executive Director of Finance and Corporate Governance given the difficulty of effectively discharging such duties on behalf of two authorities.
- 2.6 Subject to Council's agreement, the above changes will be effective from 20 October 2011.

3. Comments of the Executive Director of Finance and Corporate Governance

- 3.1 The saving to the Council as a result of sharing a Chief Executive with the Royal Borough of Kensington & Chelsea is £120,000 per year. The Council will meet 50% of the cost of Mr Derek Myers' salary including on costs. This is estimated to be a cost of £148,000 in a full year. The Royal Borough will invoice the Council quarterly for these costs under the terms of the Section 113 agreement.

4. Comments of the Assistant Director (Legal and Democratic Services)

- 4.1 Section 113 of the Local Government Act 1972 provides that a local authority may enter into an agreement with another local authority for the placing at the disposal of the latter for the purposes of their functions, on such terms as may be provided

for by the agreement, of the services of officers employed by the former. The officer is treated for all employment purposes as an officer of the lending authority but is treated as an officer of the borrowing authority for the purposes of any enactment relating to the discharge of that authorities functions. Both boroughs have successful arrangements with one another using section 113 dating back to 2006 including a shared borough engineer, solicitor and deputy director of finance. In addition to the financial arrangements described above the arrangement will be terminable on three months notice by either side.

- 4.2 The Council is required under section 4 of the Local Government and Housing Act 1989 to designate one of its officers as the “head of paid service” which in the vast majority of authorities is the Chief Executive or equivalent. An officer provided to the authority under section 113 is treated for all the authority’s functions as one of its officers and may therefore be designated Chief Executive and Head of Paid Service by the Council. The appointment of a Chief Executive and the designation of the head of paid service are both functions of Full Council. Full Council may only make the appointment where no well founded objection is received from any member of the executive. The procedure to notify the executive and receive objections is set out in paragraph 5 of the Officer Employment Procedure Rules (Constitution page 382) and this process will be initiated if the Panel decides to recommend the appointment.

5. Recommendations

- 5.1 Council is invited to adopt the following resolutions as recommended by the Appointment Panel :
1. To appoint Mr Derek Myers as Chief Executive and Head of Paid Service pursuant to section 4 of the Local Government and Housing Act 1989, through an agreement pursuant to section 113 of the Local Government Act 1972.
 2. that the Authority enter into an agreement under section 113 of the Local Government Act 1972 on such terms as the Assistant Director (Legal and Democratic Services) considers appropriate for the Royal Borough of Kensington & Chelsea to place Mr Derek Myers at the disposal of the authority to discharge the role of Chief Executive and Head of Paid Service.
 3. that all the functions relating to elections including those of electoral registration officer and returning officer, currently vested in the Chief Executive be vested in the Executive Director of Finance and Corporate Governance, or in his/her absence, the Assistant Director (Legal and Democratic Services) and that the Constitution be amended accordingly.
 4. that the above changes will be effective from 20 October 2011.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext. of Holder of File/Copy	Department/ Location
1.	Appointment of Bi Borough Chief Executive and Head of Paid Service	Lyn Anthony, Head of Executive Services (Ext 1011)	CE's Department 3 rd Floor, East Wing, HTH
Responsible officer: Lyn Anthony			

JOB DESCRIPTION

Job title: Chief Executive
Department: Hammersmith and Fulham Council
Responsible to: Council and Members

Principal Accountabilities:

Gross Revenue account: £765m
Net Expenditure: £184m
Capital Expenditure: £33m
Approximately 5,244 Staff

1. Purpose of the Role

- 1.1 To provide the overall, strategic vision and leadership necessary to achieve the organisation's objectives and to meet the statutory responsibilities of the Council.
- 1.2 To lead and direct the management team of the Council including Tri-borough and Bi-borough Executive Directors.

Main Responsibilities

2. Corporate Role:

- 2.1 Line management responsibility for all executive directors and other direct reports. Ensuring the effective corporate management of the Council, maintaining the highest standards of governance and probity.
- 2.2 Drive organisational development and promote an enabling organisational culture that supports employees, encourages cross-boundary and partnership working and integrated solutions.
- 2.3 Ensure services are designed to make the most effective use of resources and take into account the views of the public and the local community. So that resident satisfaction with local public services is delivered.
- 2.4 Develop working relationships and work in partnership with other councils, particularly the Royal Borough of Kensington & Chelsea and Westminster City Council, PCTs, the police and other stakeholder organisations to achieve high quality, cost-effective services that are subject to continuous improvement. Maximise positive investment in the Borough.
- 2.5 Enhance the profile of the organisation at local, regional and national levels.
- 2.6 Act as the Head of the Council's Paid Service and be the lead policy and management adviser to the Council. Provide effective, impartial advice and

guidance to all elected members. Work closely with the political leader and cabinet to ensure that the Council delivers the priorities set by the administration. Support the backbench councillors in their scrutiny and other committee roles.

3. Functional Role

- 3.1 Develop and implement the Business Plan for the organisation, including the Tri-borough and Bi-borough proposals, and provide regular reporting on organisational performance to enable effective monitoring and planning of objectives and services.
- 3.2 Ensure systems and procedures are in place to support corporate governance and probity within the organisation.
- 3.3 Develop and advise on strategies and policies which will meet the needs of the residents of Hammersmith & Fulham and ensure their successful implementation.
- 3.4 To support the Council's high visibility, 24/7 beat policing, minimising the environment for crime programme, to achieve a positive and improving environment for local residents and businesses.
- 3.5 To advocate the Council's zero tolerance measures in relation to anti-social behaviour.
- 3.6 To promote the Council's regeneration programme, to achieve a vibrant and varied local economy, fostering social cohesion and positive links with Hammersmith & Fulham's business community.
- 3.7 Lead management team members holding them accountable for the effective delivery of the objectives, goals and aspirations of the organisation as well as service departments. Manage the Council's annual performance appraisal scheme for chief officers.
- 3.8 Deliver an effective performance management and planning framework, ensuring the effective management of financial and other resources.
- 3.9 Ensure the organisation's structure and capacity is fit for purpose and able to meet the needs of the community and that strategic goals are achieved within available resources.
- 3.10 Develop an effective working relationship with each of the political group leaders and their groups, ensuring effective and consistent management of the Council's core functions are maintained.

4. Chief Executive's Role

- 4.1 Through open commitment and clear action, value the rich diversity of the Borough's community, ensuring equality of opportunity and avoiding social exclusion.
- 4.2 To implement national pay awards and any local variations.

- 4.3 To be the Proper Officer in relation to the relevant provisions of the Local Government Act 1972.
- 4.4 Freedom of Information Act 2000 – to determine the application of exemptions in respect of requests for information under the Act, including the application of the public interest test.
- 4.5 Where temporary vacancies arise in statutory or other chief officer posts and pending recruitment, to designate those functions/duties to another officer to avoid undue delays, in consultation with the Leader.
- 4.6 Other statutory functions relating to:
- Powers of principal councils with respect to emergencies or disasters
 - Civil Contingencies Act 2004
 - Regulations for the discharge of functions of one local authority by another, or by the executive of another local authority, or jointly by authorities
 - Reporting to the Authority on the organisation of staffing and resources required to carry out its functions

5. **Civil and Other Emergencies**

- 5.1. To support the Council's role in planning for and responding to civil and council emergencies using skills/expertise of the post holder and in accordance with council emergency procedures. To provide emergency contact details for the purposes of emergency and service continuity plans.
- 5.2. To ensure service continuity plans are in place for all services to allow them to deliver essential services following a business disruption and that the plans are regularly tested.

6. **I.T.**

To use the Council's office-based and mobile IT services for the input, access and transmission of information using the appropriate level of information security and classification through the use of electronic mail, diaries, word-processing, spreadsheets and databases as well as any specific job-related applications as required to carry out the duties of the post.

7. **Information Management**

- 7.1. To ensure the Council's data quality and information rights compliance by managing the administration of information, application systems, technology complying with the Council's Information Management related policies.

8. Equal Opportunities

To know and adhere to the Council's equal opportunities policy and equalities legislation and implement in relation to job responsibilities in employment and service delivery.

9. Health and Safety

- 9.1. To be fully familiar with the Council's Safety Policy and Codes of Practice and guidance relating to their area of work and ensure that all duties and responsibilities are discharged in accordance with them.
- 9.2. To take reasonable care for his/her own health and safety and any other person(s) who may be affected by his/her acts or omissions at work in accordance with Health and Safety legislation.
- 9.3. To co-operate with the Council in so far as it is necessary to enable it to comply with its duties under relevant Health and Safety legislation.
- 9.4. To be responsible for the risk assessment of officers' health and safety within their service area whilst at work and any other person's health and safety who may be affected by this undertaking for the purpose of identifying the measures they need to take to comply with the requirements and prohibitions imposed upon him/her by or under the relevant statutory provisions, regulations, approved code of practice and guidance.

PERSON SPECIFICATION

PART ONE

Qualifications and experience

1. Relevant professional qualification or equivalent gained through experience.
2. Significant senior management experience in a major service area or at a high level in an organisation.
3. Possession of a range of highly developed management skills and the ability to lead, motivate and develop individuals and groups of employees in a multi-disciplinary environment. The ability to lead by personal example and to gain the commitment of others.
4. Extensive knowledge and understanding of the trends, developments, political and legislative issues affecting the Council and local authorities generally in terms of modernising public service delivery, political management arrangements and strengthening of local partnership working.
5. Significant experience of providing leadership and direction for the services delivered by the Council, building relationships with leading councillors, senior managers and all key stakeholders.
6. The ability to set the overall management agenda of the Council through leadership of the Council's management team and to develop positive inter-departmental working relationships.
7. The ability to manage and motivate the management team including the effective monitoring of performance.
8. Possession of highly developed communication and presentation skills.
9. Proven ability in relating to, engaging, negotiating with and influencing a wide range of audiences, and build positive relationships with key stakeholders, particularly in a Tri-borough context.
10. Senior management experience of initiating, developing, implementing and evaluating major policy initiatives and organisational change programmes, demonstrating the capacity to think strategically and develop innovative and practical responses to a range of management and service issues.
11. A track record of translating organisational vision into solid, measurable achievement.
12. Experience of managing and understanding financial issues related to local authorities including participation in the formulation of financial objectives, complex budgets and strategies in relation to achieving service objectives.

13. The ability to promote diversity, tackle discrimination and the barriers that prevent equal access and to pursue an organisational commitment to equality of opportunity in service improvement and employee management.

PART TWO

Key competencies and behaviours

The competencies and behaviours listed below form part of the performance management and appraisal process for senior managers.

It is expected that individuals in Director roles will exhibit these at the highest level, i.e. they will consistently and effectively demonstrate the competencies.

Leadership competencies are listed below, under three main clusters of Direction, Performance and People.

<p>1. DIRECTION</p>
<p>2. STRATEGIC THINKING & MANAGING CHANGE</p> <p>Definition: Providing future direction. Identifying and overcoming problems and barriers. Proactively identifying change issues and resistance to change. Understanding the national and regional perspective and incorporating it into planning of services. Responding strategically to changes in the internal and external environment. Identifying the opportunities to do things differently including alternative forms of service delivery.</p> <p>Indicators</p> <ul style="list-style-type: none"> • Promotes and provides the thinking to help drive the vision. • identifies what needs to be done, (not necessarily how). • Is willing to take decisions and calculated risks to help develop services. • Establishes processes for on-going information gathering and ensures information is continually made available to help evolve strategic thinking. • Understands and addresses long-term underlying issues, opportunities or forces affecting Hammersmith. • Provides a corporate view to assist others in developing their strategy and strategic plans. • Examines the long-term implications of policies in considering implementation, including revenue impact. • Ensures processes and information are in place in own area and across the authority to enable others to handle complex change issues. • Contributes to the effectiveness of CMT and DMT management teams • Makes large or long term adaptations in own organisation in response to the needs of stakeholders and issues identified. • Encourages partner involvement in joint service delivery and problem solving. • IDENTIFIES OPPORTUNITIES FOR EFFECTIVELY CHANGING SERVICE

DELIVERY.

3. SELF MANAGEMENT

Definition:

Exhibiting self control in difficult circumstances. Managing one's own emotions so as to not impact negatively on others. Manages own role and time effectively. Managing stress –both own and others. Confidence in presenting one's own view and representing Hammersmith and Fulham.

Indicators

- Acts as an enthusiastic role model for others in 'living the message'.
- Displays understanding of own behaviour.
- Displays appropriate behaviour suitable to situation, people and processes.
- Is assertive in confronting situations with employees, elected members, the public and the media.

- Keeps own emotions under control.
- Is able to restrain negative reactions under provocation.
- Responds constructively to criticism or feedback and manages own and others stress positively.
- Continuously seeks opportunities for self development.
- Displays enthusiasm for the job.
- Displays drive and energy in tackling issues.

4. PERFORMANCE

5. CUSTOMER FOCUS

Definition: Putting the customer at the heart of what we do. Understanding, seeking out and delivering to their needs. Shaping our services to better deliver more effectively to residents

Indicators

- Considers the customer's needs, both external and internal, as a first priority when approaching all work situations.
- Anticipates and resolves customer issues before the customer voices them.
- Works with customers to assess needs, resolve problems, and significantly exceed customer expectations.
- Gets regular feedback from customers to monitor and improve services.
- Champions customer service and rewards/acknowledges those who deliver.
- Takes action to ensure services are developed and adapted to meet diverse needs.
- Ensures customer consultation is timely and encourages input into service development.
- Has clear and timely customer satisfaction monitoring processes in place and takes

action to address/identify problems.

- ENSURES PROCESSES AND MONITORING ARE IN PLACE TO 'RED FLAG' FAILING SERVICES AND PERFORMANCE.

6. PERFORMANCE MANAGEMENT

- 7. DEFINITION:** STRIVING TO DELIVER HIGH QUALITY SERVICES. TACKLING POOR PERFORMANCE. ENSURING ALL UNDERSTAND AND CONTRIBUTE TO SERVICE DELIVERY.

Indicators

- Sets clear priorities and workplans to deliver objectives and ensures timely production of business plans.
- Is extremely organized, sets well defined priorities, and efficiently determines resource requirements.
- Uses performance management data e.g. Corvu and Balanced Scorecard to plan, manage and monitor service performance and takes action on that data.
- Demonstrates understanding of business and service planning, performance management frameworks and ensures the links are made clear to their colleagues.
- Effectively sets short- and/or long-term goals and assertive strategies to achieve them.
- Proactively and consistently monitors the progress and evaluates outcomes of all operational plans.
- Revises plans where necessary to meet desired goals.
- Evaluates, provides feedback and develops employees to their next level of performance.
- Continually challenges people to improve performance and/or system quality.
- Champions diversity in the workplace.
- MAINTAINS AND SEEKS OUT DATA TO MANAGE POOR PERFORMANCE E.G. SICKNESS AND PROACTIVELY MANAGES UNDER-PERFORMANCE.

Planning and use of resources

Definition: Planning and managing all resources to deliver efficient effective services. Manages finances and budgets.

Indicators

- Ensures processes are in place to effectively manage resources both within own area and across the authority.
- Works with external bodies to maximise resources for the residents of Hammersmith and Fulham.
- Leads and gives guidance to others in managing resources.
- Understands and monitors budgets to ensure accurate reporting.
- Continually reviews use of resources to maximise effectiveness.
- Is prepared to radically review the provision and delivery vehicle for services.
- Identifies and encourages the development of creative ways of delivering and enabling services.
- Prioritises the resources of the service to meet its long-term objectives.
- Makes judgements on the basis of consultation about priorities, the best means of

service delivery and the choice of deliverer.

- Actively manages the inter-face between the authority and other agencies.
- Uses information and communications technology in order to improve access and effectiveness.
- Balances service improvements with current work loads.

8.

9. PEOPLE

Leadership

Definition: Provides direction, inspiration and support for staff.

Indicators

- Inspires, motivates, guides colleagues toward goals.
- Coaches, mentors and challenges staff.
- Demonstrates decisiveness in day-to-day actions.
- Takes unpopular positions when necessary.
- Is looked to for direction in a crisis.
- Faces adversity head on.
- Encourages personal and team development and growth.
- Has a considerable influence in applying and developing values.
- Recognises and manages own impact on the style and culture of the authority.
- Manages performance problems openly and directly.
- Adapts leadership style according to the needs of the situation.
- Promotes leadership, gives public credit where it's due and rewards excellence.
- Effectively conducts one to ones and Personal Development Plans.
- TACKLES POOR PERFORMANCE EFFECTIVELY AND EFFICIENTLY INCLUDING MANAGING SICKNESS, DISCIPLINE AND GRIEVANCE.

Team & partnership working

Definition: Working effectively with others. Fostering co-operation. Building trust, mutual respect. Working across different parts of the organisation internally and externally and with other cultures.

10. INDICATORS

- Builds strong relationships with staff, elected members and partners.
- Identifies key partners and opportunities for joint working.
- Makes and understands the linkages.
- Proactively engages partners in developing services and joint delivery mechanisms.
- Consults widely, engaging with stakeholders.
- Develops and encourages cross team working.
- Resolves team issues quickly and effectively.
- Encourages cooperation, pride, trust and group identity.
- Creates a strong sense of team spirit and morale.
- Ensures team achieves goals.
- Always places team priorities before personal priorities.

11. COMMUNICATION

Definition: Getting the message across. Adapting to the audience need. Understanding the needs of different people and sensitivities. Ensuring transparency in communication.

Indicators

- Articulate and effective in expressing ideas and information both verbally and in writing.
- Demonstrates good listening, questioning and interpersonal skills.
- Shows the highest level of understanding, courtesy, tact, empathy, and concern with all interactions.
- Informs others of relevant information on a timely basis.
- Ensures communication strategy is developed in parallel with service and organisational changes.
- Takes action to reduce barriers between departments and ensure arrangements are in place for effective communication across and within the organisation.
- Conducts end of project reviews to learn from the experience.
- Ensures effective consultation is in place.
- Conducts effective one to one and team discussions with staff.

**SELECTION PROCESS FOR JOINT CHIEF EXECUTIVE POSITION
HAMMERSMITH AND FULHAM AND KENSINGTON AND CHELSEA**

Dear Councillors,

I have supplied a short CV and will be happy to expand on my background at interview if that would help.

I am passionately committed to the new style of working that is enshrined in the Bi-borough and Tri-borough enterprise.

I want to be part of a local government sector that finds its own solutions and has its own ambitions.

There is much to do to re-align budgets; promote economic growth; spread opportunities; work better with partners, allies and suppliers and get the best out of our staff.

I think I can offer my experience and judgement; my continuing enthusiasm and my ability to work hard over long periods as a contribution to this important work.

I have lived in west London for 20 years and feel an affinity with Hammersmith and Fulham.

If trusted by you to take this role I will be delighted to work with you, my new staff and my new stakeholders to the best of my ability.

Derek Myers
September 2011

Derek Myers

Short curriculum vitae provided in support of a proposal to be appointed as joint chief executive of Hammersmith and Fulham and Kensington and Chelsea Councils.

Summary

A serving local authority chief executive in excellent standing, with a track record of high performance and management of change.

Chair of the professional association for his peers.

Previous experience as a non-executive in various charities, trading companies and the Department of Health.

Lives in Chiswick, London

Career to date

Social Worker and Social Services Manager –Essex and London 1977-1992

Director of Social services LB Hounslow 1992-1997

Chief Executive LB Hounslow 1997-2000

Chief Executive RB Kensington and Chelsea 2000 to date

Kensington and Chelsea was one of only four councils to receive the highest grading awarded to councils by the Audit Commission every year during the eight years of “comprehensive assessment “ .It has the second highest appreciation resident scores for any unitary council, and the fourth lowest council tax in England.

Other relevant experience

Previous roles as a non executive director:

–Social Work Today Magazine

-British Association of Social Workers (National Treasurer for four years)

-Rainer Foundation

-SOLACE (current Chair)

-Department of Health (2006-2010)

Areas of expertise

Local public services

New models of delivery

Governance

Risk and audit issues

The support of political leadership and management.

Qualifications

Degrees in Economics (Manchester 1976), and Laws (London 1988)

Post graduate qualifications in Social Work, and Management.



Monitoring Officer's Report to Council

19 OCTOBER 2011

	REVIEW OF THE COUNCIL'S CONSTITUTION - APPOINTMENT OF CHIEF OFFICERS WITH RESPONSIBILITY FOR SHARED SERVICES; CHANGES TO THE JOB TITLES AND ROLES OF CHIEF OFFICER POSTS; CHANGES TO SCHEMES OF DELEGATION	WARDS All
CONTRIBUTORS:		

ADLDS

Summary

The Council at its meeting on 29 June 2011 agreed the establishment of a joint Appointments Committee and approved the terms of reference of a Joint Appointments Panel to reflect tri-borough arrangements.

Further changes are now required as Westminster City Council subsequently indicated that they cannot agree to joint panels but wish to retain the right for each Council to make an independent decision about the successful candidate.

Cabinet on 10 October 2011 approved a new corporate structure to be implemented from 20 October 2011 and agreed that the Council should be recommended to amend the Constitution accordingly.

In addition, minor changes are recommended to Cabinet member portfolios and to officers' Schemes of Delegation.

Recommendations

1. That the Constitution be amended so that the Member Panels for all tri- or bi- borough chief officer appointments be based on an Appointments Panel comprising four Councillors, including the relevant Cabinet Member, with the membership of the Panel reflecting the ratio of seats on full Council.
2. That the Constitution be amended to reflect the changes to Chief Officers' job titles and roles in section 3 of this report.
3. That the changes which the Leader has made to Cabinet member portfolios and delegation to officers as set out in section 4 of this report be noted.

1. Introduction

- 1.1 The Council at its meeting on 25 May 2011 re-approved and re-adopted Constitution for the 2011/12 Municipal Year. Further amendments are now required to reflect new arrangements for appointing chief officers with responsibility for shared services; changes to the job titles and roles of chief officer posts and changes to schemes of delegation
- 1.1 Part of the Tri-borough initiative is a proposal to appoint joint Chief Officers and Deputy Chief Officers for the Royal Borough of Kensington and Chelsea, City of Westminster and the London Borough of Hammersmith and Fulham. A report earlier on the agenda recommended the appointment of Derek Meyer as the joint Chief Executive with the Royal Borough of Kensington and Chelsea. Other Chief officers are being shared on a tri- or bi-borough basis depending on the agreement. This will serve to strengthen the combined services managerial relationships and minimise the risks of the tri-borough benefits not being fully realised. It will also further reduce the senior management costs of all councils.

2. Proposed Changes to the Appointments Panel Terms of Reference

- 2.1 In order to accommodate Westminster's wish that each Council maintains the principle of separate governance and makes an independent decision about tri- or bi-borough appointments, it is proposed that rather than joint appointments panels as previously agreed, the Council nominates its own appointments panel and that this meets concurrently with the panels for Westminster and the Royal Borough of Kensington and Chelsea.
- 2.2 It is proposed that the number of Councillors on the Hammersmith and Fulham selection panel is set at four Council members including the relevant Cabinet member, and reflecting the established proportionality on committees. This mirrors the Westminster arrangement.
- 2.3 Other appointments for heads of service, other than at Chief Officer level, may be conducted by members where all relevant authorities agree that the appointment should be made by members. Arrangements for single borough appointments will remain unchanged. The sovereignty guarantee ensures that the Council cannot be forced to accept an appointment in relation to Hammersmith and Fulham.

3. Changes to Chief Officer job titles and roles

- 3.1 Cabinet on 10 October 2011 approved a new corporate structure whereby the new joint Chief Executive will directly manage:
- The re-titled Executive Directors of Finance and Corporate Governance of the two boroughs (currently the Director of Finance and Corporate Services in H&F)
 - The Tri-borough Executive Director of Children's Services
 - The new Tri-borough Executive Director of Adult Social Care

- The Bi-borough Executive Director of Environment, Leisure and Residents' Services (currently the Director of Residents Services in H&F)
- The Bi-borough Executive Director of Transportation and Technical Services (currently the Director of Environment in H&F)

These changes are shown in the attached Appendix.

3.2 As part of the new corporate structure, Cabinet also agreed that the retitled Executive Director of Finance and Corporate Governance should assume line management responsibility for the retitled roles of:

- Executive Director of Housing and Regeneration (currently the Director of Housing and Regeneration).
- Executive Director of Transportation and Technical Services (currently the Director of Environment) will also report to Jane West and not the joint chief executive on planning matters only.

3.3 Finally, Cabinet agreed that the Executive Director of Finance and Corporate Governance will also become the Electoral Registration Officer and Returning Officer for H&F. This role currently sits within the Chief Executive's Scheme of Delegation. The Assistant Director (Legal and Democratic Services) would continue to be empowered to act as Registration Officer and Returning Officer in the absence of the officer to whom the powers are delegated.

3.4 The Council is recommended to agree to the amendment of the Constitution to reflect these changes to Chief Officers' job titles and, in the case of the retitled Executive Director of Finance and Corporate Governance, to the addition of the functions relating to the Electoral Registration and Returning Officer to her Scheme of Delegation.

4. Changes to Cabinet member portfolios and delegation to officers

4.1 The Leader has transferred responsibility for the Taxicard scheme from the portfolio of the Cabinet Member for Children's Services to that of the Cabinet member for Residents Services. There has also been an equivalent transfer of responsibility delegated to Chief Officers from the Director of Children's Services to the Director of Finance and Corporate Services.

4.2 Since the last amendments to the Constitution in June 2011, the following legislation has been introduced which requires to be added to the Scheme of Delegation to the Director of Environment.

- a) Trade in Animals and Related Products Regulations 2011 (TARP)
- b) Animal By-Products (Enforcement) Regulations 2011 (ABP)

As a result of this legislation, a number of Regulations listed in the Scheme of Delegation have been repealed and will require to be deleted from the Scheme.

5. Comments of the Executive Director of Finance and Corporate Governance

5.1 There are no direct financial implications for the purposes of this report.

6. Comments of the Assistant Director (Legal and Democratic Services)

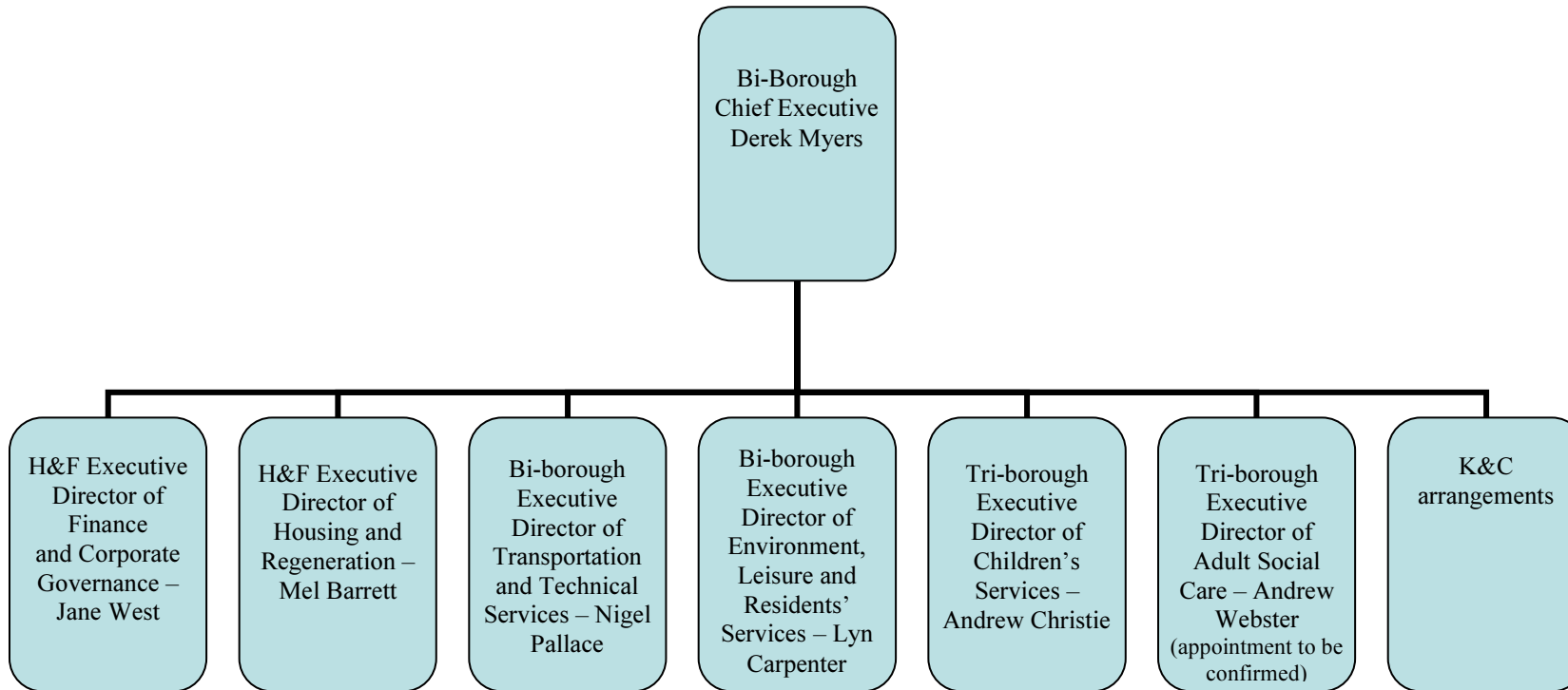
- 6.1 The Authorities have the power to share officers under s.113 of the Local Government Act 1972. They also have the power to establish joint committees for the joint discharge of non-executive functions, such as appointments, under s. 102 of the 1972 Act.

LOCAL GOVERNMENT ACT 2000

BACKGROUND PAPERS

No.	Brief Description of Background Papers	Name/Ext. of holder of file/copy	Department/Location
1.	Review of the Constitution Working papers/file	Kayode Adewumi Head of Governance and Scrutiny, Ext 2499	First Floor, Hammersmith Town Hall, Room 133a

Appendix – Proposed new structure





Report to Council

19 OCTOBER 2011

LEADER
Councillor Stephen
Greenhalgh

**LOCAL DEVELOPMENT FRAMEWORK:
ADOPTION OF CORE STRATEGY**

**WARDS
All**

SYNOPSIS

This report seeks the adoption of the Council's Local Development Framework Core Strategy.

The report provides details of the independent Inspector's Report into the submission Core Strategy and notes that the findings of the Inspector must be published and made available for inspection after the adoption of the Core Strategy.

In addition the report notes that a public notice must be made to announce the adoption and to advise on the availability of the Core Strategy and other supporting documents, including the Proposals Map.

CONTRIBUTORS

EDTTS
EDFCG
ADLDS

RECOMMENDATION

That Full Council resolves to adopt the Local Development Framework Core Strategy Development Plan Document as modified in accordance with the independent inspector's binding recommendations (see Appendix 1) and the Proposals Map (see Appendix 2).

**HAS A EQIA
BEEN COMPLETED**

YES

1 BACKGROUND

- 1.1. The Local Development Framework (LDF) is part of the Government's Planning system introduced under the Planning and Compulsory Purchase Act 2004. When adopted, the LDF will replace the borough's Unitary Development Plan (UDP) and will be used, together with the London Plan, to help shape the borough and to determine individual planning applications and deliver development. The LDF will consist of the Core Strategy, the Development Management Development Plan Document (DM DPD) and Supplementary Planning Documents.
- 1.2. In October 2010, the Council carried out consultation on the Local Development Framework submission Core Strategy which sets out the Council's long term vision for the borough. After consultation, the Core Strategy and the representations were submitted for independent examination in January 2011. The public hearing took place in April 2011 and the Inspector's report was received at the end of July.
- 1.3. During the Examination the Council suggested a number of minor changes to the submission Core Strategy, for example to clarify or expand upon policy matters, and in his report the Inspector also suggested a number of amendments to the document that are binding on the Council. These amendments may be seen in his report and include:
 - Amending policy on affordable housing in line with the London Plan by adding "at least" before "40%" affordable housing target, for soundness, given that the viability evidence indicates that the target would now be achievable in normal circumstances.
 - Retaining the existing open space designations at Linford Christie Stadium (Wormwood Scrubs) and South Park (Fulham).
 - Retaining the safeguarding of wharves on the River Thames pending the Greater London Authority 2012 review.
- 1.4. The Inspector concluded "that the Hammersmith and Fulham Core Strategy Development Plan Document provides an appropriate basis for the planning of the Borough over the next 20 years. The Council has sufficient evidence to support the strategy and can show that it has a reasonable chance of being delivered".
- 1.5. The next stage in the LDF process is adoption by full Council.

2 THE CORE STRATEGY DPD

- 2.1 The Core Strategy (see Appendix 1) sets out a vision for the borough and includes spatial regeneration policies and boroughwide strategic policies that take into account local issues and opportunities as well as national and London wide policy. Its preparation was supported by a sustainability appraisal (SA).

- 2.2 The Core Strategy identifies five regeneration areas (including the White City Opportunity Area and the Earls Court and West Kensington Opportunity Area) with indicative quantities of new housing and jobs. It is within these areas that much of the borough wide target of 615 dwellings per annum will be met.
- 2.3 The Core Strategy is also supportive of major strategic infrastructure projects such as Crossrail and High Speed 2 (HS2) Heathrow rail link, whilst at the same time identifying local infrastructure required to support the borough's growth. In addition there are borough wide strategic policies on a variety of matters such as housing tenure, design and conservation, open space and climate change.
- 2.4 The Core Strategy will replace a number of policies within the existing UDP. It will be supported by an updated Proposals Map and the remaining UDP policies until these are replaced by a Development Management Development Plan Document and a number of supplementary planning documents (SPDs). The SPDs will include both spatial guidance (for example for South Fulham riverside) and topic guidance (for example on access, residential standards and design). A colour version of the Proposals Map is available in the electronic version of the agenda on the internet and a hard copy is also available to view in the agenda on display at Hammersmith Town Hall reception.

3 EQUALITY IMPLICATIONS

- 3.1 An equality impact analysis (EQIA) of key Core Strategy policies and themes had positive findings overall across all equality groups and no significant negative impacts on equality were identified. The EQIA received no adverse comments during public consultation or at the Examination.

4 POST ADOPTION REQUIREMENTS

- 4.1 After adoption it is necessary to give notice by local advertisement of the adoption and to make the Core Strategy, Inspector's Report and other documents supporting the Core Strategy available for inspection and publish the same on the Council's website. The Council must also notify any person who requested to be notified of the publication of the Inspector's Report and the adoption of the Core Strategy.

5 COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE AND CORPORATE GOVERNANCE

- 5.1 The costs of adoption will be met from within existing revenue budgets in Environment Services.

6 COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

- 6.1 Preparation and adoption of the Core Strategy is governed primarily by the Planning and Compulsory Purchase Act 2004 and regulations made by the Secretary of State. The Council must not adopt the Core Strategy unless it

has been modified in accordance with the Inspector's recommendations. The post adoption requirements are set out at paragraph 4 of the report.

6.2 The Core Strategy must be adopted by a resolution of the full Council.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Proposed Submission Local Development Framework Core Strategy January 2011	Pat Cox/ext 5773	EnvD/THE
2.	Inspector's Report July 2011	Pat Cox/ext 5773	EnvD/THE
3.	Sustainability Appraisal and Equality Impact Analysis	Pat Cox/ext 5773	EnvD/The
CONTACT OFFICER:		NAME: Pat Cox EXT. 5773	

Core Strategy

Local Development Framework
October 2011



www.lbhf.gov.uk/ldf

Leader's foreword

by Councillor Stephen Greenhalgh, Leader, Hammersmith & Fulham Council



I am delighted that Hammersmith and Fulham's Core Strategy was adopted in October 2011. This document forms the basis for the planning of the borough over the next 20 years. It has taken a number of years to prepare and has benefited greatly from close working between the council, local residents and the borough's amenity groups. I would like to thank everyone who has contributed to its preparation.

The Core Strategy sets out our vision to balance preservation with growth. The ambition is to preserve the things that make this borough so special whilst going for growth in our opportunity areas. Cities are built for people but they are also built around their transportation systems. That is why Hammersmith and Fulham is going for growth in Earls Court, White City and Old Oak, three stations along the West London Line. In total we want to create 38,000 jobs and build 22,000 homes in these three Opportunity Areas to provide the much-needed lung for London in the west. Of course we must seek the necessary transport and social infrastructure, including new schools and open spaces to support this growth.

In the Earls Court West Kensington Opportunity Area, we are collaborating with landowners, the GLA and the Royal Borough of Kensington and Chelsea to masterplan the area to achieve a potential 7,500 new homes and 12,000 new jobs and supporting shopping and community facilities. In Old Oak, our plans are more long term and are linked closely with proposals for a high speed rail line between London and Birmingham (High Speed 2), and our regeneration vision is for a new "city" of new homes, extra jobs and a waterside park along the Grand Union Canal built around a 21st century transport super-hub station called Park Royal City International .

However, our Core Strategy policies are not only about achieving growth. We want to foster a borough that is less polarised with its extremes of wealth and poverty and has more opportunities for our residents to own a stake in their own homes. We also want a borough that is safe and healthy and offers an improved quality of life for all our residents.

We will support the Core Strategy with other strategies and planning documents, notably planning frameworks for the borough's regeneration areas and a development planning document that includes detailed development management policies. We will also continue to work with all those groups and organisations that have an interest in the future of the borough.

I look forward to working with all interested parties to ensure that the policies and proposals in the Core Strategy take us forward to a bright future in a Borough of Opportunity.

Councillor Stephen Greenhalgh,

Leader, Hammersmith & Fulham Council

1 Introduction	3
2 Hammersmith and Fulham	5
3 Challenges	7
4 Spatial Vision	19
5 Strategic Objectives	25
6 Delivering the Council's Vision	27
A: Planning for regeneration and growth	28
B: Planning for the location of employment activities	34
C: The hierarchy of town and local centres	37
7 Regeneration Area Strategies	43
White City Opportunity Area	43
Hammersmith Town Centre and Riverside	58
Fulham Regeneration Area (including Earls Court and West Kensington Opportunity Area)	71
South Fulham Riverside	84
Park Royal Opportunity Area	88
8 Borough-wide Strategic Policies	95
Meeting Housing Needs and Aspirations	95
Local Economy and Employment	106
Community Facilities (leisure, recreation, education, health, culture, civic services and other facilities)	108
Open Space	113
River Thames and Grand Union Canal	116
Built Environment	119
Tackling and Adapting to Climate Change	123
Transport	131
Hazardous Substances	134
9 Delivery and Implementation of the Core Strategy	135
10 Infrastructure Schedule	139
11 Appendices	143
Appendix 1 - Summary of the Core Strategy Sustainability Appraisal	143
Appendix 2 - Open Space Hierarchy	145
Appendix 3 - Nature Conservation Areas and Green Corridors	148

Contents

Appendix 4 - Archaeological Priority Areas	150
Appendix 5 - Shopping Hierarchy	151
Appendix 6 - Infrastructure Schedule	153
Appendix 7 - Unitary Development Plan (UDP) policies to be replaced by Core Strategy policies	166
Appendix 8 - Core Strategy Monitoring Indicators	194
12 Glossary	203

1 Introduction

Purpose of this document

1.1 This document is Hammersmith and Fulham's adopted Core Strategy published in accordance with Regulation 36 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. It has been published, together with the adopted Proposals Map.

What is a Local Development Framework Core Strategy?

1.2 The Local Development Framework (LDF) is part of the Government's planning system, introduced by the Planning and Compulsory Purchase Act 2004. The LDF will consist of a collection of local development documents including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

1.3 When adopted, the LDF will replace the borough's Unitary Development Plan (UDP) and will be used, together with the London Plan, to help shape the future of the borough and to determine individual planning applications and deliver development. Other DPDs, including the Development Management Policies DPD, and SPDs will need to be in conformity with the Core Strategy DPD. The Core Strategy will replace a number of existing UDP policies, but others will continue to operate until replaced by more detailed Development Management Policies (see Appendix 7).

1.4 The Core Strategy DPD is the overarching document of the LDF and sets out the Borough Partnership's long term vision, as set out in H&F's Community Strategy published in September 2007, to create a borough of opportunity for all. It highlights the strategic objectives for the borough, focussing on the key issues to be addressed, and includes a delivery strategy for achieving these objectives. It identifies major regeneration areas and allocates strategic sites for development which are considered crucial to the achievement of the Core Strategy.

1.5 The document sets out as far as practicable when, where and by whom actions will be taken, identifying the Council and its partners where relevant.

1.6 All the LDF documents that the Council is producing, and their production timeframe, are set out in the borough's Local Development Scheme (LDS). The LDS and all the borough's LDF documents may be viewed on the link to the Council's website below:

www.lbhf.gov.uk/ldf

The LDF's relationship with other policies and strategies

1.7 The Core Strategy provides a clear way forward for the regeneration of the borough. It closely relates to the Community Strategy, but also reflects and promotes supporting Council strategies, such as the Housing Strategy 2007-2014, Economic Development Strategy 2007-2012, and other strategies of our partners, such as the Primary Care Trust.

1 Introduction

National Policy and the London Plan

1.8 The LDF must be consistent with national policy, produced by the Department for Communities and Local Government and its predecessors, in the form of Planning Policy Statements, Policy Planning Guidance Notes and Circulars. The LDF also needs to be in general conformity with regional guidance, produced by the Mayor of London and set out in the London Plan.

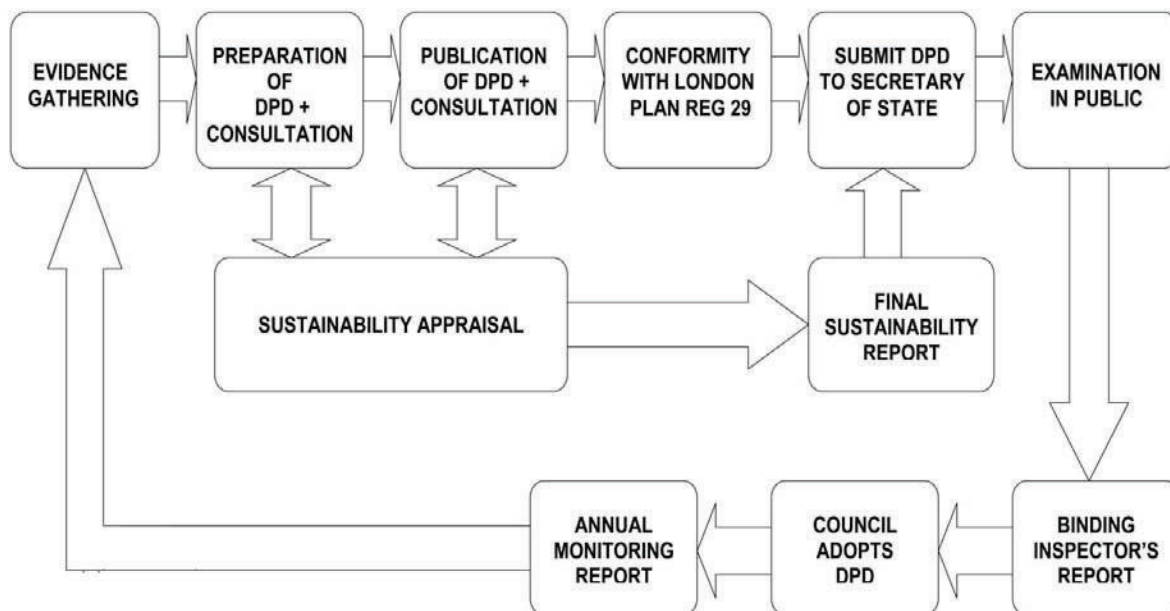
1.9 National policy is continually being produced and updated, including policy on LDFs as set out in PPS 12 Local Spatial Planning published in 2008. In addition, the London Plan has recently been updated with a new plan published in July 2011. As new policies emerge, the LDF will need to take account of them.

Sustainability Appraisal

1.10 Development Plan Documents are subject to sustainability appraisal (SA). This involves identifying and evaluating a plan’s impacts having regard to social, environmental and economic impacts and helps to ensure that the plan accords with sustainable development principles. Sustainability appraisal incorporates the requirements of the European Directive 2001/42/EC on the ‘assessment of effects of certain plans and programmes on the environment’ (SEA Directive).

1.11 Appendix 1 of the Core Strategy provides a summary of the findings of the SA, and the full SA is published separately as a supporting background document.

Key stages in the production of Development Plan Documents



2 Hammersmith and Fulham

The Place

2.1 It is important that the strategy for the future development of Hammersmith & Fulham is based on an understanding of the area as it is now and the challenges that need to be addressed. The summary below outlines the key features of the borough and the challenges that the Core Strategy seeks to address.

The Area

2.2 Hammersmith and Fulham is an Inner London borough in a strategic location on the transport routes between the City and Heathrow. The borough is oriented north-south with most major transport links, both road and rail carrying through traffic east-west across the borough. Some of the busiest road junctions in London are located in the borough at Hammersmith Broadway, Shepherds Bush and at Savoy Circus and the borough suffers disproportionately from the effects of through traffic. North-south movement in the borough is poor.

2.3 The borough benefits from a long frontage along the River Thames (7km/4 ½ miles) and from a section of the Grand Union Canal in the north of the borough. These waterways enhance the environment and character of the borough and provide the potential for further benefit to the borough.

2.4 It is an area of contrasts, of wealth and poverty, and of attractive environments, many of which are protected by conservation designations and other areas that are less attractive and that need improvement.

2.5 It has at least four distinct areas each with their own character - Fulham, Hammersmith, Shepherds Bush and the area to the north of Wormwood Scrubs – the College Park/Hythe Road area.

The People

2.6 The population of the borough is relatively young and ethnically diverse. It is also a highly mobile population with about half of all households having moved in the previous five years. Nearly half of the population (43%) is between the ages of 19 and 40 years old which is significantly higher than in London (35%) and the rest of the country (27%).⁽¹⁾ The borough has a high proportion of single people, the second highest proportion (54.7%) of any local authority in England & Wales. Four in ten (40.3%) of all households consist of one person (Source: 2001 Census).

2.7 It is projected by the GLA taking account of the borough's housing target of an additional 615 dwellings pa that the population will increase from 175,800 in 2006 to 189,800 in 2031 (a 14,000 (8%) increase) and that households will increase by 14,600 from 79,880 households in 2006 to 94,400 in 2031 (an 18% increase) (Source: 2009 Round of GLA Demographic Projections, Updated Jan 2010). This is a slower rate of growth than most other London boroughs. The main growth in number of households will be in 'one person' households (32% up to 2026), while the number of 'couple' households will decrease by nearly 8%.

2 Hammersmith and Fulham

2.8 There is expected to be a growth in the 50 and 64 age group of 9,500 between 2009 and 2026, equivalent to 46%. The population aged 20 to 49 is expected to grow by 16% during the same period and the population aged 65 to 79 to grow by 14%, and 80+ by 23%.⁽²⁾

The Economy

2.9 Hammersmith and Fulham's economy is part of the wider London and West London economic area. The borough occupies a favourable location in west London and is attractive to a variety of businesses. It has enjoyed significant growth in employment and economic activity over the last three decades with the central Hammersmith area becoming an important sub-regional location for offices. In 2006, 115,000 people worked within the borough boundaries which is an increase from the 111,500 employed in 2004 (Annual Business Inquiry). Just over a quarter of people working in the borough also lived in the borough. The largest employer in the borough - the BBC is based in Wood Lane and has expanded its complex there in recent years and has approximately 14,000 employees. This number will decrease with the proposed move of some of the BBC's staff to Salford and central London.

2.10 Recent development of the Westfield Shopping centre has seen an increase in importance of the retail sector. Other key employers include education and health providers. The latter having expanded its research facilities in recent years.

2.11 In recent decades there has been a substantial change in the composition of businesses with a significant decline in traditional manufacturing, whilst the publishing, printing and recorded media sector has grown. Smaller firms have become much more important; 76% of businesses have fewer than five employees

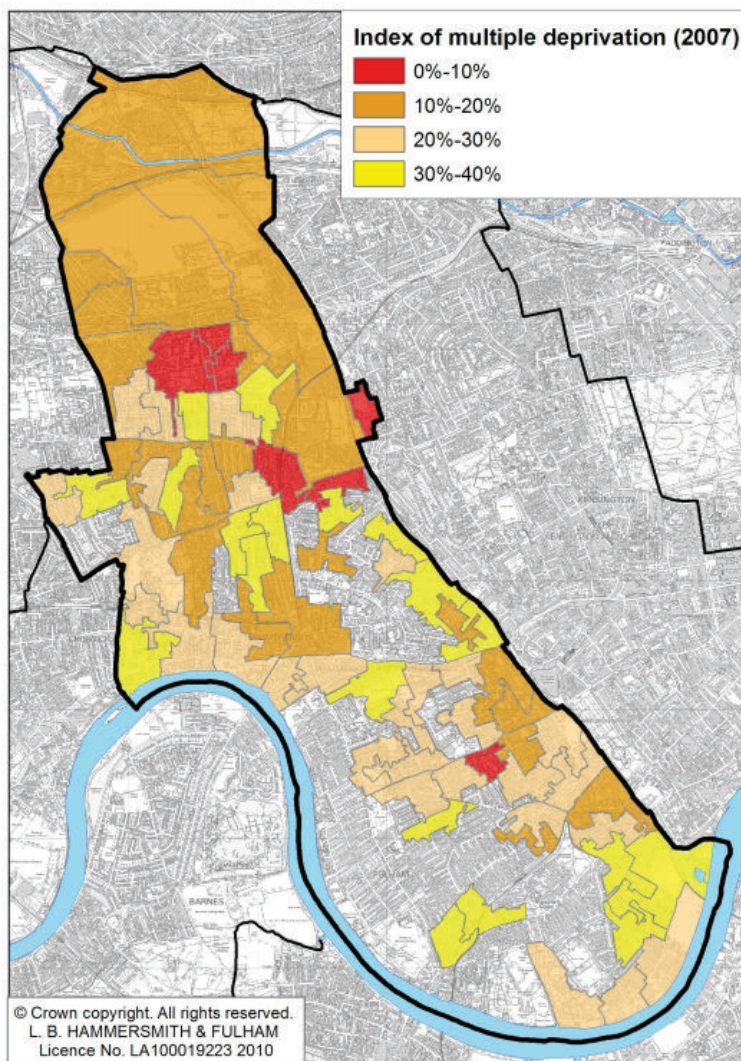
3 Challenges

3.1 The key challenges that the Core Strategy aims to address are:

Reducing deprivation and polarisation

3.2 The borough has high levels of deprivation and social and economic polarisation. It is ranked as the 38th most deprived local authority area in the country and there are significant pockets of deprivation, particularly in the north of the borough. Seven (6.3%) of the borough's Super Output Areas (SOAs - Super Output Areas are used by the Office of National Statistics (ONS) to identify local neighbourhoods of about 750 households) are within the top 10% most deprived nationally. Five of these comprise major public sector housing estates: White City, Wormholt, Edward Woods, Clem Atlee and Charecroft. A further 21% of the borough's SOAs are in the 10-20% worst nationally. Most of these areas are in the north of the borough but also extend into parts of Hammersmith and north Fulham (see Map 1).

Map 1: Deprivation



3.3 H&F not only has high levels of deprivation but it is also a very polarised borough. For example, in the last census 27% of household heads classified themselves as “employers, managers or professionals”, while some 26% said they were entirely dependent on benefit. A quarter of households are dependent on incomes of less than £10,000 per annum, and nearly 40% of households are dependent on incomes of less than £20,000. In comparison, nearly a quarter of households had incomes in excess of £60,000.⁽³⁾

3.4 Until the 1970s, social housing and council estates tended to be occupied by households with a greater mix of incomes than is now the case. The mix of social housing tenants has come to include proportionally more people on lower incomes, some experiencing multiple deprivation. Approximately 70% of social housing tenants in Hammersmith & Fulham are currently workless and dependent on benefits⁽⁴⁾ and they make up the largest single group within the estimated 20,250 (2008) workless residents in the borough. Nearly 4,000 lone parents are dependent on benefits.

3 H&F Housing Needs Update 2007

4 An Economic Development Strategy for H&F 2007

3 Challenges

3.5 Deprivation and low household incomes also impact on health inequalities and result in high levels of child poverty. About 27% of people are in poverty in H&F compared to 51% of children in poverty.⁽⁵⁾ Childhood poverty in H&F does not follow the general north-south divide, but is much more scattered geographically across the borough. In 2005 over 10,000 children were living in families receiving means-tested benefits. In 2007 over 40% of primary school children and 25% of secondary school children were entitled to free school meals in H&F compared to national figures of 16% and 13% respectively. Further details of the health, wellbeing and social care needs of the borough can be found in the Joint Strategic Needs Assessment 2009/10⁽⁶⁾ carried out by the council and NHS Hammersmith and Fulham.

Increasing housing supply and diversifying tenure

3.6 The very high cost of private sector housing in the borough means that there are very few opportunities for households on low to middle incomes to progress up the housing ladder from private and social renting to homeownership. Many younger households either have to move out of the borough when they no longer want to share with others or need a larger house, or they look to be housed in social housing. This lack of opportunity for homeownership for low and middle income households increases economic and social polarisation in the borough.

3.7 Hammersmith & Fulham has increased its stock of social rented housing by nearly 7% since 1981 and about one third of the housing stock is now social rented housing compared to an average of 25% in London and 21.5% in West London. Social rented housing is particularly concentrated in the north of the borough, where over 40% of the housing stock is in this tenure. Shared ownership and other intermediate low cost housing still only makes up 1 to 2% of housing stock in the borough.

3.8 Another issue in relation to housing supply is the continuing need for family size social rented housing when compared to the council's and the housing associations' stock of social rented housing. 40% of council stock is one bedroom accommodation⁽⁷⁾ and the RSL stock is relatively small, the average size of all Registered Social Landlord (RSL) stock (12,220 units⁽⁸⁾) is 3 rooms, compared to the average for private sector dwellings of 4.2 rooms.

Improving the quality of housing

3.9 About two thirds of the housing stock in H&F is owned by the private sector. About 85% of this private housing stock is over 60 years old and about two thirds of the dwellings are in flats. Nearly one fifth of the borough's private sector housing does not meet the government's decent homes standard⁽⁹⁾. The decent homes standard considers four main factors – disrepair, unfitness, modern facilities and thermal comfort. In the private sector, improvements to energy efficiency will be mainly through government legislation and initiatives, for example through the building regulations and programmes such as Renew, Warm Front and through private investment. Planning policies can help to ensure that new housing is built to meet higher standards of energy efficiency and accessibility.

5 Children and Young People's Plan 2008-11

6 Joint Strategic Needs Assessment 2009/10

7 H&F Housing Strategy 2007-2014: A Housing Ladder of Opportunity for All

8 LBHF Stock Condition Survey 2004. Appendix A1

9 LBHF Stock Condition Survey 2004

3.10 Nearly a quarter of council rented dwellings are in 66 high rise blocks and a further 60% are within 1,213 medium rise blocks. The properties are largely based within inward looking large estates with non permeable layouts as opposed to traditional streets. Whilst amenity space is provided, this is often ill designed and has become unattractive, underused or misused space. The council's experience of the redevelopment of a few social housing blocks over the past 15 years has demonstrated that with the application of modern planning and design principles an increase in numbers of homes can be achieved, with an improvement to the communal space and environment through making better use of land previously used for pram sheds and other ancillary outbuildings.

3.11 Recent satisfaction surveys indicate that residents on the council's housing estates have significantly lower levels of satisfaction with their neighbourhood than the borough average.

3.12 The way that public housing has been funded in the past means that new housing built over the past 20 years or so has tended to be smaller sized units. This has meant that overcrowding has become an issue as families grow and cannot move on to more suitable accommodation, which can impact on the health of residents. As a result, there is need for more family sized housing in the borough both from new and existing demand; this also applies across low income households who wish to rent or purchase.

3.13 The national Decent Homes programme is ensuring that council owned housing meets a minimal quality standard. However in the long term there is an issue about the level of expenditure that will be needed to ensure that the properties are fit for purpose and will meet the changing aspirations of residents for accessible and energy efficient homes within a decent, safe environment. Current investment planning projections show that just maintaining the stock at decent homes standard will be a challenge for the council over the next 30 years. The structure and layouts of existing blocks also limits the opportunity to further improve energy efficiency and accessibility. As a result, the properties compare unfavourably with new build homes which are achieving much higher levels of energy efficiency.

3.14 The design of the current social housing stock also makes it difficult to increase the number of dwellings that are accessible to residents who need to use a wheelchair. Of 508 medium-rise mansion or deck access blocks only 85 (17%) have lift access. Retrofitting lifts to blocks that were not designed to have such a facility is often difficult, if not impossible, and where possible, the cost of installation is prohibitive. Access ways into blocks and homes are not wide enough and there are often stairs and raised thresholds which would need to be removed to allow full access. New homes are built to a Lifetime Homes standard which offers residents the opportunity to remain in their home regardless of their changing circumstances.

Maintaining the economy and increasing local employment

3.15 The Core Strategy needs to provide the conditions for businesses to thrive to ensure that there is a broad range of employment opportunities and for the qualifications and skills of local people to be improved so that the levels of worklessness can be reduced. It also needs to continue to contribute to London's world city role.

3 Challenges

3.16 H&F has developed as a centre for a range of creative and media industries, due partly to the presence of the BBC in the White City area but also to good transport links. There is the potential to further develop these activities. Many of the sites that were previously designated for employment uses are no longer appropriate for the location of H&F's new employment activities, particularly offices and creative activities. The areas that are most appropriate for growth are those areas with high levels of public transport accessibility.

3.17 Hammersmith Hospital and Imperial College Healthcare NHS Trust provide a significant potential for expansion of medical research and for related activities to be established in the borough.

3.18 The continued growth of the local economy and the regeneration of deprived and run down parts of the borough depends on improvement in access and the reduction of the adverse effects of traffic congestion, especially on north-south routes.

Regenerating town centres and local centres

3.19 The main challenge in relation to the town centres – Hammersmith, Shepherds Bush and Fulham - is the need for their regeneration and better utilisation of sites within the designated town centres to ensure the continued provision of a wide range of high quality retailing, services, arts and cultural and other leisure facilities to serve local residents, visitors and workers.

3.20 The regeneration of the Shepherds Bush Market is a priority as it will improve the attraction of Shepherds Bush Town Centre and act as a catalyst to further integration of the Westfield centre with the older part of Shepherds Bush Town Centre.

3.21 There have been public realm improvements in all three town centres and others are planned, and there is a need for regeneration to respect local context as well as provide for further improvements to increase the vitality and quality of each centre. The economic health varies in different parts of each town centre and specific policies and intervention is needed to improve these areas.

3.22 There is also a concern that too many independent and specialist shops and services are being displaced by retail chains and that there is little difference in offer between centres.

3.23 Despite the variation between the different centres, there are challenges which affect the centres to a greater or lesser extent (for more detail see background paper⁽¹⁰⁾), including:

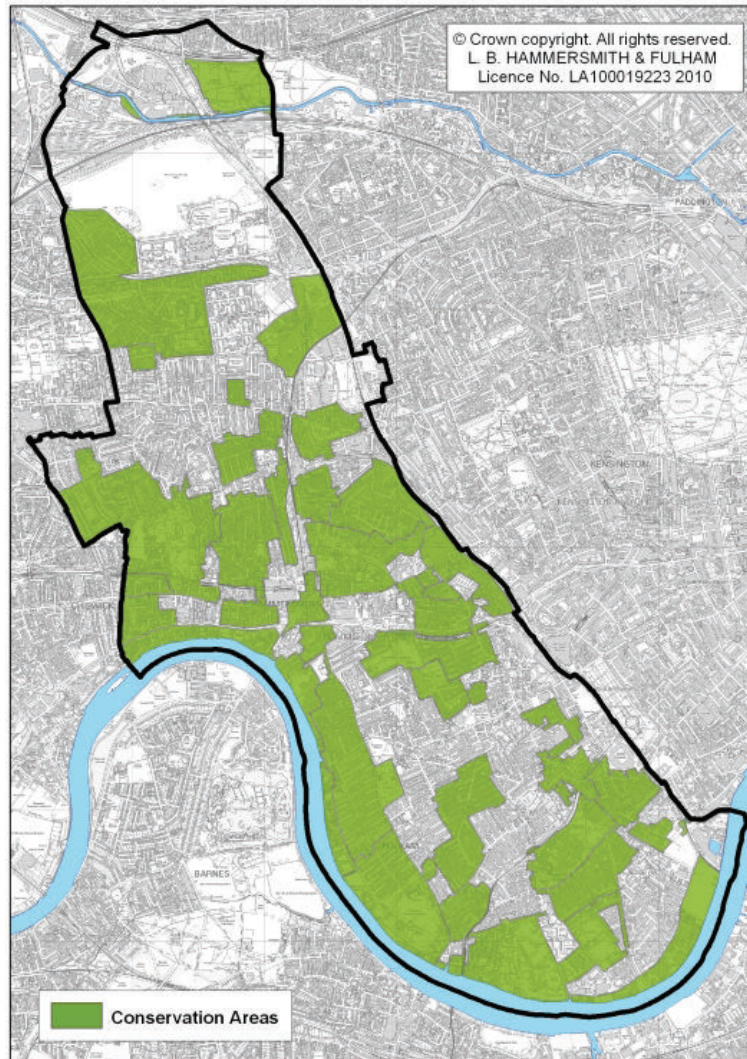
- Pressure to change from shopping to other uses;
- Ensuring that the network of local centres and other parades and shops are easily accessible to local residents so that they are able to reach local shops and services easily and safely
- A desire for a wider range of shops, particularly independent shops and services that are valued by local residents;
- In some centres and parades too many vacant shops and premises and poor quality environment;

- Concern about takeaways close to schools and the potential impact on children's health; and
- Underutilisation of sites and older premises.

Improving the quality of the local environment

3.24 The quality of the local environment is a key issue for many local people and businesses and is influenced by many factors. The borough's heritage, streets, buildings, open spaces and waterways give H&F its character and sense of place. The borough's rich and varied townscape that is evident today is largely a result of its historical development. The River Thames was the major influence on early settlement patterns in the borough and it remains a major asset in the environmental quality of Hammersmith and Fulham. Most of the borough's built fabric dates from the extensive building programmes in the nineteenth and early twentieth centuries and it has maintained a much-valued built heritage, much of which falls within the borough's 45 designated conservation areas (Map 2). In many of these areas, the street provides a sense of scale and the setting for the consistent terraces of uniform architectural design.⁽¹¹⁾

Map 2: Conservation Areas



3.25 Within the borough, there are 506 statutorily Listed Buildings and approximately 2,150 locally designated Buildings of Merit, as well as a number of archaeological priority areas and the ancient monument of the Fulham Palace moated site. The heritage assets make an important contribution to the townscape character of the borough. The town centres at Hammersmith, Fulham and Shepherds Bush have developed from the earliest patterns of settlement, and now have their own character and sense of place. Their architectural and historic quality is reflected in their conservation area designations. Historically they developed at accessible locations, an advantage that remains today. The areas around these centres, at Fulham in the southern part of the Borough, Hammersmith in the central part of the Borough, and Shepherds Bush in the northern part, have their own character which reflects their development over time. Each of the areas have strong,

3 Challenges

identifiable townscape characters defined by their form, grain, building typology and architectural design. It will be important that the rich and varied character of the Borough is preserved. Any design for proposals in these areas will therefore need to be informed and inspired by careful analysis of the character and form of the specific area in order that it enhances the locality and respects its history.

3.26 Although some parts of the borough are very attractive, other areas are of very poor quality. The areas of poor quality include:

- Areas of vacant and underused land, such as some riverside sites, transport related sites such as railway sidings and surface level car parks;
- Public and communal areas on some housing estates which are not well used by the residents and often misused by a minority of people;
- The areas adjacent to major roads and railways.

3.27 There is the challenge of encouraging redevelopment and regeneration in the borough whilst preserving and enhancing valued local character especially in the areas that are protected by the borough's conservation areas. The provision of green infrastructure in regeneration schemes can help to improve the quality of the local environment.

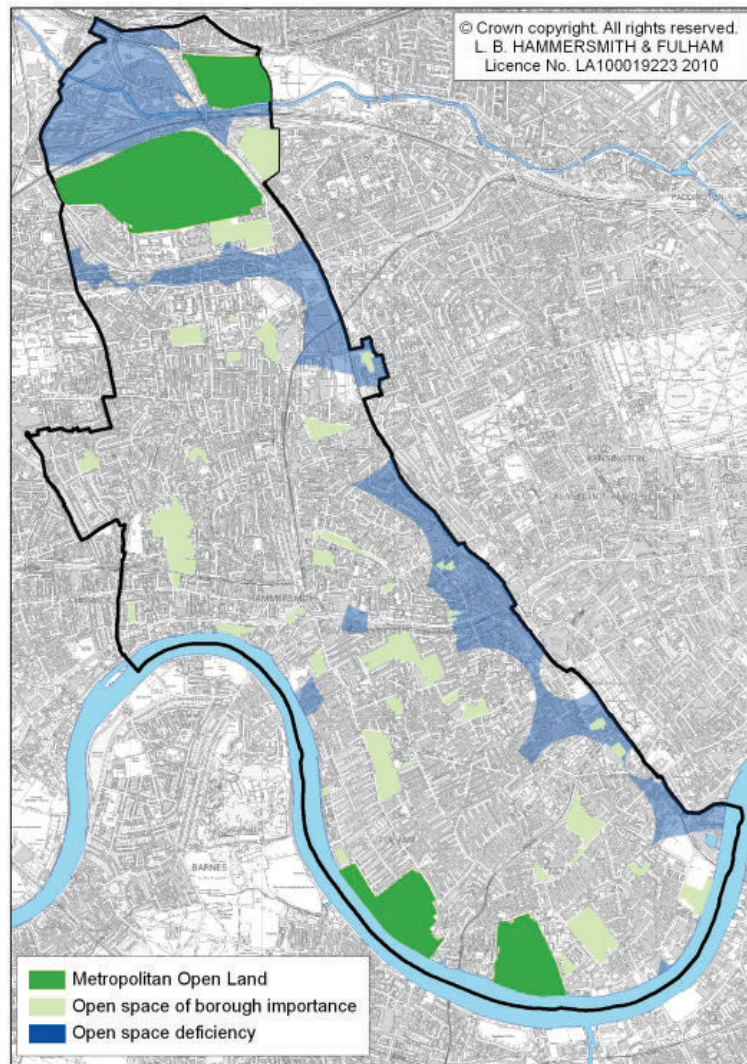
Improving parks and open spaces

3.28 H&F has relatively little open space per person, just 231 ha of public open space, or 1.3 ha of open space per 1,000 residents.⁽¹²⁾ In some parts of the borough, particularly to the east, many residents do not have convenient access to local parks. Additional development in the borough will put further pressure on the open space that is available to local residents and visitors, unless additional open space can be created as part of new developments, such as the new park at Imperial Wharf.

3.29 Parks and open spaces fulfil a number of different and sometimes conflicting roles – providing for walking and sitting, active play and recreation. Many borough parks and open spaces are also subject to nature conservation area designations.

Increasing access and use of the River Thames and Grand Union Canal

3.30 There are vacant and underused sites and premises along the Thames which have significant potential for more intensive development. However, any development of riverside sites will need to respect the unique character of the river and will need to enhance the vitality of the riverfront whilst improving public access to the Thames for recreation and sporting activities. The Thames Strategy Kew to Chelsea provides detail of the riverside environment, and the Riverside Walk Enhancement Report outlines opportunities for improvement along the river.



3.31 H&F has three safeguarded wharves in the south of the borough identified in the London Plan. Only one of these wharves still uses the river for freight movements and one wharf has been vacant since 1997. The London Plan seeks to protect these wharves for cargo-handling uses and all three wharves are designated as safeguarded wharves on the Proposals Map. However, it is the council's view that vacant and under-used wharves should be comprehensively assessed to determine their longer term use as part of the Mayor of London's review of safeguarding in London.

3.32 The Grand Union Canal has many of the characteristics and environmental features of the River Thames. The stretch within the borough is a designated conservation area. The canal is a valuable recreational and transport resource which should be enhanced and improved. The challenge for this strategy is achieving this improvement whilst most of the canal-side is in industrial use or transport related uses, or designated nature conservation areas.

3 Challenges

Improving the quality of education

3.33 H&F project a 16% increase in the child population over the next 10 years. It is estimated that the borough will require 1,050 additional secondary school places by 2018. 600 of these additional school places will be provided by the new Hammersmith Academy. The remaining additional places will be provided at existing schools where some additional capacity can be created. The cancellation of the Building Schools for the Future programme means that the Council will need to ensure that there are other funding sources to ensure that these additional places are provided and the quality of the schools improved.

3.34 Additional primary schools will also be needed to support the projected population growth resulting from proposed development, particularly in the Wood Lane and Earls Court areas.

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

Improving health and reducing health inequalities

3.36 Among the key health issues in relation to the council's spatial strategy is the health of residents as well as ensuring that health care is provided to meet the needs of local residents. Life expectancy in the north of the borough is on average 6 years less than in the south. Improving health is not just about providing better facilities, but is also about enabling residents and workers to live and to participate in healthier lifestyles. Tackling overcrowding and poor housing, improving air quality and reducing the impact of climate change can all help to reduce health inequalities in the borough.

Improving the quality and access to recreation facilities

3.37 Accessible recreation facilities are very important to local residents and workers, not only for enjoyment but because of their contribution to improving health, particularly children's health. In addition, recreation facilities can provide diversionary activities and help reduce anti-social behaviour and crime.

3.38 Of the open space in the borough, just 58.6 ha, a quarter of the public open spaces, is available as outdoor playing space. This equates to 0.34 ha of space per 1,000 residents, which is only 14% of the national standard recommended by the National Playing Fields Association. The difficulty of providing additional open space means that all opportunities to increase the provision or improve access to and the quality of outdoor playing space or other forms of sports provision need to be taken.⁽¹³⁾

Improving the quality and access to leisure activities

3.39 H&F has a wide range of arts, cultural and entertainment facilities which are important to both local residents and in some cases to residents of a much wider area. Facilities such as the Apollo, Lyric Theatre, Riverside Studios, Bush Theatre and the three professional football clubs are of London-wide significance. Some of the facilities such as the Riverside Studios, the Bush Theatre and the cinema in Hammersmith would benefit from upgrading to ensure that they are high quality venues in the future. The challenge is to enable their renovation or replacement without losing the uses.

3.40 Although leisure activities bring many benefits to the local area, including jobs, they can in some cases cause problems for local residents. Pubs and clubs that stay open late and serve alcohol can lead to significant environmental disadvantages including concerns over crime and disorder.

Improving access to community services

3.41 H&F has a wide range of community services, provided by both the public and the voluntary sector. These services are located across the borough in numerous buildings and spaces of varying quality. Although these services are a valuable resource they often do not work in a joined up and focused way to meet the needs of vulnerable households.

3.42 Therefore as part of the development of area based social regeneration initiatives, the council is assessing whether there is the opportunity to improve the quality and access to these services by the co-location of services.

Mitigating the impact of climate change

3.43 Climate change is a major long term challenge that needs to be addressed in this Core Strategy and in future development in H&F. The key issue is the reduction in carbon emissions through a range of measures, including transport in the borough, energy efficiency of the building stock and the management of waste and flood risk management.

3.44 Significant areas of this borough are subject to some risk of flooding. This is an important consideration in planning for future development in the borough. Climate change, leading to more frequent extreme weather events, increases the risk of flooding in H&F, particularly from surface water and sewer flooding. Government legislation and guidance requires local authorities to plan for all levels and types of flood risk and to adopt a risk based approach to planning. Climate change could also cause impacts such as increased frequency of heatwaves that affect people's health. Consideration of how best to adapt to climate change impacts in addition to flooding, such as heatwaves and drought is also required.

3 Challenges

Reducing congestion and improving transport accessibility

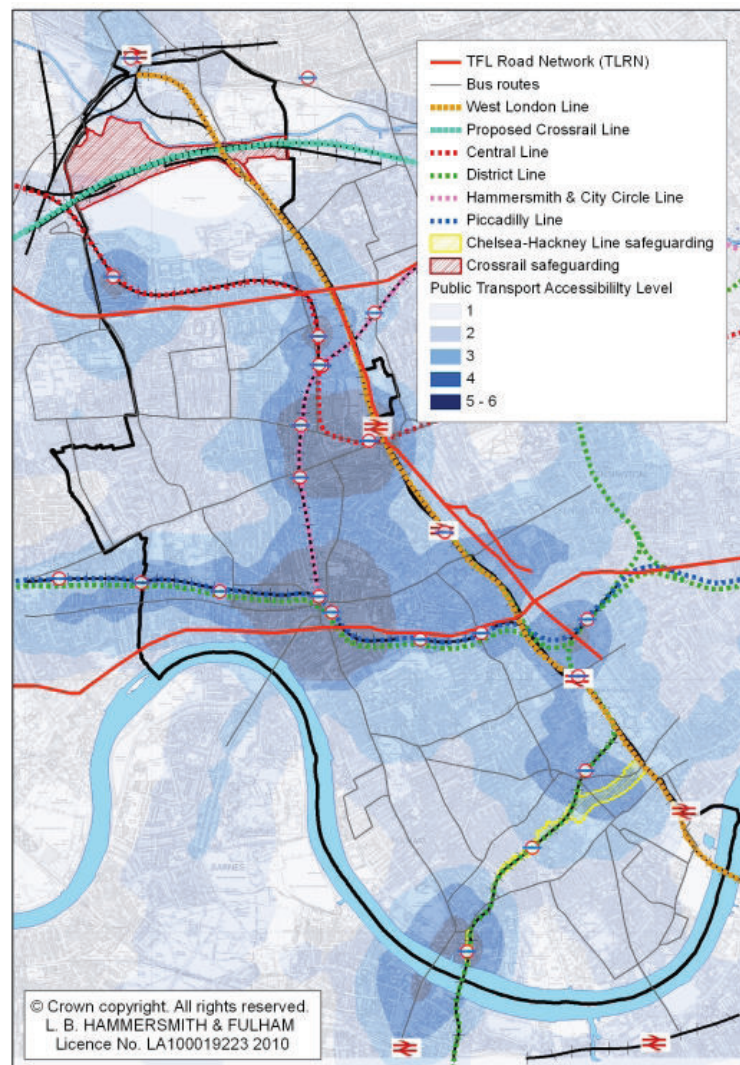
3.45 The strategic location of the borough and its position in relation to London's transport network means that H&F suffers from the worst road congestion in London. ⁽¹⁴⁾ Congestion on north-south routes, particularly the Fulham Palace Road – Shepherds Bush – Wood Lane – Scrubs Lane corridor is a major issue. The only alternative north-south route in Fulham is North End Road and that is also heavily congested.

3.46 Road traffic is one of the main causes of carbon emissions, poor air quality ⁽¹⁵⁾ and noise pollution in the borough. Nearly one fifth of carbon emissions in H&F in 2005-6 was from road transport ⁽¹⁶⁾ and pollution levels exceed air quality targets. The other main cause of noise pollution and to a lesser extent air pollution is air traffic and the flightpaths to Heathrow. In 2000 the whole borough was designated an Air Quality Management Area with the aim of meeting the government's national air quality objectives for nitrogen dioxide and particulates. Exposure to high levels of these pollutants has been shown to cause respiratory and cardiovascular diseases. Any further expansion of capacity at Heathrow will also impact on borough residents through increased surface transport congestion, as well as increased noise and air pollution.

3.47 Most of the borough has good public transport (see map 4) apart from pockets in the south and particularly the north of the borough, where some borough residents have relatively poor levels of personal accessibility. There is also overcrowding of passenger rail services, particularly at peak times, but increasingly at other times as well. The future growth in the demand for travel will impact on the environment of the borough, including on air quality.

3.48 There is also an issue with the lack of access to London Underground services for disabled and other less mobile people. Only 5 of the 14 stations are accessible from the street and one is accessible travelling in one direction only. The provision of a lift at Shepherds Bush Central Line Station is particularly important in this respect, serving the major transport interchange and Westfield shopping centre; however the council recognises

Map 4: Transport



14 TfL RNPR Tech Note 3 April 2006

15 Air quality progress report and action plan review: LBHF

16 Local and Regional CO2 Emissions Estimates for 2005-2006: DEFRA
Page 351

that due to financial constraints this will not be installed in the near future, but remains as a longer term aspiration. The council supports improved provision for cycling and walking as both are environmentally friendly means of transport and can help improve people's health. A key issue is the difficulty of providing attractive and safe routes within and through the borough. The council's Streetsmart design guide will help in the provision of such attractive routes by reducing clutter and providing high quality paving and street furniture.

3 Challenges

4 Spatial Vision

A borough of decent neighbourhoods

Introduction

4.1 The Council's Community Strategy 2007 has a vision to create a borough of opportunity for all.

4.2 The key priorities in delivering this vision are:

1. Tackling crime and anti-social behaviour
 2. Delivering high quality, value for money public services
 3. Creating a cleaner, greener borough
 4. Setting the framework for a healthy borough
 5. Delivering a borough of opportunities
- Promoting home ownership
 - Regenerating the most deprived parts of the borough
 - A top quality education for all – schools of choice

4.3 The Core Strategy's spatial vision interprets the Community Strategy vision and outlines how the borough will have been transformed in 20 years time. It is based on the council's determination to meet the aspirations of its residents by increasing opportunities for all residents to live and enjoy productive, healthier lives and by developing a safer, cleaner borough. The Core Strategy vision is for a borough of decent and aspirational neighbourhoods where people want to live and to continue living.

Core Strategy vision

4.4 In the next 20 years, the benefits and the quality of life that the more affluent areas currently experience will have extended throughout the borough, particularly to those areas and people experiencing high levels of deprivation, poorer housing and environments. More residents and their families will have the opportunity to develop their knowledge and skills and to own their homes, so that they can stay in the borough and really participate and share in the benefits that Hammersmith and Fulham can offer.

4.5 We will have responded to local challenges and become a borough of opportunity for all by creating new affordable home ownership and high quality education, skills and training infrastructure. Together these will have provided residents with a ladder of opportunity and a real stake in the future of the borough. Young families will both be able to afford and will want to stay in the borough.

4 Spatial Vision

4.6 The borough will have been transformed through public and private investment by 2031. In particular, regeneration will have taken place in the White City Opportunity Area, including Shepherds Bush Town Centre, and in the West Kensington/North Fulham area, as well as along the South Fulham Riverside and in Hammersmith Town Centre. The regeneration of the Old Oak area of the borough will have started with the development of the High Speed 2 rail hub and a Crossrail Station at Old Oak Common Sidings.

4.7 Housing supply in Hammersmith and Fulham will have increased with at least 13,000 additional homes, particularly family homes in low and medium rise developments. Some of the borough's most disadvantaged estates in the most deprived wards will have been regenerated. The new housing will be fully integrated socially, economically and physically with the rest of the borough. Our town centres and smaller local centres will be important hubs within the borough, helping to sustain a strong, safe and prosperous borough community.

Regenerating the most deprived parts of the borough

Decent neighbourhoods

4.8 Great advances will have been made in achieving decent neighbourhoods across the borough, where residents can enjoy healthy and productive lives, and in tackling social and economic polarisation, much of which is exacerbated by the nature of deprived neighbourhoods.

4.9 The principles of approach to achieving decent neighbourhoods which will underpin regeneration in the borough are:

- A clean and safe neighbourhood located in an area rich in opportunity. A neighbourhood where most people of working age are in work rather than dependent on welfare.
- A housing mix by type, size and tenure to attract people on a range of incomes. A neighbourhood where getting on in life does not mean moving out. A neighbourhood where people can acquire a stake in their own homes.
- Types of residential development that are predominantly low or medium rise (e.g. 3-6 storeys), consisting of houses, small scale developments of flats and maisonettes, modern forms of the traditional mansion block, with gardens and shared amenity space in street based layouts, rather than inward looking estates or gated developments.
- Good design that ensures that tenure differences are not obvious.
- Well designed, accessible and inclusive buildings, public and private spaces, and active streets that respect their surroundings.
- A range of shops, local services, leisure and other facilities (including open space and play space) within walking distance that meet the needs of a mixed community at different stages of peoples' lives.
- Employment and training opportunities for a range of skills and attainment levels.
- Good levels of educational attainment and skills, achieved or sought. Schools of choice for local people.
- Neighbourhoods which enable healthy lifestyles and good access to healthcare services which will help deliver better health outcomes.
- Low levels of crime, fear of crime and anti-social behaviour.
- A street pattern linking one place to another, encouraging walking routes through areas.

- Access to good transport services.
- Satisfaction with the local townscape, public realm and environment, and its upkeep; no wasted or uncared for land.
- Satisfaction with management of the public realm and the housing stock.

Housing and affordable home ownership

4.10 There will have been an increase in the supply of housing, largely in the regeneration areas. The number of home owners and the proportion of intermediate housing will have increased, as part of a strategy to address the imbalance in current tenures and to provide a broad range of options and a ladder of opportunity to suit different lifestyles and life stages, both in the public and private housing sectors.

4.11 Some of the larger housing estates will have been transformed and will provide high quality accessible housing and neighbourhoods, with mixed communities of home owners and renters. They will be places where people choose to live rather than where they are allocated and where levels of satisfaction with both neighbourhood and home will be high and people will feel secure. They will blend seamlessly with adjoining areas. Regeneration initiatives will have substantially reduced the social polarisation that exists in much of the borough and enabled many people to aspire to move out of deprivation and improve their well being.

Schools of choice

4.12 Educational attainment and health will have been improved throughout the borough as we work to reduce deprivation and worklessness. The standard of education in the borough's schools will have been further improved so that the majority of parents will choose local schools, and young people will be equipped to take full advantage of the economic opportunities that the borough has to offer. Although surplus school places will have been reduced, there will also have been significant investment in new school places and in creating buildings fit for 21st century learning. Hammersmith Academy is currently under construction and will increase the secondary school place capacity in the centre of the borough, whilst the south of the borough will be served by the new Chelsea Academy located in the Lots Road area of the Royal Borough of Kensington & Chelsea.

Setting the framework for a healthy borough

4.13 The health of residents will have been improved, inequalities in health will have reduced and there will be more opportunities for physical activity. Healthcare will continue to be based on a network of local health centres, including a new Collaborative Care Centre on the site of the former Janet Adegoke centre and the Centres for Health at Hammersmith and Charing Cross Hospitals and specialist healthcare at the three hospitals serving the borough.

Regenerating the local economy

4.14 Regeneration initiatives will also have impacted on the local economy which will be thriving and growing and making an important contribution to the wider London and west London economy. Much of the growth in the local economy will have been built on the growth in the creative sector which will be encouraged to develop as part of the regeneration of the White City area. High quality business space, including space for both

4 Spatial Vision

small and start up businesses, to meet the needs of the local economy, particularly the creative and bio-tech industries, will have been developed in the wider White City Opportunity Area and the other regeneration areas. Elsewhere in the borough, employment activities will have been sustained and welcomed in areas with good public transport, including as part of mixed use developments.

4.15 The industrial and warehousing area in the Park Royal Opportunity Area in the north of borough will remain for the time being as a focus for industrial type uses, including sites for the management of waste. However, if the proposed High Speed 2 rail hub and/or a new Crossrail station is confirmed the council will also have progressed with medium to long term plans to regenerate this whole area, as part of the regeneration associated with the new High Speed 2 rail hub and the provision of a new Crossrail/West London line interchange station. The government is expected to make a decision on whether to go ahead with the proposal in December 2011.

Creating a cleaner, greener borough

4.16 By 2030, most areas of the borough will be of high environmental quality. The amount of open space in the borough will have increased through provision in mixed use schemes in our regeneration areas. In addition, the borough's parks and open spaces will have benefited from improvement programmes to make them more accessible and attractive and to improve sports and play facilities for residents and people who work in and who visit the borough. They will be valued for leisure, sport and recreation as well as for their contribution to the biodiversity and health of the borough. Six of the borough's seven larger parks will have met the Green Flag award standards (awards denoting excellence). Tree planting will have increased throughout the borough.

4.17 Developments along the River Thames and the Grand Union Canal will have respected the special character of these waterways and will have increased both public access and the use of the waterways, as well as enhancing biodiversity.

4.18 The council will have reduced road traffic generated in the borough and will wherever possible have reduced the impact of other road traffic on the local environment, particularly in terms of noise and air quality impacts. Where the council does not control the roads, for example the busy A4 and A40, the council will have worked with its partners, particularly Transport for London to achieve these aims. The council will also have worked with partners to improve transport in the borough, particularly north south links, as well as the opportunities for cycling and walking, including completion of the riverside walk. Where there is major development the council will have improved access, particularly for pedestrians and cyclists.

4.19 New buildings will be energy and resource efficient and much more of the borough's waste will be sustainably managed, including on identified sites in the north of the borough. All development in the borough, both buildings and infrastructure will have been designed to support the move to a low-carbon economy and take account of climate change, particularly the risk of flooding. Some major developments in the regeneration areas will be zero carbon exemplars.

4.20 To summarise, in the next 20 years there will have been:

- **Increased provision of housing to reduce deprivation and polarisation and development of more stable and balanced communities;**
- **Physical, social and economic regeneration of a number of identified areas and housing estates and their integration with the rest of the borough and achievement of decent neighbourhoods;**
- **Improved quality of life for all residents; and**
- **Mitigation of and adaptation to the impacts of climate change.**

4 Spatial Vision

Map 5: Key Diagram



5 Strategic Objectives

5.1 The Core Strategy objectives set out below outline how the council will encourage the delivery of this vision for the future of the borough. They give direction to the spatial strategy policies.

1. In particular, encourage regeneration of the most deprived parts of the borough, especially in the White City area, North Fulham area and Hammersmith town centre area.
2. Increase the supply and choice of high quality housing and ensure that the new housing meets local needs and aspirations, particularly the need for affordable home ownership and for homes for families.
3. Encourage regeneration of key council housing estates.
4. Reduce polarisation and worklessness to create more stable, mixed and balanced communities.
5. Support the local economy and inward investment to ensure that existing and new businesses can compete and flourish.
6. Support businesses so that they maximise job opportunities and recruit and maintain local people in employment.
7. Build on the borough's attractions for arts and creative industries.
8. Regenerate Hammersmith & Fulham's town centres to improve their viability and vitality and sustain a network of supporting key local centres providing local services.
9. Ensure that both existing and future residents, and visitors to the borough, have access to a range of high quality facilities and services, including retail, leisure, recreation, arts, entertainment, health, education and training and other community infrastructure, such as policing facilities and places of worship.
10. Ensure that the schools in the borough meet the needs and aspirations of local parents and their children.
11. Encourage and promote healthier lifestyles and reduce health inequalities.
12. Promote the health, safety and security of those who live, work and visit Hammersmith & Fulham.
13. Improve and protect the amenity and quality of life of residents and visitors by ensuring a safe, accessible and pleasant local environment, where there is a strong sense of place.
14. Preserve and enhance the quality, character and identity of the borough's natural and built environment (including its heritage assets) through respect for local context, good quality, inclusive and sustainable design.
15. Protect and enhance the borough's open green spaces and create new parks and open spaces where there is major regeneration, promote biodiversity and protect private gardens.
16. Increase public access and use of Hammersmith & Fulham's waterways as well as enhance their environment, quality and character.

5 Strategic Objectives

17. Reduce and mitigate the local causes of climate change, mitigate flood risk and other impacts and support the move to a low-carbon future.

18. Ensure there is a high quality transport infrastructure, including a Crossrail station and a High Speed 2 rail hub to support development in the north of the borough and improve transport accessibility and reduce traffic congestion and the need to travel.

19. Ensure that regeneration meets the diverse needs of not only the Hammersmith & Fulham of today, but also all its future residents and visitors.

6 Delivering the Council's Vision

6.1 The principal spatial elements of the council's approach to delivering the Core Strategy are set out below. These strategic policies together with the Regeneration Area strategies and the Borough Wide Strategic Policies provide the framework and context for more detailed planning policies, frameworks and briefs that will be critical to the future of the borough in the 20 year time span of the Core Strategy.

A: Planning for regeneration and growth

B: Planning for the location of employment activities

C: The hierarchy of town and local centres

6 Delivering the Council's Vision

A: Planning for regeneration and growth

Strategic Policy A

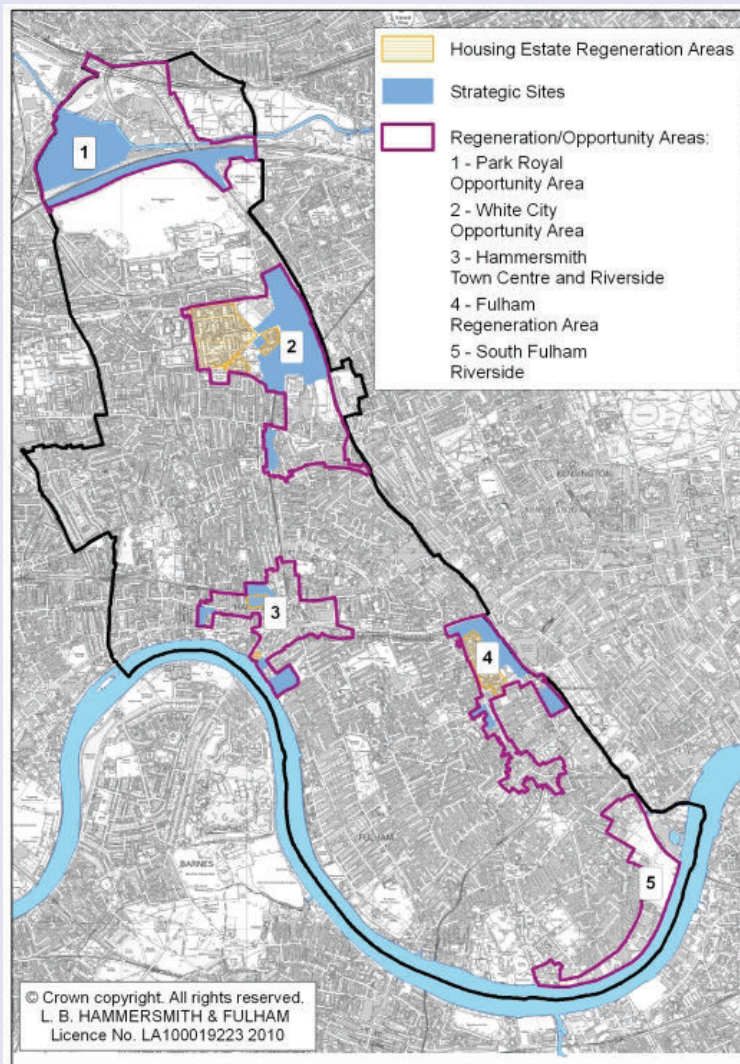
Planning for regeneration and growth

The council will focus and encourage major regeneration and growth in the five key regeneration areas shown below and on the Proposals Map. All development must respect its context and setting. Elsewhere in the borough, development of smaller sites will be more constrained by the local context and character of neighbourhoods.

The regeneration areas could provide at least 13,200 additional dwellings and 25,000 jobs during the period 2012-2031 as indicated in the table below. The extent to which these figures can be met or could be exceeded will depend on acceptable development proposals coming forward.

The acceptability of any development in the borough will be dependent on a number of factors including:

- the appropriate response to the local context and setting;
- the creation of inclusive and accessible places that provide acceptable living environments with a suitable mix of housing types, sizes and affordability;
- there being satisfactory public transport and highway accessibility and capacity, and measures to produce acceptable trip generation;
- environmental impact assessment; and
- the provision of services, facilities and infrastructure to support new development.



6.2 The indicative quantities of new housing and indicative new jobs for each area are set out below. Further detail on the basis for these figures, is provided in specific area and site policies elsewhere in this document and in supporting planning frameworks.

Delivering the Council's Vision 6

6.3 The figures in the following table are indicative additional homes and new jobs. The extent to which they can be met or exceeded will depend on detailed planning in the light of the policies of the LDF and more detailed guidance (such as in Opportunity Area Frameworks or Supplementary Planning Documents) as well as the strategic policies of the London Plan. In this context, the actual capacity of development sites will depend on testing that has regard to, inter alia, urban design considerations, land use mix, provision of supporting facilities and social infrastructure, transport capacity and environmental impact. The housing figures are based on an assessment of deliverability within the plan period. This methodology is set out in detail in the council's Strategic Housing Land Availability Assessment.⁽¹⁷⁾ Although the Core Strategy identifies the potential for estate regeneration in some cases, it does not include any site specific proposals for development within estates. Therefore, the figures do not include any estimates for additional housing as a result of estate regeneration.

6 Delivering the Council's Vision

Regeneration Areas and Indicative Additional Homes and Jobs

Area	Indicative additional homes	Indicative new jobs	Comment
White City Opportunity Area	5,000	10,000	The indicative figure for additional homes in White City East is 4,500, excluding student accommodation, in accordance with the proposed Opportunity Area Planning Framework. (Note: figure to be confirmed on adoption of the WCOAPF as SPD).
Fulham Regeneration Area (including Earls Court and West Kensington Opportunity Area)	3,400 (*2,900 indicative in Opportunity Area)	5,000 -6,000	The Earls Court West Kensington Opportunity Area* is partly within the Regeneration Area and partly within the Royal Borough of Kensington & Chelsea. The indicative additional homes figure in this table only applies to land in H&F and does not as yet include the West Kensington and Gibbs Green Estates. A Supplementary Planning Document is in preparation for the opportunity area.
Hammersmith Town Centre & Riverside	1,000	5,000 -6,000	
South Fulham Riverside	2,200	300-500	Supplementary Planning Document in preparation
Park Royal Opportunity Area	1,600	5,000	The potential regeneration of this area is largely dependent on the proposed provision of a Crossrail station and/or a station for the proposed National High Speed 2 rail link.
TOTAL	13,200	25,300 -27,500	

Justification

6.4 One of the key challenges for the Core Strategy is to ensure that growth happens in the most sustainable way and contributes to regeneration that benefits and meets the needs of all residents. Planning for growth is not straightforward in an inner city area because its form is largely based on an original Victorian city structure and pattern of development and transport network. The challenges are great, whether considering a single major development or the cumulative effect of many schemes. Substantial growth cannot take place unless the physical (e.g transport and sewer capacity) and social (e.g. health, leisure, education and open space) infrastructure is sufficient or can be improved. In some circumstances it will be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of the existing water and

wastewater infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, the developer will need to contact the water authority to agree what improvements are required and how these will be funded prior to any occupation of the development. Although growth will increase carbon emissions in the local area, all new development should be planned and designed to minimise carbon emissions.

6.5 The Core Strategy aims to protect and enhance the borough's historic assets and to preserve the specific character and local distinctiveness in different parts of the borough and to focus major development and growth in the five key regeneration areas. These regeneration areas have been identified on the basis of a number of factors, but principally the availability or potential availability of substantial quantities of development land.

6.6 In some cases, the areas also include existing housing estates where there are questions over their short or long term suitability to provide decent housing and environmental standards. Consequently, there is a potential case for regeneration whether involving refurbishment, selective improvements; or partial or phased redevelopment. The fact that some of these estates are in close proximity to potential development sites provides an important opportunity. It is possible to consider the scope for existing estate residents to be rehoused within the locality, especially where this would enable them to achieve better housing, more suited to their needs, or enable the most unsuitable estate accommodation to be vacated and renewed. Therefore, while the Core Strategy does not set out firm proposals for the estates, the council will work with estate residents, other land owners and partners to consider and encourage regeneration and growth over the next 20 years that will benefit existing and future residents and the borough as whole.

The Council has given assurances to tenants and leaseholders who might be affected by the regeneration of council housing estates in a statement included in the H & F Homes Magazine of autumn 2009. The assurances are repeated here so they can be read with the Core Strategy proposals and policies:

Council Tenant Guarantee

If regeneration proposals come forward for your estate in the next 20 years H&F Council and H&F Homes guarantee:

- We would offer a permanent home in the area
- Rent levels will continue to be set by Government at a rate which is affordable
- The chance to buy a home in any future development at low cost
- Full involvement in any future plans or proposals

Leaseholder Guarantee

If regeneration proposals come forward for your estate in the next 20 years H&F Council and H&F Homes guarantee:

- The full compensation that you are entitled to.
- Resident leaseholders will have preference to buy in any new development
- Full involvement in any future plans or proposals

6 Delivering the Council's Vision

6.7 The White City Opportunity Area is described in the London Plan 2011 and has some 18 hectares of potential development land lying east of Wood Lane in the hands of five landowners. The council and the Greater London Authority (GLA) are preparing an Opportunity Area Framework to provide guidance for the more detailed planning of the whole area, including any regeneration of the council estates and Shepherds Bush town centre.

6.8 The Fulham Regeneration Area, includes Fulham Town Centre and the Earls Court and West Kensington Opportunity Area. The latter is described in the London Plan 2011. There are 9.5 ha of land owned by Transport for London and Earls Court & Olympia which is likely to become available for development from 2012, with the expected closure of the Earls Court exhibition complex, together with the Earls Court car park in Seagrave Road (2.5ha). The council, GLA and Royal Borough of Kensington & Chelsea are preparing a Supplementary Planning Document to provide planning guidance for the whole area including the estates and other land.

6.9 In both the White City Opportunity Area and the Earls Court and West Kensington Opportunity Area a range of uses, as part of major mixed regeneration proposals, will be expected. These will include provision of community facilities, leisure, offices, cultural uses, shopping to meet local needs and open space as well as a significant number of jobs.

6.10 Both areas have relatively high levels of public transport accessibility which will be enhanced by planned improvements to the Underground and West London Line services. Indeed, the council thinks the West London Line is capable of running services to a much higher level and will help to unlock the regeneration potential of both areas. However, highway capacity could be a constraint on development potential. In large scale mixed use development areas the council considers there is considerable scope to encourage people to live and work in the same area to reduce trips on the public transport and highway networks.

6.11 Hammersmith Town Centre is an important centre for shopping, employment, arts and leisure activities, but has seen relatively little private investment over the last 10-15 years. It has high levels of public transport accessibility and there are planned improvements to the Underground. The town centre and riverside have a number of vacant sites and sites with development potential (totalling some 5.5 ha) which could accommodate a variety of uses, including residential. The development of these sites will directly contribute to meeting a number of the council's strategic objectives, such as helping sustain the town centre as a major centre within London's town centre hierarchy and improving linkages with the river. There are two housing estates within the area, namely Ashcroft Square and Queen Caroline Estate, that are in close proximity to development sites, and where there could be opportunities for residents as outlined above.

6.12 At South Fulham Riverside, there are a number of sites and considerable potential for new housing in particular, but transport accessibility is currently relatively poor and the Thames-side location needs to be treated very carefully. Regeneration scenarios are also subject to the future of wharf safeguarding which currently applies to three wharves in the area. The Mayor of London has announced his intention to review safeguarding throughout London by 2012, and the council will be promoting the consolidation of the safeguarding

of wharf capacity in this borough, so as to optimise regeneration potential in the South Fulham Riverside area, whilst continuing to promote the use of the River Thames for waterborne freight. The amount of land that is clearly available for development (including a vacant protected wharf) is 21.4 hectares and is suitable for largely residential development.

6.13 At Old Oak Common, in the Park Royal Opportunity Area, the opportunities for growth are longer term and will be unlocked by major improvements to the transport infrastructure. A Crossrail station at Old Oak, interchanging with the West London Line, would enhance regeneration potential in the borough as well as supporting major development in that area. In addition, a High Speed Rail Line (High Speed 2) from London to West Midlands, with a hub station at Old Oak would provide a substantial boost to the aspirations for regeneration in the north of the borough. It would act as a major catalyst to regenerate these large tracts of railway land, with Old Oak becoming one of the capital's busiest interchanges, with train links to Heathrow and Bristol to the west, Birmingham to the north, Clapham Junction and Gatwick to the south. The benefits would be widespread in the borough, Park Royal and West London. In view of the lengthy planning period for the HS2 line, it would be premature to set out detailed policies for the surrounding area. When the HS2 proposal is confirmed by government, the council will consult on the regeneration potential of the area with a view to bringing forward site policies and detailed guidance.

6.14 The description and policies for these areas are set out in the Strategic Policy section of this document. The minimum amount of land which is likely to come forward for development in areas excluding the Park Royal Opportunity Area is estimated to be 54.4 hectares. This would enable the council to meet [83%] of the London Plan minimum housing targets.

6.15 In the rest of the borough, development will continue to take place on vacant and underused sites, and the priority in these other areas will be to maintain the quality, scale and character of the local area, especially in conservation areas. Outside the regeneration areas, it will not be necessary for development to achieve high densities in order to help meet strategic housing targets. The main aim will be to preserve and enhance the townscape character of the local areas and respect the local townscape context. Throughout the borough, housing development and conversions will be expected to adhere strictly to quality standards, such as garden size, overlooking and internal and external space. Development will be expected to address any local impacts arising from a scheme directly or by contributing to improvement of the local transport network, infrastructure and local facilities.

6 Delivering the Council's Vision

B: Planning for the location of employment activities

Strategic Policy B

Location of Employment Activities

The council will support the local economy and inward investment in the borough by working with all relevant partners. The strategic locational policy is as follows:

- The Park Royal Opportunity Area in H & F is designated as an employment zone/Strategic Industrial Location where the priority will be to protect land for industrial, warehouse and small scale office use, research and development and waste and recycling activities. Development for intensive employment uses will need to be subject to provision of improved transport infrastructure. (see also policy for Park Royal Opportunity Area). In the longer term, confirmation of a High Speed 2 (HS2) and Crossrail station will require a review of policy.
- Hammersmith Town Centre is the preferred office location in the borough and the council will encourage major office based development (see also policy for Hammersmith Town Centre);
- Substantial, office based development is encouraged in the White City Opportunity Area as part of a mixed use approach with residential, and there should be a particular focus on creative and bio-tech industries (see also policy for the wider White City Opportunity Area);
- The Earls Court and West Kensington Opportunity Area is a location for new employment as a part of a mixed use approach with residential. This can include offices of a quantity that does not adversely affect objectives for Hammersmith Town Centre or White City, but should also include other employment such as in arts, culture and leisure industries based around the development of a cultural facility at Earls Court. Other employment uses should be developed as part of a mixed use approach and the scale of these uses should be controlled to prevent adverse impact on existing employment locations, in particular at Hammersmith and White City. (See also policy for the Earls Court and West Kensington Opportunity Area);
- Major new visitor accommodation will be directed to the three town centres and the Earls Court and West Kensington and White City Opportunity Areas. Provision should not be prejudicial to the achievement of wider employment, retail and housing objectives for these areas.
- Employment uses that recognise the existing strengths in the borough in creative industries, health services and bio-medical research at Hammersmith Hospital will be encouraged;
- In other areas of the borough, land providing significant existing employment should normally continue to do so. Unused or underused employment land may be permitted to change to alternative appropriate uses including residential or mixed use if there is no clear benefit to the economy in continued employment use.

Justification

6.16 The Park Royal Opportunity Area will continue to be protected for industrial, distribution and waste management activities, a role that is recognised in the London Plan which designates it as a Strategic Industrial Location (SIL). It is also this area where the waste management sites are located. In the event that a decision is taken by the Government to locate the Crossrail interchange for the High Speed 2 at Old Oak Common, the Council will undertake a more detailed study into the development potential of the Old Oak Common Sidings and Hythe Road area. This will involve further consultation on planning policies for the area.

6.17 Elsewhere in the borough, large offices should locate in areas that are very well served by public transport, such as Hammersmith Town Centre and the wider White City Opportunity Area, and where they can be supported by a range of other services. Hammersmith Town Centre is the existing prime office location because of its high levels of accessibility by public transport and road to central London and Heathrow airport. More office employment in Hammersmith will further strengthen the retail function of the centre. In the White City area, transport accessibility has improved considerably with improvements brought about by the Westfield Centre and the continued presence of the BBC provides a catalyst to build on the borough's existing strength in creative industries (see next section and the employment background paper). However, there should be a mixed use approach to this area with a considerable amount of new housing. The London Plan 2011 has identified an indicative employment capacity of 10,000 jobs. The development of the Earls Court and West Kensington Opportunity Area, which has good accessibility, will provide further offices to meet any local shortfall in provision.

6.18 The borough is fortunate in having the Imperial College Healthcare NHS Trust operating within its boundaries. This is the largest NHS trust in the country with the UK's first academic health science centre. The Trust is one of only five comprehensive biomedical research centres in England and has the largest European Clinical Imaging Centre at Hammersmith Hospital and the Medical Research Council's Clinical Sciences Centre is also based there. This provides enormous potential for medical research and for related activities to be located in the borough, particularly in the north where there are opportunities for clustering of medical related activities. Imperial College is proposing to develop in the White City Opportunity Area and in the longer term there could be opportunities in the Park Royal Opportunity Area.

6.19 In the Earls Court and West Kensington Opportunity Area there is a high level of accessibility and considerable scope for a new commercial area that could be developed with hotels and offices, as well as retail for day to day needs that cannot be met by existing local shopping facilities, as part of a major mixed use regeneration scheme. The London Plan has identified an indicative employment capacity of 7,000 jobs, but the council is working with the Mayor and the Royal Borough of Kensington & Chelsea to determine the optimum development capacity for the area by means of a Supplementary Planning Document.

6.20 The town centres and the selected opportunity areas provide the most appropriate locations for a growth in visitor accommodation. This is in line with London Plan policy. Development in the identified areas will contribute to London-wide provision. However, new visitor accommodation should not be detrimental to the achievement of wider objectives for the town centres and opportunity areas and should be well located in terms of public transport and amenities.

6 Delivering the Council's Vision

6.21 Outside of the identified areas, smaller office developments will be acceptable if they are supported by the necessary infrastructure and transport capacity. Wherever possible, the council wants to retain existing businesses and employment, and in the interests of the economic health of the borough, encourage commerce, the provision of local services, and the provision of local job opportunities. Sites and premises demonstrated to be “surplus” to requirements for employment use may be permitted to change to alternative uses appropriate to the site, including residential or mixed use. (See also Borough wide Strategic policy LE1).

C: The hierarchy of town and local centres

Strategic Policy C

Hierarchy of Town and Local Centres

Within the borough the hierarchy of centres consists of three town centres, supported by 4 key local centres, 16 neighbourhood parades and 6 satellite parades (see Appendix 5 and Map 6). The council will work with the GLA and other stakeholders, such as Business Improvement Districts, to direct economic development to these centres and to sustain the vitality and viability of the hierarchy. In particular:

- Hammersmith town centre is designated as a major centre in the London Plan and will be the borough's primary civic centre, a strategic office centre, and major shopping, arts, cultural and entertainment centre. Sites should be developed within the town centre to strengthen that role and especially to regenerate King Street between the Town Hall and the prime shopping area. (See also policy for Hammersmith Town Centre);
- Shepherds Bush town centre is designated as a metropolitan centre in the London Plan. The priority will be to strengthen the historic town centre by encouraging commercial and leisure based development and uses that will help regenerate town centre functions and link with the White City Opportunity Area; Major leisure activities and major retail that cannot be located within the town centre may be appropriate north of Westfield on the edge of the existing town centre boundary; and there is potential to consider a northwards extension of the town centre. Regeneration of Shepherds Bush Common and the market will be important parts of the strategy for this centre. (see also policy for the White City Opportunity Area);
- Fulham town centre is designated as a major centre. The priority will be to regenerate the northern part of the centre, which is run down and in need of significant new investment, by the provision of more and improved shopping. The focus for Fulham town centre will be shopping and local services, and leisure activities that do not have adverse impacts on surrounding residential areas. (see also policy for the Earls Court and West Kensington Opportunity Area (ECWK));
- The 4 key local centres will be the existing East Acton, Askew Road, North End Road (West Kensington) and Fulham Road centres; and
- 16 neighbourhood parades and 6 satellite parades are designated (see Appendix 5 and Map 6 and policies).

6 Delivering the Council's Vision

In all three town centres (but also in other centres in the hierarchy) the council will encourage diversity and distinctiveness in the shopping mix. The council will seek to ensure a good range of shop types with independent as well as national traders. The council will negotiate planning obligations where appropriate, feasible and viable to mitigate the loss of, and/or secure or support, affordable retail space to encourage small or independent traders.

In the major regeneration areas new shopping facilities of an appropriate scale will be required to provide for the day to day needs of people living and working in the area.

Applications for all new shopping will be expected to meet the policies set out in Planning Policy Statement 4 Planning for Sustainable Economic Development or successor national planning policy. However, whatever national policy is in place, the council will be concerned that all proposals are of an acceptable scale and appropriate impact for the existing hierarchy.

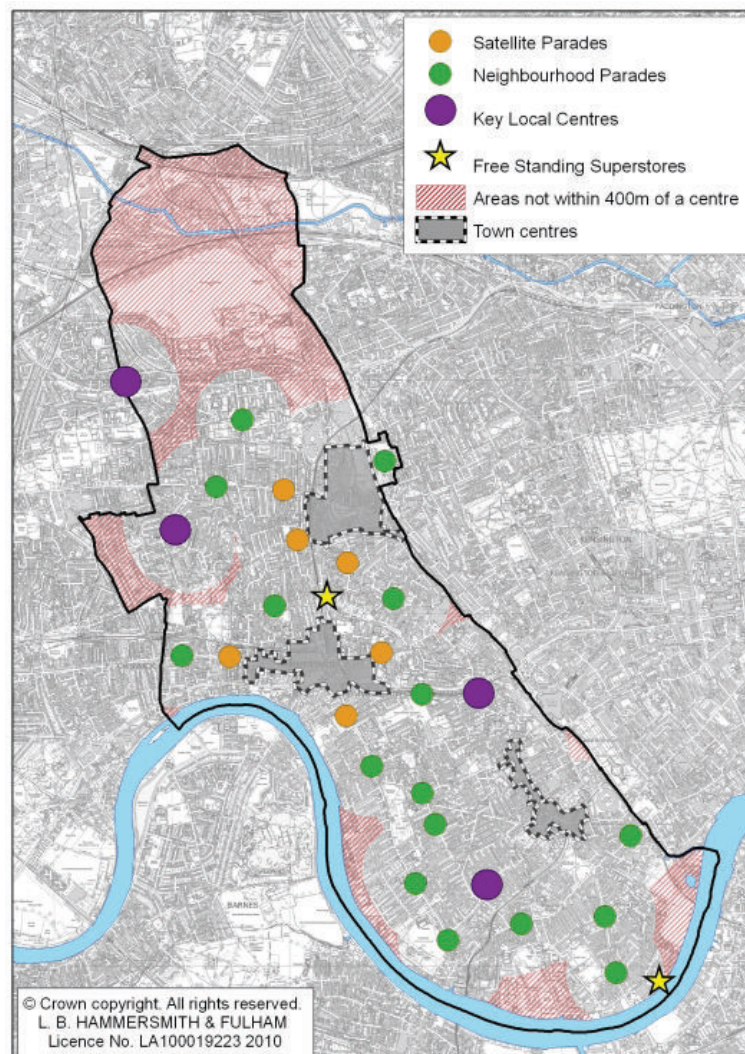
Justification

6.22 Within the borough there are three established town centres together with a number of local centres and smaller shopping parades. The town centres also exist within a London wide hierarchy of centres, designated in the London Plan. The council wants to encourage the regeneration of Hammersmith & Fulham's town centres to improve their viability and vitality as well as sustain a network of supporting key local centres. A key aim in relation to the town centre and local centre hierarchy is to ensure that there is sufficient capacity for new retail floorspace in line with identified need.

6.23 There is a significant amount of evidence for quantitative need for retail floor space in West London, including regional studies prepared by Experian on behalf of the GLA. These studies provide a range of quantitative outputs which the council will consider when responding to retail proposals.

The most recent study, the Joint West London Retail Needs Study 2010 (WLRNS), has identified future estimated retail need in the borough and specifically within our three town centres up to 2021 as set in the following table:

Map 6: Shopping Hierarchy



Estimated Retail Need

	Borough-wide (Sq m gross)	Hammersmith (Sq m gross)	Fulham (Sq m gross)	Shepherds Bush (Sq m gross)
Comparison	74,500	17,200	7,800	41,400
*Convenience	7,600	2,200	1,100	4,300
A3 - A5	11,100	2,800	2,600	4,000
*Convenience figures based on supermarket sales densities (Source: West London Retail Needs Study 2010)				

6.24 The council aims to meet future need primarily within the established shopping hierarchy so as to maximise opportunities to obtain goods, services, jobs and leisure activities in places that are convenient to where people live and work. A number of development sites have been identified for future retail growth in the town centres, but there is scope for some new provision to support growth in the identified regeneration areas, particularly the White City Opportunity Area and the Earls Court and West Kensington Opportunity Area. The WLRNS retail need estimates are based on London Plan population growth projections and the estimates will need to be considered in the light of the potential local growth in regeneration areas.

6.25 The establishment of a hierarchy of town centres and local centres in the borough, and the application of policies that direct growth to these centres, will assist in ensuring a good range of convenient and accessible local facilities for borough residents, which is an important part of what makes a decent neighbourhood. Although the planning system cannot directly control the type of trader or the type of shop, the council's network of centres will help lead to most borough residents living within walking distance (about quarter of a mile or 400m) of a town centre or lower order local centre. Supporting policies will seek a range of shopping and other facilities in these centres and where development takes place, there may be scope to secure affordable space and agreements with developers so that a proportion of space can be offered to independent small retailers.

6.26 The opening of the Westfield London shopping centre in 2008 has elevated Shepherds Bush to the status of a metropolitan town centre as recognised in the London Plan. A key council priority is to capture the regenerative benefits of Westfield in the original town centre rather than propose any further expansion of the shopping function north of Westfield at this stage. However, there may still be scope for town centre related activities, especially major leisure, as well as additional retail to be located in that area. The WCOA Planning Framework has explored how further expansion of town centre uses, including retail, to the north of the current town centre boundary could achieve many additional objectives including improved housing, open space, connectivity and transport. The potential area that could be considered for an extension of the town centre is from Westfield to no further than the Hammersmith & City Line viaduct. However, the evidence base required to provide justification for the extension of the boundary (need/impact/sequential assessments) must be developed before the town centre boundary could be adjusted to

6 Delivering the Council's Vision

allow for such expansion. A key proposal to strengthen the western part of the town centre is the regeneration of the Shepherds Bush Market. This will help strengthen the convenience offer in Shepherds Bush and assist in meeting local needs as well as enhance Shepherd's Bush's function as a metropolitan centre. In addition, refurbishment of the W12 Centre is seen as a key element of a vital and vibrant Shepherds Bush.

6.27 Hammersmith will continue to be a major town centre and the council will encourage development to improve the vitality and viability of the centre and to strengthen its role as a centre for shopping, offices, local government and for arts, culture, leisure and services. Key sites in meeting this objective, as well as providing new housing, are the Town Hall and adjacent land in Nigel Playfair Avenue and King Street, Kings Mall, the remaining part of the Hammersmith Island Site currently occupied by the temporary bus station, and the Hammersmith & City Line station car park.

6.28 Fulham Town Centre will be supported to re-establish its historic role in the locality and maintain its status as a major town centre in the London Plan. The Core Strategy policies will seek to provide further shopping and leisure uses at an appropriate scale to meet locally generated needs. One opportunity for improvement is in the northern part of the centre, along North End Road and Lillie Road.

6.29 In key local centres, the aim is to ensure a greater variety of uses than in neighbourhood parades. However, in both types of centre the council's policies will seek to retain a predominance of shopping over other uses. These centres can help contribute towards the identified estimated need for further low and mid ranking comparison and convenience retail floorspace to meet the needs of the local population. The council will work with its partners to try to coordinate service provision based on these centres. The council will consider the designation of further local centres or parades within the WCOA and ECWK Opportunity Area if this is required to meet the needs of the new development and is supported by capacity studies (see also policy for the ECWK Opportunity Area).

6.30 Those centres that adjoin or are in close proximity to town centres will be known as satellite parades. These parades will continue to provide local services, but will also provide opportunities for a variety of uses that will support the nearby town centres.

6.31 In shopping parades, other than those identified in the hierarchy, particularly where shops and premises have been vacant for a long time, there will be more limited protection of shopping facilities, and possible alternative uses could include small offices, health facilities and A class uses other than those falling within class A1. These alternative uses would need to be compatible with adjoining uses and therefore in some more residential locations, uses such as restaurants, pubs and bars may not be appropriate.

6.32 In all the centres and shopping areas there will be planning controls to maintain appropriate levels of retailing, local services and other uses (see the Development Management Policies DPD). There is evidence that convenient access to takeaways can have an adverse impact on child health, particularly child obesity rates. Therefore the council considers it is particularly important that additional hot food takeaways are not located in the vicinity of schools and other centres focusing on children's activities. Residential use will be appropriate on floors above shops and other premises.

6.33 In addition to these centres, there is one superstore in Sands End, another on Shepherds Bush Road and a small number of shed based retailers, mainly at Wandsworth Bridge. There continues to be pressure for supermarkets of different sizes to be established both in centres included in the hierarchy of centres and outside these centres. Small supermarkets may expand the choice in local shopping centres, but large stores can have adverse impacts on town or local centres and increase local traffic.

6 Delivering the Council's Vision

7 Regeneration Area Strategies

7.1 For each of the regeneration areas the council has set out the overall strategy and vision for the area and the proposals for sites of strategic importance and for council housing estates. Three of the regeneration areas are also Opportunity Areas in the London Plan and are of strategic importance. This is a comprehensive approach to regeneration aimed at tackling the physical nature of places, making them better places to live and work; and addressing high levels of multiple deprivation and by achieving decent neighbourhoods. It is complementing physical change with social and economic regeneration, and improving life chances through improved education, health, safety and access to employment and better homes. The regeneration areas represent an opportunity for significant new sustainable place making and will provide the focus for new development in the borough. Development in each of the regeneration areas will need to respect and enhance the existing townscape context and heritage assets both within and around the area. The development of planning frameworks/assessments and proposed townscape structure will be informed by the existing context. The regeneration proposals should make use of the qualities of the heritage assets within each area and fully exploit the contribution that they may make to the development of a new sense of place.

White City Opportunity Area

Vision

7.2 The vision is for a vibrant and creative place with a stimulating, high quality, accessible and inclusive environment where people will want to live, work, shop and spend their leisure time. Anchored by the BBC, Imperial College and one of London's best retail offers in a reinvigorated metropolitan town centre, the area will provide a unique and distinctive quarter. Many other world-leading, global creative, media and entertainment businesses will be attracted to the area which will be a nationally known creative hub in London. Creative and media businesses will combine with schools, colleges and universities elsewhere to provide cutting edge educational links that will inspire young people. A substantial number of new jobs will be filled by local people. The area will contribute to meeting local employment and community needs, contribute to the aspirations for the wider West London sub-region and help sustain London's growth.

7.3 There will be a substantial number of new homes providing a local ladder of affordable housing opportunity, supported by leisure, green space, schools and community and other facilities. Large, physically inward looking housing estates will have been regenerated and their existing residents will have had the opportunity to move into better homes and improve their employment prospects in the area. The existing community will remain in the area and thrive.

7.4 The economic and cultural health of the historic Shepherds Bush Town Centre will be revived and it will be a thriving destination in its own right. The market and common will be reinvigorated as major attractions.

7.5 The Opportunity Area will be fully integrated within the wider local area. The area will be a model of high quality urban design, sustainable architecture and construction situated within a first class permeable, accessible and inclusive public realm. Outstanding environmental performance will be achieved by the use of low and zero carbon technologies, including combined heat and power, the establishment of a decentralised energy network and the installation of renewable energy systems.

7 Regeneration Area Strategies

Strategic Policy WCOA

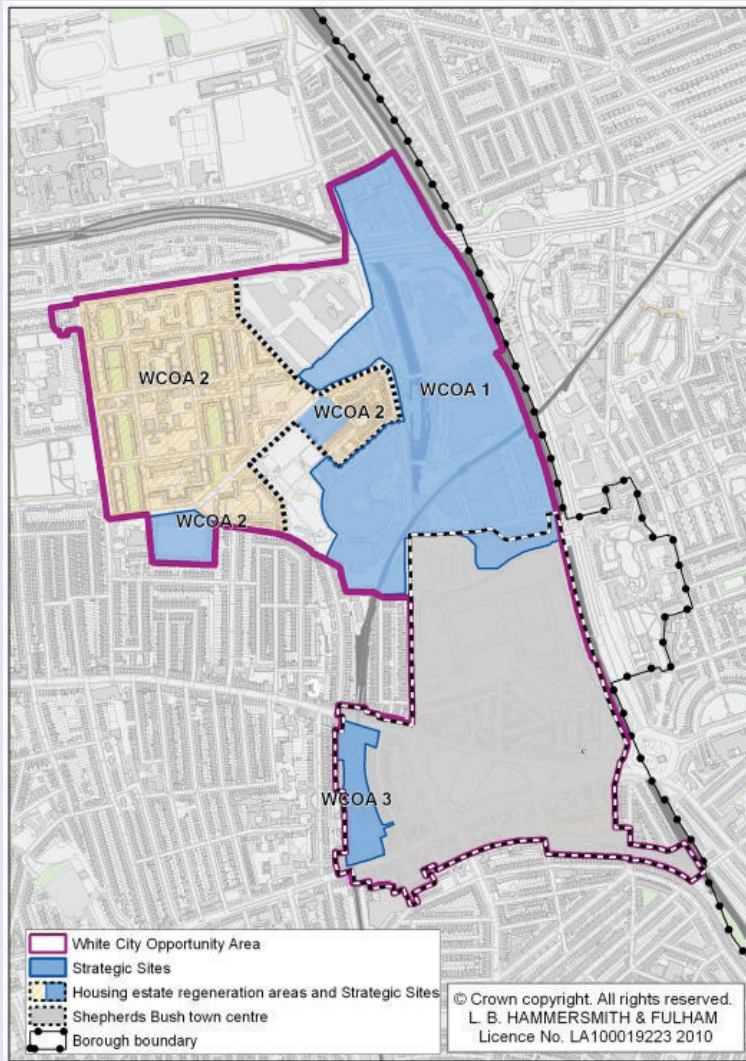
White City Opportunity Area

Indicative additional homes	Indicative new jobs
5,000 (of which about 4,500 in White City East)	10,000

The council will work with the GLA, other strategic partners, the local community and landowners to secure the comprehensive regeneration of the White City Opportunity Area (WCOA); and, to create a vibrant and creative place with a stimulating and high quality environment where people will want to live, work, shop and spend their leisure time. The existing estates community must be able to benefit from regeneration of the area through access to jobs, better local facilities, better and more suitable housing, and improved environmental conditions.

The regeneration of the WCOA will be focused on the development of White City East, partial development of the BBC TV Centre and encouraging the regeneration of the White City and adjacent estates. It will also involve improvements to, and developments within, the historic Shepherds Bush town centre, including a regenerated Market area that provides an enhanced focus and destination in the western part of the town centre. Major leisure activities and major retail that cannot be located within the town centre may be appropriate north of Westfield on the edge of the existing town centre boundary; and there is potential to consider a northwards extension of the town centre.

The new homes built in the area will be expected to provide a local ladder of affordable housing opportunity. Regeneration schemes will need to provide an appropriate level of supporting leisure, green space, schools, community and other facilities, possibly funded through a tariff-based scheme.



In the area consisting of White City West and East (see more detailed policies) 40% of the new housing should be affordable housing in accordance with Strategic Policy H2. There should be no loss in the overall quantity of social rented housing but there should be a better overall mix of unit sizes that, in particular, helps to alleviate overcrowding in existing accommodation. Development of land in White City East should provide a sufficient mix and quantity of social rented housing (approximately 25%) to enable a proportion of existing estate residents to rehouse in better accommodation. As a result, there should be a more mixed and sustainable community across the area within which the existing community can thrive.

The development of privately owned land in White City West and East will not be acceptable unless it contributes directly to regeneration of the whole of the north of the opportunity area (that also includes the Council and Registered Provider housing estates); and, in particular, to achieving a mixed and balanced community across the whole of that area. This should happen through measures that include:

- provision or refurbishment of affordable and other housing in ways that:
 - enable estate residents to obtain better accommodation or move into home ownership; and
 - enables estate regeneration through provision of rehousing opportunities; and
 - directly contribute to refurbishment or replacement of residential accommodation on the estates; and
 - achieve a mixed and balanced housing tenure and dwelling size mix across the whole area.
- provision of, or contributions, to programmes that enable local people to access new job opportunities through training, local apprenticeships or targeted recruitment;
- environmental improvement and measures to enhance environmental sustainability, such as decentralised energy and heat networks;
- provision of land, buildings and funding for new or improved publicly available social infrastructure that benefits the area as a whole;
- provision of, or contributions to, transport infrastructure or improvements that are necessary to secure the regeneration of the whole area.

All development must have regard to its setting and context within the OA and in the surrounding area in Hammersmith and Fulham and Royal Borough of Kensington and Chelsea. It should reflect, extend, improve, and integrate with the urban grain and pattern of development in that surrounding area (in accordance with Policy BE1). The council will expect most of the new development to be low to medium rise, however a limited number of tall buildings of exceptionally good design may be acceptable, in particular, close to the A40 and A3220 and in any other areas identified in the White City OA planning framework tall buildings strategy.

7 Regeneration Area Strategies

The overall quantity of development and its expected trip generation must be related to the capacity of the public transport and highway networks, taking account of firm improvements that could be made, to prevent unacceptable levels of congestion and improve the flow of essential traffic on Wood Lane, in particular. Where individual sites come forward, the transport and traffic impact must be considered in relation to the expected transport and physical infrastructure capacity and impact of development opportunities in the whole WCOA, so that sites do not take up a disproportionate part of the available capacity. Development must be permeable and well connected both within and outside the area, especially for pedestrians and to overcome the barrier effect of the West London Line/A3220 and A40.

All development must incorporate high levels of environmental performance by the use of low and zero carbon technologies, including combined heat and power, the establishment of a decentralised energy network and the installation of renewable energy systems.

All developments must have regard to, and will be considered against, the White City Opportunity Area Planning Framework.

Justification

7.6 The Opportunity Area, which is also included in the London Plan, will enable an area wide approach to social, economic and physical regeneration, including the regeneration of the White City estates. The council and GLA are preparing an Opportunity Area Planning Framework, and with Transport for London a transport study, which will provide more detailed guidance on development capacity and planning principles.

Housing, mixed and sustainable communities and decent neighbourhoods

7.7 The development of White City East will include a substantial amount of new housing, and affordable housing, in particular. This will provide significant opportunities for estate residents to access better accommodation and for parts of the estates themselves to then be renewed:

- New social rented housing of the right sizes and types would provide more opportunities for transfers to alleviate overcrowding or to obtain housing more suited to a tenant's needs.
- Intermediate housing (e.g. shared ownership) at the right price levels would enable existing tenants who can afford to move into home ownership to do so while remaining in the same area. The opportunity to move into intermediate housing would be realised for many by the availability of many local jobs to help alleviate unemployment and low income levels.
- There would be opportunities for people who consider themselves to be living in less than ideal circumstances to seek to move to a home in the new development. For instance, it is generally acknowledged that living alongside a major dual-carriageway road is not ideal because of air and noise pollution, and people living alongside the A40 may feel they would prefer to move. If this were the case, then it may be possible for blocks such as these, to be replaced.
- Similar benefits would exist for leaseholders living on the estates who could have opportunities to move if they consider that new homes are more suitable homes.

Regeneration Area Strategies 7

- The layout of estates could be improved with better linkages to the surrounding area and to the land east of Wood Lane and the facilities it will provide in the future.
- The new housing provided in White City East should be better quality and more energy efficient. Existing residents would need to be engaged in discussions about the provision of new housing to ensure it was agreed to be a better option, especially for families.

7.8 The priority for social rented housing is to enable better accommodation for existing residents and enable estate regeneration, and the overall quantity of social rented housing in the WCOA will not reduce. However, as new housing is provided and the stock is regenerated there will be a better mix of housing sizes to alleviate any current overcrowding, especially affecting families, by providing more appropriate dwellings. There will be a substantial increase in intermediate housing in different forms. Existing estate residents should have the opportunity to be able to continue to live within the Opportunity Area or its vicinity.

7.9 All new housing should be provided to a high standard with a good mix of sizes and types, and available amenities. Low and medium rise housing providing a satisfactory proportion of family housing should predominate but higher rise blocks intended largely for non-family flats would also be appropriate in suitable locations.

7.10 Part of White City East is appropriate for student homes and Imperial College which owns the former BBC Woodlands site, has been granted planning permission for such accommodation. Development of student homes will have an effect on the capacity of the area for other uses, in particular for general housing; and that needs to be taken into account in considering the extent to which the indicative general housing figure of 5,000 in the Opportunity Area and 4,500 in White City East can be achieved.

7.11 Local facilities (e.g. shopping, leisure, entertainment, recreation, schools and health) should be provided in a phased way that meets the needs of the increasing population.

Employment and creative industries

7.12 There is already a focus on creative industries in the borough and particularly in this area. There is scope to develop a new creative quarter, with a potential for not only replacing the jobs lost by the relocation of the activities in the BBC TV Centre by 2012 but also for creating additional employment. The council aims to create the conditions for creative industries to establish and expand in the area, by planning for the type of space and local environment that enable these industries to flourish. There is also scope to encourage bio-medical research and development (R&D) related to the Imperial College research facilities at Hammersmith Hospital. Imperial College has recently received consent (subject to S106 Agreement) for Phase 1 of its redevelopment proposals for the Woodlands Site and intends to develop the whole site for a mix of uses including student accommodation, medical research and office space (related to Imperial College), technology transfer space, commercial office space, hotel and conference facility, residential, and other ancillary services.

7.13 The main area for new employment will be as part of mixed use development east of Wood Lane but other opportunities will be taken, such as the future use of the BBC TV Centre. Any office developments in Shepherds Bush Town Centre will be expected to support the regeneration of the town centre and should be small or medium scale and normally part of mixed use schemes.

7 Regeneration Area Strategies

7.14 Proposals that involve substantial employment should come with programmes to offer training and job opportunities to local people, and make links with local schools. In this way the local area can benefit more directly. The council will aim for a high number of jobs to be taken by local people.

Town Centre

7.15 Westfield and the greatly improved transport links have brought many more people to Shepherds Bush. This, and the regeneration of the Common planned for 2011/13, will help improve the old town centre and make it more of a destination. However, the western part of the centre including the market as well as the W12 Centre to the south of the Common will need action to sustain their roles as key anchors for the town centre

7.16 The council will maintain and encourage Shepherds Bush's role as a centre for leisure, culture and entertainment (complementing the creative industry focus), in ways that do not lead to unacceptable impacts for residents and other town centre users. In particular, the council will do what it can to support the future of the Bush Theatre and encourage the use of the former library and the listed former Odeon Cinema building for arts, cultural or entertainment use as part of the creative industries hub.

7.17 In recognition of the opening of Westfield London, and the change in the role of Shepherds Bush as a town centre, the London Plan identifies it as a Metropolitan Centre. Bearing in mind the proposed metropolitan centre designation, the West London Retail Needs Study has projected a significant need for further retail floorspace in the centre within the plan period. The council will aim to meet the identified retail need primarily within the town centre, which includes strengthening the convenience and comparison offer in the market and the W12 Centre. The council does not currently propose any extension of the town centre boundary north of Westfield. However, there may be physical scope for some additional retail to be located there as part of a mix with substantial leisure facilities and residential as part of a development that would link the existing Westfield centre with land to the north. The potential area that could be considered for an extension of the town centre is from Westfield to no further than the Hammersmith & City Line viaduct. Such additional retail would need a full assessment in terms of need, capacity and sequential impact. Should acceptable proposals come forward the council will consider proposing an extension of the town centre boundary as part of a future review of the Core Strategy.

Transport

7.18 The capacity of the transport system has been increased with the opening of two new stations, interchange facilities at Shepherds Bush and at Wood Lane, and other transport improvements. However, the council's vision for the area will be dependent on further improvements in public transport, cycling and walking to ensure that a very high proportion of trips are made in that way, including the construction of Crossrail to relieve pressure on the Central Line. Further improvements to the West London Line services are likely to be important and a Crossrail station and/or High Speed 2 rail link station in the Old Oak area would bring great benefits in the long term. The council must also ensure that the highway network can handle the traffic, especially on north to south road links, and local capacity improvements will be needed. There is scope to reduce trip generation if the area is developed in a way that encourages people to live and work in the area and if there is a coordinated approach to freight and deliveries. The WCOA Planning Framework work includes a detailed transport study, being carried out with Transport for London.

Urban design, connectivity and tall buildings

7.19 There is an opportunity to create a high quality townscape, opening up the area east of Wood Lane and achieving a high degree of permeability and connectivity across the area and to the surrounding area (including with the Royal Borough of Kensington & Chelsea). The whole area should be planned to enable easy movement within the area and to the surroundings, especially from homes to transport stops and stations, employment, shops, schools, open space, leisure and other facilities. It should also be planned in a way that has regard to, and integrates development within, the urban grain, character and pattern of development in the wider surrounding area within the boroughs of Hammersmith & Fulham and Kensington & Chelsea.

7.20 Parts of the area such as alongside the A40 and A3220 are less sensitive to the impact of building height, so tall buildings could be considered as part of the approach to urban design provided they are of exceptional design quality. The WCOAPF will set out a tall buildings strategy. Any buildings that are visible from RBKC should have regard to that borough's Core Strategy policy CL2 (subject to adoption).

Delivery

7.21 The council is working with the GLA and Transport for London on a WCOAPF. This will set out more detailed planning guidance.

7.22 Arising from the WCOAPF, delivery mechanisms will need to be established to provide the necessary level of coordination of future action between public bodies and private land owners and developers. The council is considering establishing a local housing company to coordinate estate regeneration.

7.23 In order to deliver the objectives for the area, it is essential that there is a comprehensive approach and that individual private sector site developments contribute to wider regeneration in the Opportunity Area.

7.24 In the north of the Opportunity Area, in particular, there are substantial private sector development sites side by side with areas of major estate based deprivation. Realisation of the development potential of those sites must be seen in the context of the proper planning of that wider area, especially in terms of how development helps to bring about or facilitate estate regeneration, provides tangible benefits for the existing community and achieves a mixed and balanced community across the whole area. In this way, development will contribute to the Core Strategy's aims of reducing social and economic polarisation and encouraging social mobility. It will help reduce the concentrations of deprivation associated with the large mono tenure housing estates and help to significantly improve the fabric of these outdated estates. Developments in the north of the area that do not contribute to achieving these regeneration objectives, and, in particular, a mixed and balanced community, will not be acceptable.

7.25 Development must also contribute to the provision of the social, physical, energy supply and transport infrastructure that is necessary to support the overall potential of the area: including public open space, new schools and community, leisure facilities, a district energy scheme; and, additionally to the east of Wood Lane, tunnels or elevated crossings across the West London Line/A3220, routes under the Westway, additional entrance to White City Underground.

7 Regeneration Area Strategies

7.26 Individual development must not have an adverse impact on the transport network and must not consume a disproportionate amount of transport capacity on the network relative to the rest of the Opportunity Area and other potential developments. This is particularly important in the core development area east of Wood Lane. The landowners in this area are expected to collaborate, to a large extent, and it would be preferable for them to enter into some form of agreement to bring forward development on the basis of the WCOAPF.

7.27 The indicative figures for homes and jobs are based on broad assessments of possible capacity for the core development areas and informed by work on the WCOAPF. Achieving or exceeding the figures for homes and jobs on individual development sites will require, inter alia, a detailed consideration of urban design, desirable land use mix, provision of supporting facilities and social infrastructure, transport capacity and environmental impact. It will depend fundamentally on the creation of well designed places that meet the objectives for the area. Regeneration of the estates could take various forms which could provide additional homes.

7.28 This policy will be reviewed as and when Regulation 123 of the Community Infrastructure Levy Regulations 2010 comes into effect in respect of the council's area.

Strategic Sites And Potential Housing Regeneration Areas

7.29 There are a number of areas within the White City Opportunity Area, which are key to achieving the overall vision:

- White City East
- White City West
- Shepherds Bush Market

Strategic Site - WCOA 1

White City East

Owners: BBC, Helical Bar/Aviva, Marks and Spencer, Westfield, Imperial College

There must be a comprehensive approach to the development of the area which provides high quality places for living and working that are well integrated with, and respect the setting of, the surrounding area. Planning applications should illustrate how proposals sit within the context of a detailed masterplan for each major landholding (or group of closely related landholdings), and in line with the White City Opportunity Area Planning Framework, its indicative masterplan and its transport study to provide the basis for detailed planning applications. All development must contribute to achieving the strategic policy for the opportunity area, especially in terms of directly contributing to the regeneration of the north of the opportunity area.

The area should be redeveloped for a mix of housing, employment and community uses, establishing a creative industries hub, primary school, major leisure facilities, and a local centre with supporting uses (e.g. local shopping, restaurants and community facilities). Within the overall mix of uses there could be scope to accommodate major educational, cultural and health facilities. Development must be well related to a pattern of public and private open spaces set within a high quality public realm.

40% of housing should be affordable. Approximately 25% of housing should be social rented in sizes and types that enable local estate regeneration. Provision of some student accommodation is appropriate as part of a satisfactory overall mix of housing.

All separate sites must individually contribute proportionally to achievement of the objectives and policies for the area; and, to the overall provision of social and physical infrastructure, affordable housing, and any necessary improvements to the transport infrastructure that are together necessary to enable the area to be developed to its potential. Developments should take advantage of the opportunity for a decentralised energy network across a wide area. There must be a permeable pattern of streets, pedestrian and cycle routes that knits the area together and connects it with the surrounding area.

The overall quantity of development on land east of Wood Lane (and the BBC sites) must not rely disproportionately on the public transport and highway capacity that is available in the WCOA as a whole, as this could prevent other development proposals from achieving an acceptable potential. Development of land alongside the West London Line/A3220 must provide connections to the Royal Borough of Kensington and Chelsea, especially for pedestrians. Similarly, development on either side of the A40 must be well connected.

The parts of the BBC TV Centre which have historic and/or architectural interest must be retained and the Centre's setting respected. Proposals for the complex should ensure it is integrated within the area in terms of urban design and connectivity to west and east.

7 Regeneration Area Strategies

Justification

7.30 This area includes all the land to the north of Westfield on the east side of Wood Lane, the BBC TV Centre and undeveloped land at the BBC Media Village. It is the most substantial opportunity for early regeneration in the borough and key to the council's spatial vision. A considerable amount of work was undertaken by the major landowners on the preparation of a master plan for the area. This has been tested in preparing the new WCOAPF which will set out planning guidance (including on an indicative masterplan) in more detail than the LDF or London Plan, and will provide a basis for coordination of development. However, there will still be a need for some degree of masterplanning of individual land holdings and, in particular, of the group of major landholdings between the Hammersmith & City Line viaduct and the A40. This is to secure the full benefits of regeneration, ensure that separate planning applications are well related and connected, and to provide the necessary social and physical infrastructure. There must, in particular, be a means for ensuring that separate development proposals contribute to the provision of social and physical infrastructure necessary to support development of the whole area. Development must also be set in the context of the overall transport capacity in WCOA and any improvements that can be made. Just as individual sites in the east side must not take a disproportionate amount of transport capacity, the east side, as a whole, must not take a disproportionate amount of the capacity available for the WCOA as a whole.

7.31 This is a large area which is largely bounded and crossed by roads and railway lines but it must not be planned out of context with the surrounding area both within and outside the opportunity area. Development is an opportunity to connect with and knit together the surroundings while providing a permeable internal layout. This means not only making physical linkages but considering and extending the broader setting and pattern of land uses and the character and nature of the urban grain and neighbourhoods in this part of inner West London. That will provide an appropriate basis for considering the location of larger buildings.

7.32 The opportunity should be taken to provide for major leisure activities close to the town centre. A new primary school will be needed together with sufficient public open space for residents and workers and smaller scale leisure, recreational, shopping and health facilities to support the future residential and working population in the area.

7.33 The provision of housing must assist the regeneration of the estates and the establishment of a mixed and balanced community across the opportunity area, in terms of tenure mix and housing type. This would require approximately 25% of new homes to be social rented housing. The new housing must provide homes of different types, tenure and sizes. It should be designed to provide an attractive residential environment within a mixed use context. Subject to that, there may be potential to achieve high densities of housing development in certain parts of the area, subject to the overall transport capacity and the acceptability of taller buildings. There is an increasing demand for student housing and there is more scope in opportunity areas to provide for this and deal with its impacts in an acceptable way. This is particularly appropriate in this area in view of the good public transport accessibility.

7.34 Any development will be expected to contribute to the Strategic Policy for the Opportunity Area and to help bring about regeneration across the whole of the northern part of the area, in particular. This is essential in order to reduce social and economic polarisation and to encourage social mobility.

7.35 Any development should provide an accessible and a high quality environment and townscape and be supported by improved access to the transport networks and good pedestrian linkages to the surrounding area, including RB Kensington & Chelsea. The area immediately north of Westfield needs extremely careful handling in urban design and land-use terms to overcome the barrier effect of the Westfield access arrangements and provide a good linkage into the northern area through the railway arches. The way in which open space is provided for residents and workers will be a critical aspect of the layout of the area. It could be in the form of public and private areas but public areas must be provided with a view to achieving a high quality, useable, safe and easily maintainable public realm. The provision of a public open space must be set within an overall open space strategy that optimises the benefits of open space.

7.36 In view of the size of the site, development must fully incorporate the principles of sustainable design and construction, including combined heat and power, a decentralised energy network and the installation of renewable energy systems and the sustainable management of waste generated by the development.

7.37 The BBC has announced that following its decision to move certain services to Salford and central London it expects to sell the TV Centre after 2012. The BBC TV Centre is statutorily listed as Grade II and is the focus of the Wood Lane Conservation Area. Parts of the building have been identified by English Heritage as being of special architectural and historic interest at a national level, but there could still be scope for redevelopment of other parts of the Centre. The TV Centre is strategically significant to the future of the White City Opportunity Area because of its location, the potential for linking the western part of the White City area with Wood Lane and the potential for creation of a public open space focus on Wood Lane; and because it is a significant refurbishment/development opportunity which should take advantage of the creative industries legacy of the BBC. The preferred uses should be relevant to the nature of the historic use. Any development and re-use of the BBC TV Centre should retain those buildings of historic and architectural importance on the site, especially the iconic appearance from Wood Lane. If redevelopment of the more recent parts of the TV Centre on Wood Lane takes place, this should be considered in conjunction with the Wood Lane housing estate and the TA Centre which are adjacent (see next section).

7 Regeneration Area Strategies

Strategic Site and Housing Estate Regeneration Area - WCOA 2

White City Estates (White City, Batman Close, Wood Lane), QPR football ground, TA Centre strategic site and estate regeneration area

Owner: LBHF, RSLs and private, QPR football club and the Ministry of Defence TA Depot.

The council will work with estate residents to examine the opportunities and benefits of a phased regeneration of the estates over 20 years as part of an overall strategy that will:

- **result in social and economic regeneration and maximise opportunities for residents to obtain local jobs;**
- **achieve better accommodation and conditions and more housing choice for existing residents within the opportunity area; and**
- **enable the existing diverse community to thrive within a more mixed and sustainable community.**

Any new housing should provide a mix of tenures as part of the overall strategy for the opportunity area. Low and medium rise housing should predominate.

Any development must help provide a permeable street pattern and be well integrated with the surrounding area. In parts of the area, commercial development may be appropriate to help increase local employment opportunities, especially if land is less suitable for residential purposes.

If proposals come forward to develop and/or replace the QPR football ground in the area, the acceptability of any scheme will be considered in particular, in terms of:

- **the impact on the locality; and**
- **whether it would provide an opportunity to enable the regeneration of the estates in a way that provides clear benefits to existing residents.**

As part of the detailed planning for this area the future of the TA centre should be taken into account and any development must contribute to the objectives for the area.

Future school, health, community, leisure, public and private open space and shopping provision must be included in any proposals.

Justification

7.38 The White City Estate, the largest estate in the borough, was built in the 1930s and is primarily low and medium in scale and density. The blocks are laid out around courtyard areas and the estate is physically inward looking and has poor connections with the surrounding area. The northern blocks are adjacent to the major arterial road – the A40 Westway – and suffer from high levels of air and noise pollution as a result. The estate has a number of sites providing a range of services to local residents, some of which could come forward for redevelopment over the next few years. The future use of these sites would best be determined as part of an overall strategy for the area.

Regeneration Area Strategies 7

7.39 Batman Close is formed by a number of blocks laid out around a large underused area of land within the centre of the estate. The environment of the communal space contrasts poorly with the higher quality environment found within the adjacent Hammersmith Park open space. Whilst the Wood Lane estate is of a later construction to the other estates in the area, it is dominated by the BBC buildings which butt up to the estate boundary and overshadow the lower rise housing. The estate has had some piecemeal rebuilding undertaken within the last decade.

7.40 At present, there are high levels of multiple deprivation on the estates associated with very high proportions (66%) of social rented housing. Physical change can have a significant impact in terms of better homes and local facilities and designing out crime. However, action will be needed to address underlying causes of deprivation, especially through education and training and programmes aimed at ensuring a high proportion of estate residents have access to the many local jobs that will be created in the White City Opportunity Area, especially in creative industries.

7.41 Development of White City East will take place over a long period of 15-20 years. However, depending on whether a significant number of estate residents chose to move into new housing in that area, there would be scope to consider a gradual renewal of the estates, through refurbishment or redevelopment or a combination of both. This could widen the benefits of new housing and better environmental conditions to all estate residents. It could transform the White City Estate, with a better range of housing types and sizes, into a mixed residential area, well connected with its surroundings. This would help reduce social and economic polarisation and encourage social mobility, while ensuring that the existing estate's community continues to live in the White City area but within an even more diverse, mixed and sustainable wider community.

7.42 Phased regeneration within the estates could provide particular opportunities which the council will continue to discuss with estate residents:

- The housing stock could be refurbished or partially replaced with modern, much higher quality accommodation having a better mix of housing types and sizes and requiring less maintenance. New housing would have lifts in all medium and high rise blocks.
- There could be a better, more permeable housing layout with more attractive, more useful and easier to maintain amenity spaces. Instead of typical estate slab blocks there could be more street based properties.
- There would be the opportunity to design out crime, anti-social behaviour and improve security in housing and open spaces.
- People who consider they live in less than ideal circumstances (e.g. because of overcrowding or because of environmental conditions) would have more opportunity and choice to transfer to more suitable accommodation in the opportunity area.
- Dwellings and open spaces could be designed to fully take account of the needs of disabled people and the provision of lifetime homes.
- New or refurbished housing would have greater energy efficiency.
- For existing tenants, and for their children when they need their own home, whether rented or owned, there would be a much better choice of housing types and tenure in the locality with more opportunities for people to realise their aspirations to move into affordable home ownership.

7 Regeneration Area Strategies

7.43 The QPR ground at Loftus Road is a cramped site and its future and the club's ambitions should be considered in the planning of this area over the next 20 years. If the Club wishes to remain in the area with a larger stadium, this could only be considered as part of an approach to estate regeneration that achieves substantial benefits as set out above. That could include, for instance, provision of better replacement housing, especially for estate residents who live in poorer quality blocks, such as by redevelopment of the existing football ground or other sites for a mix of new housing. However, if the Club wishes to put forward proposals, these would need full discussion with local residents to establish if there are sufficient benefits for the area and local people.

7.44 The Territorial Army Centre is a low intensity use of land which could be better used given its location. The opportunities for a development that would facilitate estate regeneration should be considered if the TA facility can be relocated.

Strategic Site - WCOA 3

Shepherds Bush Market and adjacent land

Owner: Transport for London, Shepherds Bush Market Enterprises, Council, Peabody Trust, Broadway and private.

Regeneration of the market and other adjacent land to create a vibrant mixed use town centre development of small shops, market stalls, leisure uses, residential and possibly offices; in accordance with the Shepherds Bush Market Supplementary Planning Document. Development should encourage small independent retailers and accommodate existing market traders.

The core site will be the TfL market, former Pennard Road laundry site, Peabody Trust housing land and Broadway centre. Shop properties on Goldhawk Road should be included provided there are opportunities for relocation of the shopkeepers to new premises within the scheme. The scope for including land to the west of the market off Lime Grove, together with the privately owned market must also be considered.

The former Shepherds Bush library should be used for cultural purposes.

Any development should take place in accordance with the guidance set out in the Shepherds Bush Market Supplementary Planning Document.

Justification

7.45 The market is an important and distinctive part of the town centre's offer. It attracts trade from a wide area. Nearly a quarter of shoppers in Shepherds Bush visit the centre to buy specialist ethnic food products and 8% to specifically visit the market. The council considers that if the market is to continue as an important feature it requires improvement. This will not only ensure the long term viability of the market, but also contribute to the regeneration of Shepherds Bush town centre.

7.46 However, the market operates on a cramped site and there are opportunities to consider combining it with other land to produce a scheme with wider regeneration benefits. The adjacent Pennard Road former laundry land is key to this, and a joint development is a better solution than just housing, for what is a backland site with limited access. The Peabody Trust and Broadway Centre land should be brought into a scheme, subject to agreement on relocation.

7.47 The land is fronted by shop premises on Goldhawk Road which provide accommodation for small retail businesses some of which complement the market. Inclusion of these properties in a development scheme would be beneficial because a development would be opened up to Goldhawk Road but any developer will be expected to negotiate to relocate traders within a scheme.

7.48 A mixed use scheme providing modern small shops and leisure use, together with a revamped market, will not only be a destination in its own right, it will also help regenerate and bring more trade to the surrounding commercial frontages. A cultural leisure activity would provide a good focus for a scheme.

7.49 Careful design will be needed to relate development well to the surroundings, especially residential properties in Pennard Road.

7.50 The former Shepherds Bush library is a building of merit and has potential for cultural uses which would benefit the town centre and complement the market regeneration.

7 Regeneration Area Strategies

Hammersmith Town Centre and Riverside

Vision

7.51 Hammersmith will be a vibrant, accessible and thriving town centre with an important strategic role in the borough and West London, as well as serving a substantial local resident and working population. It will maintain and build on its importance as a major retail, arts, entertainment and employment centre and be the focus for high quality local government services, with a wide range of modern leisure activities and community services. It will continue to have major locational advantages for office development and secure more modern accommodation.

7.52 The riverside is included within the Regeneration Area as it is complementary to the town centre. Riverside development will provide high environmental quality for living and leisure to complement and enhance the existing riverside frontage. There will be improved links between the town centre and riverside.

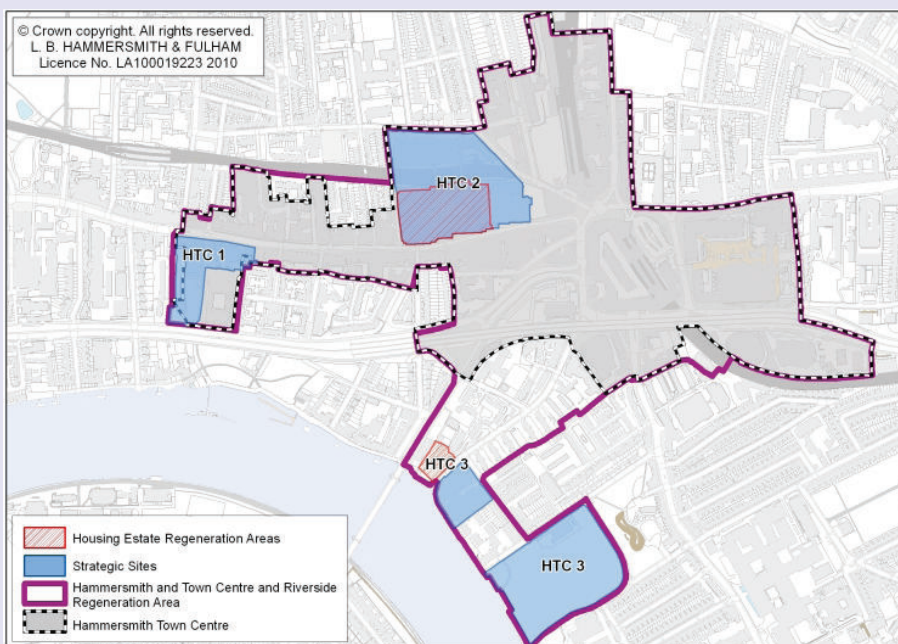
Strategic Policy HTC

Hammersmith Town Centre and Riverside

Indicative additional homes	Indicative new jobs
1,000	5,000

To encourage the regeneration of the town centre and riverside. The council will continue to build on the centre's major locational advantages for office development and to secure more modern accommodation. Opportunities will be taken to continually improve the

environment and public realm, and to improve access between the town centre and the Thames.



This policy particularly promotes:

- the continuation of Hammersmith Town Centre as a major town centre and a strategic office location with high quality public realm that provides a wide range of major retail, employment, local government services, leisure, arts, entertainment and community facilities;
- the redevelopment of parts of Hammersmith Town Centre by actively encouraging the improvement of the Kings Mall Shopping Centre and major stores in this area of the town centre;
- the regeneration of the western part of the town centre around the Town Hall;
- improvement in the range and quality of independent and specialist shops and services, as well as leisure services; and
- high quality development of prominent riverside sites.

All new development should create a high quality urban environment and accord with the urban design principles of the Borough Wide Strategic Policy on the Built Environment – BE1.

7 Regeneration Area Strategies

Justification

7.53 In the last 10-15 years there has been relatively little private investment in development in Hammersmith Town Centre although schemes have been or are under preparation. However, there has been significant investment in the public realm that has resulted in the provision of St Paul's Green and Lyric Square. The bus station has been expanded (temporarily pending permanent extension in a future development). The Greater Hammersmith Business Improvement District (BID) has also been set up. Its objectives include "to inject life and vibrancy into central Hammersmith attracting more people to the area and making it a more desirable place to work in and visit".

7.54 There are high levels of deprivation in and around the town centre and less than 15% of the housing in the town centre is owner occupied. Most is rented (66%) from the council or from housing associations.

7.55 Although Hammersmith has a wide range of town centre functions, major roads, particularly the A4, severely impact on the centre, significantly reducing environmental quality and restricting pedestrian movement. The A4, including the flyover, make access to the riverside difficult and pedestrian movement unpleasant in all other directions.

Retail, leisure and community facilities

7.56 Hammersmith is a major town centre providing shopping facilities for a catchment population of nearly 46,000 people. Over half of the retail space is in Kings Mall which was built nearly 30 years ago. The West London Joint Retail Needs Study 2010 noted that Kings Mall has a "worn and dated exterior" and would benefit from investment and improvement. Despite its dated appearance, the study found that Hammersmith is performing well as a mid range high street destination which meets a local shopping need. It had been expected that Westfield would have some impact on this town centre, but Westfield is meeting a wider regional shopping need and the large local office based workforce (about 15,000) within Hammersmith town centre is helping the centre remain vibrant.

7.57 The town centre is also important for community services with all the main local government services, including the main library, which is in need of modernisation and a better, more accessible, location, and archive centre based in Hammersmith. It also contains a police station, and Hammersmith fire station.

7.58 Hammersmith also has a strong tradition of arts, culture and entertainment with the Lyric Theatre, a four screen cinema and the Hammersmith Apollo, and in addition, the Riverside Studios which is not in the town centre but in the Regeneration Area. The London Plan identifies the town centre as having a strategically important cluster of night time activities. Hotel facilities are situated within the town centre and on its edges.

7.59 The approach to regenerating the shopping centre has two key elements. Firstly, the core shopping area focused on the eastern end of King Street should be strengthened by encouraging development that modernises existing accommodation and extends the range of other facilities. Secondly, the council will encourage a general upgrading of the shopping offer at the western end of King Street, up to and around the Town Hall. To achieve this, there needs to be a clearer attractor which will lead to greater pedestrian flows in King Street while not detracting from the core shopping area. This will be provided by the council's proposal for the creation of a high quality civic centre campus based around the listed Town Hall with a public square and with some new shopping and restaurants.

7.60 Within the town centre, there will be a defined prime retail frontage and controls over the amount and types of uses that could occupy ground floor frontages in order to maintain an attractive and vibrant retail frontage.

7.61 The council will also sustain and enhance Hammersmith's role as a cultural and leisure destination. However, whilst maintaining the important leisure role, the council will ensure that there are none of the adverse impacts that some leisure uses, such as pubs and bars, can have on local residents and on crime and anti-social behaviour.

7.62 Hammersmith should continue to have a mainstream cinema, but a better located and a modern venue would be desirable. A modern central library would also benefit the town centre.

Offices

7.63 Hammersmith is also an office centre of sub-regional significance, both for the public and private sector. Its role as an office centre extends to the east along Hammersmith Road to Olympia and to the south along Fulham Palace Road.

7.64 It is proposed to maintain the town centre's status as a primary office location reflecting priorities in the Council's Economic Development Strategy 2007 (EDS), with an increase in energy efficient modern office accommodation and renovation or replacement of buildings that are no longer attractive to business tenants. The high level of public transport accessibility of the town centre means that there should be little need for private car use so that office growth can take place without adverse effects on surrounding residential areas. However, this impact will be an important consideration in any schemes that come forward.

7.65 Whilst maintaining existing established concentrations of offices at Hammersmith Broadway and Butterwick, the council will take the opportunity to promote and seek new office floorspace in mixed use schemes throughout the whole town centre where this is considered appropriate. Office developments should have active frontages with other uses that enhance the street.

Housing

7.66 In the town centre the priority should be for shopping, leisure and offices, but new residential development is also important. A very accessible location is a good place for higher density flatted accommodation, especially for small households without the need of a car. In addition, this helps bring evening activity and vitality into the town centre. Therefore, the provision of housing is encouraged. All new housing developments will be expected to contribute to a more mixed and balanced community and to provide more market and intermediate housing for people on low to middle incomes.

Tall buildings

7.67 Policy BE1 identifies the town centre as an area where tall buildings may be appropriate but notes that not all parts of the town centre will be suitable. Any proposals for tall buildings will need to respect/enhance the historic context, make a positive contribution to the skyline emphasising a point of civic or visual significance, demonstrate tangible urban design benefits, and be consistent with the council's wider regeneration objectives.

7 Regeneration Area Strategies

Transport and traffic

7.68 The town centre has a very high level of accessibility by public transport, and by road from the west and east. Planned improvements by Transport for London will increase capacity on the Hammersmith and City Line. North-south traffic movement is congested but there are plans to reduce congestion in the northern part of Fulham Palace Road.

7.69 In general, growth in the town centre is not expected to be too constrained by public transport capacity but major development proposals will be expected to contribute to necessary transport infrastructure improvements and include a package of measures which promote sustainable movement, restrain the use of the car and prevent adverse impacts on the surrounding road network. Shopper and visitor car parking will be an important ongoing requirement in the town centre.

Between the riverside and town centre

7.70 Outside of the town centre and to the east of Hammersmith Bridge there are opportunities for high quality development that will not only provide the missing link in the riverwalk but also provide ground level uses appropriate to a river location, as well as substantial new housing. Where possible, any development between the town centre and riverside must help improve the pedestrian links between the two and overcome the barrier effect of the A4 and the flyover.

Development opportunities

7.71 In addition to the designated strategic sites there are other major sites and potential areas for development that will contribute to the strategy for the town centre but which are not identified as being of strategic importance individually. These include:

1. Hammersmith and City Line station car park.
2. Hammersmith Palais site
3. Hammersmith Broadway, Centre West 4. This site is currently being used as a temporary extension to the bus station. Long term development should provide a permanent extension.

7.72 The economic health of King Street is crucial to the future of the town centre as it is the artery which connects the key parts of the centre and which contributes most to the centre's character. The key Town Hall and Kings Mall sites (described below) are strategically important to regeneration in King Street but there are other parts of the street which clearly provide opportunities for development or major refurbishment. The regeneration strategy for the town centre is partly aimed at encouraging investment that will improve the range of shopping facilities and upgrade the appearance of rundown and/or underused parts of the street which do not contribute positively to the character of the townscape and to the designated conservation areas.

Flood risk

7.73 Although most of Hammersmith is at risk from tidal flooding (Flood Zone 3A) it is not considered that development in this highly accessible area should be discouraged or prevented, as this would result in development taking place in less sustainable areas and the potential long term decline of the area (see Policy CC2- Water and Flooding). Site specific Flood Risk Assessments will be required to accompany planning applications and where necessary will need to pass the 'Exception Test' in accordance with Planning Policy Statement 25 (PPS25).

Delivery

7.74 Taking into account the potential from existing sites in Hammersmith Town Centre and the key sites that will come forward through the implementation of this strategy, it should be possible to achieve at least 1,000 additional homes and about 5,000 additional jobs in this regeneration area in the period up to 2031.

Strategic Sites and Potential Housing Regeneration Areas

Strategic Site - HTC 1

Town Hall and adjacent land, Nigel Playfair Avenue

Owner: Hammersmith & Fulham Council and Private. Area: 1.33ha

Offices and a mix of town centre uses, including retail, employment and housing is proposed. The development will be expected to open up the Grade II listed Town Hall frontage by demolishing the Town Hall Extension and creating a new public space. Replacement council offices will be provided. The development, in terms of the mix of uses and design, must provide a strong focus of activity in this part of King Street, complementing the core shopping area and helping to improve the economic health of the intervening part of the town centre. The opportunity should be taken to improve links with Furnival Gardens and the river.

Proposals for tall buildings will be considered in accordance with Policy BE1 having particular regard to the civic significance of the site and the importance of enhancing the contribution and setting of the Grade II listed Town Hall building.

Any loss of specialist housing for the disabled must be replaced on an equivalent basis in the locality as part of any comprehensive scheme.

Justification

7.75 This is the only major potential development site at the western end of the town centre and it is key to the regeneration of this area. In order to realise the regenerative benefits and a suitable mix of uses, a comprehensive redevelopment based on assembling a sufficiently large site is proposed. This comprises the car park, cinema, Pocklington Estate and the Friends Meeting House as well as the Town Hall Extension. However, as the cinema is included on the local register of buildings of merit, it will be included in redevelopment proposals only if the benefits to this part of Hammersmith outweigh its loss.

7 Regeneration Area Strategies

7.76 The development should include a mix of retail units (shops and restaurants). The site is currently separate from the main part of the shopping centre and therefore the size and range of retail units should attract shoppers to this end of King Street, but should not undermine the overall strategy to improve the range and quality of shopping at the eastern end of King Street.

7.77 The provision of new public spaces and greatly improved pedestrian and cycle access to Furnival Gardens and the riverside will also help to establish this end of the town centre as a destination. The Town Hall Extension is outworn and unattractive and its demolition would greatly improve the setting of the Grade II listed main Town Hall building and enable the creation of a high quality civic campus with a new public space with the potential for arts and leisure events. It will also enable greatly improved road access and servicing of the site. The development also needs to include a substantial element of office floorspace to enable the replacement of the Town Hall Extension and improved access to council services.

7.78 Any development should also enable a significant increase in housing built to meet high standards of access and energy efficiency. This will also help to meet the objective for a greater choice of housing in the town centre and help regenerate this part of King Street through increased trade for local shops.

Strategic Site and Housing Estate Regeneration Area - HTC 2

Kings Mall and Ashcroft Square Estate, King Street strategic site and estate regeneration area

To encourage proposals which improve the contribution which Kings Mall makes to the town centre by:

- enhancing the attractiveness of, and access to, the shopping centre and its appearance on King Street;
- improving the mix of town centre facilities, such as by including a replacement central library within existing or enhanced accommodation; and
- supporting the Lyric Theatre.

If large scale proposals are put forward, and depending on the scale:

- the council will encourage regeneration of the Ashcroft Square housing estate and provision of new or refurbished housing in a mix of tenures including intermediate housing (with any re-provision of estate accommodation being on site or within the locality).

There should be:

- provision of a new central library incorporating accommodation for adult learning unless this is provided elsewhere in the meantime;
- provision of a substantial number of new jobs through office development;
- better town centre facilities; and
- a mainstream cinema, unless proposals are implemented in the short term for a cinema elsewhere in the town centre.

Any development of this site will be expected to greatly improve the town centre environment and townscape and improve pedestrian linkages, especially between car parking and shops, and between the podium deck and King Street. There is scope for including tall buildings provided these do not adversely impact on residential areas.

The Lyric Theatre must be retained with improved facilities, especially to extend its arts and educational opportunities.

The scope for development above the Underground tracks should be investigated as part of a comprehensive development scheme.

7 Regeneration Area Strategies

Justification

7.79 The site is located in the heart of Hammersmith Town Centre. It consists primarily of the Kings Mall shopping centre with the Ashcroft Square housing estate above and also includes the Glenthorne Road multi-storey car park, the underground railway lines, the Lyric Square and other smaller parcels of land. The site has been highlighted by its owners as likely to be the subject of proposals for rebuilding and renewal during the Core Strategy plan period. Their view is that the shopping centre could be retained with rebuilding on the podium deck. However, in the short term refurbishment proposals for the shopping centre may be brought forward and would provide opportunities for improved town centre facilities.

7.80 As there is a possibility of major development proposals within the lifetime of the LDF, consideration should be given to the principles that should apply.

7.81 The majority of the site comprises a 1970s mixed-use development, with a shopping mall below a council housing estate. The development was designed at the time when podium decks linked by high level walkways were considered a desirable strategy for the town centre. The estate has 223 flats situated over 7 floors above the podium deck, of which 89% are social rented. The structure of the dwellings has some challenges that are difficult to resolve, including drainage, complex controlled access system to minimise public access to private spaces, a poor environment with the residents' designated amenity spaces within the deck area being underused and providing a bleak and uninviting landscape. Conflict between the use of the deck area between residents and the public can create issues of anti-social behaviour. Whilst residents generally appreciate living within the town centre, there are issues of noise and other nuisance associated with early deliveries and waste collection from the retail units and noise from the road and tube line which affect the quality of life for residents. There could be an opportunity to regenerate the estate in an improved environment.

7.82 The estate is not well integrated with its surroundings, being on a podium deck, and falls short of being a decent neighbourhood, especially for families. In addition, the Kings Mall site as a whole is not contributing its full potential to the town centre. A comprehensive scheme for the site would greatly assist the regeneration of the town centre as a whole and support the objectives of the Core Strategy. The opportunity exists to improve the retail accommodation through partial development and refurbishment whilst also substantially increasing employment opportunities with the provision of additional office floorspace, subject to detailed studies of appropriate quantities of development.

7.83 The opportunity must be taken to properly connect the podium level uses to the town centre, providing a development that is permeable and accessible horizontally and vertically, with safe and secure public and private areas.

7.84 The central location of this site means that it should be considered for other town centre uses, particularly as a new focus for culture, arts and leisure. The Lyric is an important local and London theatre and must be retained with the opportunity to expand facilities that will help achieve arts and educational objectives. A replacement central library would be better located with the site to provide a cultural/educational focus and this could happen within existing accommodation as well as major development. The scale of potential development and location also means that the site would be a good place for a modern town centre cinema.

7.85 If development proposals are put forward which could affect the housing estate, the Council will ensure there is full discussion with estate residents about the implications and opportunities for estate regeneration. The acceptability of any such proposals will depend on there being better housing and consideration for estate residents on the site or in the vicinity, so that the estate community can remain in the area. Other new housing could be provided within a development, but of a type that is suitable for households for whom a high level location is appropriate. Car parking is essential for the success of the town centre and although the existing Glenthorne Road car park could be redeveloped some re-provision will be needed in any scheme.

7 Regeneration Area Strategies

Strategic Site and Housing Estate Regeneration Area - HTC 3

Hammersmith Embankment strategic site and estate regeneration area (Queens Wharf and Riverside Studios; Queen Caroline Estate river frontage; and Hammersmith Embankment former office site)

Owner: Private; Riverside Studios Council with lease

The whole of this area should be considered comprehensively to secure:

- **a coherent riverside urban design and land-use strategy that will provide:**
 - **a high quality design and appearance (not generally exceeding the equivalent of 6-8 residential storeys) that respects the setting and Hammersmith Bridge (Listed Grade II*);**
 - **a mix of uses that will encourage riverside activity and use of the river; and**
 - **riverside open space.**
- **redevelopment of Queens Wharf and Riverside Studios which maximises the permeability and connectivity between the sites, the riverside and surrounding townscape;**
- **replacement of suitable accommodation for the Riverside Studios key activities in an appropriate location;**
- **high quality residential development including affordable housing and replacement accommodation for Queen Caroline Estate residents affected by any regeneration proposals that come forward;**
- **40% of new housing to be affordable; and**
- **improved links, both visual and pedestrian, from the Broadway to the River.**

Queens Wharf and Riverside Studios

Queens Wharf and Riverside Studios should be developed in close conjunction and to the highest design quality with a built form which provides a clear, coherent and interactive edge to the riverside, respects its setting and maximises the potential for permeability and connectivity to the surrounding townscape.

Any development will be expected to include appropriate riverside uses to provide an active frontage and there must be a well designed riverside walk and treatment of the drawdock. A predominantly residential use is preferred but a small proportion of offices is not ruled out. Any development must be of the highest design quality as befits this prominent site and take account of the context of the listed buildings and sensitive key local views.

Queen Caroline Estate river frontage

The scope for regeneration of the Queen Caroline estate river frontage with replacement housing could be considered as part of a strategy for the whole frontage in this policy, providing that:

- **replacement and better housing for the residents is provided within this locality (e.g. within Hammersmith Embankment);**

- there is a better environment with more useable open space and better facilities;
- it is better related to the riverside in urban design terms; and
- it provides an enhanced public realm on the riverside.

Hammersmith Embankment former office site

The site should be developed for housing together with small scale leisure uses (e.g. riverside restaurants) and local facilities for residents. There should be a small riverside open space and access to the river for rowing.

Development should be designed to:

- take account of the local context and setting;
- enable access to the riverside from the surrounding area, and from the town centre; and
- provide a mix of largely street based housing consisting of single houses with gardens, and maisonettes and flats in mansion blocks with gardens or shared amenity space.

Justification

7.86 The Queens Wharf, Riverside Studios and Queen Caroline estate river frontage and Hammersmith Embankment should be considered together for three planning reasons. Firstly, they jointly comprise what is one of the most prominent parts of the riverside with a key location close to Hammersmith Bridge. Secondly, and related to the first point, there is scope to improve linkages between the town centre and the riverside. Thirdly, there is more scope to achieve a satisfactory approach if the whole area is considered comprehensively. Given the riverside location of these sites, it is important that development enhances the enjoyment and use of the river and the riverside by the wider community. This could involve water based leisure activities or piers for passenger transport.

Queens Wharf and Riverside Studios

7.87 The Queens Wharf building is a vacant outworn office building. Riverside Studios is a vibrant mix of arts, culture and entertainment together with production facilities, but there are concerns about the long term future of the building in terms of the cost of ongoing maintenance. It has limited wheelchair access and would benefit from redevelopment to provide modern facilities.

7.88 This is very prominent riverside land and the current buildings both detract to a considerable extent from the appearance of the riverside and the setting of Hammersmith bridge (Grade II* listed building). There is great potential for a development that will mark this gateway to the borough with a strong architectural presence and provide access to the riverside. This, in itself, will help regenerate the area, but securing the future of the Riverside Studios arts activities is also desirable to meet regeneration objectives for the borough and Hammersmith town centre.

7.89 Residential use is preferred in this location in order to increase the quantity of new housing in the borough. New offices should preferably be located in the more accessible town centre although this site is only a few minutes away. However, in the interests of achieving an outstanding development, the council will consider a mixed use approach.

7 Regeneration Area Strategies

7.90 Proposals for the site must be considered in a wide context, taking account of long distance views along the river. More locally, they must be set in an urban design strategy for the surrounding area to examine, in particular, how a design would relate to any future regeneration proposals for the Queen Caroline Estate and help improve linkages to the town centre.

Queen Caroline Estate river frontage

7.91 The stretch of riverside adjoining Hammersmith Bridge is very significant and there should be a comprehensive approach to urban design, especially in terms of building heights and massing, the riverside walk and relationship to the river and riverside views. The southern part and block of the Queen Caroline estate has a poor relationship to the river and like Queens Wharf and Riverside Studios the buildings detract from the appearance of the riverside. Therefore, a comprehensive urban design strategy to provide a clear context for any development proposals will be required. A combined development of Queens Wharf/Riverside Studios and the riverside part of the estate will be encouraged if it helps achieve the objectives of the policy.

Hammersmith Embankment former office site

7.92 The site has planning permission for offices but it seems unlikely that office development will take place. A residential led development is more appropriate given the nature of the surrounding area. A part of this site may be required to accommodate within the scheme layout and programme, permanent and construction works required for the construction of the Thames Tunnel.

7.93 The setting and context of this site will be very important factors in its design and layout in view of the sensitive river location and the nature of the surrounding residential area. Traffic impact from a residential development will need to be considered carefully, but the location close to Hammersmith Town centre would justify lower than normal car parking provision.

7.94 The opportunity should be taken to open up the riverside for passive and active leisure activities, including rowing which is a key element of the existing office based planning permission.

7.95 This is a substantial residential site and is capable of providing a good mix of low and medium rise housing types at reasonable densities. Tower blocks are not appropriate given the nature of the location.

Fulham Regeneration Area (including Earls Court and West Kensington Opportunity Area)

Vision

7.96 The opportunity area (which forms part of the regeneration area) will be a world class, aspirational, environmentally sustainable new quarter for people to live, work and visit. It will capture the spirit of London and successfully support a mixed and diverse community with quality housing to meet a range of incomes, while contributing to the capital's needs and growth. The residents of the housing estates will have been rehoused within the area in better quality homes and surroundings, and with better access to jobs and local facilities. There will be a vibrant mix of cultural, leisure and community activities, including attractions of national or international importance, that will build on the Earls Court heritage as a destination, as well as meeting local residents needs.

7.97 Regeneration will have an overwhelming positive effect on the surrounding area, increasing the economic health of businesses and town and local centres, bringing substantial local employment and providing new facilities for Fulham and Earls Court.

7.98 The regeneration will knit together and mesh with the surrounding area; respecting its urban grain and character. It will provide well designed, safe, permeable, well connected, well managed and cared for, distinctive places, in a quality new neighbourhood. There will be high quality design throughout, blending the best of typical London local character with innovative approaches to mixed use urban design and the best possible environmental standards.

7.99 Fulham Town Centre will increase in importance in the locality, partly as a result of the increased local population in the opportunity area. There will be a vibrant mix of uses and a greatly enhanced environment and regeneration in North End Road.

7 Regeneration Area Strategies

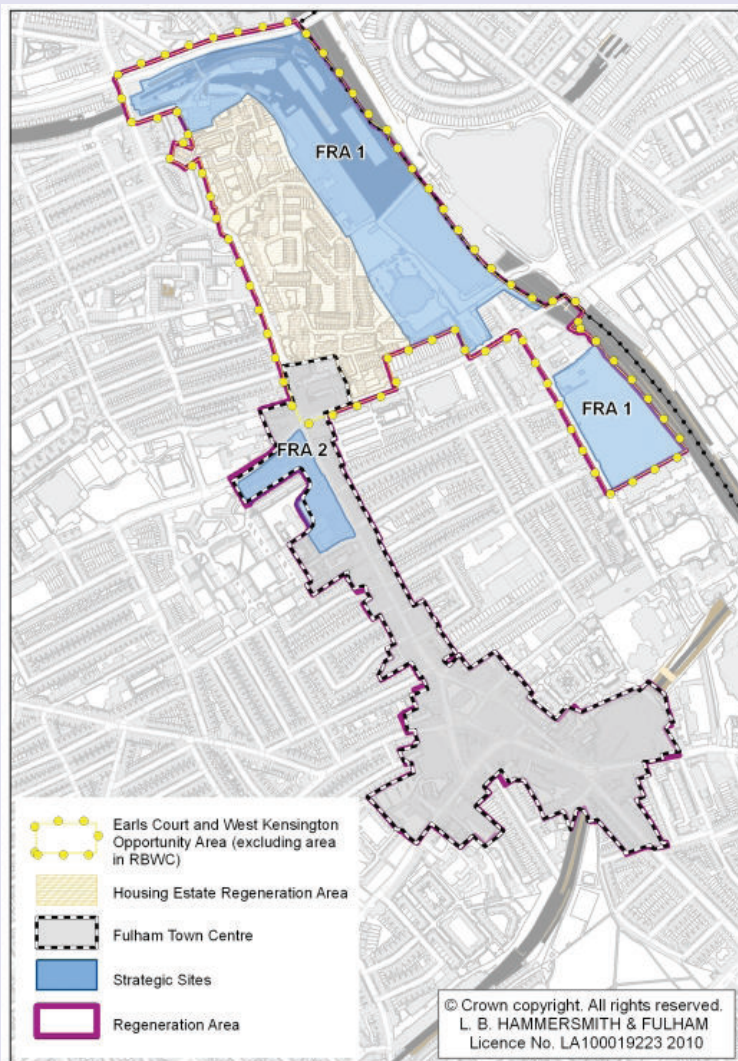
Strategic Policy - FRA

Fulham Regeneration Area (including Earls Court and West Kensington Opportunity Area)

Indicative additional homes	Indicative new jobs
3,400 (excluding any increase on estate lands)	5 - 6,000

The Opportunity Area is a significant part of the Fulham Regeneration Area which includes Fulham Town Centre. A part of the Opportunity Area is within RB Kensington & Chelsea.

There is a substantial opportunity for major regeneration based on a phased comprehensive approach to the Opportunity Area comprising the Earls Court exhibition complex (with its car park in Seagrave Road), the TfL Lillie Bridge depot and adjacent housing estates. As a residential led mixed use scheme, this area has the potential to become a major new neighbourhood for the borough and West London providing significant new housing and employment opportunities. The original Earls Court building is located in the Royal Borough of Kensington & Chelsea and that borough broadly shares the council's aspirations in its LDF Core Strategy. The London Plan identifies Earls Court and West Kensington as an Opportunity Area that 'presents a significant opportunity for regeneration comprising estate renewal and housing and employment growth'.



The impact of development of this area will be to bring significant regenerative benefits to the rest of the regeneration area and surrounding area, which will greatly enhance the economic health of North End Road. Within the town centre, this will particularly help stimulate regeneration of the area between Lillie Road and St John's Church. There is a particular opportunity to consider regeneration of part of the North End Road and Lillie Road shopping frontages.

Whilst the street market is an important part of North End Road's commercial offer, it limits footway width and pedestrian movement, and restricts traffic. In order to overcome these problems relocation to an off-street location should be sought but a dialogue should take place with street traders to ensure a logical solution that contributes to the wider regeneration of the area as a whole. The potential regeneration of the Opportunity Area may present new opportunities for relocating the market in the long term.

Any new development will have to be supported by commensurate increases in public transport capacity and highway improvements.

All new development should create a high quality urban environment and accord with the urban design principles of the Borough Wide Strategic Policy on the Built Environment – BE1.

Justification

7.100 As a whole, the north Fulham area (West Kensington together with the area around and including the northern part of the town centre) remains one of the most polarised in the borough in social, economic and physical terms. The council estates have high levels of deprivation and worklessness, and are often poorly laid out. Commercial frontages are largely run down, seriously lacking in investment and not offering a good range and choice of local shops and services. The appearance of much of the area is poor. Overall, the area does not fulfil most of the decent neighbourhood principles set out in the Spatial Vision.

7.101 A large part of the area overlaps with the Earls Court & West Kensington Opportunity Area as allocated in the London Plan. Opportunity Areas are London's major reservoir of brownfield land with significant capacity to bring about regeneration and accommodate new mixed use development. The most significant future change and opportunity in the area will arise with the probable closure of the Earls Court exhibition centre complex after 2012 (after it hosts Olympic sports), as it is considered by the operator to no longer compete effectively with other major venues. This would release major redevelopment sites, including the entire Earls Court exhibition centre complex (EC1, EC2) and the Seagrave Road car park. The closure of Earls Court would also provide the opportunity to consider possible links with the neighbouring Lillie Bridge depot which Transport for London has identified as a redevelopment opportunity. The redevelopment of the Earls Court complex and the Lillie Bridge depot could facilitate regeneration on the adjacent West Kensington and Gibbs Green housing estates.

7 Regeneration Area Strategies

7.102 Parts of the area are highly accessible to public transport, being close to a number of bus routes as well as West Brompton Station which is on the District and West London Lines, Earls Court Station, on the District and Piccadilly Lines, and West Kensington, on the District Line. Although there is little spare capacity on these lines at peak times, some improvements will take place with the future plans of Transport for London as identified in the Mayor of London's Transport Strategy. The highway network in the area is congested through the town centre (past the street market) and south of the A4. Redevelopment proposals have the potential to increase the accessibility to public transport and improve the capacity of the highway network.

Housing and decent neighbourhoods

7.103 The Opportunity Area and its surroundings are dominated by a number of large council housing estates which exhibit high levels of social, economic and physical deprivation with high levels of social rented housing. The council will seek phased regeneration over 20 years on West Kensington, Gibbs Green and part of the Clem Attlee estates to establish mixed and balance communities and to help to support the economic regeneration which will, in turn, benefit residents through improving employment opportunities and local shops and services. This process will only go forward following a programme of engagement with estate residents, and the provision of opportunities for them to stay in the area.

7.104 The main opportunities for a substantial increase in new housing are in the Earls Court/TfL Depot area and on the Seagrave Road car park site (subject to flood risk assessment) and through increasing density as part of estate regeneration. The aim should be to provide a mix of dwelling sizes, types and tenure that will enable there to be a more mixed community across the area. If estate regeneration takes place, the Seagrave Road site provides the potential to enable the first phases of housing estate regeneration by providing modern quality homes for many existing estate residents. Across the regeneration area the quantity of social rented housing should not be reduced, but the social rented dwelling size mix should be improved commensurate with need.

7.105 The high level of accessibility close to the Underground and West London Line stations will allow higher density development in those locations but in general density should be such as to allow mainly low and medium rise housing.

Employment and local economy

7.106 Whether the Earls Court exhibition complex closes in 2012 or not, there must be investment in economic led regeneration in this highly accessible location to provide stimulus to the local economy and more employment and training opportunities for the local area and London as a whole. There will be more potential for new office and hotel development in the Earls Court & West Kensington Opportunity Area, rather than in Fulham Town Centre although accommodation for small scale offices in the town centre would be appropriate as part of mixed use schemes. The quantity of office employment will need careful assessment in relation to the role of Hammersmith town centre as a preferred office location and the proposals for White City Opportunity Area. In addition to office development, the Earls Court & West Kensington Opportunity Area will deliver a range of other commercial uses for example retail and leisure. Retail and leisure uses will need to ensure that they have no significant adverse impact on existing centres, in accordance with PPS4, but these uses have a role to play in achieving a new viable and vibrant place as well as contributing to employment opportunities and job creation.

7.107 New employment would be expected to stimulate considerable investment in the surrounding area and in town centre businesses. All this will, in turn, increase local employment opportunities. It will be important to put in place schemes to assist people in gaining access to new jobs.

Shopping and leisure

7.108 Fulham Town Centre will be supported to re-establish its historic role in the locality and maintain its status as a major town centre in the London Plan. The Core Strategy policies will seek to provide further shopping and leisure uses at an appropriate scale to meet locally generated needs. The opportunity for providing modern shop facilities is limited but there is scope for improvement as part of possible development in North End Road (see below). Regeneration in the area as a whole (especially in relation to the Earls Court/West Kensington Opportunity Area) will bring a demand for shopping, leisure and services that should help improve the overall health of the town centre.

7.109 The centre's role in providing leisure activities will be maintained, but at the same time the amenity of neighbouring residential and other properties will be safeguarded.

7.110 Development at and around Earls Court and the proposed increase in housing in the area, principally within the Earls Court & West Kensington Opportunity Area, would need to be supported by day to day shopping and leisure facilities. New shopping in this area should complement the town centre offer and other local centres in Hammersmith and Fulham and RB Kensington and Chelsea. The appropriate provision of retail and leisure floorspace will be determined through masterplanning and supporting assessment/evidence and in accordance with PPS4.

7.111 There may be scope to consider the possible relocation of the street market to a good off-carriageway site within the regeneration area, that could provide a more attractive market, allow public realm improvements in North End Road, reduce traffic congestion and increase public safety. Regeneration in the Earls Court & West Kensington Opportunity Area may present new opportunities for relocating the market in the long term. Any relocation of the market will be in consultation with the market traders.

Transport

7.112 There is a high level of public transport accessibility in part of the area and improvements to capacity are planned by TfL, but developments will need to be assessed carefully to establish whether more improvements funded by the developments are required. A large proportion of trips will need to be by public transport. The masterplanning of development should provide new pedestrian, cycle and vehicular routes and connections. Improvements in permeability, including local highway improvements, will assist in increasing accessibility to public transport for both existing and new populations.

Delivery

7.113 Guidance on the regeneration of the Earls Court West Kensington Opportunity Area will be by means of an area planning framework in the form of a Supplementary Planning Document (prepared jointly with the Royal Borough of Kensington & Chelsea and GLA) to ensure the co-ordination of phased development proposals and the provision of the required phased infrastructure.

7 Regeneration Area Strategies

7.114 The Council is working with Transport for London and Capital and Counties plc who are promoting the redevelopment of the Earls Court Exhibition Centre complex and Lille Bridge depot, with a view to establishing whether there is a basis for entering into some form of joint venture to secure a phased, comprehensive regeneration scheme possibly incorporating the West Kensington and Gibbs Green housing estates. TfL and Capital and Counties have appointed a multi-disciplinary team to draw up masterplanning proposals covering the Earls Court and West Kensington Opportunity Area. The masterplanning process currently being undertaken will inform the preparation of planning applications for development schemes within the Opportunity Area.

7.115 A detailed assessment of development capacity will be required particularly to assess public transport and highway capacity and scope for improvement; and how a satisfactory mix of housing types and sizes will be provided. Subject to that, a conventional estimate suggests that it may be possible to achieve some 3,400 additional homes and 5 - 6,000 additional jobs in the regeneration area in the period up to 2031. However, it may be possible to significantly exceed these figures if the West Kensington and Gibbs Green housing estates are included and the future accessibility and other infrastructure demands of the area can be shown to support greater growth within schemes that are acceptable in all other respects (such as urban design and environmental assessment).

Strategic Site and Housing Estate Regeneration Area - FRA 1

Earls Court and West Kensington Opportunity Area strategic site and housing regeneration area (Earls Court Exhibition Centre 2 and Seagrave Road car park, Lillie Bridge Depot, West Kensington and Gibbs Green estates, and adjacent land).

Earls Court and West Kensington Opportunity Area	
Indicative homes	Indicative new jobs
2,900 in H+F (excluding any increase on estate lands)	5,000 - 6,000 in H+F
4,000 in H+F and RBKC (excluding any increase on estate lands)	7,000 in H+F and RBKC

Owner Private, TfL, Network Rail, Council, RSL and private owners. The Earls Court & West Kensington Opportunity Area covers development sites within both the London Borough of Hammersmith & Fulham and the Royal Borough of Kensington & Chelsea.

There should be a phased comprehensive mixed use residential led masterplan for the Opportunity Area that provides housing, employment, hotels, leisure, offices and associated facilities, including retail to cater for day to day needs and cultural facilities. This should include a major arts, leisure or entertainment activity that will be a major visitor attractor and create significant new employment opportunities. New local educational, health and community facilities, and new public and private open space should be provided.

Regeneration of the West Kensington, Gibbs Green and Registered Provider estates phased over up to 20 years will be considered as part of the comprehensive approach to the opportunity area. All existing local residents should have the opportunity to be rehoused within the Opportunity Area or within its vicinity if proposals affect their homes.

There should be a substantial overall net increase in housing. 40% of all new housing in the Opportunity Area (within H&F) should be affordable in accordance with Policy H2 - Affordability. With any proposals to replace existing social rented housing, the existing quantity should not be reduced but it should be redistributed across the Opportunity Area. Overall, new residential should have a mix of tenures, dwelling sizes and types, including family housing; and be provided in densities and layouts that are compatible with high quality living environments for a mixed and balanced community.

The part of the area north of Lillie Road should be designed as a vibrant world class new quarter in inner West London linking well with its physical and commercial surroundings, especially to the west and east. If the TfL depot has to remain it should be decked over provided that it achieves planning benefits and is viable within an acceptable scheme. Building design should be of the highest quality. There may be some scope for tall buildings no higher than, and close to, the existing Empress State building, however, any tall buildings would need to be justified by a full urban design analysis.

7 Regeneration Area Strategies

The Seagrave Road car park must be considered as part of the comprehensive approach to the Opportunity Area. It should be primarily for residential purposes with supporting facilities, including public open space. Other employment based uses may be appropriate as part of a comprehensive development scheme for the site. The feasibility to provide direct access from Seagrave Road and the site as a whole to West Brompton station should be considered. Development proposals for Seagrave Road should provide for the opportunity to deliver approximately 25% of all housing as social rented housing subject to estate regeneration coming forward, detailed analysis and viability. This will provide opportunities for tenants on local housing estates to be re-housed into better accommodation and to facilitate regeneration on those estates.

Overall, the design, layout, massing and density of development must take account of and respect the local context and setting, local conservation areas, and local views. However, development should also recognise the substantial scope offered by the scale and location of the Opportunity Area to create a new sense of place and range of densities. For the Seagrave Road site, the design must also take account of views from the Listed Brompton Cemetery and local nature conservation.

On site street patterns and connections must be designed with regard to improving traffic, pedestrian and cycling circulation in the surrounding area and on primary routes in Hammersmith and Fulham and the Royal Borough of Kensington and Chelsea. Development must improve pedestrian connections from the sites and the surrounding area to public transport facilities, particularly Earls Court.

The acceptable overall quantity of development will depend on a range of factors, especially urban design considerations, the provision of satisfactory residential standards and environmental conditions, and evidence to support non-residential uses; and, in addition, it must not exceed what is compatible with a transport capacity and the identification of deliverable improvements in the transport infrastructure. Development must also take account of the capacity of the physical infrastructure, particularly for sewerage and surface water. Any development proposals will need to address the flood risk potential as the site lies in a High/Medium Residual Risk area.

All development must incorporate high levels of environmental performance by the use of low and zero carbon technologies, including combined heat and power, the establishment of a decentralised energy network and the installation of renewable energy systems.

Development must have regard to guidance set out in the Earls Court and West Kensington Opportunity Area Supplementary Planning Document.

Justification

7.116 The owners of the Earls Court Exhibition Centre complex have indicated that they see the potential for the redevelopment of their site to deliver substantial new homes and jobs. Redevelopment has the potential to make a significant contribution to the area, providing inter alia high quality buildings and spaces, a vibrant mix of uses employment opportunities, a mix of housing types and sizes and new community facilities. They wish to work with key stakeholders and the local community to establish how this can be achieved.

7.117 However, with the Earls Court Exhibition Centre complex hosting the Olympic volleyball tournament there will be limited opportunity for changes at the site before 2012. The redevelopment of the exhibition centre complex should release the Seagrave Road car and van park (see below) which is operated in conjunction with the two exhibition halls (EC1 and EC2). To the north of EC2 is the Transport for London Lillie Bridge Depot which provides maintenance yards and a training facility building. TfL wish to retain at least part of the depot in the medium term but there is scope for a partial or total decked development. The council will encourage options to relocate the depot out of the area altogether, subject to feasibility and viability.

7.118 Earls Court and West Kensington Opportunity Area is partly within the Royal Borough of Kensington and Chelsea (RBKC), including the 1930's Exhibition Centre known as EC1. The policy for the development of that part of the Opportunity Area is included in Kensington and Chelsea's Core Strategy. Although the Opportunity Area straddles the borough boundary between LBHF and RBKC, both Local Planning Authorities recognise the significant potential afforded by the Opportunity Area to bring about regeneration and contribute substantially to growth locally and regionally. The regional significance of the Opportunity Area is recognised by its allocation in the London Plan.

7.119 If essential servicing of Earls Court Exhibition Centre complex is no longer required, the Seagrave Road car park should be developed for a more intensive use, mainly housing and possibly together with some commercial uses. The site is located in an area that is deficient in public open space and therefore a new housing development should provide public open space. The size and nature of the public open space will be dependent on the scale and specific needs of the proposed development and feasibility considerations. Care needs to be taken to protect and enhance the character and appearance of Brompton Cemetery in the Royal Borough of Kensington and Chelsea which is a Grade I Registered Park and Garden of Historic Interest.

7.120 Network Rail has identified the West Brompton Station and adjoining land as a possible development site. Any development on Network Rail land should be linked to Seagrave Road and the Seagrave Road site in order to improve access to the station from the surrounding area, subject to further analysis and feasibility.

7.121 The potential of a combined Earls Court and TfL depot development could provide opportunities for the regeneration of West Kensington and Gibbs Green council estates. This has led the council to consider the scope for a major regeneration scheme including the housing estates that could achieve long term benefits for the area based on:

- employment creation to more than replace the potential loss of the exhibition centre; and
- the long term regeneration of the West Kensington and Gibbs Green estates to tackle social, economic and physical deprivation and create decent neighbourhoods.

7 Regeneration Area Strategies

7.122 The housing estates lie to the west of the Earls Court Exhibition Centre and Lillie Bridge Depot site. The West Kensington Estate was built between 1972-74 and includes 604 properties in 5 tower blocks, low rise flats, maisonettes and terraced houses. Gibbs Green Estate has 98 properties built in 1961 and comprising 7 medium-rise blocks. There are also pockets of newer Housing Association development across the estates. Overall the proportion of social rented housing is 78%. The estates suffer from discontinuous internal roads and there is poor integration with the surrounding area. The West Kensington Estate in particular has large areas of underused communal land that is poorly laid out. The eastern boundary is formed largely by the TfL depot which has an adverse effect on the estate environment.

7.123 Regeneration of the estates could take place through refurbishment or involve a phased comprehensive approach or a combination of measures. The presence of significant development sites within the opportunity area provides the potential to ensure that existing estate residents could remain in the area by providing opportunities for rehousing in one move as part of a phased redevelopment. To enable this to happen, there should be no net reduction in the amount of social rented housing in the opportunity area and development proposals for the Seagrave Road site should include, as part of the affordable housing provision, 25% of new housing as social rented, subject to estate regeneration coming forward and viability.

7.124 40% of all new housing built in the Opportunity Area should be affordable housing in accordance with Strategic Policy H2.

7.125 There could be other substantial benefits from a phased comprehensive masterplan approach to regeneration of Earls Court Exhibition Centre complex, the TfL depot and the estates:

- A phased comprehensive mixed use approach may be more likely to attract development finance and enable estate regeneration.
- A masterplan for the whole area would provide the opportunity to create a permeable layout for the whole area, with a good range of facilities and useful open space and better connections to rail and underground stations. It will also provide the potential to enable the inclusion of new road links between the A4 and Lillie Road that will help improve the local highway network (in H&F and RBKC) as well as better servicing the development. There would be a holistic approach to design issues across the area.
- A phased development would underpin regeneration of the surrounding area through a greatly increased demand for local shops and services. It would help regenerate North End Road.
- There would be significant scope for new commercial development and development of a new major visitor destination with associated hotel and leisure development. This would provide more local employment opportunities and the scope for training and apprenticeship schemes.
- A comprehensive masterplan approach to all the area would provide more scope for development of an appropriate mix of housing tenures including substantial intermediate housing. This would give people on low incomes more opportunities to meet their housing needs, including through affordable home ownership.

7.126 The Opportunity Area has a strong physical, social and economic context provided by the surrounding communities, and the existing urban grain, form and pattern of development of the surrounding residential areas, conservation areas, and town and local centres. New development must be planned having regard to, and respecting, this setting and should reflect the high quality residential conditions found in the vicinity in both

boroughs. Also, owing to the size and scale of the opportunity, new development should realise the scope for delivering new places of different character, including varied urban form and density. Development should be permeable and provide new connections to improve the existing local highway, pedestrian and cycle networks. This will help to ensure that the potential regeneration benefits to the surrounding area are optimised and that people living in both boroughs will benefit. The way in which new housing is provided must be considered very carefully so that it extends the local housing market, providing a range of housing types and environments that are attractive to people living in the boroughs who wish to move locally, as well as people wishing to move into the area.

7.127 The surrounding area is sensitive to the impact of tall buildings. In principle, some tall buildings may be appropriate in the opportunity area, in particular in the vicinity of, and no higher than, the Empress State Building as this part of the area may be less sensitive to height in relation to key views. However, tall buildings will need to be put in context as part of full urban design analysis that considers, in particular, local and longer distance views (e.g. from the riverside), as well as examining the impact on the rest of the opportunity area and conservation areas in the surrounding area in both boroughs.

7.128 The majority of the opportunity area is well served by public transport including bus routes and railway stations linked to the District, Piccadilly and West London lines, but access to public transport will need to be improved. Planned and committed TfL improvements to services will greatly increase public transport capacity. However, traffic congestion limits the capacity of the highway network so that new development will need to be based on very high public transport use. Development is likely to need a range of transport improvements including, potential improvements to the highway network.

7.129 As part of the comprehensive regeneration of the opportunity area, it will be essential for new development to minimise use of resources and mitigate and adapt to climate change. The council will expect development to maximise the use of combined heat and power and thereafter the use of renewable energy and to manage on-site waste arising from the development in accordance with the waste hierarchy. Development coming forward within the Opportunity Area should take account of the capacity of the Counters Creek sewer to take increased foul and surface water drainage generated by this site and mitigate any impacts where they specifically arise as a result of new development. It is expected that surface water will be treated in accordance with the drainage hierarchy, and that as part of this extensive use will be made of sustainable drainage systems. In addition, the West London Line railway corridor is designated partly as a green corridor and partly as a nature conservation area of borough wide importance. It is important that these ecological resources are protected and enhanced.

7.130 In the Strategic Flood Risk Assessment, the site lies in an area of High/Medium Residual Risk due to the risk of flood water from the Thames flowing up from Chelsea Creek. That risk could be reduced by action in the Imperial Wharf area. A flood risk assessment will need to identify any (on or off site) amelioration measures needed for a development at Seagrave Road.

7.131 The London Plan 2011 has indicated for the Earls Court and West Kensington Opportunity Area 4,000 minimum new homes and an indicative employment capacity of 7,000 jobs (including the part of the area in RB Kensington & Chelsea). The H&F Core Strategy indicates 2,900 homes and 5,000-6,000 jobs in the part of the opportunity area within the borough, not including any estimates relating to the West Kensington and Gibbs Green estates. It may be possible to significantly exceed these figures in a phased comprehensive approach to the opportunity area but the capacity of any development

7 Regeneration Area Strategies

would need to be considered in the light, in particular, of urban design considerations, land use mix, and provision of supporting facilities and social infrastructure, transport capacity, environmental impact and the potential inclusion and regeneration of the housing estates. The Supplementary Planning Document being prepared jointly with RB Kensington & Chelsea and the GLA is testing alternative quantum of development, including 6,000 and 8,000 new homes (in the opportunity area in both H&F and RBK&C) and will provide more detailed guidance.

Strategic Site - FRA 2

North End Road/Lillie Road/Chuter Ede House/Coomer Place car park strategic site and regeneration area

Owner; Council, private

The council will encourage the regeneration of the North End Road and Lillie Road frontage together with Chuter Ede House which forms part of the Clem Attlee estate to provide a shopping led mix of town centre uses and housing. New shopping should provide the opportunity for independent small shops. In any development, the opportunity should be taken to provide a new off-carriageway location for the North End Road street market (e.g. within a wide footway or market square).

Justification

7.132 In the last 30 years, the focus has been on regeneration of the historic town centre. Fulham town centre is designated in the London Plan as a major town centre. It is centred on North End Road and Fulham Broadway. New development and townscape improvements have taken place in the south of the area and Fulham Broadway has become known for a vibrant cafe and bar culture. However, North End Road has continued a gradual decline as a core part of the town centre and has seen little private investment and the loss of national multiples although it does provide a range of local shops and services together with the well known street market. However, regeneration in the West Kensington, Earls Court and north Fulham area will provide considerable stimulus to the town centre and should encourage investment.

7.133 The stretch of the street from Coomer Place to Lillie Road includes a number of poor quality properties and provides a development opportunity with the Coomer Place car park and the council owned shops at Chuter Ede House. A shopping based scheme in this location would anchor the northern part of the town centre, providing a focus that could encourage regeneration of North End Road between there and the southern part of the town centre. This would also strengthen the northern part of the town centre in readiness for increased trade resulting from regeneration in the Earls Court/West Kensington Opportunity Area.

7.134 Development should aim to enable the possible relocation of the street market to a good off-carriageway site that could provide a more attractive market, allow public realm improvements in North End Road, reduce traffic congestion and increase public safety. Alternative new locations could take the form of a wider area of footway alongside the North End Road carriageway or a market square. A more detailed study of the benefits in consultation with the market traders will be needed.

7.135 This area is at less risk of flooding than many other parts of the borough but it is still within the Environment Agency Flood Zone 2 and is also potentially at risk of surface water flooding. A site specific Flood Risk Assessment will be required to accompany a planning application and the proposed residential use as a more vulnerable use will need to pass the 'Exception Test' in accordance with Planning Policy Statement 25 (PPS25)

7 Regeneration Area Strategies

South Fulham Riverside

Vision

7.136 By the 2020s South Fulham Riverside will be a high quality and vibrant stretch of residential based riverside development. It will be well integrated with the residential hinterland and waterside, providing easy access to the river and riverside facilities. The appearance of developments will set new standards for river frontage schemes. There will be substantial new housing, offering affordable opportunities into home ownership, and local employment.

7.137 People will not only live and work in the area, but will also visit it to enjoy the riverside location and facilities. The riverside walk will extend along the whole frontage and there will be opportunities for access to the river. At Chelsea Harbour there will be improved river transport facilities and if possible these will extend to additional jetties serving the area.

Strategic Policy SFR

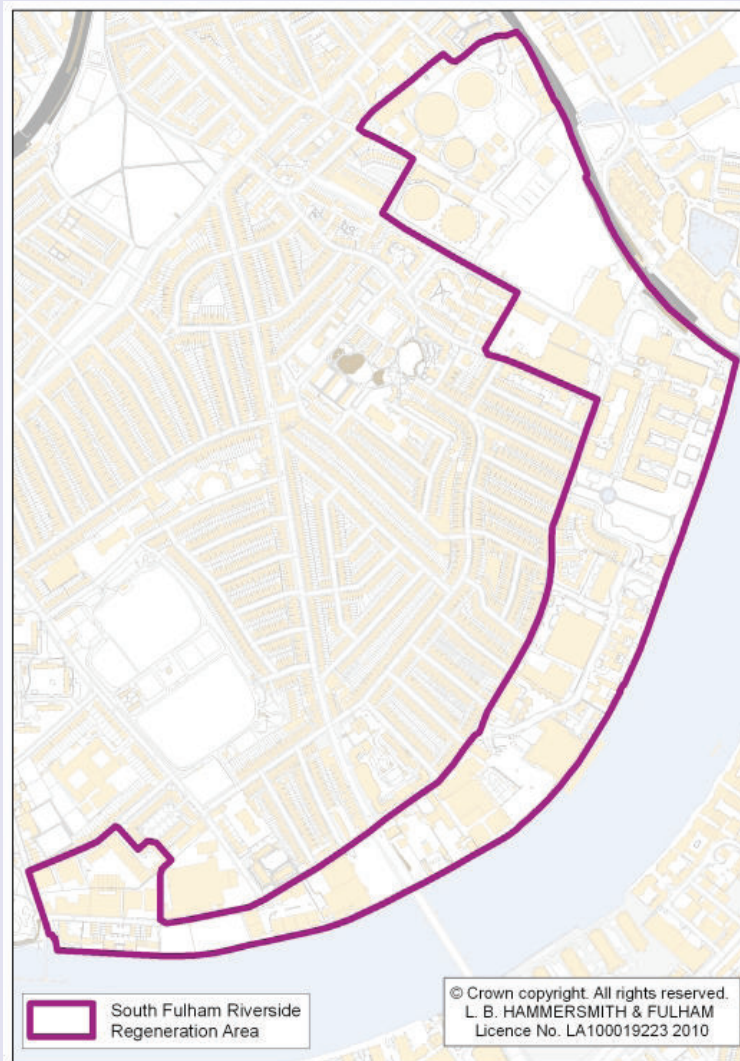
South Fulham Riverside

Indicative additional homes	Indicative new jobs
2,200	300-500

The council will work with landowners and other partners to secure the regeneration of the South Fulham Riverside Area.

Development in the area will be expected to take place on the following basis:

- Most development sites should be developed for predominantly residential purposes and contribute to the South Fulham Riverside target of 2,200 additional dwellings by 2032;
- 40% of new housing should be affordable with an emphasis on forms of intermediate housing in accordance with Strategic Policy H2;
- Employment based uses that are compatible with residential use will be required in the most accessible parts of the area, particularly in the vicinity of Imperial Wharf Station;
- River related uses will be encouraged where they are compatible with the objectives of the policy;
- The riverside should be opened up to public use with continuation of the Thames Path National trail (riverside walk) and provision of open spaces and leisure uses that create interest and activity, and opportunities taken for educational and leisure use of the river; and
- Improvements to existing major retail stores in the area and their surface level car parks will be encouraged to secure visual improvements and better permeability through to the River Thames, where this would form part of a comprehensive mixed-use regeneration. No new additional major stores



7 Regeneration Area Strategies

should be constructed, but new shopping for day to day needs and other uses to create activity can be provided.

On the riverside, especially, a very high standard of urban design will be necessary, together with linkages to the river and riverside walk. In some locations higher buildings may be considered, if it can be demonstrated that a taller building would be a key design element in a masterplan for regeneration and that it would have a positive relationship to the riverside. All new development should create a high quality urban environment and accord with the urban design principles of the Borough Wide Strategic Policy on the Built Environment – BE1.

All developments must be acceptable in terms of their transport impact and will be expected to contribute to any necessary improvements to public transport accessibility and highway capacity in the area. The extension of the river bus service will be encouraged if feasible.

The council will provide more detailed guidance within a Supplementary Planning Document.

Justification

7.138 The South Fulham Riverside, along Carnwath and Townmead Roads, is in a variety of uses: residential, commercial and industrial, retail and leisure. Some of these sites, including the remainder of the Imperial Wharf development and the former Lots Road Power Station have planning permissions for redevelopment: mainly for housing but also some employment uses. The National Grid site is used for gas storage and some other business uses. The site may in the future have the potential for more intensive development, but any development needs to be compatible with the health and safety requirements of proximity to the storage of gas. It is the council's understanding that within the life of this plan the gas holders may no longer be required as a new ring main is proposed.

7.139 The majority of the area is within the Thames Policy Area. It was formerly designated (until 2007) as an employment zone in the Unitary Development Plan. However, in the last 20 years there has been limited new employment development for light industrial, office or storage uses whereas considerable residential development has taken place. The overriding need is for new homes and much of the area is not accessible enough for significant new employment. As elsewhere, the mix of housing will be determined by local needs and demand, with a key priority being provision of housing for mixed communities, both in terms of incomes, household sizes and tenures. Supporting infrastructure will need to be provided, such as open space, local waste facilities and community services.

7.140 There are three safeguarded wharves, with only Comley's Wharf still in use for waterborne freight transport. Hurlingham Wharf is currently vacant and has not been used as an operational wharf for 13 years, and Swedish Wharf, although still used as an oil storage depot, does not currently use the river for transport. The London Plan and the Port of London Authority seek to protect safeguarded wharves for cargo handling uses, and all three wharves are designated as safeguarded wharves on the Core Strategy Proposals Map. The council will promote the consolidation of wharf capacity onto fewer and better located wharf sites, where road access to the strategic road network can be improved.

7.141 It is the council's view that vacant and under-used wharves should be comprehensively assessed as part of the Mayor's review of safeguarding in London to determine their longer term use. This review may enable the Mayor of London to abandon the safeguarding designation of the vacant Hurlingham Wharf so as to optimise the regeneration potential of South Fulham Riverside. Any proposals for non-river use on the safeguarded wharf sites will need to be supported by viability assessments in accordance with the London Plan policy 7.26 'Increasing the Use of the Blue Ribbon Network for Freight Transport'.

7.142 There are a number of major retail stores in the area of a type that would ideally be located in or on the edge of town centres. The council does not consider that it is appropriate for additional major stores to be considered in the area. Any additional floorspace in the area should primarily cater for local needs in order to sustain the town centres. However, there is a need to seek improvements to the appearance and permeability of existing major retail stores as part of comprehensive mixed use regeneration in the area.

7.143 All riverside development must be to a very high quality of design. The whole stretch should preferably be dealt with in a comprehensive way and the council will encourage this through preparation of design guidance.

7.144 It is also important to extend and improve the Thames Path National Trail, together with pedestrian routes linked to the surrounding area and this will depend on the development of the vacant and underused riverside sites. The riverside walk should be at least 6 metres wide. The River Thames has a significant potential for water based activities that can increase opportunities for sport and recreation in the borough.

7.145 The amount and type of development will depend on the capacity of public transport and of the road network in this area and on the potential for its improvement. Public transport accessibility is generally at a low level with most of the area being at least a 10 minute walk from an underground or rail station. However, bus services have improved in recent years and the Imperial Wharf West London Line station has improved accessibility in the eastern part of the area. Carnwath Road and the western end of Townmead Road are narrow and congested. LB Hammersmith and Fulham will work with transport partners to carry out further public transport improvements in this area.

7.146 Given the constraints on development in this regeneration area, it is considered that the potential for additional homes and jobs in this area is likely to be significantly more limited than in the other regeneration areas. The total capacity of all of the sites identified in the Strategic Housing Land Availability Assessment (SHLAA) is nearly 4000 additional homes, although the SHLAA estimated that approximately 2200 additional homes may be completed in the plan period, up to 2031. Housing capacity and the provision of 300-500 additional jobs will be subject to detailed assessment, especially of the transport capacity, housing types and sizes and building massing on the riverside.

7 Regeneration Area Strategies

Park Royal Opportunity Area

Vision

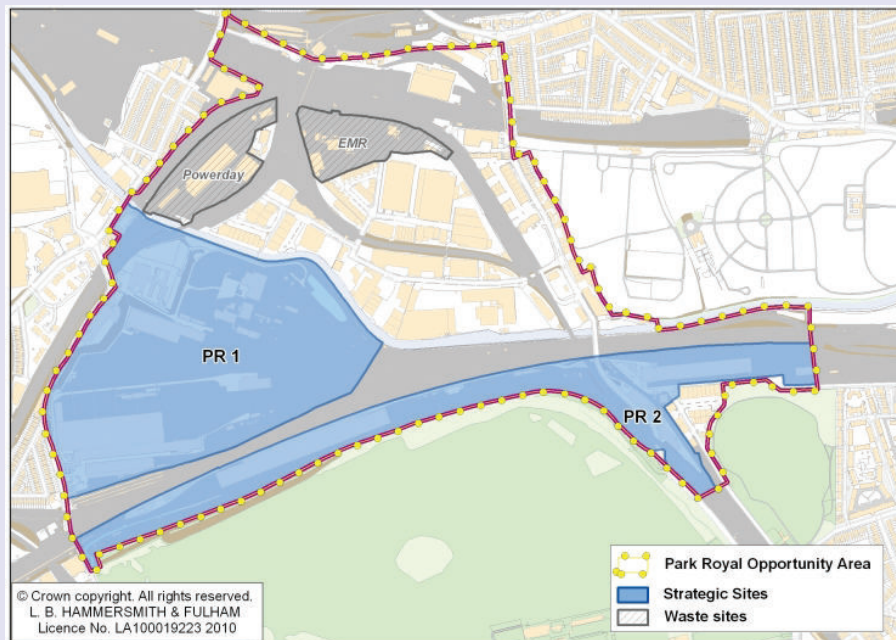
7.147 The long term vision for this area is to transform it with substantial mixed use regeneration made possible principally by the projected HS2 rail line and Crossrail. This could provide thousands of homes, jobs and supporting facilities in a high quality environment focused on the Grand Union Canal and securing future growth for London in a very sustainable way.

Strategic Policy - Park Royal

Park Royal Opportunity Area

Indicative additional homes	Indicative new jobs
1,600	5,000

The council will promote Old Oak Common Sidings and the former North Pole Eurostar depot as a location for a major rail interchange between the proposed High Speed 2 line, Crossrail, the Great Western line and West and North London lines. Subject to the



Government confirming that there should be such an interchange, the Council will bring forward and consult on a revised policy and planning framework for major mixed use regeneration of the whole area.

Until such a decision is made by the Government and pending a revised policy for the whole area:

1. The whole area is designated as an employment zone/Strategic Industrial Location for a range of purposes (especially industrial, distribution, office based, research and development, recycling and the management of waste).
2. Old Oak Common Sidings is safeguarded for Crossrail purposes including a new depot and is within the designated SIL. In the longer term the Council is promoting the Old Oak Common Sidings for mixed use development, including significant residential development and support for passenger rail services as part of a potential HS2 rail interchange and/or Crossrail station. The council recognises the need to deliver the programmed Crossrail works as secured by the Crossrail Safeguarding directions, including the construction of a train depot on the site. The council will continue to press for a Crossrail interchange station in the area, irrespective of whether HS2 proceeds or not.
3. North Pole Depot in Hammersmith & Fulham should be retained for strategic rail uses, in particular to support enhanced rail passenger services.

7 Regeneration Area Strategies

- 4. The EMR and Powerday sites are designated and safeguarded for waste and recycling purposes, and the Council will encourage use of the canal and greater use of rail for waste purposes.**
- 5. The Council will encourage the location of bio-tech industries related to the biomedical research centre at Hammersmith Hospital.**
- 6. Development should protect and enhance heritage assets and the canal-side.**

Justification

7.148 This area in the north of the borough (to the north of Wormwood Scrubs and Little Wormwood Scrubs) is in a variety of industrial uses, car sales, waste management and railway uses. Major employers in the area are Cargiant, a major car retailer with associated workshops, and Powerday and EMR, two major waste management businesses. The remaining businesses are small enterprises occupying units in a number of small industrial estates. The regeneration area has the largest remaining concentration of industrial type premises in the borough and is included in the Park Royal Opportunity Area and is identified in the London Plan as a Strategic Industrial Location. In January 2011, the Mayor of London adopted a Planning Framework for the Park Royal Opportunity Area which has as one of its objectives "to protect and maintain Park Royal as the largest industrial employment location in London, supporting the clusters of food/drink, distribution/logistics and TV/film through facilities and services to support growth". In Hythe Road, the opportunity to make links with Hammersmith Hospital bio-medical research should be taken to build on the national importance of that local facility.

7.149 The Grand Union Canal is a nature conservation area of metropolitan importance and the area adjoins important areas of open space.

7.150 In order to regenerate this area of underused and vacant land to the south of Willesden Junction in accordance with sustainability principles, the council will seek improved access to the area. At present, the nearest proposed station on Crossrail would be Paddington and Acton mainline. There would be considerable benefit from a station that would interchange with the West London Line. This would improve accessibility in inner West London, as well as within the borough, and help support regeneration.

7.151 In March 2010 the Government announced its intention to provide an interchange station between the planned High Speed Rail line (HS2) from London to the north and midlands, the Great Western main line and Crossrail. The council supports location of a new high speed rail hub station with links to a new Crossrail Station and the West London Line at Oak Common Sidings. In December 2010 the Government announced its intention to consult on its proposed HS2 route in 2011; this route includes a hub station at Old Oak Common.

7.152 The London Plan states that boroughs should protect and facilitate the maximum use of existing waste sites. Waste apportionment figures for the management of 348,000 tonnes of waste in H&F by 2031 will be fully met in the Old Oak Common area through maximising the potential of existing sites, namely EMR and Powerday. These sites are currently used mainly for the recycling of commercial and industrial waste (particularly metal) and for construction waste. Powerday in particular has the potential to deal with a wide variety of waste streams and to expand their capacity to include a higher proportion of municipal and commercial and industrial waste streams.

Regeneration Area Strategies 7

7.153 Improvements to road access to the waste sites will be sought, but the council will continue to promote further expansion in the use of rail and canal for the movement of waste and processed material. The expansion of waste management activities will not have a significant adverse impact on other uses in the area. The canal is also an important feature in the townscape and facility for leisure and recreation. This should be enhanced through canalside development.

7.154 The regeneration of this area is likely to be longer term than the other regeneration areas because of the scale of the infrastructure needed to enable significant development. However, the potential for additional housing in this area could be over 1,600 dwellings and over 5,000 jobs.

7.155 The Old Oak Common and Hythe Road Area falls within the MOD's safeguarding zone surrounding RAF Northolt and has related height constraints of 91.4 metres.

7 Regeneration Area Strategies

Strategic Sites

Strategic Site - PR 1

Old Oak Common Sidings

Owner: Network Rail, Crossrail

The council will pursue the regeneration of this site for a mixture of uses. It will work with partners to provide a High Speed 2 (HS2) rail hub station with links to a new Crossrail Station and the West London Line.

Any redevelopment will be expected to make the best possible use of the sites canalside location and respect the heritage assets of the area.

Justification

7.156 This site is 32.5 hectares of railway sidings and a small amount of residential bordered by the Grand Union Canal to the north and Great Western main line into Paddington to south. Willesden Junction station is 5-10 minutes walk (Rail to Euston/Watford Junction; North London Line, West London Line, Bakerloo). The site currently has poor road access. Transport for London has identified this site as a Site with Potential for Rail Freight Development, and their draft London Freight Strategy Development Control toolkit says the council should safeguard such sites for rail freight uses. However, much of the site is now owned by Crossrail for depot purposes.

7.157 The site is owned by Network Rail and Crossrail, First Great Western and Heathrow Express. The whole site is safeguarded for Crossrail. The intention is to provide 14 new Crossrail stabling sidings and a further siding incorporating a train-washing plant. This will require some remodelling of existing trackwork to accommodate the needs of other existing users within the depot. The site to be used for the sidings will also be used temporarily as a tunnel construction and fit out depot. After completion of the tunnelling works the remaining sidings and staff facilities will be constructed.

7.158 The council considers that the long term rail use of the site should be reviewed, especially in the light of the proposals for the HS2 line, to assess the extent to which rail operators need to be located here or land could be released for development. The scope for relocating these uses to the former North Pole Eurostar depot should be considered (see below). Even if railway use is maintained, sidings and depots could be decked over to provide the opportunity for substantial development, but that will require considerable improvements in public transport accessibility. However, the development potential should provide a business case for such improvements, including a Crossrail station.

7.159 This improvement to transport will enable a major new development of residential, employment uses and supporting activities and an opportunity to develop bio-medical industries and research hub linked to Hammersmith Hospital.

Strategic Site - PR 2

North Pole Depot

Owner: British Rail Residuary Body

The North Pole Depot should be used to assist in the provision of enhanced local passenger rail services and for the possible relocation of rail operations from other locations (e.g. Old Oak Common Sidings or the TfL Lillie Bridge Depot). Passenger service use could be in connection with provision of a Crossrail station, the High Speed 2 rail line (possibly as a station site) or local services. The part of the site adjacent to Wormwood Scrubs should be considered as a possible route for enhanced road access (via a bridge) to the Old Oak Common Sidings site. These possibilities should be explored together with proposals for the Kensal Canalside Opportunity Area before any other proposals are considered.

Justification

7.160 British Railways Board Residuary (BRBR) has been asked by the Secretary of State for Transport to produce recommendations for the site's future now that the depot has been vacated by Eurostar. The site is 1.8 miles long and extends from RBKC to Ealing. It is within the Park Royal Strategic Industrial Location (SIL) and comprises 50 acres of railway track and servicing sheds and buildings and has access from Mitre Way, Old Oak Common Lane (Ealing) and Barlby Road (RBKC). The site is strategically important for rail use and this should be the primary use. It is acknowledged that the nature of the depot and its location next to the Great Western fast tracks limits its use although this provides an opportunity for design of an HS2 interchange station. However, it should not change to non rail uses without a full assessment of the way in which it could contribute to enhancing passenger services or releasing railway land elsewhere that has greater potential for development. If no rail use comes forward for all or part of the Depot there will be the opportunity for alternative uses.

7.161 The site would provide an opportunity to improve road access to the Old Oak Common Sidings site if a bridge over the mainline GWR tracks was constructed.

7.162 RBKC already has aspirations for their part of the site and have identified it within the RBKC Core Strategy. The adjoining area in RBKC is identified as a new Opportunity Area known as Kensal Canalside in the London Plan. Future uses for the H & F part of the North Pole Depot site to the east of Scrubs Lane will need to be assessed having regard to proposals in the adjoining borough and any future review of the SIL if HS2 does not proceed. There will need to be joint working to establish the best way forward for the eastern part of the site, which should be considered in conjunction with Mitre Way Industrial Estate.

7 Regeneration Area Strategies

8 Borough-wide Strategic Policies

8.1 In addition to the spatial strategy, there are a number of borough wide and locally specific policies to deliver the spatial strategy and to ensure that development both within and outside the proposed regeneration areas contributes to meeting the council's objectives. The borough wide policies set out below are relevant to development throughout the borough, including the regeneration areas.

8.2 The council will retain some Unitary Development Plan policies for the time being where they support the Core Strategy (see Appendix 7).

8.3 All the borough wide policies should help achieve the decent neighbourhood principles that are set out in our Spatial Vision.

Meeting Housing Needs and Aspirations

Strategic objective

8.4 *Increase the supply and choice of high quality housing and ensure that the new housing meets local needs and aspirations, particularly the need for affordable home ownership and for homes for families.*

Borough Wide Strategic Policy - H1

Housing supply

The council will work with partner organisations and landowners to exceed the proposed London Plan target of 615 additional dwellings a year up to 2021 and to continue to seek at least 615 additional dwellings a year in the period up to 2032. The new homes will be achieved by:

- 1. the development of strategic sites identified within the Core Strategy;**
- 2. the development of sites identified in the council's Strategic Housing Land Availability Assessment;**
- 3. the development of windfall sites and the change of use of buildings where land and premises are shown to be surplus to the requirements of other land uses;**
- 4. the provision of new homes through conversions; and**
- 5. the retention of existing residential accommodation.**

The following are estimates of the likely increases in new housing in different parts of the borough.

8 Borough-wide Strategic Policies

Indicative Housing Targets

Area	2012/17	2017/22	Total 10 years	2022/27	2027/32	Total 20 years
White City OA	1,200	1,400	2,600	1,300	1,100	5,000 [^]
Hammersmith Town Centre and Riverside	500	500	1,000	0	0	1,000
Fulham Regeneration Area	700	700	1,400	1,200	800	3,400 [^]
S Fulham Riverside	800	800	1,600	400	200	2,200
Park Royal Opportunity Area	0	0	0	400	1,200	1,600
Rest of the borough	1,000	200	1,200	0*	0*	1,200
Total	4,200	3,600	7,800	3,300	3,300	14,400
Average/year	840	720	780	660	640	720
Maximum for infrastructure planning purposes.			9,000			20,000

* The estimates are based on identified sites. Due to the smaller nature of the sites outside of the Regeneration Areas, there are no known sites that are expected to come forward outside of Regeneration Areas in the longer term.

[^] The figures for the White City Opportunity Area and the Fulham Regeneration Area are consistent with the London Plan. In the London Plan, the Earls Court and West Kensington Opportunity Area has a minimum target of 4,000 dwellings. In the figures above, 2,900 dwellings have been allocated to the part of the Opportunity Area that also lies within the Fulham Regeneration Area (excluding for the time being, West Kensington and Gibbs Green housing estates). The Royal Borough of Kensington and Chelsea has allocated a minimum of 500 in the part of the Opportunity Area within that borough. The remaining dwellings within Fulham are indicative allocations for other sites.

Justification

8.5 The council's proposed housing target in the London Plan is 615 additional homes a year in the period up to 2021 (not including the increment to provision in the Earls Court and West Kensington Opportunity Area identified by the EIP Panel in their report to the Mayor). This figure was developed through collaborative working with the GLA on the London Housing Capacity Study 2009 and through further work on the council's Strategic Housing Land Availability Assessment. The table above indicates that the council would expect housing provision to exceed the London Plan target for additional homes.

8.6 The Park Royal Opportunity Area has been included in potential housing supply but the proposed High Speed rail hub in this area is unlikely to be completed until 2020. Any significant additional housing as a result of the regeneration of this area is unlikely to be available until the mid 2020s. The potential capacity for additional housing in this area will form part of the review of this Core Strategy and the future preparation of a planning framework.

8.7 The figures for the two opportunity areas in White City and Earls Court & West Kensington are as included in the London Plan. However, these targets are being reviewed as part of the preparation of planning frameworks for the area and could be exceeded, depending on the eventual land-use mix, urban design considerations and the extent of estate regeneration in the areas. The White City Opportunity Area Planning Framework and Earls Court and West Kensington Opportunity Area Supplementary Planning Document will provide more guidance on factors that will determine capacity.

8.8 The eventual capacity for new housing in all areas will depend on detailed assessment, site setting, urban design of housing areas, appropriate housing mix, transport capacity and other factors as set out in policies in the Core Strategy, Development Management Policies DPD and other guidance.

8.9 For the purpose of infrastructure planning, the council has considered the extent to which the figures set out above could possibly be exceeded as shown in the table. The upper figures do not represent a target, but indicate the range within which the actual total would be expected to lie if all sites were developed to their full capacity. An average of 900 to 1,000 additional dwellings pa is almost double the previous completion rate of an average of 500 additional dwellings a year between 2001 and 2010. This figure is included as a guide to infrastructure providers to indicate the maximum additional dwellings that might be completed during the 20 year plan period, 2011/12 to 2031/32. It is important to retain existing housing unless it is replaced with a similar or greater number of units or the net loss is justified in accordance with other Plan policies.

8 Borough-wide Strategic Policies

Borough Wide Strategic Policy - H2

Affordability

Housing development should help achieve more mixed and balanced communities and reduce social and economic polarisation by improving the mix of affordable housing in the borough for those that cannot afford market housing.

On sites with the capacity for 10 or more self-contained dwellings affordable housing should be provided having regard to the following:

- a) A borough wide target that at least 40% of all additional dwellings built between 2011-21 should be affordable.
- b) The council would prefer all additional affordable housing to be intermediate and affordable rented housing unless a small proportion of new social rented housing is necessary in order to enable proposals for the regeneration of council or housing association estates, or the replacement of unsatisfactory accommodation, particularly in accordance with policies for the regeneration areas set out in this plan.
- c) The council will encourage the provision of affordable rented and social rented housing in ways that enable tenants to be offered an equity stake or the opportunity to join a savings incentive scheme.
- d) In negotiating for affordable housing and for an appropriate mix of intermediate, affordable rented and social rented housing in a proposed development, the council will take into account:
 - site size and site constraints;
 - financial viability, having regard to the individual circumstances of the site, the availability of public subsidy and the need to encourage rather than restrain residential development; and
 - the affordability and profile of local housing; the scope for achieving a more mixed and balanced community in the borough, or in an area where there are existing concentrations of social rented housing.

Justification

8.10 A key aim of the core strategy is to reduce social and economic polarisation in the borough and to encourage social mobility. The strategy aims to create a more socially and economically mixed borough and in particular, to enable young families to be able to afford to live and stay in the borough. It will significantly increase the amount of housing that is affordable to middle income earners, key workers and all those households who are neither very wealthy nor very poor. The strategy aims to reduce the concentrations of deprivation associated with the large mono tenure housing estates, mostly council owned and to significantly improve the fabric of these outdated estates.

8.11 In order to achieve this strategy Hammersmith and Fulham will seek to increase the amount of affordable housing in the borough by setting an affordable housing target of at least 40% of all additional dwellings to be built between 2011/12 and 2021/22. All the net gain in affordable housing should be intermediate and affordable rented housing available to households who cannot afford to buy and/or rent market accommodation in the borough (H&F Housing Market Assessment) except that the council will seek a small proportion of additional social rented housing if urgently arising housing need cannot be met within the existing social rented housing stock (see below). In order to meet the target for affordable housing, the council will negotiate for affordable housing to be provided on all larger sites in accordance with the London Plan threshold target of sites with the capacity for 10 or more additional self-contained dwellings.

Income and the cost of housing

8.12 As outlined previously, some parts of H&F are very deprived and other areas have some of the most prosperous neighbourhoods in London. There are 7 Super Output Areas⁽¹⁸⁾ within the 10% most deprived nationally; and, 30 Super Output Areas, or 27% of the borough, amongst the 20% most deprived nationally. Department of Works and Pensions Households Below Average Income (HBAI) results show that Hammersmith & Fulham has more individuals on low incomes (27.1%) than Inner London (20.4%), London (18.2%) or England (16.8%). The most deprived neighbourhoods are also those with the highest levels of social rented housing.

8.13 House prices and private sector rents are well above the London and the West London average. Hammersmith & Fulham has the 4th highest house prices in the country. The average property price in January 2010 was £472,000 which is 29% above the London average and 185% above the national average. Also house prices are increasing faster than elsewhere in the country (2009 Land Registry data).

8.14 Rents in the private sector are also high compared to the rest of London. The lowest quartile rent for a two bedroom property was £269 per week and for a three bedroom property was £315 per week.⁽¹⁹⁾

8.15 The very high cost of market housing both for owner occupation and for rent impacts on who can afford to live in the borough. The household income required to rent a 2 bedroom property (lowest quartile rent) in the borough is £56,100 and to purchase (lowest quartile market purchase) is £91,400⁽²⁰⁾. It is estimated that 58% of younger working households (age 20 to 39 years) in H&F cannot afford to buy a 2/3 bedroom dwelling and private sector rents to earned income ratios are over 30%.⁽²¹⁾

8.16 Although private sector rents are high in comparison to incomes they are significantly more affordable than owner occupation. It is estimated that private rented housing has risen from about 17,500 (23% of the stock) in 2001 to nearly 28,000 (35% of the stock) in 2009⁽²²⁾. Most of this increase will have been through a reduction in owner occupied dwellings which would result in less than a third of the housing stock being owner occupied, compared to 44% in 2001.

18 A Super Output Area (SOA) is a geographical area designed for the collection and publication of small area statistics. There are 111 SOAs in H&F each comprising about 700 households

19 West London Strategic Housing Market Assessment 2010

20 West London Strategic Housing Market Assessment 2010

21 Can't Buy: Can't Rent . The affordability of private housing in Great Britain

22 Fig 51 West London Strategic Housing Market Assessment 2010

8 Borough-wide Strategic Policies

8.17 Although the stock of intermediate affordable housing has increased in the last 10 years it still makes up only about 1,850 dwellings or just over 2% of the housing stock. This compares to over 3000 households registered for low cost homeownership on the H&F Homebuy Register.

8.18 Social rented housing is estimated to account for approximately 25,900 dwellings, 33% of the total stock, with over 1250 dwellings having been built in the last 9 years. In some parts of the borough, in particular the north of the borough the proportion is over 50% – College Park and Old Oak and Wormholt and White City wards.

Housing tenure mix of additional housing

8.19 In considering the mix of tenure that is appropriate for additional dwellings to be built in the borough, the council needs to have regard to its assessment of the housing market, including housing need and how this can be met.

8.20 The analysis of income and housing costs above highlights a severe lack of affordable market housing in H&F coupled with a probable reduction in owner occupation. This demonstrates a need to increase the supply of intermediate affordable housing. Even if all the 40% affordable housing target (almost 3000 dwellings by 2021/22) is intermediate housing, this will still only increase the intermediate housing stock to about 4,800 dwellings or about 5.5% of the total dwelling stock.

8.21 As house prices and market rents are so high in H&F, intermediate housing and affordable rented housing needs to be affordable to a broad range of incomes. The income range of households that cannot afford market housing in H&F is £19,900 to £79,400 for households that require 4 or more bedrooms.⁽²³⁾ The council will encourage the provision of a variety of intermediate housing products that will assist people who cannot afford market housing to buy (e.g. shared ownership, equity share, discounted market sale) or rent (e.g. affordable rented housing). The provision and affordability of such housing will be taken into account in considering the appropriate proportion of affordable housing on individual sites.

8.22 An increase in the supply of intermediate housing and the introduction of social “homebuy” and similar schemes will assist in releasing more of the existing stock of social rented housing for households in need of that type of affordable housing. The council also wants some social rented and affordable rented housing to be provided in ways that enable tenants to be offered some form of equity stake or savings incentive scheme so that they have the opportunity to move into home ownership if their income increases. The level of public funding support for affordable provision is likely to be restricted in the short and possibly medium term. On this basis, innovation and flexibility in the consideration of the delivery and tenure of proposed affordable housing will be a key element in meeting the targets expressed in Policy H2.

8.23 The council will seek new social rented housing where this will enable the regeneration of existing estates and the provision of better accommodation (e.g. quality, dwelling size and conditions) for existing social rented tenants; and where it is possible to achieve a better mix of tenure and a more mixed and balanced community in the area. The policies for regeneration areas set out details where applicable.

8.24 The council considers that it should be possible to meet newly arising urgent need without increasing the overall amount of social rented housing in the borough (H&F Housing Market Assessment). In view of this, the overall net increase in affordable housing in the borough should be intermediate and affordable rented housing but there should be no net decrease in social rented housing (measured in habitable rooms) in the White City and Earls Court and West Kensington Opportunity Areas.

8.25 Where new social rented or affordable rented is provided the council will require a mix of dwelling sizes that helps to achieve a better match to household needs. Currently there are over 2,300 overcrowded households in the borough and there are also households that are under occupying their housing; just over 120 households are registered with the council wanting to move into smaller accommodation. There are likely to be other households who have not registered with the council but who may like to move from larger dwellings, if there is alternative housing that would meet their needs.

Negotiating for Affordable Housing

8.26 In implementing this affordable housing policy, the council recognises that the location of sites and their characteristics will affect the amount and type of affordable housing that is appropriate. Where there are concentrations of social rented housing it will be particularly important to increase the choice of housing in order to achieve more mixed and balanced communities.

8.27 The amount and type of affordable housing that might be appropriate in a proposed development will be influenced by the potential for estate regeneration on council or housing association estates, especially where the proposed development is in, or close to the regeneration areas by providing new and better homes for local social rented tenants.

8.28 The council recognises that the amount and mix of affordable housing that can be achieved in any scheme will depend on the financial viability of that scheme. It will therefore have regard to a number of factors including site specific circumstances, the availability of public subsidy and the need to encourage rather than restrain residential development. The council will in the context of policy H2 seek and take account of evidence of financial viability in determining the contribution a scheme can make to the provision of affordable housing.

8 Borough-wide Strategic Policies

Borough Wide Strategic Policy - H3

Housing quality and density

The council will expect all housing development to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient in line with the requirements of the Code for Sustainable Homes, meet satisfactory internal and external space standards, and (subject to the size of scheme) provide a good range of housing types and sizes.

Acceptable housing density will be dependent primarily on an assessment of these factors, taking account of London Plan policies and subject to public transport and highway impact and capacity.

In existing residential areas, and in substantial parts of regeneration areas, new housing will be expected to be predominantly low to medium rise consisting of small scale developments of houses, maisonettes and flats, and modern forms of the traditional mansion block and other typologies of residential development that may be suitable for its context, with gardens and shared amenity space in street based layouts. (See also policy OS1 Improving and Protecting Parks and Open Spaces)

Some high density housing with limited car parking may be appropriate in locations with high levels of public transport accessibility (PTAL 4-6) provided it is satisfactory in all other respects.

Justification

8.29 The London Plan provides broad guidance on densities, but the upper ranges are often inappropriate in the local context. Apart from a few locations which may be regarded as being in the 'central' category, the council generally regards the borough as being in the "urban" category of the London Plan density matrix and wishes to ensure that all housing development is provided to a satisfactory quality, has an appropriate mix of types and sizes (with a particular emphasis on family accommodation), and is well related to its surroundings (and neighbouring residential properties in particular). Well designed housing is important for health and well being in the community. Much of the new housing, particularly the family sized housing, should consist of low and medium rise street properties, with access to private gardens or shared amenity space. In assessing satisfactory internal and external space standards for new housing the council will have regard to the London Plan's minimum space standards for new development. The council will prepare an SPD that will provide further detail on design standards.

8.30 Higher density development must have particularly good design quality and positively enhance the locality (its appearance and amenities). Mixed tenure housing developments should be tenure blind, meaning that it should be difficult to spot the difference in the architectural quality of market and affordable properties.

8.31 Small development sites can often be problematic and the council will especially resist attempts to overdevelop which often leads to adverse effects on neighbours and the locality. In large schemes, such as in regeneration areas, there is more scope to achieve higher density housing and as long as there is still a good mix of housing types overall, some high rise non-family residential may be acceptable. Such large schemes will need to be supported by appropriate social infrastructure.

Borough Wide Strategic Policy - H4

Meeting Housing needs

The council will work with house builders to increase the supply and choice of high quality residential accommodation that meets the local residents' needs and aspirations and market demand. In order to deliver this:

- **there should be a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation. The precise mix in any development will be subject to the suitability of the site for family housing in terms of site characteristics, the local environment and access to services.**
- **all new build dwellings should be built to “Lifetime Homes” standards with 10% to be wheelchair accessible, or easily adaptable for residents that are wheelchair users;**
- **applications for HMOs and hostels will be considered in the light of their contribution to the range of housing in the borough and their impact on the locality and its character; and**
- **housing for people who need care and support must be protected, and, subject to continuing need, applications for new developments where there is an established local need will be supported.**

Justification

8.32 In recent years high proportions of 1 and 2 bedroom homes have been permitted in H&F⁽²⁴⁾. There has been an under provision of family housing and there is a need for this to be addressed. This strategy also aims to provide a better mix of housing; a higher proportion of family sized housing and housing that is well designed – energy efficient, accessible and safe. The council will prepare an SPD on housing mix, which will be regularly updated to reflect housing need.

8.33 Approximately 10% of H&F's households have one or more people with a physical disability and in addition young families and the elderly also benefit from accessible housing. There needs to be an increase in the amount of housing built to Lifetime Homes standards and that is wheelchair accessible in order to meet this need.

8.34 Houses in multiple occupation and hostels can provide flexible and cheaper accommodation for people on low incomes but they can often have an impact upon the amenity of neighbouring residents. A flexible approach will be taken to the conversion of self contained accommodation to HMOs that takes account of local circumstances.

8 Borough-wide Strategic Policies

8.35 There is likely to be a continuing need for housing for people who need care and support, particularly as the population ages. The loss of existing accommodation and the provision of new accommodation will be considered in relation to the impact on the local area and on the provision of community facilities and services.

Borough Wide Strategic Policy - H5

Gypsies and Traveller Accommodation

The council will work closely with RBKC to protect and improve the existing gypsy and traveller site at Westway which is located in Kensington & Chelsea.

Any additional site to accommodate the specific needs of Gypsies and Travellers in this borough should:

- **meet local need;**
- **take account of suitable vehicular access and satisfactory parking, turning and servicing;**
- **be within close proximity of local facilities and services such as a primary school, local shops and a GP; and**
- **be designed in such a way that it is compatible with existing and planned uses, fit for the occupants and at the same time does not impact on residential amenity.**

Justification

8.36 Circular 1/2006 and London Plan Policy 3.8 require that this Core Strategy should have a specific policy to protect existing authorised sites and set out the criteria for the determination of any application for additional sites. Such sites should promote the development of socially inclusive local communities in accordance with PPS 3.

8.37 The council and the Royal Borough of Kensington and Chelsea (RBKC) jointly provide a site for 19 travellers' pitches on land in RBKC to the east of the White City Opportunity Area. Work is ongoing to improve the existing site. Although the bid for government funding to provide two additional pitches on the site as well as other improvements in terms of landscaping, safety and security, parking and access was unsuccessful, there is a commitment from both boroughs to improve the physical environment at a cost of £250K. Work will commence in 2011/12.

8.38 The requirements for a gypsy and travellers site are more demanding than for residential development. Gypsy and traveller sites often contain a number of ancillary employment activities for which space is necessary. These activities can in turn, cause a disturbance to the amenity of neighbouring residents. Site selection must therefore find a balance between finding a suitably sized accessible location near to local facilities and services and a location where the amenity of the borough's existing residents remains unaffected.

Borough Wide Strategic Policy - H6

Student Accommodation

The council recognises the London-wide need for student accommodation, and to assist in meeting this need it will support applications for student accommodation as part of mixed use development schemes within both the White City and Earls Court and West Kensington Opportunity Areas. Applications for student accommodation outside of these areas will be assessed on a site by site basis, but the council will resist proposals which are likely to have adverse local impacts.

Justification

8.39 The borough is home to a number of university and higher education institutions, principally Imperial College, which has teaching facilities at Hammersmith Hospital and Charing Cross Hospital and proposals for development in the White City Opportunity Area, London Academy of Music and Dramatic Art (LAMDA) and London College of Fashion. A number of these higher educational institutions have expressed a need to increase their capacity, as have many other higher educational institutions across London, buoyed by London's international status and reputation as a global centre for higher education. This has put pressure on conventional housing to accommodate students and there is a need to increase the capacity of student accommodation in London in order to ensure that there is a suitable choice of available purpose built accommodation.

8.40 The council considers that the borough's two largest and most deliverable regeneration areas offer an opportunity to help deliver a significant quantum towards addressing this student accommodation shortage for local institutions. It considers that student housing in these areas will be best provided within major new developments as part of mixed use schemes. However all applications will need to demonstrate satisfactorily that the proposals will have a positive impact on the overall strategies for the Opportunity Areas and will not adversely impact on residential neighbours or town and local centres. Applications will need to be accompanied by a management plan, setting out how the impact upon neighbours and the amenity of the borough's existing residents will be managed. In order to ensure that students are able to adequately get to and from their area of study, it will be important that developments are located within areas of good public transport accessibility within the Opportunity Areas.

8.41 Outside of the Opportunity Areas, applications for student accommodation will be assessed on a site by site basis. It is acknowledged that students can create benefits for an area, for example by adding vibrancy and vitality to the local economy. However, concentrations of students can also have a negative impact. In particular, the council is concerned about the direct impact of noise and comings and goings on neighbouring properties, and the indirect impact of the growth in facilities such as bars and takeaways that can themselves cause a nuisance, especially late at night. The council will consider all applications on their own merits, but the primary consideration will be the amenity of the borough's existing residents and the strategy to direct student accommodation schemes to the two identified Opportunity Areas.

8 Borough-wide Strategic Policies

Local Economy and Employment

Strategic Objectives

- *Reduce polarisation and worklessness to create more stable, mixed and balanced communities;*
- *Support the local economy and inward investment to ensure that existing and new businesses can compete and flourish; and*
- *Support businesses so that they maximise job opportunities and recruit and maintain local people in employment.*

Supporting small and medium sizes businesses in the local economy

Borough Wide Strategic Policy - LE1

Local Economy and Employment

To ensure that accommodation is available for all sizes of business including small and medium sized enterprises by:

- **requiring flexible space suitable for small and medium sized enterprises in large new business developments; and**
- **retaining premises capable of providing continued accommodation for local services or significant employment unless:**
 1. **continued use would adversely impact on residential areas; or**
 2. **an alternative use would give a demonstrably greater benefit that could not be provided on another site; or**
 3. **it can be satisfactorily demonstrated that the property is no longer required for employment purposes; or**
 4. **an alternative use would enable support for essential public services and is otherwise acceptable.**

To support both existing and new initiatives that will encourage local employment, skills development and training opportunities.

Justification

8.42 Over the years the borough has proved to be an attractive location for many multi-national companies, including the BBC and Earls Court and Olympia Group, and their continued presence is welcome because of their contribution to the local economy and in providing jobs and opportunities to residents. However, as well as being favoured by major companies, the strength of the local economy is also buoyed by the very many local office and industrial businesses which often provide services direct to residents or to other businesses in the borough. Creative industries are a particular strength in the borough which the council is keen to encourage, and there is also the opportunity to build on the presence of Hammersmith Hospital/Imperial College and Charing Cross Hospital by encouraging bio-medical related companies.

8.43 Because many of the borough's businesses are small or medium sized and because there is demand for accommodation from such enterprises, it is important that new and refurbished business developments provide accommodation that can meet the needs of a variety of activities, including start up businesses, so that the rich mix of businesses in the borough can continue. The council will ensure that its own stock of business premises continues to meet the needs of the local economy.

8.44 Continued economic growth in the borough will require a growing work force. These jobs will not go to workless residents in the borough unless they have the necessary qualifications and skills. If local workless people are not moving into the local labour market, the growth in jobs will have to be met by workers from outside the local area. This will increase pressure on the already overstretched supply of housing and local transport infrastructure.

8.45 There are many agencies involved in training, such as the Learning & Skills Council (LSC), Ealing Hammersmith & West London College (EHWLC) and Job Centre Plus (JCP) and the voluntary & community sector (VCS), but the council has a central role in ensuring that learning and skills provision for adults in H&F is delivered in a coherent and effective way.

8.46 Although most of the business activities found in the borough can take place in residential areas, there can be conflicts with residential amenity. If buildings are outworn and in need of redevelopment, the relative merits of employment and residential as the future use should be considered. In some cases, existing employment activity can represent an under use of land and development for alternative purposes might be shown to better achieve the strategic objectives. In general, though, the council is in favour of continued employment use, unless there is supporting evidence to demonstrate that the property is no longer required.

8 Borough-wide Strategic Policies

Community Facilities (leisure, recreation, education, health, culture, civic services and other facilities)

Strategic Objectives

- *Ensure that both existing and new residents, and visitors to the borough have access to a range of high quality facilities and services, including retail, recreation, arts, entertainment, health, education and training and other community infrastructure such as policing facilities and places of worship.*
- *Ensure that the schools in the borough match the needs and aspirations of local parents and their children.*
- *Encourage and promote healthier lifestyles and reduce health inequalities.*
- *Promote the health, safety and security of those who live, work and visit H&F.*

Borough Wide Strategic Policy - CF1

Supporting Community Facilities and Services

The council will work with its strategic partners to provide boroughwide high quality accessible and inclusive facilities and services for the community by:

- encouraging the co-location of community facilities and services where opportunities arise;
- supporting the retention of existing healthcare facilities and assisting in securing sites for future healthcare provision or reorganisation of provision, including local hubs for a wide range of health services in the north, centre and south of the borough, and supporting renewal of GP premises; and
- seeking the improvement of school provision, including:
 - improvement and/or expansion of secondary schools;
 - improvement and/or expansion of primary schools through the primary school capital programme;
 - supporting the creation of new free schools;
 - requiring the building of new primary schools as appropriate and applicable to the need generated by development proposals and available existing capacity in the White City Opportunity Area and the Earls Court and West Kensington Opportunity Area; and
 - provision of a new academy at Stamford House.
- improving the range of leisure, recreation, sports, arts and cultural facilities by:
 - protecting existing premises that remain satisfactory for these purposes;
 - supporting re-provision of facilities for existing users in outworn premises where opportunities arise;
 - seeking new facilities, in particular:
 - major new leisure and recreation facilities in the White City Opportunity Area, especially east of Wood Lane and in Shepherds Bush town centre, and in the Earls Court & West Kensington Opportunity Area;
 - a replacement library and cinema in Hammersmith town centre; and
 - water related sports and educational facilities in riverside and canalside developments.
 - supporting the continued presence of the major public sports venues for football and tennis, subject to the local impact of the venues being managed without added detriment to local residents;
 - enhancing sport, leisure and cultural provision for schools and public use in suitable local parks, including Linford Christie Stadium and Wormwood Scrubs.

8 Borough-wide Strategic Policies

- **protecting all existing community facilities and services throughout the borough where there is an identified need; and**
- **supporting the Metropolitan Police and Her Majesty's Court Service and action to deal with crime and anti-social behaviour; and**
- **requiring developments that increase the demand for community facilities and services to make contributions towards, or provide for, new or improved facilities.**

Justification

8.47 In a built up borough like H&F where there are many competing uses, it is important to plan for future community service needs, including education, health, leisure, places of worship, recreation facilities, and for the 3rd Sector, and to protect existing sites and premises. These community facilities are an important element of what makes a decent neighbourhood and the council will work with partners to keep aware of needs, assist with the implementation of agreed programmes by allocating sites for specific uses and ensure that requirements are taken into account in new developments.

8.48 Community facilities and services need to be located so that they have maximum accessibility for their potential users. It will be appropriate for some services and facilities that attract people from a large area to be located in a town centre or key local centre, and the council's policies allow for this possibility. However, other local facilities may be better located close to the communities they serve. The council will seek to co-locate community facilities for which it is responsible and will encourage others to do so in order to provide services that are better integrated with both public and private sectors. The council believes that establishing community hubs in areas of the borough where there are high levels of deprivation will better meet the accommodation needs of the 3rd sector.

8.49 The council's strategy for the regeneration of the borough will see a rise in H&F's population as well as more visitors to the borough. This growing population will increase the demand for community services and facilities and will impact on all providers of social infrastructure, such as the Metropolitan Police and the NHS. Finding sites for new facilities to support this growth can be difficult, but the council will ensure that the strategies for the borough's five regeneration areas fully take into account the need to provide appropriate education, health and other community service infrastructure. Elsewhere, when new developments result in an increase in the demand for community facilities, they will also be expected to make appropriate provision for new or improved facilities. In addition, in those cases where there is pressure to redevelop existing uses the council will protect facilities, unless it can be shown that a need no longer exists or that facilities can be appropriately replaced or provided elsewhere.

8.50 The current situation regarding known planned community service provision is set out below. (See also the Infrastructure Schedule in Appendix 6).

Schools and other educational and training facilities

8.51 The council's aim is to make improvements and changes to the borough's schools and to transform secondary education. This will result in improved education and training so that young people will be better able to take advantage of local jobs. There will also need to be an increase in school places to meet the increasing child population. Although the Building Schools for the Future programme has been cancelled the council is still aiming to improve the quality of its secondary schools, ensure sixth form provision in all its secondary schools and to increase the number of school places to meet local need. The council also supports the government's new Free Schools policy which it considers will improve the educational choices of children in the local community.

8.52 The following primary school improvements have been committed to in the Council's Primary and Special Schools Strategy, with funding from the Primary Capital Programme:

- Expansion of Holy Cross School
- Amalgamation of St Peter's School on one site, with possible expansion
- Expansion of Bentworth School
- Expansion of Old Oak School
- Improvement of teaching facilities at St Thomas of Canterbury School

8.53 In addition the council will generally support developments that improve independent educational, further educational and training facilities in the borough.

Leisure, recreation and sports facilities

8.54 The borough has a rich and varied range of leisure, recreation, sports, and arts, culture and entertainment facilities. The responsibility for the provision of these facilities, including investment and maintenance, falls to a number of organisations, including the council. Because the facilities give residents and visitors to the borough the opportunity to participate in a range of activities that help to improve quality of life, health and well being, the council will seek to protect existing uses and assist in providing new facilities. Where there is a recognised deficiency in the provision of any facility or activity, the council will seek to readdress this situation through the application of Core Strategy policies, particularly in the regeneration areas where there are identified development sites.

8.55 In respect of sport, the limited amount of open space in the borough, including in most of our secondary schools, means that the council has to maximise the use of its resources. The council have prepared a Sports and Physical Activity Strategy to increase participation in sports and to ensure the maximum benefit from the 2012 Olympic Games.

8.56 Given the limited amount of open space, the council also wants to make better use of the Thames and canal for water sports and the council will negotiate for new facilities, as part of redevelopment schemes, where appropriate.

8.57 These activities attract differing numbers of people and have significantly different impacts on the local area. Adverse impacts need to be managed through the development management process.

8 Borough-wide Strategic Policies

Health

8.58 The council is integrating with NHS Hammersmith and Fulham which is currently the organisation responsible for planning and funding all the NHS care for people living and working in the London Borough of Hammersmith and Fulham. The aim of the council and NHS Hammersmith and Fulham is to work with all relevant partners to improve the health of all residents, to reduce health inequalities and to deliver new and improved health facilities in the borough. The core strategy aims to support the reorganisation of health care in the borough. It is proposed that there will be two polysystem hubs, one in White City and one at Charing Cross. These hubs will be supported by 5 to 7 large centres to supplement the services provided in the polyclinics (Centre for Health) and ensure equality of provision throughout the borough. The intention is to rationalise the existing network of GP services. The Core Strategy also recognises the contribution that other elements of the strategy have on the health of residents, including access to parks and play areas, recreation facilities, the opportunities to walk and cycle, community safety, access to shops selling fresh foods, controls on hot food takeaways, educational attainment and access to employment, the borough's air quality and noise and light pollution

8.59 The main proposals for new health facilities are:

- the Centres for Health at White City and at Charing Cross Hospital; and
- expanded and improved health centres, including on the site of the old Wandsworth Bridge Road nursing home, Shepherds Bush, Cassidy Road Medical Centre, Maystar, North End Road, Brook Green and Richford Gate.

Open Space

Strategic Objectives

- *Improve and protect amenity and quality of life of residents and visitors by ensuring a safe, accessible and pleasant local environment, where there is a strong sense of place.*
- *Encourage and promote healthier lifestyles and reduce health inequalities*
- *Preserve and enhance the quality, character and identity of the borough's natural and built environment (including its heritage assets) through respect for local context, good quality, inclusive and sustainable design.*
- *Protect and enhance the borough's open green spaces and create new parks and open spaces where there is major regeneration, promote biodiversity and protect private gardens.*

Borough Wide Strategic Policy - OS1

Improving and Protecting Parks and Open Spaces

To protect and enhance parks, open spaces and biodiversity in the borough by:

- designating a hierarchy of open space that includes metropolitan open land (MOL), open space of borough wide importance and open space of local importance (see Appendix 2) as well as a hierarchy of nature conservation areas of metropolitan, borough and local importance, and green corridors along the borough's railway lines (see Appendix 3);
- requiring a mix of new public and private open space in the White City and Earls Court and West Kensington Opportunity Areas and the South Fulham Riverside regeneration area when development takes place;
- improving parks and recreational facilities through a planned asset renewal programme in accordance with the council's Parks and Open Spaces Strategy. Major refurbishment of Shepherds Bush Green and Bishops Park will be complemented with investment in improved local play and sports facilities across the borough. Strategic masterplanning will guide future investment in Ravenscourt Park, South Park and Wormholt Park;
- protecting back garden space and encouraging the enhancement of front gardens, and adding to the greening of streets and the public realm;
- ensuring provision of quality accessible and inclusive open space, including areas of nature conservation interest, and children's play provision in new developments, including in the identified regeneration areas; and
- improving provision and access to parks and open spaces, play space and areas of nature conservation interest.

Justification

8.60 In a densely built up area like Hammersmith and Fulham, the local environment and public spaces are very important.

8 Borough-wide Strategic Policies

Hierarchy and status of parks and open space

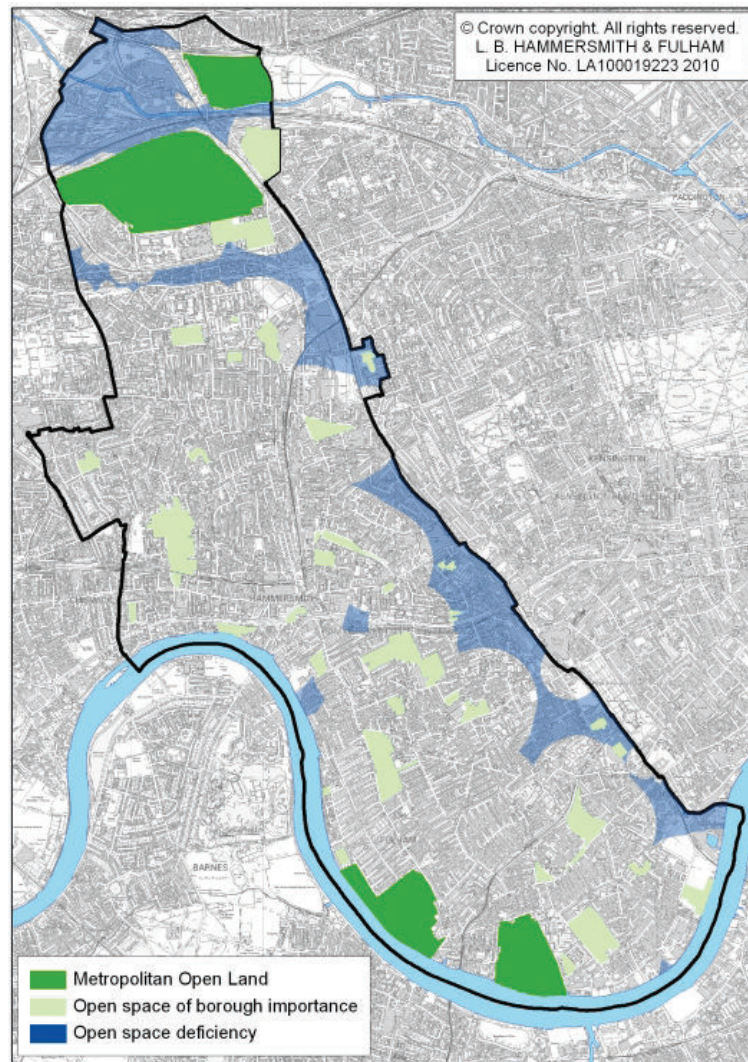
8.61 The council's 2008 Parks Survey and other background information shows that open space is important for peoples' quality of life and for enhancing biodiversity in the borough. Open spaces provide opportunities for people to exercise and to take part in outdoor sport and recreation which enhances the health of local people. The council has designated an open space hierarchy that responds to the variety of parks and open spaces in the borough, including strategically important open space, namely metropolitan open land, and open spaces of boroughwide and more local importance (see Proposals Map and Appendix 2). Overlapping with this hierarchy are those areas which have particular nature conservation interest. These areas were originally identified by the former London Ecology Unit and are classified as of metropolitan, boroughwide and local importance (see Proposals Map and Appendix 3). On Wormwood Scrubs there is also a designated local nature reserve.

New and improved parks and open spaces

8.62 The council's 2005 Open Spaces Audit reveals that Hammersmith and Fulham has relatively little open space per person and with more people living and working in the borough, the improvement of the parks and open spaces and facilities within them, and the provision of more public open space and private amenity space as part of new developments will be important, particularly in areas of deficiency (see Map 7). Because there are areas of existing deficiency in open space, nature conservation (see Map 8) and children's play areas throughout the borough it is important that new developments contribute to meeting this deficiency by provision of open space and play facilities for all ages as part of regeneration schemes. Such open space should be provided overall in a combination of public and private areas.

8.63 The way in which open space is provided in the opportunity and regeneration areas must be considered carefully to integrate well with the development and to optimise its value and contribution. Open space for residents may be provided in a number of ways, for example in easily accessible small private spaces and in larger parks. All new publicly accessible open spaces whether on public or private land must contribute to a high quality and easily maintainable public realm. All new open spaces will be expected to be of high quality and ensure attractive, accessible, usable, durable

Map 7: Open Space



Borough-wide Strategic Policies 8

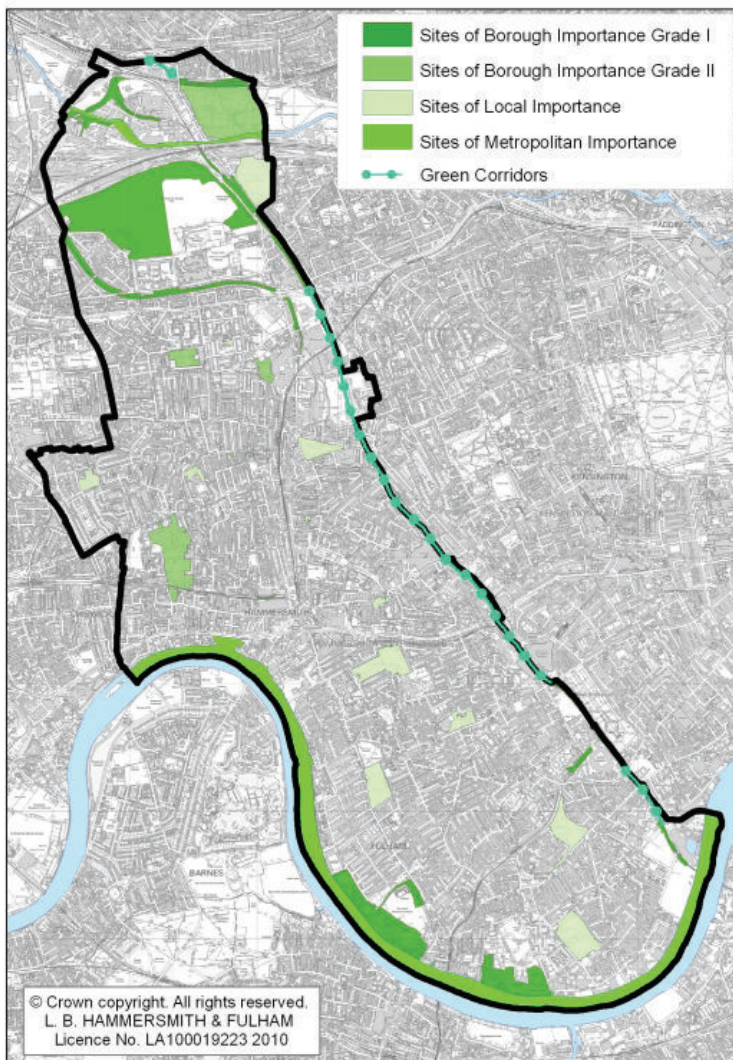
and adaptable places and to contribute to improving the quality of life, reducing the incidence of crime and anti-social behaviour and to making places better for people. Where development takes place adjacent or close to the Thames or the Grand Union Canal it will be important to increase public access to these areas which have in the past had limited public accessibility. In addition, the opportunity should be taken to provide environmental improvements so that people can benefit from leisure and recreation activities along, and on, the Thames and the Grand Union Canal.

Protection of open space

8.64 It is important to provide the relevant protection for, and to enhance, the borough's public and private open spaces because of their contribution to so many elements of the Core Strategy and associated strategies of partners. Private gardens add to the green space within the borough, and the council will seek to manage the loss of this resource (see Development Management Policies DPD). In addition, where front gardens have been paved over the council will encourage greening initiatives and inclusion of sustainable drainage.

8.65 Although most open spaces in Hammersmith and Fulham provide a valuable open space function, there are some open spaces, often because of their location, which have very limited existing or potential value as either open space, for local amenity, or for biodiversity. In these cases it may be appropriate to consider alternative uses.

Map 8: Nature Conservation Areas



8 Borough-wide Strategic Policies

River Thames and Grand Union Canal

Strategic Objectives

8.66 *Increase public access and use of H&F's waterways as well as enhance their environment, quality and character.*

Borough Wide Strategic Policy - RTC1

River Thames and Grand Union Canal

The council will work with its partner organisations, including the Environment Agency, Port of London Authority and British Waterways Board, Thames Water and landowners to enhance and increase access to, as well as use of, the waterways in the borough, namely the River Thames and the Grand Union Canal and improve waterside environments, by:

- identifying the Thames Policy Area and setting out general criteria for the design of development in this area in the Development Management Policies DPD and in supplementary planning documents. In particular, there will be a planning framework for the South Fulham Riverside regeneration area which will provide more detailed design guidance for new development;
- encouraging the development of vacant and underused land along the waterways, namely the River Thames, Chelsea Creek and Grand Union Canal taking into account their local context and character;
- protecting existing water dependent uses and requiring new development to provide opportunities for water based activities where appropriate and enhance river and canal related biodiversity, safeguard and enhance where necessary flood defences, as well as encouraging public access especially for leisure and educational activities;
- ensuring the provision, or improvement and greening, of the Thames Path National Trail (the Riverside Walk) in all riverside developments and the canalside tow path along the Grand Union Canal; and
- ensuring high standards of design on both riverside and canalside sites, with improved linkages to the river and riverside walk and the canal as appropriate. There will be a presumption against tall buildings along the waterways, but in limited parts of South Fulham Riverside regeneration area, taller buildings may be appropriate if it can be demonstrated that a tall building would be a key design element in a masterplan for regeneration and that it would have a positive relationship to the riverside.

Supplementary Planning Documents and briefs will set out detailed guidance for riverside and canalside development where appropriate.

Justification

The Thames

8.67 The River Thames is of considerable benefit to Hammersmith and Fulham and is of strategic importance to London as a whole. The Thames Policy Area designation and associated policies aim to protect the features of the riverside and of the river, including the Chelsea Creek, particularly its environmental quality and importance as:

- a major linear open space which is particularly important in an area with limited parks and open spaces;
- a landscape feature with views and landmarks of local importance;
- a resource for recreation and sport, tourism and leisure;
- an ecological resource and an important refuge for plants and wildlife;
- an area with considerable archaeological and historic interest; and
- a transport resource.

8.68 Further details of the qualities and character of the river and riverside are included in the Thames Strategy Kew to Chelsea.

8.69 A balance needs to be reached between the many functions of the river. In Hammersmith and Fulham there is a particular issue with vacant and under-used safeguarded wharves and the development of the land adjoining these sites. More detail on the wharves is provided in the policy for the South Fulham Riverside regeneration area, and it is noted that the GLA has announced its intention to review their designation including opportunities for consolidation before 2012 (policy 7.26 of the London Plan). However, in respect of the land adjoining the wharves, their sterilisation would not accord with London Plan policies to optimise the potential of sites or to improve the environment of the River Thames. It is therefore the council's intention to encourage development of these sites and to encourage suitable waterside uses as part of mixed use schemes where these would be appropriate. However, the development of land adjoining the safeguarded wharves should have regard to London Plan policy and the need for design to seek to minimise conflict between different uses. The River Thames has a significant potential for water based activities that can increase opportunities for participation in sport and recreation in the borough.

8.70 It is important that all waterside developments respect the flood defences and enhance these where necessary. The council will work closely with the Environment Agency on these matters and will include further detailed policy requirements in the Development Management Policies DPD. It is also important to extend and improve the Thames Path National Trail, together with pedestrian routes to link it to the surrounding area, which will often depend on the development of the vacant and underused riverside sites. The riverside walk should be at least 6 metres wide and should be designed with regard to the council's Riverside Walk Enhancement Report.

The Grand Union Canal

8.71 This section of the GrandUnionCanal links Brentford and the Paddington Branch and was built in 1801. It was built to improve the movement of goods between the industrial Midlands and the north of England and the London area. It passes through a mainly industrial area of the borough, although on the north side of the canal to the east of Scrubs Lane there are St Mary's Roman Catholic and Kensal Green Cemeteries which have conservation area and MOL status. The canal has both transport and recreation, sport,

8 Borough-wide Strategic Policies

tourism and leisure functions and is also an important nature conservation resource of metropolitan importance. In 2002 the canal was designated as a conservation area in recognition of its industrial archaeological importance and contribution to the amenity of this part of the borough. There is a tow path on the southern side of the canal which is used by pedestrians and cyclists. The council has identified this area, namely the Park Royal Opportunity Area, as one of its 5 key regeneration areas and will expect development to enhance the canalside.

8.72 It is envisaged that development in this area will come forward during the next 20 years, and when this happens it will be essential for any development along the canal to be of a high quality and embrace inclusive urban design whilst taking into account local context and character. Proposals will need to consider how all aspects of the urban realm and land uses can be addressed to help regenerate the area. Improved access to the canal and the creation of a long distance canalside walk will be required as part of development in the area. The council will also encourage the use of the canal for leisure and recreation activities.

Built Environment

Strategic Objectives

- *Promote the health, safety and security of those who live, work and visit H&F.*
- *Improve and protect amenity and quality of life of residents and visitors by ensuring a safe, accessible and pleasant local environment, where there is a strong sense of place.*
- *Preserve and enhance the quality, character and identity of the borough's natural and built environment (including its heritage assets) through respect for local context, good quality, inclusive and sustainable design.*

8 Borough-wide Strategic Policies

Borough Wide Strategic Policy - BE1

Built Environment

All development within the borough, including in the regeneration areas should create a high quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places.

In particular, development throughout the borough should:

- be of the highest standard of design that respects local context and character and, in particular, reflects and extends where appropriate the urban grain of the historic street based pattern and scale of development, especially in residential areas of consistent townscape character;
- protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest, archaeological priority areas and the Fulham Palace Moated Site scheduled ancient monument;
- protect the strategic view of St Paul's Cathedral and important local views shown on the Proposals Map;
- be designed to enhance community safety and minimise the opportunities for crime; and
- be attractive, durable, adaptable and accessible in order to achieve good sustainable and inclusive design

Tall Buildings

Development within the borough which includes tall buildings which are significantly higher than the generally prevailing height of buildings in the surrounding area, particularly where they have a disruptive and harmful impact on the skyline, will generally be resisted.

However, areas where tall buildings may be appropriate are as follows:

- In parts of White City Opportunity Area to be identified in a Supplementary Planning Document (SPD), and in masterplanning which is consistent with the SPD.
- In parts of the Earls Court & West Kensington Opportunity Area to be identified in a Supplementary Planning Document (SPD), and in masterplanning which is consistent with the SPD.
- In limited parts of South Fulham Riverside regeneration area to be identified in the South Fulham Riverside planning framework (see also policy in River Thames and Canal section).
- In parts of Hammersmith Town Centre. Not all parts of the town centre will be suitable and any proposals for tall buildings will need to respect the existing townscape and historic context and make a positive contribution to the skyline emphasising a point of civic or visual significance.

The character of the built form and the sensitivity of the setting of heritage assets may mean that some parts of these areas will be sensitive to, or inappropriate for, tall buildings. Any proposals for tall buildings will need to respect the existing townscape context, demonstrate tangible urban design benefits, and be consistent with the council's wider regeneration objectives.

Detailed justification will be required in all cases, and the Development Management Policies DPD will contain detailed criteria for the assessment of tall building development. More detailed design guidance that is specific to particular regeneration areas will be provided in planning frameworks for these areas.

Justification

8.73 The Core Strategy is not the place to set out detailed guidance on design. This will be provided in the Development Management Policies DPD and, until this is adopted, the existing Unitary Development Plan policies and standards and Supplementary Planning Guidance will remain in force until reviewed or superseded. Where appropriate, there will also be more detailed guidance in planning frameworks for the borough's regeneration areas.

8.74 The council will expect applicants to consider urban design in a wide context. It is not just about the design and materials of individual buildings. There should be a holistic approach to design that considers what makes a place function and how buildings, public realm, land uses and movement patterns can combine to produce attractive, distinctive and safe areas that achieve the highest standards. The council will expect all development proposals to provide an accessible environment that meets the needs of all users.

8.75 The existing character of the borough is heavily influenced by a variety of historical, landscape and architectural assets. Some of these are of national importance, such as listed buildings and the Fulham Palace Moated Site, whereas others are of borough importance, including archaeological priority areas (see Appendix 4) and locally listed buildings of merit. However, whether they are of national or local importance they should be considered in all developments in accordance with the policies of PPS5 and the associated English Heritage Historic Environment Planning Practice Guide.

8.76 Many people value the human scale of the traditional streetscape in the borough and often want to see this maintained in new development, and where this is appropriate the council will seek this form of design in development proposals. In addition, all new development will need to be inclusive and accessible to the whole community, whilst being designed to minimise opportunities for crime and anti-social behaviour.

8.77 There is scope for tall buildings in the regeneration of Hammersmith and Fulham. The general character of any particular area will always be an important consideration in assessing the acceptability of tall buildings.

8.78 Taller buildings may be appropriate in the areas identified in the Built Environment Policy. A broad assessment will be necessary and proposals for tall buildings will always require a full design appraisal.

8 Borough-wide Strategic Policies

8.79 The White City Opportunity Area includes some parts which are less constrained in terms of local townscape context than other parts of the borough and so tall buildings may be appropriate, providing a distinctive recognisable landmark. The White City Opportunity Area Framework will set out guidance on this matter.

8.80 Hammersmith Town Centre has a number of existing tall buildings and further tall buildings of a similar height could therefore be appropriate in some parts of the centre. Any proposals for tall buildings in the town centre will need to respect historical context and make a positive contribution to the skyline emphasising a point of civic or visual significance, demonstrate tangible urban design benefits, and be consistent with the Council's wider regeneration objectives.

8.81 In the Earls Court and West Kensington area there may also be some scope for tall buildings in carefully selected locations that are less constrained by the surrounding context, and the Earls Court planning framework will set out further guidance.

8.82 Elsewhere there are areas of the borough, particularly in conservation areas and along the Thames and the Canal, that are particularly sensitive to tall buildings and where heights of buildings should generally be restricted. However, limited parts of the South Fulham Riverside regeneration area may be appropriate for tall buildings and these will be identified in the planning framework. (See also Tall Buildings background paper).

Tackling and Adapting to Climate Change

Strategic Objective

- *Reduce and mitigate the local causes of climate change, mitigate flood risk, and other impacts and support the move to a low carbon future.*

8.83 New development and refurbishment schemes need to address issues of climate change. New development should minimise energy use and the use of other non renewable resources, as well as facilitating an increase in the use of low carbon technologies such as Combined Heat & Power (CHP), heat networks and renewable energy.

8.84 The risks of flooding from the River Thames and from surface water flooding are key issues in H&F and they have to be taken into account in planning new development in the borough. Climate change could also result in a higher number of heatwaves and droughts in summer months. New developments need to be designed and constructed to withstand such impacts.

Borough Wide Strategic Policy - CC1

Reduce Carbon Emissions and Resource Use and Adapt to Climate Change Impacts

Require developments to make the fullest possible contribution to the mitigation of and adaptation to climate change.

The council will reduce carbon emissions and tackle climate change by:

- **reducing carbon emissions from the redevelopment or reuse of buildings, by ensuring developments minimise their energy use, make use of energy from efficient sources and use renewable energy where feasible;**
- **maximising the provision of decentralised energy networks and integrating the use of renewable energy in the proposed regeneration areas;**
- **meeting London Plan targets for reducing carbon emissions from new development;**
- **promoting the efficient use of land and buildings and patterns of land use that reduce the need to travel by car;**
- **safeguarding existing heating and cooling networks in the borough; and**
- **requiring developments to be designed and constructed to take account of the increasing risks of flooding, drought and heatwaves.**

Justification

8.85 The government has set targets for the reduction in carbon emissions – 34% reduction by 2020 and 80% by 2050. The London Plan sets a more challenging target of 60% (below 1990 levels) by 2025. To help meet these targets it is important that new development minimises the increase in carbon emissions and where possible aims to achieve zero carbon or low carbon developments.

8 Borough-wide Strategic Policies

8.86 Energy use in new development should be reduced by appropriate siting, design, landscaping and energy efficiencies within the building. Where buildings are converted or reused, improvements in energy efficiency should also be implemented. Decentralised energy schemes which produce energy close to where it is used (Combined Heat and Power (CHP) and Combined Cooling Heat and Power (CCHP)) are more efficient than centralised electricity generation where both heat and energy are wasted in production and transmission. Where possible, new development should link to existing decentralised energy systems and upgrade these systems. New decentralised energy systems and heat networks should be set up in the regeneration areas and other areas where major development is taking place. Energy assessments will be required to demonstrate the reduction in carbon emissions achieved by the proposed development. New development also needs to maximise the amount of energy generated from renewable sources.

8.87 Developments need to be designed for the warmer, wetter winters and hotter, drier summers and to be able to cope with heatwaves, droughts and flooding (see policy below). In particular, overheating and excessive heat generation will need to be avoided and “urban greening” (London Plan policy 5.10) will be encouraged to help reduce the impact of the urban heat island effect in London. Measures to help minimise water use in new developments will also be required to help protect and conserve London’s water supplies.

Borough Wide Strategic Policy - CC2

Water and Flooding

The council will expect all development to minimise current and future flood risk and the adverse effects of flooding on people. In particular:

- **all development at risk of flooding should be subject to a site specific flood risk assessment, appropriate to the scale and type of development;**
- **development within the High and Medium Residual Risk areas should assess the type and severity of flood risk and manage the residual flood risks**
- **contributions from development proposals will be required to assist in mitigation and/or relief measures which will reduce the overall risk of flooding; and**
- **development adjoining the river will be expected to maintain the integrity of river defences and setback development in order to allow the maintenance and improvement of the defences.**

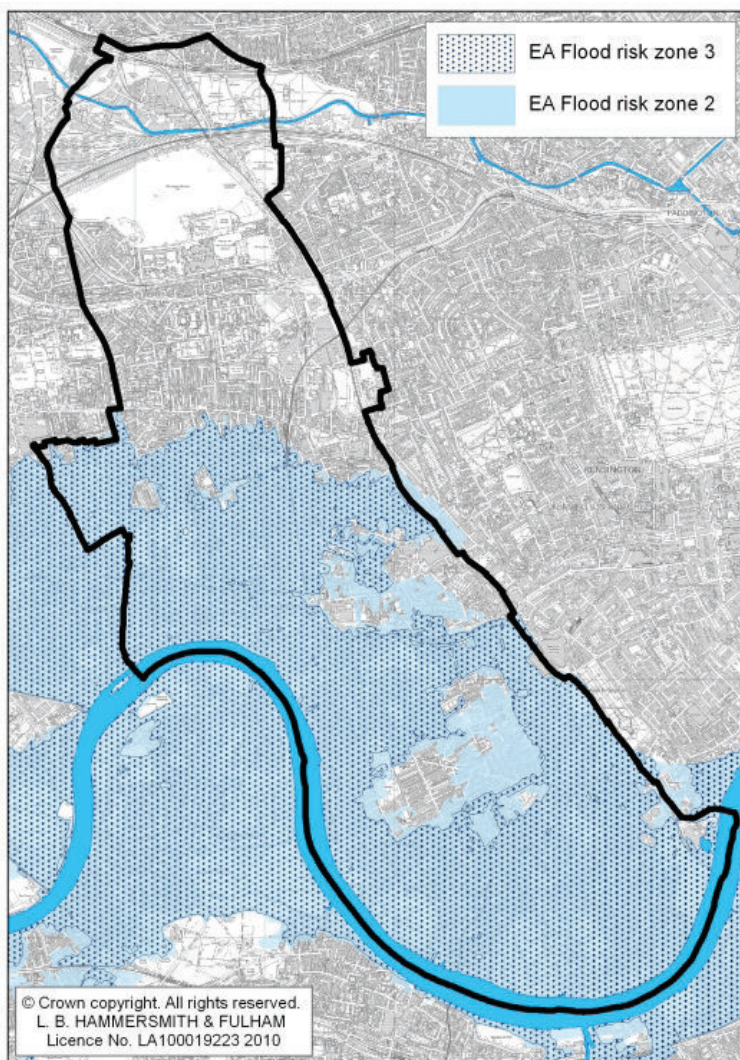
In addition, the council will strive to reduce the risk of flooding from surface water and foul water and its contribution to fluvial flooding by requiring development proposals to include appropriate sustainable drainage systems and systems to reduce the amount of water discharged to the foul water drainage.

Justification

8.88 Over 60% of the area of H&F and about 75% of the population is in the Environment Agency's (EA) Flood Zones 2 and 3 (see map 9). These flood zones do not take account of flood defences and, therefore, represent a theoretical maximum extent of tidal flooding. The tidal Thames is defended to a 1 in 1000 year standard by a series of walls, embankments, flood gates and barriers, with the Thames Barrier being the major protection. The actual risk and extent of flooding is mitigated by these flood defences. In addition to the risks of tidal flooding, much of H&F is at risk from sewer and/or surface water flooding. Climate change and more frequent extreme weather events, increases the frequency and severity of this type of flooding.

8.89 As most of the borough is at risk from some form of flooding, it would be unreasonable to restrict development only to the north of the borough in Flood Zone 1, particularly as much of this area is at risk from sewer and surface water flooding. The only large area that has not been identified as being at risk from some form of flooding is parts of Wormwood Scrubs and the Hythe Road employment area. Wormwood Scrubs is both designated as Metropolitan Open Land and is protected for military training by Act of Parliament and Hythe Road is designated in the London Plan as a Strategic Industrial Location (SIL).

Map 9: Flood Risk

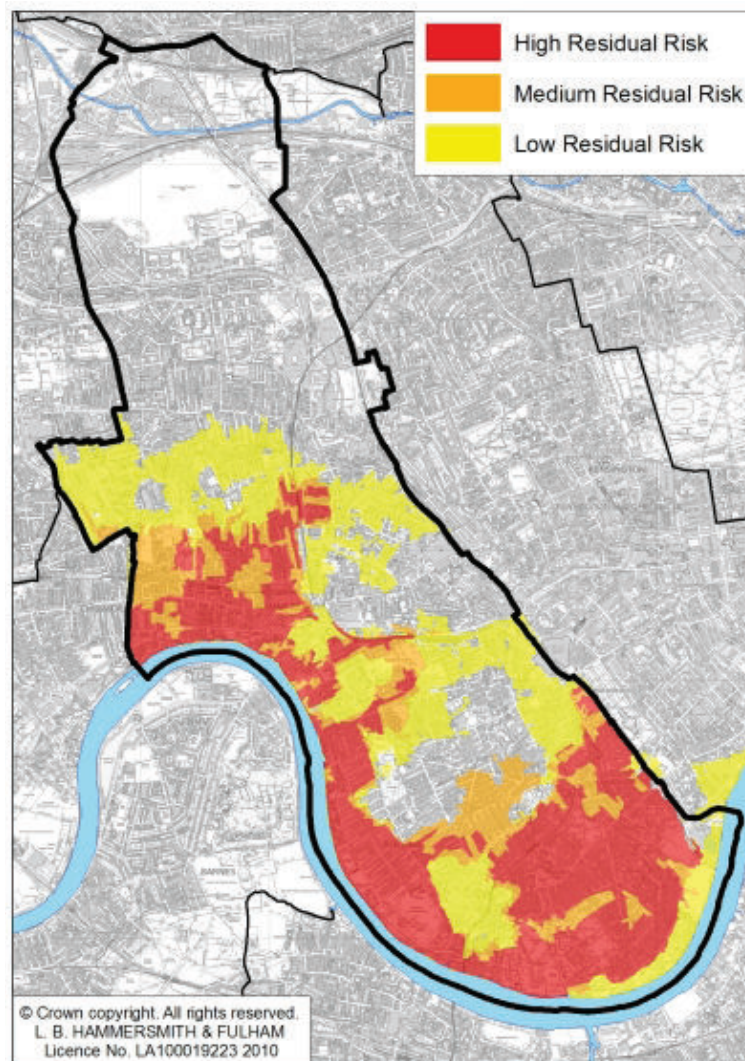


8 Borough-wide Strategic Policies

8.90 The Council therefore considers that from a borough-wide perspective the Sequential Test permits the consideration of all sites for development, subject to the individual sites satisfying the requirements of the Exceptions Test (PPS 25) and an appropriate site specific Flood Risk Assessment.

8.91 The H&F Strategic Flood Risk Assessment (SFRA) has assessed the Residual Risk of flooding within the EA Flood Zone 3 (see map 10) as a result of a failure in the river defences and from overtopping of the defence walls. Development in areas of high and medium residual risk will require a detailed site specific flood risk assessment to determine the level of risk and how this risk can be managed. Proposals for 'more' or 'highly vulnerable uses' or for 'essential infrastructure', as defined in PPS25 should demonstrate that the Exception Test has been passed.

Map 10: Residual Flood Risk



8.92 All development should assess the risk of flooding, including surface water flooding on sites of over 1 hectare in EA Flood Zone 1, and where there is a flood risk, carry out a site specific flood risk assessment in accordance with the guidance in the H&F Strategic Flood Risk Assessment (SFRA) (Appendix A.1). The detail that will be required will depend on the flood risk and on the size of the development.

8.93 In order to reduce the risk of tidal flooding it is important to maintain and, where necessary, improve the river defences. Where there is redevelopment adjacent to the river, the consent of the Environment Agency will be required if development is not set back 16 metres from the river wall so as to allow the wall to be maintained, modified or raised if necessary.

8.94 A breach to the river defences can potentially result in flooding to an extensive area of the borough and therefore developments may be required to contribute to and/or implement schemes that would mitigate or reduce the overall risk of flooding.

8.95 Major developments should consult with Thames Water to assess the capacity for surface water and foul water for a proposed development. Because of the risk of surface water and sewer flooding all development in the borough should reduce flood risk by controlling surface water run-off through the use of sustainable urban drainage systems (SUDs) unless there are practical reasons for not doing so. Development should ensure

that surface water runoff is managed as close to its source as possible in line with the London Plan drainage hierarchy. Where SUDs are proposed, details of how they will be effectively managed to retain their effectiveness will be required. The aim of all development should be to achieve 50% attenuation of the undeveloped sites surface water run-off at peak times and where possible achieve 100% attenuation.

Borough Wide Strategic Policy - CC3

Waste Management

To pursue sustainable waste management, including:

- **planning to manage 348,000 tonnes per annum of waste in H&F by 2031 primarily by the safeguarding and fuller utilisation of existing sites in the Old Oak Common Area;**
- **promoting sustainable waste behaviour, including sustainable demolition, in new and existing developments;**
- **ensuring that all developments provide suitable waste and recycling storage facilities; and**
- **seeking, where possible, the movement of waste and recyclable materials by sustainable means of transport, including the Grand Union Canal.**

Justification

8.96 London Plan policies are seeking to manage, within London, 85% of waste (municipal and commercial and industrial waste) arising in London. H&F's apportioned waste total for 2031, as specified in the London Plan, comprises 152,000 tonnes municipal solid waste and 196,000 tonnes commercial and industrial.

8.97 The borough's municipal waste, together with that of the three other boroughs in the Western Riverside Waste Authority area (WRWA), is managed through a riverside site (Smuggler's Way), close to Wandsworth Bridge in the London Borough of Wandsworth. Currently most of the non-recyclable municipal waste is transported by river to a land fill site. However in 2002, H&F together with the other boroughs in the WRWA signed a new contract for waste disposal for a 30 year period. A part of this contract is for the non-recyclable waste to be sustainably transported by river and incinerated at Bexley, once the new incinerator with energy recovery is completed in 2011/12. The contract does not commit the Waste Authority to a specified amount of waste for incineration and therefore recycling rates can continue to rise without any penalty. From 2010/11 recyclable materials will be dealt with by a new materials reclamation facility (or MRF) with a capacity for 85,000 tonnes located at WRWA's Smuggler's Way site at Wandsworth. If recycling targets are met there will be a need for further facilities from 2011/12.

8.98 In order to manage increasing tonnages of recyclables and compostable waste there is a need to ensure that major new developments, such as those within the White City Opportunity Area and Earls Court, West Kensington and Fulham regeneration area and the development at Imperial Road, make provision for managing their waste on site. The council will encourage further Materials Reclamation or other facilities within the Hythe Road Strategic Industrial Location (SIL), especially on development sites or as part of the better utilisation of existing waste transfer sites. However in doing so, there will need to be continuing and ongoing dialogue with WRWA to ensure that all issues arising from that

8 Borough-wide Strategic Policies

authority's Powers of Direction over the borough's Municipal Waste (under the Environment Protection Act 1990) are fully considered and taken account of. The council also need to be mindful of the Collateral Warranties that all four of WRWA's constituent boroughs signed directly with WRWA's Waste Management Services contractor, Cory Environmental Ltd. under which they (the boroughs) undertake to comply with WRWA's Power of Direction and deliver all of their Municipal Waste to WRWA designated waste management sites.

8.99 In addition to the Wandsworth facilities for managing the disposal of municipal waste, H&F currently has two large sites (Old Oak Sidings and EMR site), and some other smaller sites, within the Hythe Road SIL where commercial firms are managing and recycling commercial and industrial, construction and demolition waste, together with some municipal waste. The London Plan allocates a tonnage of 348,000 tonnes of waste to be managed in Hammersmith and Fulham by 2031, excluding construction and demolition waste.

8.100 The Old Oak Sidings site is 3.9ha and has the potential capacity to manage up to 1.6 million tonnes of mainly construction and demolition waste per annum subject to realising the potential of rail and canal for transshipment. However, this site manages a smaller proportion of municipal and commercial and industrial waste streams. It is estimated that up to 200,000 tonnes of municipal, commercial and industrial waste could be managed on this site per annum when this site is fully operational but this will be subject to market variation. The EMR site is 4.4ha and processes about 370,000 tonnes per annum of industrial waste, particularly end-of-life vehicles. This site has a licensed capacity of 419,000 tonnes per annum. In total, both sites will give a surplus capacity of up to 220,000 tonnes of waste managed in Hammersmith and Fulham.

8.101 These sites provide sufficient potential capacity to meet the London Plan waste allocation and the council will safeguard them for continued waste management activities. In addition, major development sites will be expected to sort, process and recover materials on site thereby further increasing H&F's capacity to locally manage waste.

8.102 Neighbouring boroughs have indicated a desire to work in partnership with Hammersmith and Fulham to assist in meeting their waste apportionment targets. The Royal Borough of Kensington and Chelsea has an anticipated capacity shortfall of 200,000 tonnes of waste to 2031. Spare waste management capacity of up to 220,000 tonnes has been identified within Hammersmith and Fulham. This spare capacity could accommodate the needs of the Royal Borough of Kensington and Chelsea and be utilised for that purpose.

Borough Wide Strategic Policy - CC4

Protecting and enhancing environmental quality

The council will support measures to protect and enhance the environmental quality of the borough including harmful emissions to land, air and water and the remediation of contaminated land. It will work with partner organisations to help deliver this. In particular, measures will be taken to:

- reduce levels of local air pollution and improve air quality in line with the national air quality objectives and the council's Air Quality Action Plan;
- minimise the impact of noise, by managing the development and distribution of noise-making and noise-sensitive developments in the borough;
- minimise the impact of light pollution; and
- manage the development of land to minimise the potential harm of contaminated sites and where appropriate, ensure that mitigation measures are put in place.

Justification

8.103 Poor air quality can have a detrimental impact on people's health and well being, particularly for those in vulnerable groups such as children, older people and those with existing heart and lung problems. The whole of H&F has been designated as an Air Quality Management Area since 2000 because the levels of certain pollutants exceed the national air quality standards. As a result, the council has produced an Air Quality Action Plan outlining measures to help reduce emissions, particularly of Oxides of Nitrogen (NOx) and small particles (PM10), and improve local air quality. The Action Plan includes measures such as reducing emissions from traffic, buildings, industry and from demolition/construction activities as well as measures aimed at reducing the need to travel and encouraging people to use less polluting forms of transport.

8.104 Noise pollution can also have a harmful effect on people's health and well-being. Noise (and associated vibration) can have a direct impact on noise sensitive uses, particularly housing, but also other uses such as schools and hospitals. Some areas of the borough are subject to significant noise disturbance, particularly those close to busy roads, rail and tube lines, those under the Heathrow flight-paths and helicopter routes. Noise from late night activities can also be a problem.

8.105 External lights can enhance the safety, security and appearance of public buildings and spaces and extend the hours of use of outdoor sports facilities. However, light pollution can have a serious damaging effect on the amenity of an area and can cause disturbance to adjoining uses, particularly residential. The potential harm to wildlife is also important, particularly on the river and in parks and open spaces and in nature conservation areas. External lights should therefore be designed to avoid glare and light spillage from the site, as well as to conserve energy.

8 Borough-wide Strategic Policies

8.106 The presence of contamination on a site can affect or restrict the beneficial use of land, though development can present an opportunity to deal with it. Contamination can create risks to human health, property and the wider environment. The council has developed and implemented a Contaminated Land Strategy through which over 20% of the borough has been identified as potentially contaminated land and consequently risk assessed.

8.107 Where necessary, remediation works will be required to ensure the development can be safely built and occupied without posing any unacceptable risks to human health or the environment.

8.108 Policies will be set out in the Development Management Policies DPD to ensure that these and other environmental quality issues are taken into account at the planning application stage.

Transport

Strategic Objectives

- *Ensure there is a high quality transport infrastructure, including a Crossrail Station and a High Speed rail hub to support development in the north of the borough, and improve transport accessibility and reduce traffic congestion and the need to travel.*
- *Reduce and mitigate the local causes of climate change, mitigate flood risk and other impacts and support the move to a low-carbon future*
- *Encourage and promote healthier lifestyles and reduce health inequalities*

Borough Wide Strategic Policy - T1

Transport

To work with strategic partners to improve transportation provision and accessibility in the borough, especially on north-south routes and by seeking better connections to national and regional rail by:

- **continuing to promote major improvements with new stations and enhanced local and sub-regional passenger services on the West London Line;**
- **supporting the implementation of Crossrail and the national High Speed 2 (HS2) Heathrow rail link proposal, and seeking a Crossrail station and West London hub station for HS2 with an interchange with the West London Line in the Old Oak Common and Hythe Road regeneration area;**
- **seeking a new station on the Central Line at Du Cane Road;**
- **seeking the increased capacity and reliability of the Piccadilly and District Lines;**
- **seeking a routing of the Chelsea-Hackney line (Crossrail 2) via Chelsea Harbour/Sands End;**
- **seeking increased use of the Thames and the Grand Union Canal for passenger services and freight use where this is compatible with the capacity of the connecting road network;**
- **increasing the opportunities for walking, for example extending the Thames Path National Trail, and for cycling, for example completing the Cycle Super Highways;**
- **seeking localised improvements to the highway network to reduce congestion on north-south routes in the borough;**
- **securing access improvements for all, particularly people with disabilities, as part of planning permissions for new developments in the borough; and**
- **ensuring appropriate parking is provided to meet the essential needs of the development without impacting on the quality of the urban environment.**

To relate the intensity of development to public transport accessibility and highway capacity.

8 Borough-wide Strategic Policies

Justification

Public transport

8.109 A key objective of the Core Strategy is to improve public transport and accessibility in the borough, whilst reducing the adverse impact of road traffic and traffic congestion. The level of population and employment growth proposed over the next 20 years will necessitate increased investment in public transport to improve transport accessibility for all users, and the council will work with partners, transport operators and developers to ensure that this takes place (see also the Core Strategy Infrastructure schedule). The council will also seek to ensure that major new development is located in areas with high levels of public transport accessibility, thereby reducing the need to travel by private car, to minimise energy use and to increase opportunities for walking and cycling. If there is not adequate capacity in the transport system, the council's strategy for growth may be constrained or delayed.

8.110 The borough has historically had poor opportunities for north-south travel on public transport and on the highway network. The council has put considerable effort into promoting the increased use of the West London Line for passenger transport and have secured new stations at West Brompton, Shepherds Bush and Imperial Wharf. However, although services have improved, more action is needed by rail operators to ensure that there is sufficient capacity for the future, particularly in the five proposed regeneration areas. In particular, direct sub-regional services to Gatwick airport must be restored and maintained to provide quick links with the regeneration areas at White City, Earls Court and North Fulham and Old Oak and Hythe Road.

8.111 The Government's decision to support a High Speed Rail Line (High Speed 2) from London to the West Midlands and beyond is welcomed, and this potentially gives a great boost to the council's aspirations for regeneration of large tracts of railway land in the north of the borough. Several routes have been suggested, with some versions showing the high speed rail line operating directly into and out of Heathrow. This would add significantly to journey times between London and the West Midlands, and a West London Hub station at Old Oak and Hythe Road, with connections to Heathrow, is being promoted by the council as a way of overcoming this problem. The council believes that building a High Speed Rail hub station at Old Oak and Hythe Road which links with a Crossrail station will be the best way of connecting Heathrow into the High Speed Rail Network as it would avoid the need for trains between London and the Midlands and North to make a lengthy detour via Heathrow. The council believes Old Oak and Hythe Road could become one of the capital's busiest interchanges, with train links to Heathrow and Bristol to the west, Birmingham to the north and Clapham and Gatwick. (See also policy for the Park Royal Opportunity Area).

8.112 In addition to improvements to the overground network, the regeneration of the borough also needs to be supported by the underground and bus network. The Council supports the Chelsea-Hackney line (Crossrail 2) scheme, but a diversion through South Fulham Riverside, rather than as currently planned, would greatly assist the regeneration objectives for this area. Elsewhere improvements to increase the capacity on underground routes and the quality of the bus network will also need to accompany the growth in the borough's population and jobs.

The River Thames and Grand Union Canal

8.113 Both the Thames and the Canal are part of London's Blue Ribbon network which the Mayor of London wishes to see provide increased passenger and freight transport. In respect of the Thames, there is an existing river taxi service between Chelsea Harbour and Westminster which runs infrequently and in the morning and evening peaks only. The council supports increased passenger service and provision of improved and new piers and other infrastructure that are appropriate and viable. The council also support greater use of the river Thames for freight movement, particularly for the short to medium term transport of aggregates and construction waste to and from the large redevelopment sites adjacent to the river. However, the council recognises that the transfer of freight between barges and lorries can cause problems of congestion in the local road network and will therefore seek river freight activity on a consolidated site which has the best connections to the Strategic Road Network (i.e to the east of Wandsworth Bridge).

Walking and cycling

8.114 Increasing opportunities for safe and quality walking and cycling in the borough will have a number of benefits, ranging from improving people's health to helping to tackle climate change. As well as strategic walking and cycling routes, the council will seek local improvements, including cycling changing and parking facilities and signage.

The local highway network

8.115 There are limited opportunities for tackling urban congestion and increasing road capacity in the borough. North-south movements can be particularly difficult, and development schemes, particularly in the regeneration areas, will need to consider how they contribute to improvements to the highways network.

Parking

8.116 Sufficient car parking will need to be provided to meet the essential needs of developments, particularly ensuring that there is suitable access for disabled people. Parking space is often an inefficient and unattractive use of land and its impact on local environmental quality should be minimised where car parking is provided in new developments. Additional commuting by car should not be encouraged as it would add to congestion.

Local Implementation Plan

8.117 The council will develop and implement proposals to improve transport in the borough through its second Transport Local Implementation Plan (LIP2), a statutory document in which borough councils are required to show how they will implement the Mayor of London's Transport strategy in their area. The Draft LIP2 was drawn up in close collaboration with the LDF and was issued for consultation in December 2010.

8 Borough-wide Strategic Policies

Hazardous Substances

Borough Wide Strategic Policy - HS1

Hazardous Substances

The council will ensure that development takes account of major hazards identified by the HSE, namely:

- Fulham North Holder Station, Imperial Road
- Fulham South Holder Station, Imperial road
- Swedish Wharf, Townmead Road

Justification

8.118 Certain sites and pipelines are designated as notifiable installations by virtue of the quantities of hazardous substance present. The siting of such installations are subject to planning controls, for example under the Planning (Hazardous Substances) Regulations 1992, aimed at keeping these separated from housing and other land uses with which such installations might be incompatible from a safety viewpoint. Circular 04/00 'Planning controls for hazardous substances' provides guidance on the operation of the consent procedure for hazardous substances which implement the land use planning requirements of Directive 96/82/EC, known as the Seveso Directive, on the control of major-accident hazards. The council will consult the Health and Safety Executive, as appropriate, about the siting of any proposed new notifiable installations, including pipelines.

8.119 In Fulham there are three installations handling notifiable substances, including pipelines. Whilst they are subject to stringent controls under existing health and safety legislation, it is important to control the kinds of development permitted in the vicinity of these installations. Circular 04/00 requires that the Health and Safety Executive should be consulted prior to the granting of planning permission about the risks to the proposed development from the notifiable installation and this could lead to refusal of permission, or restrictions on the proximity of development to the notifiable installation. The notifiable sites and pipelines are shown on the Proposals Map, together with the distance from the notifiable site for which consultation with the Health and Safety Executive will be required. The distance from the pipelines in which buildings will not normally be permitted is also listed.

9 Delivery and Implementation of the Core Strategy

Delivery and monitoring

The council will implement the policies and proposals of the Core Strategy and seek to ensure that the necessary infrastructure is secured to support regeneration by:

- working with stakeholders and partner organisations through a variety of fora and other arrangements, including the Borough Partnership;
- preparing regeneration area and other supplementary planning documents as required, and supplementing the Core Strategy and Development Management Policies DPD with development briefs, master plans and best practice guidance if this is necessary;
- undertaking pre-application discussions with developers and involving partner organisations where appropriate, and through development management powers, including negotiating S106 obligations;
- allocating council funding to projects and bidding for other monies to support core strategy initiatives;
- developing a charging schedule in response to Community Infrastructure Levy (CIL) regulations or successor levy regimes that support the implementation of infrastructure projects necessary to deliver the Core Strategy; and
- preparing annual monitoring reports to review the effectiveness of policies and identifying alterations where necessary.

Justification

9.1 If the policies within the Core Strategy, and indeed other local development documents in Hammersmith and Fulham's LDF, are to be implemented successfully, this responsibility will fall not only upon the council as local planning authority and in some cases as the land owner, but also upon the council's partners and other stakeholders, including neighbouring boroughs and public and private sector organisations.

9.2 It will be necessary for the council to work with partner organisations in a variety of innovative ways if the Core Strategy's vision is to be achieved, and because many of the proposals in the Core Strategy relate to strategic matters, the council will have a number of key partners. The GLA, for example, will assist in preparing a supplementary planning document that will help progress the development of the White City Opportunity Area, whereas the Environment Agency will assist in environmental stewardship of the borough through involvement in flood risk assessment and other matters. In respect of the Earls Court and West Kensington Opportunity Area, the council will particularly work with the GLA and the Royal Borough of Kensington and Chelsea to ensure that phased regeneration takes place.

9.3 In addition, landowners and developers will be important partners in the regeneration of the borough. Much of the land in the regeneration areas is held by private landowners and their commitment and active involvement is required to implement this strategy. There are ongoing discussions with these key landowners and stakeholders to determine the way forward for development and the council is preparing area frameworks for each of the identified regeneration areas. In some cases there are opportunities to consider joint

9 Delivery and Implementation of the Core Strategy

schemes with private landowners or developers holding adjacent or nearby sites which could involve joint ventures or special purpose vehicles, subject to European Union procurement rules. Developing partnerships with relevant stakeholders will be essential, as will the promotion of policies through the Hammersmith and Fulham Borough Partnership, which includes representatives from the business sector and community and voluntary groups, as well as public bodies such as the police, NHS H&F and registered social landlords.

9.4 It will be through development management processes, including pre-application discussions, however, that the council will seek to implement many of the policies and proposals in the Core Strategy. Many of the council's objectives, such as increasing home ownership and the supply of housing, will be sought through new development, and the related infrastructure requirements, such as transport improvements, provision or improvement of utilities and enhancement of the public realm, will, where necessary, be sought through S106 obligations or levy regimes. In respect of transport infrastructure and service improvements, contributions will be sought to ensure that efficiency and capacity on the transport network are maintained and that the impact of the development on the transport network is mitigated. In circumstances where the combined impact of a number of developments creates the need for the provision of additional infrastructure and or services, it may be appropriate to pool the contributions from these developments having regard to the limitations on pooling arrangements imposed by the Community Infrastructure Regulations 2010. The council is proposing to develop a charging schedule as appropriate in line with Government levy regimes. The council will also consider, when appropriate, the use of compulsory purchase powers to enable land to be developed, redeveloped or improved to help deliver regeneration. The council will usually try to negotiate with the owner, but if the owner refuses to sell, the council can start the process that will allow it to buy the land or property.

Provision of detailed guidance and encouraging development

9.5 The council's pro-active planning approach to regeneration will be supported by a number of planning documents and detailed guidance. In particular the council will prepare:

- a White City Opportunity Area Planning Framework and a transport capacity study in liaison with the GLA and Transport for London for approval by spring 2011;
- a development framework together with a transport capacity study for the Earls Court and West Kensington Opportunity Area in liaison with the Royal Borough of Kensington and Chelsea, GLA and TfL by late spring/early summer 2011;
- development frameworks and detailed strategies for both Hammersmith Town Centre and Riverside and South Fulham Riverside; and
- development briefs for other major and complex sites.

9.6 These frameworks and briefs will all be subject to public consultation and ultimately be adopted as Supplementary Planning Documents when the Core Strategy has been adopted. It is expected that both the White City Opportunity Area Framework and the Earls Court and West Kensington development framework will also be adopted by the GLA as Opportunity Area Planning Frameworks supplementary to the London Plan. These will be prepared in liaison with other council departments and partners and will set out, inter alia:

- urban design strategy;
- strategy for provision of supporting transport and social infrastructure;
- approach to provision of affordable housing;
- flood risk management;

Delivery and Implementation of the Core Strategy 9

- programme for procuring development where the council owns land;
- environmental strategy with particular regard to energy and waste; and
- planning obligation requirements.

9.7 The preparation of these area frameworks will provide a focus for discussions with the landowners and developers and with the infrastructure providers who will be key to the delivery of the council's strategy for each area. They will also be important in explaining to local residents and other stakeholders how the strategy for their area will affect them and will enable them to get involved at an early stage in the regeneration of their area.

9.8 The council will prepare Development Management policies and individual site policies where necessary to support the Core Strategy, but only where Supplementary Planning Documents would not be sufficient.

Monitoring

9.9 To enable the council to know whether the Core Strategy policies and programmes for infrastructure are achieving their objectives and targets, the council will monitor policies and infrastructure delivery and prepare Annual Monitoring Reports. Where policies and targets are not being met or implementation is delayed or are having unintended effects, reasons will be provided in the AMRs along with any appropriate actions to redress the matter.

9.10 The detailed monitoring indicators are listed in Appendix 8.

9 Delivery and Implementation of the Core Strategy

10 Infrastructure Schedule

10.1 The Core Strategy sets out the council's approach to regeneration and development in the borough over the next 20 years.

10.2 It will be essential that a range of social infrastructure, such as health and recreational facilities, as well as physical infrastructure, such as transport facilities and green infrastructure is provided to ensure successful development and to support the local communities, particularly in those areas experiencing the most growth. The council will work with social and physical infrastructure providers, to ensure that adequate facilities are provided to support new development. An Infrastructure Schedule that lists the likely additional requirements of social and physical infrastructure in the borough and the costs of provision and sources of funding where this is known is attached in Appendix 6. The schedule will be kept under review and regularly monitored in the Annual Monitoring Report.

10.3 The council will work with the Borough Partnership and others separately on strategic sites and detailed delivery programmes.

10.4 The key strategies and partner organisations important to infrastructure provision are set out below, with further detail in Appendix 6 (Infrastructure Schedule):

Housing

10.5 The council's Housing Strategy sets out an innovative and creative approach to delivery. The council will work with the public and private sector to seek the best solution to the housing challenges facing the borough and will be as flexible as possible in its housing and planning policies to deliver the outcomes it wants to achieve. The council will work with the Government, Greater London Authority, Homes and Communities Agency, Registered Providers and private house builders to tackle affordability issues with low cost home ownership housing.

Estates Regeneration Plan

10.6 The council's aim is to deliver housing and neighbourhoods that are fit for the 21st Century and that better meet the aspirations, expectations and requirements of local residents. Consultation is taking place with the tenants and leaseholders of some housing estates to identify how they can benefit from the proposed regeneration. The council is considering establishing a Local Housing Company to take forward estate regeneration.

Education

10.7 The new Hammersmith City Academy is currently under construction and is due to open in September 2011. This new secondary school will provide an additional 780 places in the borough. In addition, within neighbouring Kensington and Chelsea, Chelsea Academy opened for year 7 pupils in September 2009, which may relieve pressure on secondary schools in Fulham.

10.8 There is currently a surplus of primary school places in the borough although capacity is being increased at oversubscribed and/or overcrowded schools. Also, a primary school has recently been granted permission on Warwick Road in Kensington and Chelsea, which is within 100 metres of the borough. As part of major development within the key regeneration areas, new primary school provision will be necessary and will be secured through planning obligations.

10 Infrastructure Schedule

Health

10.9 The council and NHS Hammersmith and Fulham have approved plans for an integrated management team which is designed to bring significant improvements to the health and wellbeing of the borough's residents. The council will work with NHS Hammersmith and Fulham and any successor organisations to establish polyclinics/secondary care and other facilities as required throughout the borough. The NHS Hammersmith and Fulham Estate Strategy seeks by 2013, two polyclinics (Centres for Health) plus other developments that will provide appropriate high quality primary care environment to replace current GP premises and provide a cost effective solution to expanding primary care capacity.

Economic development

10.10 The council will continue to provide targeted business support and implement programmes to help residents gain access to local jobs in construction and in new developments. It will use its Local Economic Assessment to help inform policy, respond to existing and future employment priorities and assist resource allocation.

Open space and green infrastructure

10.11 The Parks Strategy seeks clean, green and award winning parks where residents and visitors can relax and enjoy themselves. The council has secured funding to improve six of the borough's main parks to Green Flag Award standard and in addition the refurbishment of Shepherds Bush Green to create a new world class public realm has been agreed.

10.12 There are still areas of the borough that are deficient in open space. A number of these areas overlap with the council's regeneration areas. The council will secure through planning obligations high quality open spaces in all the regeneration areas, but particularly Earl's Court and West Kensington Opportunity Area and the White City Opportunity Area which are particularly deficient in access to open space.

10.13 In addition, the council will look towards greening the borough's streets and ensuring that regeneration proposals contribute to the protection, promotion and management of biodiversity in the borough.

Third Sector

10.14 As set out in the LBHF 3rd Sector Strategy, the council believes that establishing community hubs in areas of the borough where there are high levels of deprivation will better meet the accommodation needs of the 3rd sector now and in years to come. The council is establishing a hub in Edward Woods Estate in the north of the borough, and a hub is being developed in the south of the borough in Dawes Road, SW6 (the former adult learning centre) by an external organisation, Fulham NDC (New Deal for Communities). The council is now actively pursuing the possibility of creating a further hub in central Hammersmith in a number of developments including those planned at the Lyric Theatre.

Transport

10.15 Much of Hammersmith and Fulham has a high level of transport accessibility and the main regeneration areas all have very good access by public transport. Nevertheless, all development will need to be considered carefully in terms of the capacity of the public transport and highway network and the need for further improvements.

10.16 The Transport for London Central London network model (CLOHAM) includes Hammersmith and Fulham and has formed the basis (with other existing models: eg Railplan) for detailed assessment of the impacts of development on public transport and the wider highway networks. Very large projects will also require micro-simulation of the impact on the local highway network and junctions.

10.17 Planned public transport improvements include TFL's proposal to make significant improvements to the frequency and reliability of the tube network within the borough. The signalling systems will be improved on both the District and Hammersmith and City lines and the frequency of trains will be increased on both the Hammersmith and City and Piccadilly Lines.

10.18 In addition the council will:

- seek as part of the White City Opportunity Area proposals, S106 monies/CIL to provide a new Central Line station within the vicinity of Hammersmith Hospital, if it is shown that such a station would be necessary to enable development in that area;
- continue to seek and support Network Rail improvements to the West London Line.
- identify, promote and complete cycle networks; and
- seek highway, pedestrian and bus service improvements where these are required as a result of regeneration initiatives

10.19 Given the increased usage of the West London Line and the proposed Crossrail line and High Speed 2 (HS2), there is potential to create a major transport node in the north of the borough linking Crossrail to the overground rail network. The council will continue to lobby Government regarding a proposed new Crossrail station and High Speed 2 (HS2) rail hub station with links to a new Crossrail Station and the West London Line.

Utilities

10.20 Regeneration will lead to demands on the services of companies that deliver energy, water, sewerage and other utility infrastructure. A particular issue in this borough is the provision of drainage infrastructure. Thames Water is currently undertaking modelling to assess whether any upgrades will be required to the borough's sewerage network infrastructure as a result of growth.

10.21 Thames Water is committed to improving the Counters Creek Sewer – the principle sewer draining Hammersmith and Fulham and other adjoining boroughs. It is anticipated that improvements to the sewer will be made within Thames Water's 2015-20 budgetary period, subject to funding being approved by Ofwat. The council will work with Thames Water to support the planning and development of a solution to reduce the risk of sewer flooding in the Counters Creek catchment and other stakeholders to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments.

10.22 Thames Water also has aspirations to provide a Thames Tunnel which will reduce foul water from flowing into the river. The council will work with Thames Water and other stakeholders to ensure that the pollution of the Thames from sewage is reduced in accordance with the EU Urban Waste Water Directive.

10 Infrastructure Schedule

11 Appendices

Appendix 1 - Summary of the Core Strategy Sustainability Appraisal

11.1 Set out below is an extract from the non-technical summary of the LDF Core Strategy Sustainability Appraisal September 2010.

Summary of the Sustainability Appraisal of the Core Strategy

Strategic Objectives Appraisal

11.2 The strategic objectives of the Core Strategy set out the many and varied aims of the council in relation to land use and future development. Overall, the Sustainability Appraisal (SA) revealed that they exhibit a broad commitment to the principles of sustainable development, and are hence largely compatible with the assessment objectives of the sustainability appraisal process.

11.3 It is the Core Strategy objectives to attract businesses and increase housing where there is most tension with the SA Objectives. However, the SA commented that incompatibilities can be reduced, and in some cases eliminated, provided the plan policies are implemented in a sustainable fashion, for example by incorporating energy and resource efficiency measures, making space for biodiversity, ensuring public transport accessibility and avoiding inappropriate development in areas of flood risk.

Spatial Policies Appraisal

11.4 The Core Strategy includes policies for the broad spatial approach to planning and regeneration across the borough over the next 20 years.

11.5 The Core Strategy's preferred approach is to focus major growth in five key regeneration areas; to promote new housing and to identify locations for specific employment activities whilst allowing underused land to change to residential; and to apply a hierarchy of town centres, key local centres and neighbourhood parades..

11.6 The sustainability appraisal found that the council's spatial policies were sustainable.

Policies for Regeneration Areas and Strategic Sites and Estate Regeneration Areas

11.7 For each of the five regeneration areas identified, the Core Strategy sets out policies for the overall strategy and vision for the area and the proposals for sites of strategic importance.

11.8 In relation to the policies for the key regeneration areas and strategic sites and estate regeneration areas, the SA found that no wholly unsustainable policies have been put forward. In general, the policies meet social and economic sustainability criteria, but there is less certainty as to whether they will meet the environmental objectives as this will depend on implementation through development management policies. Therefore, in a number of cases the SA recommendations have been made in order to ensure a high level of sustainability in the Development Management Policies DPD. The SA also recommends that a more in-depth sustainability appraisal is carried out for the key regeneration areas as appropriate, as individual area planning frameworks are prepared.

11 Appendices

Boroughwide Strategic Policies Appraisal

11.9 In addition to the overarching spatial strategy and regeneration area policies, the Core Strategy includes a number of boroughwide strategic policies to deliver the spatial strategy and to ensure that development outside the proposed regeneration areas contributes to meeting the council's objectives. The borough wide strategic policies will be relevant to development throughout the borough, but may still have spatial elements.

11.10 The boroughwide strategic policies are generally sustainable.

Conclusions and Recommendations

11.11 The majority of the strategic objectives, spatial policies, regeneration area and strategic site policies and boroughwide strategic policies are generally sustainable. This is only to be expected given the iterative nature of the LDF process and the fact that sustainability appraisal ran side by side with the development of policy options. Indeed, this document is the third SA to be published, with previous reports being made available in June 2007 (Core Strategy Preferred Options) and June 2009 (Core Strategy Options).

11.12 Achieving the council's vision of regenerating deprived areas of the borough and creating a borough of opportunity for all will result in a growth in housing and jobs. Growth will have an impact on the environment and will need to be managed (for example, to minimise carbon emissions and resource use) through development management and environmental standards. Growth in London is supported by national and London wide policy and is more sustainable in a highly accessible area like Hammersmith and Fulham than in many other areas of the country.

Appendix 2 - Open Space Hierarchy

Name of Open Space	Area (Hectares)
Metropolitan Parks	
OS1 Wormwood Scrubs* (MOL)	68.36
District Parks	
OS2 Bishops Park and Fulham Palace^ (MOL)	19.58
OS3 Ravenscourt Park	13.35
Local Parks	
OS4 Eel Brook Common*	7.44
OS5 Edward Woods Town Park	1.25
OS6 Hammersmith Park	3.30
OS7 Hurlingham Park (MOL)	7.90
OS8 Lillie Road Recreation Ground	3.39
OS9 Little Wormwood Scrubs*	8.81
OS10 Normand Park	2.61
OS11 Shepherds Bush Common*	3.33
OS12 South Park	8.49
OS13 Wormholt Park	3.66
Small Local Parks and Open Spaces	
OS14 Bayonne Park	1.11
OS15 Brompton Park	0.84
OS16 Brook Green*	1.80
OS17 Cathnor Park	1.06
OS18 Frank Banfield Park	1.44
OS19 Furnival Gardens	1.78

11 Appendices

OS20 Gwendwr Gardens	0.47
OS21 Imperial Wharf Park	2.4
OS22 Marcus Garvey Park	0.63
OS23 Parsons Green*	1.37
OS24 Queens Club Gardens	0.79
OS25 Rowberry Mead	0.4
OS26 St Paul's Green	0.71
OS27 St Paul's Open Space, Hammersmith Road	0.63
OS28 St Peter's Square^	0.79
OS29 Wendell Park	1.75
OS30 White City Community Garden	0.17
OS31 William Parnell Park	1.03
Cemeteries and Open Spaces adjoining places of Worship	
OS32 Fulham Cemetery	5.21
OS33 Hammersmith Cemetery	6.53
OS34 Kensal Green Cemetery (MOL)	9.45
OS35 St Mary's Cemetery (MOL)	10.07
Allotments	
OS36 The Warren (MOL)	5.87
School Playing Fields	
OS37 Burlington Danes School Playing Fields and Courts	4.65
OS38 Latymer Upper School Playing Fields	3.98
OS39 St Paul's Girls School Playing Fields, Brook Green	0.46
Outdoor Sporting Facilities	
OS40 Chelsea Football Club, Stamford Bridge	0.78
OS41 Fulham Football Club, Stevenage Road	0.28

Appendices 11

OS42 Hurlingham Club Grounds (MOL)	15.88
OS43 Parsons Green Club, Broomhouse Lane	1.23
OS44 Queens Club	2.49
OS45 Queens Park Rangers Football Club, Loftus Road	0.73
Note: MOL. Metropolitan Open Land * Common Land ^ Historic Park or Garden	

11 Appendices

Appendix 3 - Nature Conservation Areas and Green Corridors

Areas of Metropolitan Importance	Area (Hectares)
M6: Grand Union Canal	3.3
M31: The River Thames, with its foreshore, drawdocks and inlets – including Chelsea Creek	70
M125: Kensal Green Cemetery	8.2 plus 18.0 in RBK&C)
Areas of Grade I Borough-wide Importance	
Bl.1: Scrubs Wood and Wormwood Scrubs	42
Bl.2: Old Oak Common	2.0
Bl.4: Fulham Palace and Bishops Park -including All Saints' Churchyard	13.5
Bl.5: Former British Gas Pond at end of Chelsea Creek to west of Railway	0.1
Bl.6: Hurlingham Club Grounds	9.2
Bl.7: Rail side habitats -various locations	20
Areas of Grade II Borough-wide importance	
BII.1: St Mary's Cemetery	8.0
BII.2: Hammersmith Park	1.4
BII.3: Ravenscourt Park	8.3
BII.4 Hammersmith Cemetery	6.2
Areas of Local Importance	
L1: While City Community Gardens	8.3
L2: Wormholt Park	2.0
L4: Wendell Park	1.5
L5: Cathnor Park	0.4
L6: Shepherd's Bush Common	2.7
L7: Furnival Gardens	1.5
L8: St Paul's Open Space	0.3

L10: Fulham Palace Road Cemetery	5.3
L11: Normand Park	1.1
L12: South Park	6.0
L13: Eel Brook Common	5.0
L14: Little Wormwood Scrubs Park	7.2
L15: Loris Road Community Garden	0.07
L16: Godolphin Road Community Garden	0.08
Green corridors	
West London Line – Fulham Road to ChelseaCreek	
West London Line – Westway to Lillie Road	
Euston to Watford DC Line	
Note:	
More information about nature conservation areas is contained in the former London Ecology Unit's Handbook 25: Nature Conservation in Hammersmith and Fulham. In addition, further details will be provided in the Development Management Policies DPD and, until this is replaced, can be found in the Unitary Development Plan.	

11 Appendices

Appendix 4 - Archaeological Priority Areas

1. Fulham Village
2. Ravenscourt Leper Hospital
3. Ravenscourt Manor House (Palingswick)
4. Hammersmith Creek, Queen Caroline Street and Broadway
5. Winslow Road area
6. Parson's Green
7. Walham Green
8. Sandford Manor House
9. William De Morgan Pottery Works (Townmead Road Estate)
10. Hurlingham Park
11. Broomhouse
12. Martin Brothers Pottery Works
13. Lygon Almshouses and corner of Finlay Street/Fulham Palace Road
14. Rowberry Close
15. King Street

Note:

More information about archaeological priority areas will be provided in the Development Management Policies DPD and, until this is replaced, can be found in the Unitary Development Plan

Appendix 5 - Shopping Hierarchy

Town Centres	Designation
Hammersmith	Major Centre
Fulham	Major Centre
Shepherds Bush	Metropolitan Centre
Key Local Centres	Address
East Acton	Old Oak Common Lane, 74 to 100, Erconwald Street, 1 to 5, 2 to 4 Westway 1-11,13
Askew Road	East side, 105 to 119, 63-105, 121-155, West side, 66 to 118
North End Road (West Kensington)	East side, 137 to 153, 155-169, 175 to 203c, plus 4-12 North End Crescent West side, 62-70, 86 to 114 North End Road, plus 1 Baron's Court Road, 2 Castletown Road, 2 -6 Charleville Road, 1 Charleville Road
Fulham Road	North side, 656 to 702c, South side, 799 to 859, 604-620 Fulham Road, 753-763 Fulham Road, 765-781 Fulham Road, 783-797 Fulham Road
Neighbourhood Parades	Address
Bloemfontein Road	Shop units in Charnock House
Uxbridge Road West	South side, 171 to 197a, North side, 418 to 420, 424 to 448
Edward Woods Estate	2-18 Swanscombe Road, Shop Units in Swanscombe House, Shop Units in Mortimer House
Brackenbury Village	127a-139 Brackenbury Road, 22, 53-55 Aldensley Road
Blythe Road	North side, 108-118, and Coleridge Court shop units, South side, 59 to 73
Baron's Court	Palliser Road, West side, 45-55, Margravine Gardens, South side, 1, 3, 3a Shops in Baron's Court station
Greyhound Road	North side, 3 to 11, South side, 2-10 Greyhound Road. Fulham Palace Road, 192 to 206, 179-191
Fulham Cross	287-297 Munster Road, 299-305 Munster Road, 325 Lillie Road, 302-320 Munster Road
Munster Road	East side, 236 to 244, West side, 199 to 259
Fulham Palace Road	East side, 323- 327, 329 to 367

11 Appendices

King's Road	559-575 Kings Road, 577-581 Kings Road, 587-599 Kings Road , 554-562 Kings Road, 564-598 Kings Road, 600-612 Kings Road
Fulham High Street	6-66 Fulham High Street, 963-969 Fulham Road, 1-9a, 15-35, 41-47 and 49-67a Fulham High Street, 947-961 and 764-792 Fulham Road
Parson's Green	New Kings Road, North side, 26 to 40, South side, 173 to 207, 48-60 New Kings Road, 62-80 New Kings Road, 82-96 New Kings Road, 251-269 New Kings Road, 271-285 New Kings Road, 287-305 New Kings Road
Wandsworth Bridge Road (North)	East side, 99 to 133, West side, 112 to 130, and 134 to 142, 1 Hazlebury Road
Wandsworth Bridge Road (South)	West side, 308 to 314 including Post Office fronting Hugon Road, East side, 269 to 283
King Street (Hamlet Gardens)	338-340a King Street, 344-348 King Street, 352-366 King Street, 370-372 King Street, Standish House and 345-357 King Street, 369-399 King Street
Satellite Parades	Address
Uxbridge Road East	North side, 216 to 250, and 262 to 294, South side, 15 to 41, and 57 to 95
Goldhawk Road	South side, 57 to 75, North side, 56 to 104, 106-120
Shepherd's Bush Road	West side 48 to 104
King Street (Ravenscourt Park)	182-230 King Street, 232 -246a King Street, 248-260 King Street
Latymer Court	102-172 Hammersmith Road
Fulham Palace Road	54-66 Fulham Palace Road, 82-114 Fulham Palace Road, 91-99 Fulham Palace Road, 101-111 Fulham Palace Road, 113-127 Fulham Palace Road

Appendix 6 - Infrastructure Schedule

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
Transport								
Improvements to northbound access from Fulham Palace Road to the Hammersmith Gyratory	To improve the bus priority measure for Bus Route 220	Road improvements	£2.5m	TFL	Ongoing	Funded through TFL		Medium
Improvements to District Line	To increase capacity, comfort and reliability	New trains, new signalling, renewed track and a new centralised service control centre	£500m	TFL	2010-2018	Funded through TFL		High
Improvements to Piccadilly Line	To increase capacity, comfort and reliability	New trains, new signalling system and a new control centre	£500m	TFL	To be finalised	Funded through TFL		High
Improvements to the West London Line	To increase access to the line and increase the frequency of trains on the line	Increases to platform lengths, and possible new stations at Chelsea Football Club	Approx £30m	TFL	Ongoing	Developer contributions		High

11 Appendices

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
		and North Pole Road						
New Crossrail station	To support development at Park Royal Opportunity Area	Construction of new station on Crossrail Line	Approx £30m	Crossrail Ltd	2019 onwards	Crossrail Ltd, LBHF and developer contributions		Medium
High Speed 2 Hub	To link with proposed new Crossrail station and provide link to Heathrow	Construct a station/terminus at Old Oak to link with Crossrail	- Approx £30m	HS2 Ltd	2019 onwards	Central Government, National Rail and HS2 Ltd		Medium
Chelsea-Hackney Line (Crossrail 2)	To improve public transport access in the south of the borough	Improvements to the track between Parsons Green and Wimbledon and construction of new line between Parsons Green and Chelsea	Approx £15 bn (whole line)	TFL	2017-2030	Likely to be funded by Central Government and TFL		Medium
Upgrade to existing Chelsea Harbour Pier	To improve transport accessibility in the South Fulham Riverside Area	To increase the capacity for water based traffic	Approx £1m	LBHF/TFL	2012-2020	S106/ CIL contributions		Medium

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
Cycle Superhighway (CS) 9	To improve cycle access within and through the borough	To improve cycle links between Hounslow and Central London, through the borough	Approx £5m	LBHF/TfL	Unknown	TfL	-	Medium
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	Provide additional transport capacity in the form of new roads, buses, cycleways and other public transport	Unknown	TfL	Ongoing	TfL and S106/ CIL		High
Energy								
Heat Networks	Required to help meet carbon reduction targets	Construction of heat pipe networks	Unknown	Developers	2012-2031	S106/CIL		Medium
Water and Drainage								
Upgrade of Counters Creek Sewer	To update ageing infrastructure and increase capacity	Replacement and enlargement of sewer	£32 m+ (Planning and Development only)	Thames Water	2015-20	Funded by OFWAT.		Medium

11 Appendices

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
Thames Wall Improvements	To ensure that the Thames Wall is an effective barrier to flood risk	Regular upkeep of wall defences	Unknown	Environment Agency	Ongoing	Riparian landowner / Environment Agency	Environment Agency can provide financial aid.	Medium
Secondary Education								
Hammersmith Academy	To meet demand for secondary school places and provide four form expansion.	Construction of new secondary school	Unknown	DCSF	2010-2012	DCSF and Mercers	DCSF	High
Sacred Heart High School	To meet demand for secondary school places	New build/ refurbishments	£7.5m	LBHF	2012-2015	LBHF/S106/ CIL		High
Lady Margaret School	To meet demand for secondary school places	New build/ refurbishments	£4.8m	LBHF	2012-2015	LBHF/S106/ CIL		High
Fulham Cross / Henry Compton	To facilitate operational requirements for federation	Refurbishments	£4m	LBHF	2012-2015	LBHF/S106/ CIL		High

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
William Morris	Expansion to meet space requirements	New build/ refurbishments	£2.5m	LBHF	2012-2015	LBHF/S106/ CIL		High
West London Free School	To meet demand for secondary school places and provide four form entry school	New build/ refurbishment in a central Hammersmith Location	£10m	WestLondon FreeSchool proposers and Partnership for Schools	2011-2014	PfS		High
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional secondary school capacity	Unknown	LBHF	2010 onwards	LBHF/S106/ CIL/DoE		Medium
Special Education								
Cambridge School	To deliver objectives of 2008 SEN Review	New build on Bryony Centre Site	£8.5m	LBHF	2011/2012	LBHF		High
Bridge Academy	To deliver objectives of 2008 SEN Review	New build	£8.5m	LBHF	2012/2013	LBHF		High

11 Appendices

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
Queensmill	To deliver objectives of 2008 SEN Review	New build/ refurbishments	£9m	LBHF	2013/2014	lbhf		High
Primary Education								
Langford Primary School	Relocation of Gibbs Green School	Major new build	£1m	LBHF	2009-2010	LBHF/PCP		High
St Thomas of Canterbury	Expansion to meet space requirements	New build/ refurbishments	£1.5m	LBHF	2010-2011	LBHF/PCP		High
Old Oak	Expansion to two form entries	New build/ refurbishments	£1m	LBHF	2011/2012	LBHF/PCP		High
Holy Cross	Expansion to two form entries	Major new build/ remodel	£6.5m	LBHF	2012-2015	LBHF/PCP		Medium
St Peters	Improvements to teaching facilities	Amalgamation of school on single site with possible expansion	Unknown	LBHF	2012-2015	LBHF/PCP		Medium
Bentworth	Expansion to meet space requirements	New build/ refurbishments	Unknown	LBHF	2012-2015	LBHF/PCP		Medium

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
ARK Conway Primary Academy (formerly ARK Wormholt North Hammersmith FreeSchool)	To meet demand for primary school places and provide two one form entry school	Refurbishment of former Wormholt Library, W12 and potential expansion of the site	£4m	ArkSchools, Partnership for Schools	2011-2014	PfS		High
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional primary school capacity within Regeneration Areas	Unknown	LBHF	2010 onwards	LBHF/S106/ CIL		Medium
Early Years								
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	Creation of new daycare centres as part of any proposed new primary school	Unknown	LBHF	2010 onwards	LBHF/S106	-	Medium
Healthcare								
Expansion of Hammersmith Hospital	To accommodate new research facility	New build and consolidation of existing facilities	£100m	Imperial College Healthcare (ICH)	2009-2014	ICH/ Department of Health		Medium

11 Appendices

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
White City Collaborative Care Centre	Creation of new health centre	New build in association with residential development	£11.6m	HFPCT	2010-2013	HFPCT/LBHF		High
Consolidation of Wandsworth Bridge GPs	Consolidate facilities and increase capacity	Refurbishment and new build and closure of obsolete facilities	£750,000	HFPCT	2010-2013	HFPCT/LBHF		Medium
Cassidy Road	Create a 2 nd tier health centre	Expand existing facility	£350,000	HFPCT	2011-13	HFPCT		Medium
Richford Gate	Create a 2 nd tier health centre	Expand existing facility	£600,000	HFPCT	2011-13	HFPCT		Medium
Upgrading GP Premises	To increase GP capacity in the vicinity of the borough's hospitals	Creation of GPs at Hammersmith and Charing Cross Hospitals	£1.2m	HFPCT	2010 onwards	HFPCT/ICH		Medium
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional healthcare facilities within Regeneration Areas	Unknown	HFPCT	2010 onwards	HFPCT/S106/ CIL		Medium
Police								

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
Expansion of Hammersmith Police Station	Current facilities are unsuitable	Expansion of existing facilities	Unknown	Metropolitan Police	2010 onwards	Metropolitan Police	Possible S106 funding	Low
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional policing facilities within Regeneration Areas	Unknown	Metropolitan Police	2010 onwards	Metropolitan Police	Possible S106/ CIL funding	Medium
Leisure and Sport								
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional leisure and sports provision within Regeneration Areas	Unknown	LBHF	2010 onwards	LBHF/S106/ CIL		Low
Meeting Halls and Spaces								
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional meeting halls and spaces within Regeneration Areas	Unknown	LBHF	2010 onwards	LBHF/S106/ CIL		Low
Libraries								

11 Appendices

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
Hammersmith Library	Offer a better service to residents	Enhance the library facility in central Hammersmith	1.65m+ (£1.65m secured through S106 funds)	LBHF	2010 onwards	LBHF/S106/ CIL		Medium
Fulham Library	Offer a better service to residents	Improvements to the library including self service terminals, IT improvements and new furniture	£100,000	LBHF	2010-2013	LBHF		Medium
Sands End Library	Offer a better service to residents	Reprovision of library	Unknown	LBHF	2010 onwards	LBHF		Medium
Third Sector								
Creation of 3 rd sector hubs	To consolidate 3 rd sector facilities	Identification of suitable sites for third sector hubs, including: Edward Woods Estate, Dawes Road; and central Hammersmith	Unknown	LBHF	2010 onwards	LBHF/Fulham New Deal for Communities	No necessity to provide the hubs. Their provision would however consolidate the service	Low

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
Open Space								
Shepherd's Bush Green	To improve the quality of the open space	Re-modelling of the open space	£4.6m	LBHF	2009-2011	LBHF/S106/ CIL	S106 funding has been secured and council monies have been committed	High
Bishop's Park	To improve the quality of the open space	Re-modelling of the open space	£8m	LBHF	2011-2015	LBHF/National Lottery	£4m has already been committed. The council are currently investigating ways to raise additional funding	Medium
Other park improvements	Improve the attractiveness of the borough's parks and key open spaces	Minor re-modelling and refurbishment works	£1.5m	LBHF	2009-2015	LBHF	The funding has been committed and some works have started	Medium

11 Appendices

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	Create new open spaces (including new playspaces and biodiversity) to meet the needs of the expanding population and to address deficiencies	Unknown	LBHF	2010 onwards	LBHF/ National Lottery/ S106/ CIL		Medium
Thames Path								
Completion of Thames Path	To create an attractive riverside walk	Where development occurs, require the provision of a publicly accessible walkway along the riverfront	Unknown	Developer	2010 onwards	S106/ CIL	The developer is required to provide the riverside walk as part of a S106 agreement	Medium
The Grand Union Canal and Towpath								
Wheelchair access at Scrubs Lane	To increase accessibility to the canal towpath	Redevelop the access ramp	£612,000	LBHF	2010-2012	TFL/PRP	Funding has been secured.	Medium
Outdoor Sports Provision								

Scheme	Need for Scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Contingency planning required?	Priority
Hammersmith Academy sports pitch access	Provide accessible sports provision for Hammersmith Academy in Ravenscourt Park	Minor improvements to current pitches and courts	Unknown but rent will likely outweigh costs	LBHF	2010-2011	LBHF		High
Playspaces								
Improvements to playspaces	To upgrade the quality of existing playgrounds	Minor refurbishments	£1.1m	LBHF	2010-2015	DCSF	Funding secured and committed	High
Trees								
Mayor's Street Tree Programme	To improve the attractiveness and ecology of areas identified as being deficient in street trees	Identification of suitable locations and planting of trees	Roughly £100,000	GLA	2009-2013	GLA		Medium

11 Appendices

Appendix 7 - Unitary Development Plan (UDP) policies to be replaced by Core Strategy policies

Explanatory Note

11.13 This table below shows whether existing Unitary Development Plan (UDP) policies will be replaced by Core Strategy or Development Management (DM) policies or other policy guidance.

11.14 Column 1 identifies all policies included in the UDP as amended in 2007.

11.15 Column 2 identifies the Core Strategy policies that will replace UDP policies. However, if a UDP policy will not be replaced by a Core Strategy policy, or is to be replaced only partly by a Core Strategy policy, this will be made clear in the table.

11.16 Column 3 indicates whether a UDP policy will be replaced by a future DM policy, rather than a Core Strategy policy.

11.17 Column 4 indicates whether it is proposed or likely that a UDP policy will be replaced by policy guidance other than the Core Strategy or DM Development Planning Document (DPD). This may include a Supplementary Planning Document (SPD), but could also include national planning policy contained in a Planning Policy Statement (PPS) or regional policy contained in the London Plan. Only where a policy in a PPS or in the London Plan is particularly relevant is that document mentioned.

11.18 UDP policies are either part 1 or part 2 policies, depending upon whether they are general or detailed policies. Although part 1 policies refer to those part 2 policies that provide further detail on specific matters, eg in policy G3 Environment there is reference to policies EN8–EN14, all part 1 policies have been shown as being replaced by Core Strategy policies. This is because part 2 policies are dealt with in more detail elsewhere in the schedule.

EXISTING 2007 UDP PART 1 POLICY	PROPOSED NEW REPLACEMENT CORE STRATEGY POLICY	NEW REPLACEMENT DM POLICY	OTHER
<p>Policy GO: Sustainable Development</p>	<p>UDP policy deleted. Replaced by:</p> <ol style="list-style-type: none"> 1. Key Spatial Policy A Planning for Regeneration and Growth 2. Boroughwide strategic policies on housing development, local economy and employment, supporting community facilities and services, improving and protecting our parks and open spaces, built environment, transport and delivery and implementation of the Core Strategy. 	<p>DM policies will provide further detail on sustainability matters.</p>	<p>None</p>
<p>Policy G1: Social Inclusion and Equality</p>	<p>UDP policy deleted. Replaced by:</p> <ol style="list-style-type: none"> 1. Strategic Objectives 	<p>DM policies will provide further detail on a number of social inclusion and equality issues, such as accessible housing and safety and security.</p>	<p>Rather than a Core Strategy policy on these matters, the Core Strategy includes a number of Strategic Objectives concerned with securing a borough of opportunity for all. All LDF documents will be subject to Equalities Impact Assessment and SA/SEA, thereby ensuring that social inclusion and equality are suffused within the documents.</p>

11 Appendices

<p>Policy G2: The Physical Structure and Regeneration of the Borough</p>	<p>UDP policy deleted. Replaced by: 1. Key Spatial Policies A Planning for Regeneration and Growth; B Planning for the location of employment activities; and C The hierarchy of town and local centres 2. Policies for the 5 Regeneration Areas and key sites within these areas.</p>	<p>None</p>	<p>The London Plan also identifies key strategic spatial features, such as the town centre hierarchy and opportunity areas.</p>
<p>Policy G3: Environment</p>	<p>UDP policy deleted. Replaced by: 1. Boroughwide strategic policies on improving and protecting our parks and open spaces, the built environment and tackling and adapting to climate change.</p>	<p>DM policies will provide further detail on a number of matters, for example on design and tree planting.</p>	<p>Development management policies in planning policy statements, for example PPS 5 Planning for the Historic Environment, will also apply</p>
<p>Policy G4: Transportation and Accessibility</p>	<p>UDP policy deleted. Replaced by: 1. Boroughwide strategic policy on transport</p>	<p>DM policies will provide further detail</p>	<p>Also covered in detail by London Plan policy</p>
<p>Policy G7: Community Services outside Town Centres</p>	<p>UDP policy deleted. Replaced by: 1. Boroughwide strategic policy on supporting community facilities and services</p>	<p>DM policies will provide further detail</p>	<p>None</p>

Policy G7A: Shopping outside Town Centres	<p>UDP policy deleted. Replaced by:</p> <ol style="list-style-type: none"> 1. Key Spatial Policy C The hierarchy of town and local centres 2. Boroughwide strategic policy on supporting community facilities and services 	DM policies will provide further detail, for example on retail quota policies.	Development management policies in PS4 Planning for Sustainable Growth will also apply.
Policy G9A: Town Centres	<p>UDP policy deleted. Replaced by:</p> <ol style="list-style-type: none"> 1. Key Spatial Policies A Planning for Regeneration and Growth; and C The hierarchy of town and local centres 	DM policies will provide further detail.	Development management policies in PS4 Planning for Sustainable Growth will also apply
Policy G8: The river Thames and Thames Policy Area	<p>UDP policy deleted. Replaced by:</p> <ol style="list-style-type: none"> 1. Boroughwide strategic policy the River Thames and Canal 	DM policies will provide further detail	Also covered in detail by London Plan policy.
Policy G9: Implementation	<p>UDP policy deleted. Replaced by:</p> <ol style="list-style-type: none"> 1. Policies for Regeneration Areas and key sites. 2. Policy on Delivery and Implementation of the Core Strategy and Infrastructure Schedule 	None	Also covered by national legislation, eg Circular 05/2005 Planning Obligations.

11 Appendices

11.20

EXISTING 2007 UDP PART 2 POLICY	PROPOSED NEW CORE STRATEGY POLICY	NEW DM POLICY	OTHER
ENVIRONMENT POLICIES			
EN2 Development in Conservation Areas	Part covered by strategic policy on built environment. Conservation areas are identified in the Core Strategy and on the Proposals Map. UDP policy not deleted.	UDP criteria to assess development will continue in UDP until replaced by DM policies	Also covered by national and London Plan policy.
EN2B Effect of development on the setting of conservation areas and views into and out of them	As above	As above	Also covered by national policy
EN2C Facadism in conservation areas	As above	As above	None
EN2D Development affecting historic parks and gardens	As above. Historic parks and gardens are identified in the Core Strategy and on the Proposals Map	As above	As covered by national policy
EN3 Listed Buildings	Part covered by strategic policy on built environment . Listed buildings are identified as a heritage asset in the Core Strategy. UDP policy not deleted.	None.	Covered by national policy

Appendices 11

EN4 Use and maintenance of Listed Buildings	As above	As above	As above	As above
EN6 Buildings and artefacts of local importance and interest	Part covered by strategic policy on built environment . Buildings and artefacts of local importance and interest are identified as a heritage asset in the Core Strategy. UDP policy not deleted.	UDP policy will continue until replaced by new DM policies	The list of buildings and artefacts will be SPD.	
EN7 Nationally and locally important archaeological remains	Scheduled ancient monument and archaeological priority areas are identified as a heritage asset in the Core Strategy and on the Proposals Map. UDP policy not deleted.	UDP criteria to assess proposals affecting archaeological remains and details of APAs will continue in UDP until replaced by new DM policies.	Also covered by national and London Plan policy	
EN8 Design of new developments	Policy partly replaced within the Core Strategy by an overarching policy on achieving a high quality built environment. UDP policy not deleted.	UDP design criteria to assess development will continue in UDP until replaced by new DM policies	Some design matters will be included in SPD.	
EN8B Design of extensions	As above	As above	As above	
EN8D Shopfronts	As above	As above	Will also be included SPD	
EN8E Forecourt parking	As above	As above	Will also be included in SPD	

11 Appendices

EN8F Replacement windows	As above.	As above.	As above	Will also be included in SPD
EN10 Designing out crime	Policy partly replaced within the Core Strategy by an overarching policy on achieving a high quality built environment. UDP policy not deleted.	UDP policy to assess development will continue until replaced by new DM policies	Will also be included in SPD	
EN14 Advertisements	As above	As above	Also covered by Town and Country Planning Act (Control of Advertisements) (England) Regulations 2007.	
EN17 Waste collection and disposal	Policy to be partly replaced within the Core Strategy by an overarching policy on waste management. UDP policy not deleted.	As above	None	
EN18 Waste recycling Depot	UDP policy deleted.	None	None	
EN19 Waste management facilities	Core Strategy and Proposals Map safeguard existing sites (not currently done in UDP). Core Strategy also includes overarching waste policy. UDP policy not deleted.	UDP policy to assess development will continue until replaced by new DM policies	Also covered by London Plan policy. Regeneration Area SPDs will also include detail.	

EN19A Recycling of demolition waste	None. UDP policy not deleted.	UDP policy will continue until replaced by new DM policies	None
EN20A Control of potentially polluting uses	Core Strategy includes policy on protecting and enhancing environmental quality. UDP policy not deleted.	UDP policy to assess proposals will continue until replaced by new DM policies on impact of development	Some design matters will be subject to SPD
EN20B Noise pollution	As above.	UDP policy to assess proposals will continue until replaced by new DM policies	Also covered by national policy
EN20C Light pollution	As above	As above	None
EN20D Hazardous substances	Sites that are subject to HSE consultation are identified in the Core Strategy and on the Proposals Map. UDP policy not deleted.	As above	
EN21 Environmental nuisance	UDP policy not deleted	UDP policy to assess proposals will continue until replaced by new DM policies on protecting and enhancing environmental quality, and others such as those dealing with design, including good neighbourliness.	None

11 Appendices

<p>EN22 Public open space and other green space of borough-wide importance</p>	<p>Core Strategy and Proposals Map designate areas. UDP policy not deleted.</p>	<p>UDP policy to assess development impacting on open space will continue until replaced by DM policies</p>	<p>Also covered by national and London Plan policy</p>
<p>EN22X Public and private open space of local importance</p>	<p>Core Strategy includes overarching open space policy. UDP policy not deleted.</p>	<p>UDP policy to assess development impacting on open space will continue until replaced by DM policies</p>	<p>Also covered by national and London Plan policy</p>
<p>EN23 New open space provision in connection with development</p>	<p>Core Strategy includes overarching policy. UDP policy not deleted.</p>	<p>UDP policy setting out details of new open space requirements will continue until replaced by DM policies</p>	
<p>EN23B Children's play areas</p>	<p>Core Strategy includes overarching policy. UDP policy not deleted.</p>	<p>UDP policy setting out details of children's play areas requirements will continue until replaced by DM policies</p>	<p>Also covered by London Plan policy</p>
<p>EN24 Metropolitan Open Land</p>	<p>Core Strategy and Proposals Map designate areas. UDP policy not deleted.</p>	<p>None</p>	<p>Covered by national and London Plan policy</p>
<p>EN25 Protection of trees</p>	<p>None. UDP policy not deleted.</p>	<p>UDP policy will continue until replaced by new DM policies on enhancing biodiversity and greening the borough</p>	<p>None</p>

EN26 Tree planting	None. UDP policy not deleted.	As above	None
EN27 Nature conservation areas	Core Strategy and Proposals Map safeguard designated areas. Core Strategy also includes overarching policy. UDP policy not deleted.	UDP policy and details of areas will continue until replaced by new DM policies on enhancing biodiversity	Also covered by national and London Plan policy
EN28 Green corridors	As above	As above	None
EN28A Species protection	None. UDP policy not deleted.	UDP policy will continue until replaced by new DM policies on enhancing biodiversity and greening the borough	Also covered by national and London Plan policy
EN29 Nature conservation on development sites	None. UDP policy not deleted.	UDP policy will continue until replaced by new DM policies on enhancing biodiversity and greening the borough	None
EN31 Important views along, across and from the river	Important views are identified as a heritage asset in the Core Strategy and on the Proposals Map. UDP policy not deleted.	UDP criteria to assess development within designated views and identification of these views will continue until replaced by new DM policies	Also covered by d London Plan policy

11 Appendices

<p>EN31X Design of development within the Thames Policy Area</p>	<p>The Thames Policy Area (TPA) will continue to be identified in the Core Strategy and on the Proposals Map. Policy to be partly replaced within Core Strategy by an overarching policy on design on riverside sites.</p>	<p>UDP criteria to assess development within TPA will continue until replaced by new DM policies</p>	<p>Will also be subject to SPD</p>
<p>EN32 Provision for water-based activity and uses in the river</p>	<p>Core Strategy will include overarching policy. UDP policy not deleted.</p>	<p>UDP criteria to assess development will continue until replaced by new DM policies</p>	<p>South Fulham Riverside SPD will also include detail.</p>
<p>EN34 Riverside walk</p>	<p>Location of existing and proposed riverside walk will continue to be identified in Core Strategy and on Proposals Map. UDP policy not deleted.</p>	<p>UDP policy to improve access along the riverside will continue until replaced by new DM policies</p>	<p>Also subject to Thames Path National trail. South Fulham Riverside SPD will also include detail.</p>
<p>EN34A Access to the foreshore</p>	<p>UDP policy not deleted.</p>	<p>UDP policy will continue until replaced by new DM policies on access</p>	<p>None</p>
<p>EN35 Development that encroaches into the river or onto the foreshore</p>	<p>UDP policy not deleted.</p>	<p>UDP policy will continue until replaced by new DM policies</p>	<p>None</p>

EN40 Grand Union Canal	UDP policy not deleted. Core Strategy includes canal policy.	UDP policy to assess proposals along canal will continue until replaced by new DM policies	Also covered by London Plan policy
TRANSPORT AND ACCESSIBILITY POLICIES			
TN4 Transportation – provision for disabled people	Core Strategy includes overarching transport and accessibility policy. UDP policy not deleted.	UDP policy will continue until replaced by new DM policies	
TN5 Transportation – provision for pedestrians	As above	As above	Also covered by London Plan policy
TN6 transportation – provision for cyclists	As above	As above	
TN8 Borough road network – hierarchy of roads	Proposals Map includes designated hierarchy. UDP policy not deleted	As above	
TN13 Transport Impact Assessment	UDP policy not deleted.	As above	Also covered by London Plan policy
TN15 Vehicle parking standards	As above	As above	Will be subject to SPD
TN15A Forecourt and off-street parking	As above	As above	

11 Appendices

TN21 Public transport – improvement in connection with development	UDP policy deleted	DM policies will provide further detail.	Will be subject to SPD Also covered by national policy
TN23 Public transport – safeguarding land for future transport schemes	Core Strategy and Proposals Map safeguard schemes. UDP policy partly deleted to reflect provision of some local schemes. Changes also made to Proposals Map.	None	Also covered by Government Directions.
TN24 Public transport – coaches and taxis	UDP policy not deleted.	UDP policy will continue until replaced by new DM policies	
TN26 Public transport - Water	Core Strategy includes overarching transport and accessibility policy. UDP policy not deleted.	None	Also covered by London Plan policy
TN28 Freight and servicing	UDP policy not deleted.	UDP policy will continue until replaced by new DM policies	Also covered by London Plan policy
TN31 Freight and servicing – use of water	Core Strategy and Proposals Map identify safeguarded wharves. UDP policy not deleted.	As above	Also covered by London Plan policy

HOUSING POLICIES				
Policy HO1: Prevention of loss of existing residential accommodation	Core Strategy (H1) includes overarching housing supply policy including protection of existing residential accommodation. UDP policy not deleted.	UDP detailed policy to assess planning applications will continue until replaced by new DM policy	Also covered by London Plan policy	
Policy HO3: House Conversions	Core Strategy (H1) identifies housing conversions as a valuable source of housing supply. UDP policy not deleted.	As above.		
Policy HO6: Housing Mix and Special Needs	Core Strategy (H4) includes overarching housing needs policy, including housing mix and wheelchair accessible housing.	None.	Also covered by London Plan policy. Will be subject to SPD	
Policy HO10: Special needs housing	Core Strategy (H4) includes overarching housing needs policy, including provision of housing to meet the needs of people who need care and support. UDP policy not deleted.	UDP detailed policy to assess planning applications will continue until replaced by new DM policy.		
Policy HO11: Travellers	Core Strategy (H5) includes policy for gypsies and travellers.	None	See also London Plan policy.	

11 Appendices

	UDP policy deleted.			
Policy HO14: Waste Management	Core Strategy (CC4) includes policies to meet London Plan targets and to manage waste and recycling. UDP policy not deleted	UDP detailed policy will continue until replaced by new DM policy that will elaborate on details pertaining to waste management	BREEAM and Code for Sustainable Homes.	
Policy HO15: Water Conservation	Core Strategy includes policies (CC2) which relate to water conservation and meeting Code for Sustainable Homes. UDP policy not deleted	UDP detailed policy will continue until replaced by new DM policy that will elaborate on details pertaining to the reduction of water use.	BREEAM and Code for Sustainable Homes. See also London Plan policy. Will be subject to SPD	
EMPLOYMENT POLICIES				
Policy E5: Provision for small businesses	Core Strategy includes overarching policy (LE1) that seeks to protect small and medium sized businesses. UDP policy not deleted.	UDP detailed policy will continue until replaced by new DM policy that will provide further detail on the criteria for protection of small and medium sized businesses.		
Policy E11: Hotel Development	Core Strategy promotes hotels in certain regeneration areas. UDP policy not deleted.	UDP policy will continue until replaced by new DM policy that will include a similar criteria led approach to considering proposals.	Regional guidance – 40,000 additional hotel bedrooms by 2031.	

COMMUNITY SERVICE POLICIES			
CS1: Retention of Arts, Culture and Entertainment Facilities	Core Strategy has overarching policy (CF1): Supporting Community Facilities and Services which seeks to protect and promote such premises. UDP policy deleted.	DM policies will provide further detail.	
CS2 Retention of Recreation Facilities	As above.	As above	
CS2B Night-Time ACE and Recreation	Core Strategy has an overarching policy (CF1): Supporting Community Facilities and Services which seeks to improve ACE and recreation uses. UDP policy not deleted.	UDP detailed policy will continue until replaced by new DM Policy.	
CS5 Premises for Community Groups	As above.	As above	
CS8 Availability of Land/Buildings for Community Services	As above	As above	
CS10 Local Community Services	As above	As above.	
CS12 Dual Use of Community Service Facilities	Core Strategy has policy (CF1) that encourages co-location of community facilities and services.	DM policies will provide further detail	

11 Appendices

	UDP policy deleted.		
SHOPPING			
SH1 Retention of A Class Floorspace	Core Strategy has an overarching policy which includes encouraging diversity and distinctiveness in the shopping mix. UDP policy not deleted.	UDP detailed policy will continue until replaced by new DM Policy.	
SH3 Key Local Shopping Centres	Core Strategy has an overarching policy which identifies local centres in the borough (Strategic policy C). UDP policy part deleted.	DM policies will provide further detail. Will be guidance in SPD.	
SH3A Other Retail Premises Outside Town Centres and Key Local Shopping Centres	As above	As above	
SH5 Floors Above Shops and Other Premises	UDP policy not deleted.	UDP detailed policy will continue until replaced by new DM Policy	
SH11 Food and Drink Establishments	Core Strategy (Strategic policy C) has an overarching policy which seeks to encourage diversity and distinctiveness in the shopping mix. UDP policy not deleted.	UDP detailed policy will continue until replaced by new DM Policy.	

TOWN CENTRES				
TC1 Major developments	Core Strategy (Strategic policy C) has an overarching policy which includes encouraging major new shopping in town centres. UDP policy deleted.	None	Also covered by national policy	
TC2 Prime Retail Frontages in Town Centres	UDP policy not deleted	UDP detailed policy will continue until replaced by new DM Policy on quota policy.		
TC3 Other Retail Premises outside Prime Retail Frontages	As above.	As above		
HTC1 Offices	Core Strategy has an overarching policy (Strategic policy B) on 'the location of employment activities' and the 'Hammersmith town centre and riverside regeneration area policy' identifies Hammersmith town centre as the preferred office location in the borough. UDP policy deleted .	None.	London Plan Policy 4.2 'Offices'	
HTC7 Site Proposals				

11 Appendices

1. Site 27 Hammersmith and City Line Station Car Park	Core Strategy has an overarching policy on 'Hammersmith town centre and riverside regeneration area' policy which encourages regeneration in Hammersmith Town centre. UDP policy not deleted.	None	UDP site policy will continue until site is developed
2. Site F Hammersmith Palais, Shepherd's Bush Road	As above	None	UDP site policy will continue until site is developed
FTC1 Business	Core Strategy has an overarching 'Earls Court and West Kensington regeneration area' policy which encourages regeneration in Fulham Town centre. UDP policy deleted.	None.	
SBTC3 Shepherd's Bush Market	Core Strategy has a specific policy on Shepherd's Bush Market and adjacent land'. UDP policy deleted.	None	White City Opportunity Area identified in London Plan.
SBTC Site Proposals			
1. Site 36 White City Centre Site	UDP policy deleted	None.	White City Opportunity Area identified in London Plan.

SITES				
Site 22 Chelsea Creek	UDP policy not deleted	None	None	UDP site policy will continue until site is developed
Site 22A Chelsea Harbour 2	UDP policy not deleted	None	None	As above
Site23 Lillie Road, 41-45	UDP policy deleted	None		
Site 32 British Gas Riverside Site and NacoviaWharf (Greenham Concrete)	UDP policy deleted	None		
Site47 Imperial RoadSite	Core Strategy has an overarching South Fulham riverside regeneration area policy which encourages regeneration in this area. UDP policy deleted.	None		

11 Appendices

11.22

STANDARDS				
Standard S5A.1: Amenity space for family dwellings	Core Strategy contains an overarching housing quality policy (H3). UDP policy not deleted.	UDP standards will continue until replaced by a new DM generic policy on residential quality.	Mayor's proposed Housing Design Guide. Will be subject to Design Standards SPD.	
Standard S5A.2: Amenity space for non-family dwellings	Core Strategy contains a housing quality policy (H3) which promotes the importance of creating gardens and shared amenity space as part of new developments. UDP policy not deleted.	As above.	Mayor's Housing Design Guide. Will be subject to Design Standards SPD.	
Standard S6.1: Use of ground floor level gardens/amenity space	Core Strategy promotes provision of new homes through conversion (H1). UDP policy not deleted.	As above.	Mayor's Housing Design Guide. Will be subject to Design Standards SPD.	
Standard S6.3: Rear extensions which project beyond the rear building line of the property as originally built	Core Strategy protects garden space (OS1) UDP policy not deleted.	As above.	Partially covered by the amendments of permitted development rights in October 2008. Mayor's Housing Design Guide.	

			Will be subject to Design Standards SPD
Standard S7.1: Developments on sites over 0.2 hectares	Core Strategy seeks to ensure provision of quality open space and children's play provision in new developments (OS1). UDP policy not deleted.	As above.	Will be subject to design standards SPD
Standard S7A: Internal space provision in new dwellings	Core Strategy seeks well designed homes with satisfactory internal space standards (H3). UDP policy not deleted.	As above.	Mayor's Housing Design Guide. Will be subject to Design Standards SPD
Standard S8.1A: Internal space provision in residential conversions	As above	As above.	Mayor's Housing Design Guide. Will be subject to Design Standards SPD
Standard S8.1B: Minimum sizes for flats	As above	As above.	Mayor's Housing Design Guide. Will be subject to Design Standards SPD

11 Appendices

Standard S8.1C: Residential units in basements of residential properties	As above	It is proposed that DM DPD will include a policy stating that in areas where there is a medium to high risk of flooding and no satisfactory means of escape can be provided, new self contained basement flats should not be permitted.	
Standard S8.2: On-street car parking	Core Strategy (T1) seeks to ensure appropriate parking is provided to meet development needs. UDP policy not deleted.	It is proposed that DM DPD will include a generic policy on detailed residential standards.	
Standard S12.1: Proximity to rear boundary	Core Strategy (H3) seeks well designed homes with satisfactory internal and external space standards. UDP policy not deleted.	As above.	Mayor's Housing Design Guide. Will be subject to Design Standards SPD
Standard S12.2: Daylight to rooms in adjoining property	As above	As above.	As above.
Standard S12.3: Outlook from windows in adjoining property	As above	As above	As above
Standard S12.4: Boundary with adjoining property	As above	As above	As above
Standard S13.1: Loss of outlook	As above	As above	As above

Standard S13.2: Loss of privacy	As above	As above	As above	As above
Standard S13.2A: Noise and disturbance from roof terraces and balconies	Core Strategy (CC4) has policy on protecting and enhancing environmental quality. UDP policy not deleted.	It is proposed that DM DPD will include a policy to minimise noise pollution.	Mayor's Housing Design Guide. Will be subject to detailed Design Standards SPD	
Standard S13.3: Aspect	Core Strategy (H3) seeks well designed homes and a high quality residential environment. UDP policy not deleted.	DM DPD will include a generic policy on detailed residential standards; however, the detail will be provided within an SPD.	Mayor's Housing Design Guide. Will be subject to detailed Design Standards SPD	
Standard S14.1 Advertisement control Visual amenity	Core Strategy (BE1) seeks all development to create a high quality environment. UDP policy not deleted.	UDP advertisement standards will continue until replaced by a new DM generic policy	Outdoor Advertisements and Signs – A guide for advertisers (CLG). Also covered by Town and Country Planning Act (Control of Advertisements) (England) Regulations 2007.	
Standard S15.1: Advertisement relating to premises Size and Design	As above	As above	As above	
Standard S15.2: Advertisement relating to premises Height	As above	As above	As above	

11 Appendices

Standard S15.3: Advertisement relating to premises Number of signs	As above	As above	As above
Standard Advertisement relating to premises S15.4: Projecting signs	As above	As above	As above
Standard Advertisement relating to premises S15.5: Illuminated signs	As above	As above	As above
Standard Advertisement relating to premises S15.6: Control of advertisement regulations	As above	As above	As above
Standard S16.1: Poster hoardings General	As above	As above	As above
Standard S16.2: : Poster hoardings Face of a building	As above	As above	As above
Standard S16.3: : Poster hoardings Features	As above	As above	As above
Standard S16.4: : Poster hoardings Walls flanking footpaths	As above	As above	As above
Standard S16.5: : Poster hoardings Free-standing hoardin	As above	As above	Advertisement Towers SPD Outdoor Advertisements and Signs – A guide for advertisers (CLG)

Standard S18.1: Car parking standards	Core Strategy (T1) seeks appropriate parking to meet essential needs. UDP policy not deleted.	UDP parking standards will continue until replaced by a new DM generic policy	Also covered by London Plan policy
Standard S18.2: Adherence to the standards	As above	As above	As above
Standard S18.3: Method of provision (for business, industrial, storage and distribution developments)	As above	As above	As above
Standard S18.4: Method of provision for retail developments	As above	As above	As above
Standard S18.5: Infill housing	As above	As above	As above
Standard S19.1: Parking layout Design and location	As above	UDP parking layout standards will continue until replaced by a new DM generic policy	Will be subject to detailed Design Standards SPD
Standard S19.2: Parking layout Dimensions of car parking spaces	As above	As above	Will be subject to detailed Design Standards SPD
Standard S19.3: Parking layout Car parking spaces for people with disabilities	As above	As above	Will be subject to detailed Design Standards SPD

11 Appendices

Standard S20.1: Cycle parking provision	Core Strategy (T1) seeks to improve opportunities for cycling in the borough and ensuring adequate parking is provided. UDP policy not deleted.	UDP parking standards will continue until replaced by a new DM generic policy	Also covered by London Plan policy
Standard S21.1: Off-street servicing	None	UDP standards for servicing will continue until replaced by a new DM generic policy	Will be subject to detailed Design Standards SPD
Standard S21.2: Loading and unloading	None	As above	As above
Standard S21.3: Design of servicing arrangements	None	As above	As above
Standard S22.1: Access to strategic routes	None	UDP standards for vehicular access will continue until replaced by a new DM generic policy	As above
Standard S23.1: Pedestrian access, Segregation	Core Strategy (T1) seeks to improve opportunities for pedestrians. UDP policy not deleted.	UDP standards for pedestrian access will continue until replaced by a new DM generic policy	As above
Standard S23.2: pedestrian access. Amenity space	As above	As above	As above

Standard S23.3: Pedestrian access. Residential accommodation above shops etc.	As above	As above	As above
Standard S24.1: Food and drink establishments. Sound proofing	Core Strategy (CC4) has policy on protecting and enhancing environmental quality. UDP policy not deleted.	UDP standards will continue until replaced by a new DM generic policy	As above
Standard S24.2: Food and drink establishments. Extraction and ventilation systems	As above	As above	As above

11 Appendices

Appendix 8 - Core Strategy Monitoring Indicators

CS Policy	Indicator	Target	Organisation(s) / Data Sources
Strategic Policy A Planning for regeneration and growth	The delivery of Strategic Policy A is predominantly dependent upon the delivery of other Strategic Policies, notably B; WCOA; HTC; FRA; SFR; Park Royal; H1; LE1; BE1; and T1, so for specific indicators, refer to these policies	N/A	LBHF
Strategic Policy B Location of Employment Activities	The delivery of Strategic Policy B is predominantly dependent upon the delivery of other Strategic Policies, notably WCOA; HTC; FRA; SFR; Park Royal; and LE1, so for specific indicators, refer to these policies	N/A	LBHF
	Number of hotel bedrooms granted permission / completed	No Target	Town Centre Health Checks, GLA Hammersmith and Fulham
Strategic Policy C Hierarchy of Town and Local Centres	Total amount of floorspace for 'town centre uses' permitted/completed in Town Centres (gross and net)	Increase	Town Centre Health Checks, GLA

	Total retail floorspace granted permission / completed within defined Town Centres, Key Local Centres, neighbourhood parades and outside designated centres	Increase	Town Centre Health Checks, GLA, Hammersmith and Fulham
	Proportion of shopping frontages which is vacant in defined Town Centres, Key Local centres, Neighbourhood Parades, Satellite Parades and outside designated centres	Decrease	In-house monitoring survey
Strategic Policy WCOA	Number of net dwellings ⁽²⁵⁾ granted permission / completed in WCOA	5,000 additional homes over 2012-2032	Hammersmith and Fulham
	No. net jobs/fs granted permission / completed in WCOA ⁽²⁶⁾	10,000 indicative jobs	Hammersmith and Fulham
Strategic Policy HTC	Number of net dwellings granted permission / completed in HTC	1,000 additional homes over 2012-2032	Hammersmith and Fulham
	No. net jobs/fs granted permission / completed in HTC	5,000-6,000 indicative jobs	Hammersmith and Fulham
Strategic Policy FRA	Number of net dwellings granted permission / completed in FRA	3,400 additional homes over 2012-2032	Hammersmith and Fulham

25 A dwelling is defined as a self-contained unit of accommodation

26 The number of jobs will be calculated using employment density as a proxy measure, referring to the average floorspace per full-time equivalent (FTE).

11 Appendices

	No. net jobs/fs granted permission / completed in FRA	5,000 – 6,000 indicative jobs	Hammersmith and Fulham
Strategic Policy SFR	Number of net dwellings granted permission / completed in SFR	2,200 additional homes over 2012-2032	Hammersmith and Fulham
	No. net jobs/fs granted permission / completed in SFR	300 – 500 indicative jobs	Hammersmith and Fulham
Strategic Policy Park Royal ⁽²⁷⁾	No. net dwellings granted permission / completed in Park Royal	1,600 additional homes over 2012-2032	Hammersmith and Fulham
	No. net jobs/fs granted permission / completed in Park Royal	5,000 indicative jobs	Hammersmith and Fulham
Borough Wide Strategic Policy – H1 Housing Supply	Plan period and housing targets including:	615 additional homes per year, 13,000 additional homes over 2012-2032	Hammersmith and Fulham
	a) Net additional dwellings – in previous years		
	b) Net additional dwellings – for the reporting year		
	c) Net additional dwellings – in future years		
	d) Managed delivery target		

27 The Council will bring forward and consult on a revised policy and planning framework for major mixed use regeneration of the whole area. The targets for jobs and additional homes will be revised accordingly.

<p>Borough Wide Strategic Policy – H2 Affordability</p>	<p>Net affordable housing permissions / completions by tenure (market, intermediate and social-rented), by regeneration areas and rest of borough</p>	<p>40% of all additional dwellings built between 2011-21 to be affordable.</p>	<p>Hammersmith and Fulham</p>
<p>Borough Wide Strategic Policy – H3 Housing Quality and Density</p>	<p>Average density of residential permissions / completions</p>	<p>As per the London plan Key Performance Indicator: Over 95 per cent of development to comply with the housing density location and the density matrix</p>	<p>GLA</p>
	<p>Percentage of homes permitted meeting Code for Sustainable Homes Level 3, 4, 5 and 6</p>	<p>Increase</p>	<p>Hammersmith and Fulham</p>
<p>Borough Wide Strategic Policy – H4 Meeting Housing Needs</p>	<p>The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria. Percentage of homes granted permission achieving the Lifetime Homes standards No and % of homes granted permission that are wheelchair accessible</p>	<p>All new dwellings to be built to 'Life Homes' standards with 10% to be wheelchair accessible</p>	<p>Hammersmith and Fulham</p>

11 Appendices

Borough Wide Strategic Policy – H5 Gypsies and Traveller Accommodation	Net additional pitches (Gypsy and Traveller) granted permission / completed	No Target	Hammersmith and Fulham
Borough Wide Strategic Policy – H6 Student Accommodation	Net additional student bedrooms granted permission / completed	Increase in student accommodation	Hammersmith and Fulham
Borough Wide Strategic Policy – LE1 Local Economy and Employment	Overall employment rate	Increase	Office for National Statistics
	Working age people on out of work benefits	Decrease	Office for National Statistics
	Working age people claiming out of work benefits in the most deprived areas of the borough	Decrease	CLG/Office for National Statistics
	The business stock (i.e. The number of businesses registered in the borough)	Increase	Office for National Statistics
Borough Wide Strategic Policy – CF1 Supporting Community Facilities and Services	Employment land available by type	No Target	Hammersmith and Fulham
	Amount of permitted/completed employment floorspace, by type, by regeneration areas and rest of the borough (gross and net)	Increase in SME accommodation	Hammersmith and Fulham
	Net change of use of communities facilities and services	No Target	Hammersmith and Fulham
Borough Wide Strategic Policy – OS1 Improving and Protecting Parks and Open Spaces	Area of garden land granted permission for development	As per the London Plan Key Performance Indicator: No more than 120 (across London)	Hammersmith and Fulham

Appendices 11

		residential units to be developed on garden land/year.			Hammersmith and Fulham
	Net change in total area of public open space	No net loss where there is an identified need			Hammersmith and Fulham
	Net change to areas of nature conservation interest	No net loss where there is an identified need			Hammersmith and Fulham
Borough Wide Strategic Policy – RTC1 River Thames and Grand Union Canal	Length of riverside walk	Increase			Hammersmith and Fulham
Borough Wide Strategic Policy – BE1 Built Environment	% of conservation areas with up-to-date conservation area statements/management plans	Increase			Hammersmith and Fulham
	Proportion of listed buildings at risk	Reduce the proportion of listed buildings at risk as a percentage of the total number of listed buildings in the borough		English Heritage	
	Serious acquisitive crime rate	Decrease		Home Office	
Borough Wide Strategic Policy – CC1 Reduce Carbon Emissions and Resource Use and adapt to Climate Change Impacts	Renewable energy generation capacity permitted for installation, by type	Increase the renewable energy generation capacity permitted		Info can be sourced from the Energy Statements submitted with major applications.	
	No. of properties connected to decentralised energy systems	Increase			Hammersmith and Fulham

11 Appendices

		Reduction in carbon emissions from new developments compared to their baseline emissions	To meet draft Replacement London Plan targets for reducing carbon emissions from new development	Hammersmith and Fulham
		Tonnes of CO ₂ emissions per capita	To meet Government carbon reduction objectives by the required target dates	DECC
Borough Wide Strategic Policy – CC2 Water and Flooding		Number of permissions that include 1 or more sustainable urban drainage measures	Increase	Sourced from Sustainability Statements submitted with major applications.
Borough Wide Strategic Policy – CC3 Waste Management		Net change in potential capacity of existing waste management facilities	Increase	Hammersmith and Fulham
Borough Wide Strategic Policy – CC4 Protecting and Enhancing Environmental Quality		NO2 and PM10 pollution exceedences	To meet Government air quality objectives by the required target dates	Hammersmith and Fulham Air Quality Reports DEFRA
Borough Wide Strategic Policy – T1 Transport		Methods of children travelling to school (5-16 year olds)	To meet draft Replacement London Plan targets for public transport usage	Department for Transport
		Private car usage	To meet draft Replacement London Plan targets for public transport usage	Department for Transport

	Number of planning permissions involving Transport Impact Assessments	No Target	Hammersmith and Fulham
Borough Wide Strategic Policy – HS1 Hazardous Substances	Number of planning permissions granted where Health and Safety Executive (HSE) objected	Decrease	Hammersmith and Fulham
Delivery and monitoring	Monitoring of schemes identified in Infrastructure Study	Various - see Infrastructure Schedule and Study	Hammersmith and Fulham
	Delivery of schemes identified in Infrastructure Study according to timescales set out in the Schedule	Various - see Infrastructure Schedule and Study	Hammersmith and Fulham

11 Appendices

12 Glossary

GLOSSARY

ACE is an abbreviation for arts, culture and entertainment activities.

Affordable Housing - Includes social rented, affordable rented and intermediate housing (see definitions below), provided to specific eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

The affordable housing definitions are from PPS3 (2006): Annex B and its subsequent proposed revision (2011). Eligible households can earn up to £60,000 per annum (as at 2009). The definitions do not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example 'low cost market' housing, may not be considered, for planning purposes, as affordable housing.

Air Quality Management Area (AQMA) - An area which a local authority had designated for action, based upon a prediction that Air Quality Objectives will be exceeded.

Archaeological Priority Areas are areas of particular archaeological importance or vulnerability in the Borough which have been identified by the council with the advice of English Heritage. In these areas the council's policies and proposals for archaeological sites will particularly apply. Planning applications affecting such areas will generate appropriate consultation, which could in turn lead to further processes of site assessment.

The Arts, as mentioned in the Community Services chapter, relate to potential cultural activities which use buildings such as theatres and libraries.

Biodiversity - This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has a value in its own right and has social and economic value for human society.

Biodiversity Action Plans co-ordinate action to conserve and enhance biodiversity. A Local Biodiversity Action Plan is plan of action for protecting, conserving and enhancing biodiversity at a local level.

Blue Ribbon Network - A spatial policy covering London's waterways and water spaces and the land alongside them.

Brownfield land - Both land and premises are included in this term, which refers to a site that has previously been used or developed and is not currently in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use and cannot be regarded as requiring development.

12 Glossary

A building for the purposes of assessing plot ratio includes any structure or erection, and any part of a building, which comprises a roof and at least one side wall.

Building Research Establishment's Environmental Assessment Methodology (BREEAM) is the methodology for measuring the environmental performance of nearly every land use, including schools, healthcare or bespoke uses. BREEAM for new residential development (in the form of EcoHomes) has been replaced by the Code for Sustainable Homes.

Business Improvement Districts (BIDs) - This concept was originally developed in the USA for increasing investment within defined areas of a city such as town centres. This is achieved through changes to local taxation, based on a supplementary rate levied on businesses within that defined area.

Chelsea-Hackney Line (also known as Crossrail 2) - This line is to link Hackney to south-west London. The precise route, the character and the role of the link have not yet been finalised.

Code for Sustainable Homes is the Government's national standard for measuring the environmental performance of new residential development. Credits are awarded for energy, water, drainage, materials, waste, pollution, health and well being and site ecology.

Combined Heat and Power (CHP) - The combined production of electricity and usable heat is known as Combined Heat and Power (CHP). Steam or hot water, which would otherwise be rejected when electricity alone is produced, is used for space or process heating. The provision of cooling can be added to create Combined Cooling, Heat and Power (CCHP).

Community Car Pooling schemes, also known as 'car clubs', are aimed at sharing the ownership and use of cars. Owning a car is expensive, but individual journeys are relatively cheap. Once a car is acquired it also acts as a disincentive to using public transport. Community car sharing schemes are one solution which has proved very successful in Europe and is now being looked at in trials in Britain. The principle is different from conventional car hire in that the cars are kept locally and can be used at short notice and for short periods of time. Community Car Pooling Schemes ensure that cars are available when people really need them, but reduce unnecessary use and pressure for parking spaces.

Community Infrastructure Levy - The discretionary charge on development which Local Planning Authorities will be empowered to make in order to fund local infrastructure requirements.

Conservation Area - The statutory definition of a conservation area is '*an area of special architectural interest, the character of which it is desirable to preserve or enhance*'.

Crossrail 1 - The first line in the crossrail project (see also Chelsea-Hackney Line). Crossrail 1 is an east-west, cross-central London rail link between Paddington and Whitechapel, serving Heathrow Airport, Canary Wharf and Stratford. It will serve major development and regeneration corridors, and improve access to large areas of central and suburban London.

Decentralised Energy - Power generation in the UK is still largely centralised with large power stations generating electricity which is distributed over large distances via the National Grid. Generating power on a smaller scale and closer to the end user (i.e. decentralised), is much more energy efficient and can generate potential cost savings for users. Decentralised energy generation using CHP or renewable energy technologies can help significantly reduce carbon dioxide emissions.

Density relates to the amount of residential accommodation in any given area. It is measured by calculating the number of habitable rooms per hectare or acre. For individual sites the gross site area is the appropriate unit of measurement.

Employment Zones are designated areas where specific policies apply in order to protect employment uses, particularly light industrial and research and development uses, and encourage new activities.

Energy efficiency - This is about making the best or most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

Environmental Impact Assessment In these assessments, information about the environmental effects of a project is collected, assessed and taken into account in reaching a decision on whether the project should go ahead or not (DETR Nov 2000).

Family dwelling means a dwelling containing at least a living room and two bedrooms (i.e. three habitable rooms) of which one bedroom must exceed 10.2 sq.m. (110 sq.ft.).

Flood Zone - Geographic area within which the flood risk is in a particular range, as defined within the PPS25.

Free Schools are schools which will be set up by groups of parents, teachers, charities, trusts, religious and voluntary groups. They will be set up as academies and will be funded in the same way - directly from central government".

Greater London Authority Road Network (GRN) - The GRN is a network of strategically important roads in the Capital which provide for longer distance journeys and link London to the national road system. These roads include motorways, trunk roads and priority (red) routes. The Mayor will be responsible for developing a strategy for the GRN and Transport for London (TfL) will have direct responsibility for its management.

Green chains are different from green corridors in that they comprise a series of elongated open spaces linking broader areas of open space, often across borough boundaries. There are no green chains in the borough. Unlike Green Corridors they are normally accessible to the public.

Green corridors, for the purpose of this Core Strategy, can be defined as extensive contiguous areas of trees and open space which straddle or run along the major road, rail and river/canal routes into London. They may be narrow, often only the "unused" margins of development, but are of value as habitats for wildlife and plants and local landscape features and because they may link nature conservation areas. Certain transport routes, such as the Thames and the Canal, also act as corridors for animals and plants in the same way as green corridors. However these have been designated as nature conservation areas because of their greater nature conservation importance, and are not shown as green corridors.

12 Glossary

Green industries - The business sector that produces goods or services, which compared to other, more commonly used goods and services, are less harmful to the environment.

Heat Network - A heat network distributes heat to several users, just as an electricity grid distributes power. The heat energy produced and recycled by **CHP** plants during electricity generation can be distributed to local homes and businesses via a heat network. Recycling heat in this way has an important role to play in the reduction of carbon dioxide emissions.

Hostel - There are many kinds of hostel use. The policies of the Core Strategy distinguish between two main types:

1. Residential: Accommodation usually occupied by people of a specific group with a common interest. There will usually be an element of management supervision or support and some communal facilities. It will normally be occupied on a medium to long-term basis by people who do not have permanent accommodation elsewhere. It may cater for a wide range of socio-economic groups, including homeless families. It excludes residential institutions in the C2 Use Class which provide a significant element of care.
2. Tourist: Normally short-stay accommodation for those whose normal residence is elsewhere. They are for holidays or short stays and are sometimes open to the general public. They resemble hotels except that the accommodation is usually of a lower standard.

House in Multiple Occupation (HMO) - Under the changes in the Housing Act 2004, if a landlord lets a property which is one of the following types, it is a House in Multiple Occupation:

- an entire house or flat which is let to **three or more** tenants who form **two or more** households and who share a kitchen, bathroom or toilet;
- a house which has been converted entirely into bedsits or other non self-contained accommodation and which is **let to three or more tenants** who form **two or more households** and who share kitchen, bathroom or toilet facilities;
- a converted house which contains one or more flats which are not wholly self contained (ie the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by **three or more tenants** who form **two or more** households;
- a building which is converted entirely into self contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are on short-term tenancies; or
- in order to be an HMO the property must be used as the tenants' only or main residence and it should be used solely or mainly to house tenants. Properties let to students and migrants will be treated as their only or main residence and the same will apply to properties which are used as domestic refuges.

Industrial waste - Waste from any factory and any premises occupied by industry (excluding mines and quarries) as defined in Schedule 3 of the Controlled Waste Regulations 1992

Intermediate Housing - Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above (see the definition of affordable housing). These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.

Lifetime Homes - Ordinary homes designed to provide accessible and convenient homes for a large segment of the population, from young children to frail older people and those with temporary or permanent physical or sensory impairments. Lifetime Homes have 16 design features that ensure the home will be flexible enough to meet the existing and changing needs of most households, as set out in the Joseph Rowntree Foundation report 'Meeting Part M and Designing Lifetime Homes'. British Standards Institution in 2007 published a Draft for Development 'Design of accessible housing – Lifetime home – Code of practice' which introduces the concept of 'accessible housing' which builds upon and extends the Lifetime Homes 16 point specification to flats and town houses and to other accommodation without ground-level living space and updates the technical criteria.

Listed Building is a building or structure which is considered to be of 'special architectural or historic interest'. The definition of 'listed building' is fairly wide and the term 'building' may include a wide range of structures including bridges, milestones and follies.

Local Implementation Plans. The Mayor is required to produce a London-wide strategy to cover all forms of transport (for goods as well as people). The strategy is aimed at providing a framework for tackling London's transport problems. Each Borough is then required to produce a Local Implementation Plan (LIP) for approval by the Mayor. Approval is based on the LIP being consistent with the Mayoral strategy and providing for adequate implementation of this within a suitable time scale.

Local Register of Buildings of Merit means buildings which are of local interest because of their townscape, architectural or historic interest.

Local Strategic Partnerships (LSPs) - Cross-sectoral, cross-agency umbrella partnerships, which are focused and committed to improving the quality of life and governance in a particular locality. They seek to enable services to be aligned in a way that effectively meets the needs and aspirations of those who use them.

Longer distance walking routes are being implemented through the London walking Forum and in the Countryside Agency's Thames Path National Trail.

Metropolitan Open Land Strategic open land within the urban area that contributes to the structure of London.

Metropolitan Walk, a link in the London-wide network of walks being set up by the Countryside Commission and LPAC.

Municipal solid waste (MSW) - This includes all waste under the control of local authorities or agents acting on their behalf. It includes all household waste, street litter, waste delivered to council recycling points, municipal parks and garden wastes, council office waste, Civic Amenity waste, and some commercial waste from shops and smaller trading estates where local authorities have waste collection agreements in place. It can also include industrial waste collected by a waste collection authority with authorisation of the waste disposal authority.

Non-family dwelling means a dwelling containing two habitable rooms or less.

Open Space - Land laid out as a public garden, or used for the purposes of public recreation, or land which is used as a burial ground. It excludes individual private gardens, which do not serve a wider open space function, yards, roads and car parks.

12 Glossary

Opportunity Area - London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.

Planning Obligations - Section 12(1) of the Planning and Compensation Act 1991 substitutes new sections 106, 106A and 106B for section 106 of the Town and Country Planning Act 1990. The new section 106 introduces the concept of planning obligations, which comprises both planning agreements and unilateral undertakings. It enables a planning obligation to be entered into by means of a unilateral undertaking by a developer as well as by agreement between a developer and a local planning authority. Such obligations may restrict development or use of the land; require operations or activities to be carried out in, under or over the land; require the land to be used in any specified way; or require payments to be made to the authority either in a single sum or periodically (see Circular 1/97 Planning Obligations for further details).

Planning Policy Statements (PPSs) - Planning Policy Guidance Notes (PPGs) and their replacements, Planning Policy Statements (PPSs), are prepared by the Government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. Local authorities must take their contents into account in preparing their development plan documents. The guidance may also be relevant to decisions on individual planning applications and appeals.

Plot ratio is the relationship between the gross floor area of a non-residential building and the net area of a site in wholly non-residential use or of that part of a mixed use site in non-residential use. No land shall be included in the calculation of the permitted plot ratio for a development where that land has been included in the calculation of the permissible plot ratio for another development.

Public Art, as mentioned in policy EN13, consists of design features, such as artistic or craft work, for a new building, refurbishment, or extension which are provided by the setting aside of a percentage of the capital costs of the development.

Public realm - This is the space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.

Public Transport Accessibility Level (PTAL) provides a methodology for assessing the relative ease of access to a location to the public transport network. PTAL 1 is 'very poor' with PTAL 6 being 'excellent'.

Register of Historic Parks and Gardens - A national register of parks and gardens in England, compiled by English Heritage, that are held to be of special historic interest, and which local authorities are expected to make provision for their safeguarding when preparing planning policies or considering planning proposals.

A Registered Housing Association is a Housing Association registered with the Housing Corporation.

Registered Provider replaces the old definition of Registered Social Landlord ("RSL") which has been replaced with the concept of registered providers of social housing. All providers of social housing will now be listed on a register and will become a "registered provider".

Renewable energy - Energy derived from a source that is continually replenished, such as wind, wave, solar, plant materials (bio fuels), but not fossil fuels or nuclear energy.

Social HomeBuy allows housing association and local authority tenants to buy their home on a shared ownership basis or outright, with the benefit of a discount.

Section 106 Agreements (also often denoted as s106) - These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990. These may be used to help mitigate the specific impact of a development where it would generate additional needs eg on community infrastructure. Standard charges are calculations and measurements of the level of contribution likely to be sought by a local planning authority towards infrastructure necessitated by new development. The Government has encouraged the use of formulae and standard charges, and pooling of contributions, where appropriate.

Self-contained dwelling is a residential unit of one or more habitable rooms, whose occupier has exclusive use of all his/her amenities, including kitchen, shower/bath and W.C., and which is a single and discrete unit.

Sequential approach - This applies to all town centre-related activities and states that, if possible, facilities should be accommodated in the centre, failing that on the edge of the centre.

Sequential Test - In relation to flooding, the sequential test is a decision-making tool designed to ensure that sites at little or no risk of flooding are developed in preference to areas at higher risk. Within each Flood Zone, new development should be directed first to sites at the lowest probability of flooding.

Social Housing - Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority as a condition of grant.

Strategic Environmental Assessment (SEA) is a system of incorporating environmental considerations into policies, plans and programmes, based on the requirements of European SEA Directive 2001/42/EC. This requires an environmental assessment of plans and programmes to be carried out during their preparation stages. This includes evaluation of the possible significant effects of the plan on the environment, which includes biodiversity, population, human health, flora and fauna, soil, water, air, climate, material asset and cultural heritage, and the measures needed to prevent, reduce and offset the negative effects on the environment if the plan was adopted.

Strategic Flood Risk Assessment - A study to assess the risk to an area or site from flooding, now and in the future, and to assess the impact that any changes or developments on the site or area will have on flood risk to the site and elsewhere. It may also identify, particularly at more local levels, how to manage those changes to ensure that flood risk is not increased.

Strategic Housing Land Availability Assessment (SHLAA) - This is a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3).

12 Glossary

Strategic Housing Market Assessment (SHMA) - Established by Government guidance: Planning Policy Statement 3: Housing (2006), and detailed Strategic Housing Market Assessment Practice Guidance (2007). The aims of a Strategic Housing Market Assessment are to provide clear evidence as to what is going on in the housing market and what future prospects for the market may be.

Supplementary Planning Document (SPD) - An SPD does not form a part of the statutory plan. It can take the form of design guides or area development briefs, or supplement other specific policies in the plan. However it must be consistent with national and regional planning guidance, as well as policies set out in the adopted plan. It should be clearly cross-referenced to the relevant plan policy or proposal that it supplements. Public consultation should be undertaken and SPDs should be regularly reviewed. An SPD is a material planning consideration.

Sustainability Appraisal involves identifying and evaluating a plan's impacts having regard to social, environmental and economic impacts and helps to ensure that the plan accords with sustainable development principles. Sustainability Appraisals incorporate the requirements of the European Directive 2001/42/EC (SEA Directive) on the 'assessment of effects of certain plans and programmes on the environment'.

Sustainable development is that which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable urban drainage system (SUDS) - An alternative approach to the traditional ways of managing runoff from buildings and hardstanding. SUDS can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

Tall Buildings are those that are substantially taller than their neighbours and/or which significantly change the skyline.

Thames Policy Area - A special policy area to be defined by boroughs in which detailed appraisals of the riverside will be required.

3rd Sector - The term "3rd Sector" describes community and voluntary groups, registered charities both large and small, foundations, trusts, social enterprises and co-operatives.

Travel Plans are aimed at helping employees to use alternatives to driving to work - for example public transport, walking and cycling. Green travel plans also address business' transport use and cover travel in the course of business. Travel plans can make a major contribution to easing congestion, especially during the peak periods.

Wheelchair accessible housing - This refers to homes built to meet the standards set out in the second edition of the Wheelchair Housing Design Guide by Stephen Thorpe, Habinteg Housing Association 2006.

If you would like any part of this document interpreted into your own language, please phone 0208 753 3317.

Albanian

Nëse e dëshironi 'cilëndo pjesë të ' këtij dokumenti të përkthyer në gjuhën tuaj, ju lutemi telefononi në numrin 0208 753 3317

Amharic

ማንኛውም ክፍል የዚህ ሰነድ ወደ ምታውቀው ቋንቋ እንዲተርጎምልህ ከፈልግህ፣ እባክህ በቴሌፎን ቀጥሮ 0208 753 3317 ደውል።

Arabic

إذا كنت ترغب بالحصول على أي جزء من محتويات هذه الوثيقة بلغتك الأم، يرجى الاتصال برقم الهاتف 0208 753 3317

Bengali

আপনি যদি আপনার নিজের ভাষাতে এই ডকুমেন্টের কোন অংশের অনুবাদ চান তাহলে দয়া করে 0208 753 3317 নম্বরে ফোন করুন।

Croatian

Ukoliko želite prijevod bilo kojeg dijela ovog dokumenta na jezik kojim Vi govorite, molimo nazovite telefonski broj 0208 753 3317

Farsi

لطفاً اگر مایل هستید هر بخشی از این نوشتار به زبان شما ترجمه گردد، با شماره تلفن 0208 753 3317 تماس حاصل فرمایید.

French

Si vous souhaitez quelconque partie de ce document dans votre propre langue, appelez le 0208 753 3317

Polish

Jeśli życzą sobie Państwo, aby dowolna część tego dokumentu została przetłumaczona na Państwa język ojczysty, proszę zadzwonić pod numer 0208 753 3317

Portuguese

Se gostaria de ter qualquer parte deste documento traduzida no seu idioma, por favor telefone para 0208 753 3317

Serbian

Ако желите да било који део овог документа буде преведен на ваш материњи језик, молимо вас да назовете овај број телефона 0208 753 3317

Somali

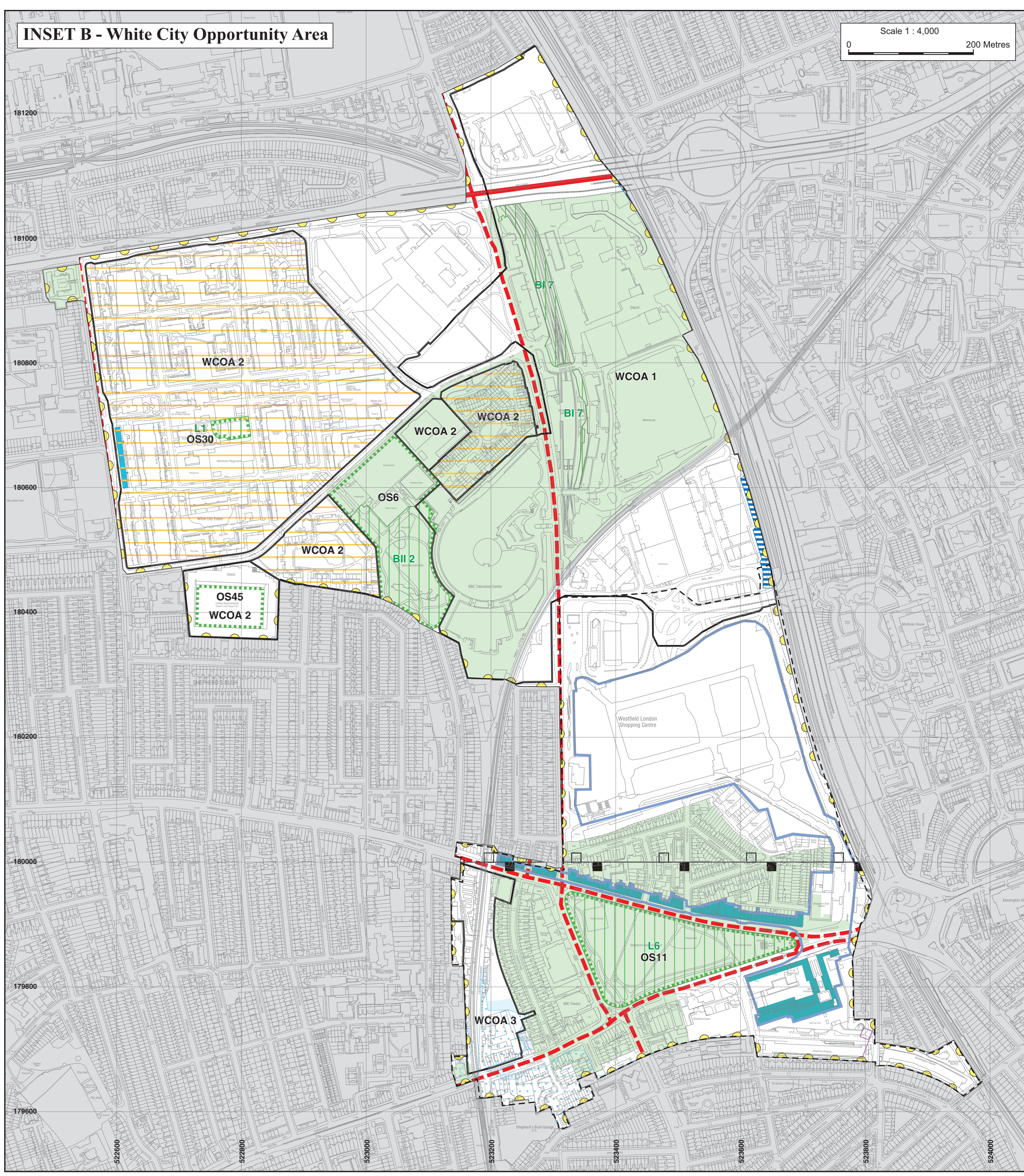
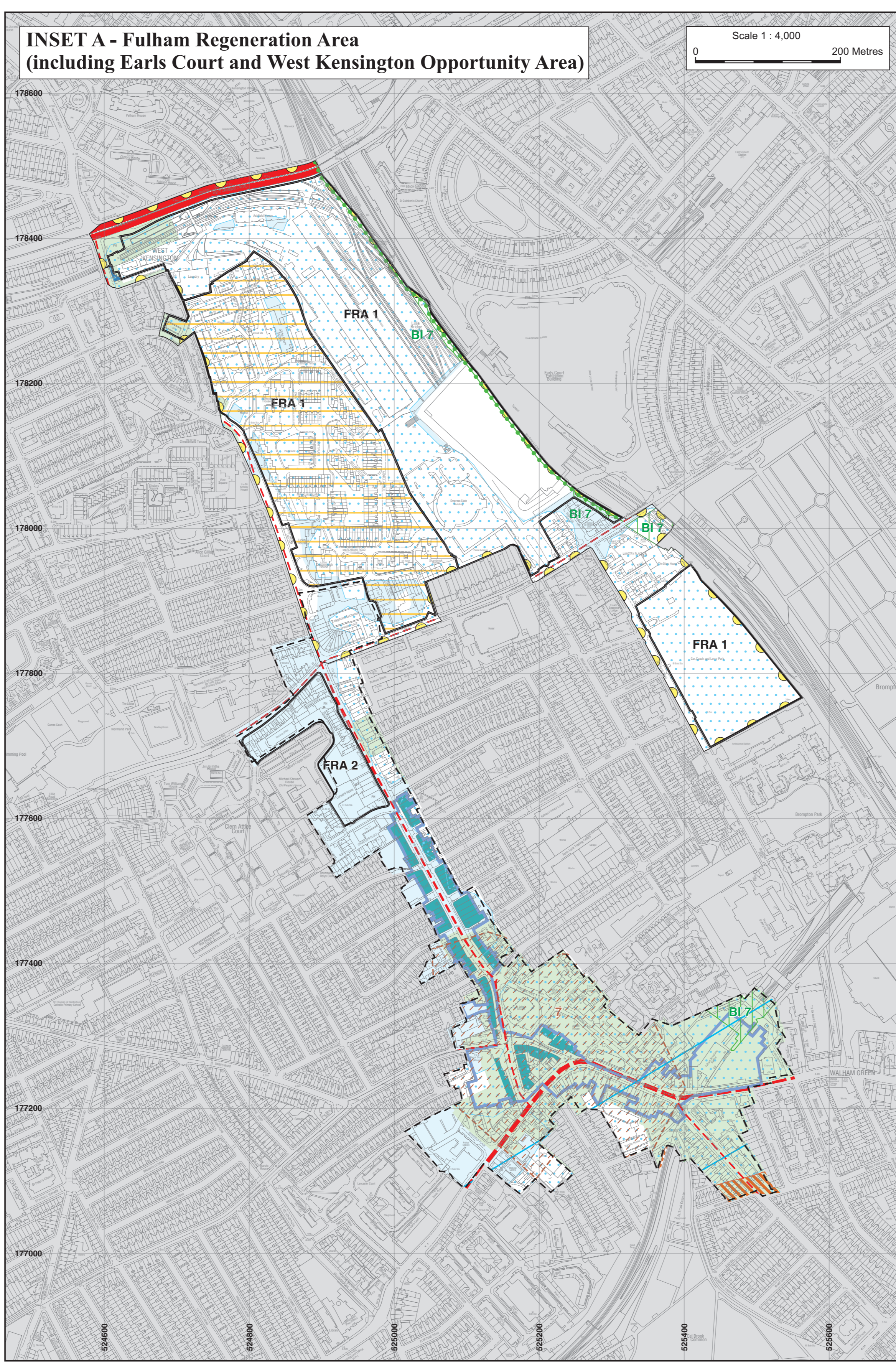
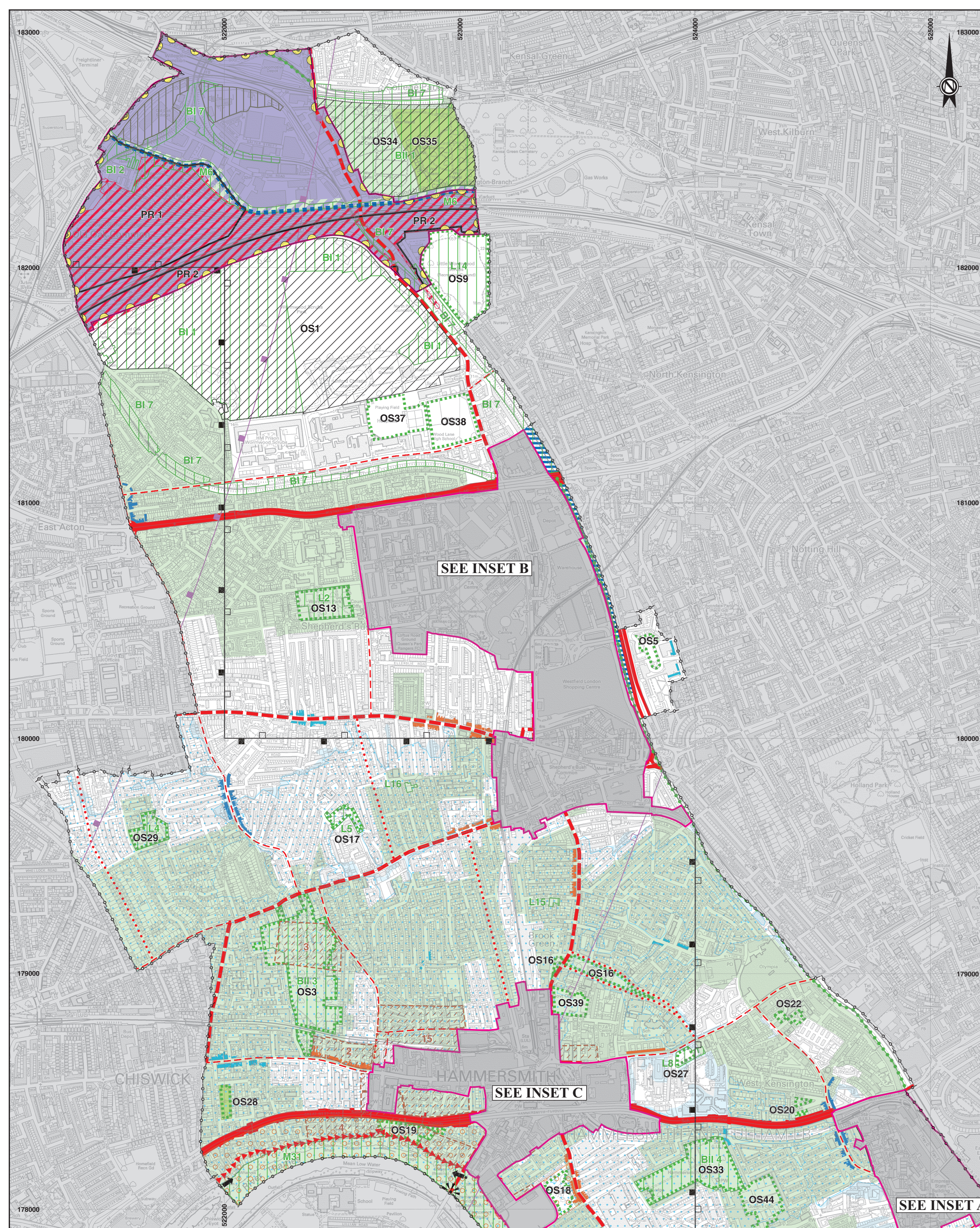
Haddii aad jeclaan lahayd in qayb walba oo kamid ah dukumintigan lagu turjumay luqaddaada, fadlan soo wac telefoonka 0208 753 3317

Spanish

Si desea que le interpreten alguna parte de este documento en su idioma, por favor llame al 0208 753 3317

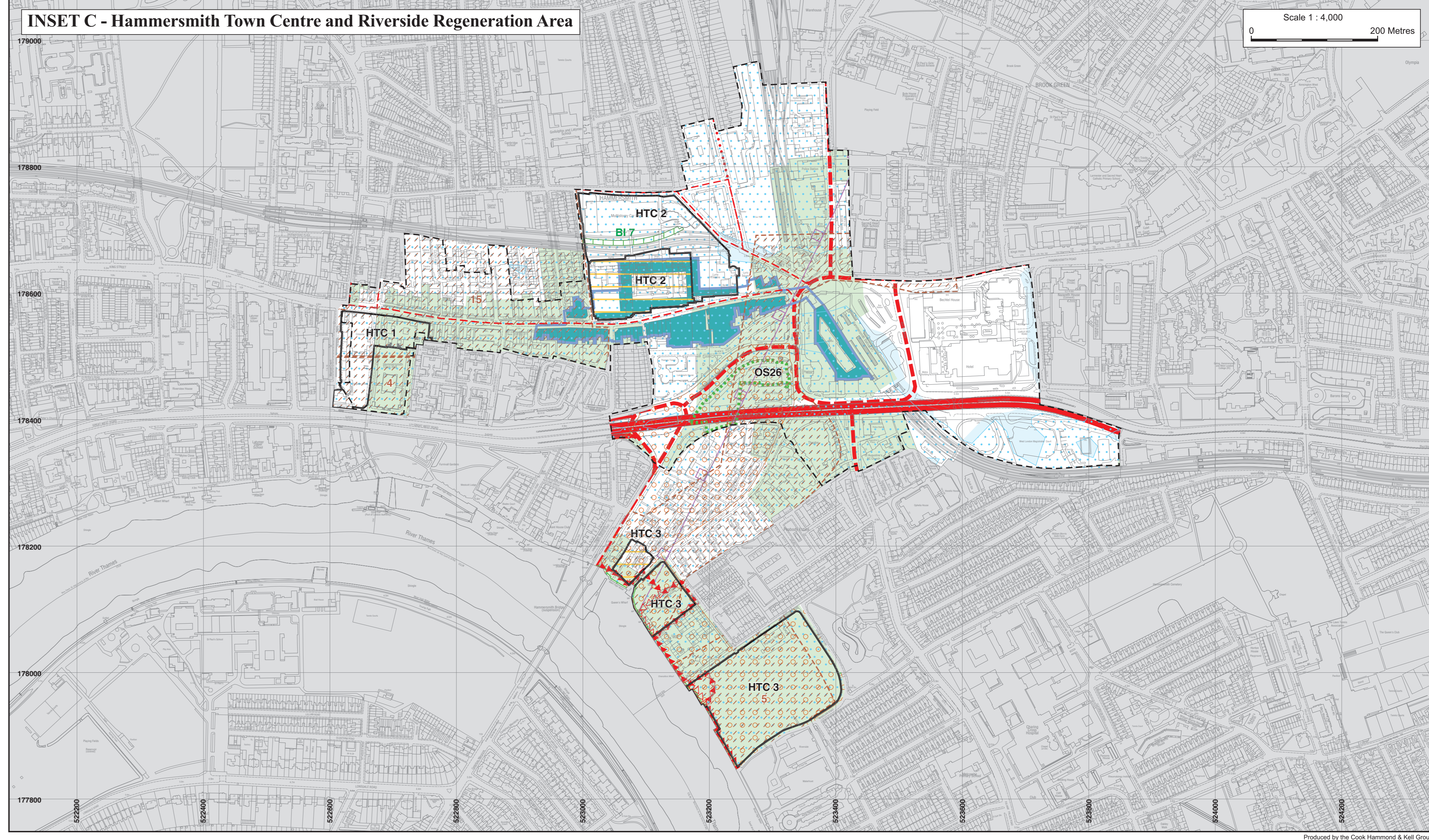
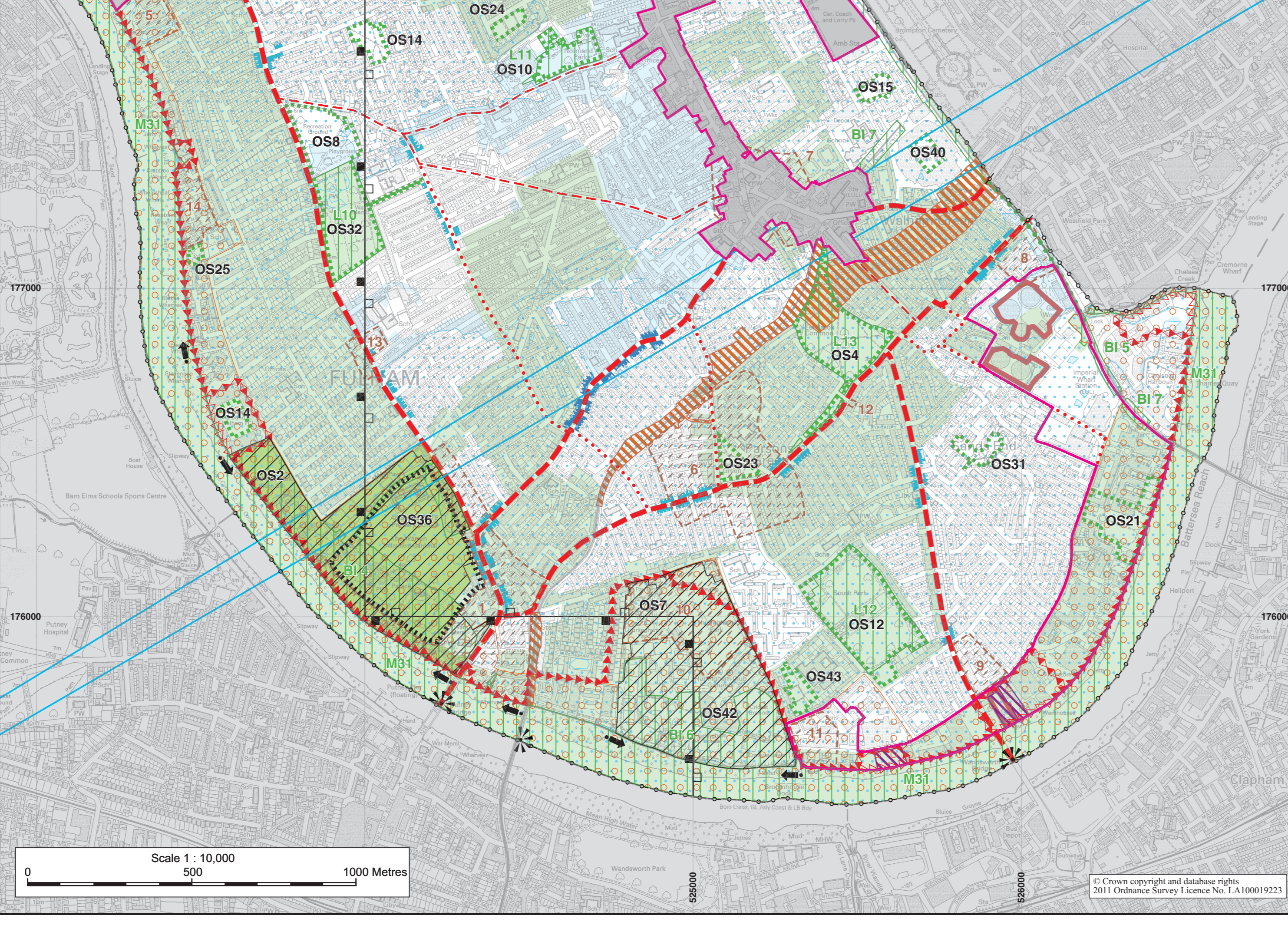
Urdu

اگر اس دستاویز کے کسی بھی حصہ کا ترجمہ آپ اپنی زبان میں حاصل کرنا چاہتے ہیں تو برائے مہربانی 0208 753 3317 پر فون کریں۔



h&f London Borough of Hammersmith and Fulham
hammersmith & fulham Local Development Framework
Proposals Map Adopted October 2011

- Borough Boundary
- Regeneration Areas
- Opportunity Areas
- Housing Estate Regeneration Areas
- Strategic Site Policies
- Employment Zone/ Strategic Industrial Land (SIL)
- Town Centres
- Primary Shopping Areas
- Primary Shopping Frontages
- Key Local Centres
- Satellite Parades
- Neighbourhood Parades
- Metropolitan Open Land
- Nature Conservation Areas
- Open Spaces
- Green Corridors
- Conservation Areas
- Archaeological Priority Areas
- Historic Parks and Gardens
- Thames Policy Area
- Ancient Monuments
- Views from Bridges
- Views along the river towards Landmarks
- Strategic Views
- Thames Path National Trail - EXISTING
- Thames Path National Trail - PROPOSED
- Thames Path National Trail - TEMPORARY
- Strategic Routes
- London Distributor Roads
- Local Distributor Roads
- Local Access Roads continuing to have essential through traffic function in the short to medium term
- Longer Distance Canalside Walk
- Siding for Channel Tunnel Rail Link - extent of safeguarding
- Crossrail 1 - extent of safeguarding
- Chelsea and Hackney Line (Crossrail 2) (The Safeguarding Directions for the sidings for Channel Tunnel Rail Link, Crossrail and Chelsea-Hackney Line having been given by the Secretary of State for Transport. They are not proposals of Hammersmith and Fulham.)
- Safeguarded Wharves
- Aerodrome Safeguarding - HEATHROW
 Consultation with BAA required for buildings exceeding 92 metres in height
- Consultation with BAA required for buildings exceeding 150 metres in height
- Aerodrome Safeguarding - NORTHOLT
 Consultation with MCD required for refuse tips, a reservoir, a sewage disposal works, a nature reserve or a bird sanctuary
- Consultation with MCD required for buildings exceeding 91.4 metres in height
- EA Flood Risk Zone 2
- EA Flood Risk Zone 3
- Waste Sites
- Notifiable Installations under the Planning (Hazardous Substances) Regulations 1992





Report to Council

19 OCTOBER 2011

LEADER

Councillor Stephen Greenhalgh

MANAGING CHANGE OF USE IN LOCAL SHOPPING CENTRES SUPPLEMENTARY PLANNING DOCUMENT

**WARDS
All**

SYNOPSIS

This report seeks a resolution to adopt the Managing Change of Use in Local Shopping Centres Supplementary Planning Document as a Supplementary Planning Document (SPD) to the Council's Core Strategy.

Attached to the report is a summary of representations received during the statutory public consultation period that took place between 1 July 2011 and 12 August 2011. As a result of the consultation exercise a revised version of the SPD is attached highlighting changes made to the document in response to the comments received.

CONTRIBUTORS

EDTTS

RECOMMENDATION

That full Council resolve to adopt the Managing Change of Use in Local Shopping Centres Supplementary Planning Document (Appendix 1).

**HAS A EQIA
BEEN COMPLETED**

YES

1 PURPOSE

- 1.1 The purpose of the Managing Change of Use in Local Shopping Centres SPD is to support the new shopping hierarchy outlined in the Core Strategy 2011 in advance of the adoption of the Development Management Development Plan Document (DPD). Its purpose is to provide supplementary guidance on the policies the Council will apply when considering planning applications for changes of use of shop units in the borough's local shopping centres. The SPD identifies quotas that will be applied to frontages in the local shopping centres to manage the mix of uses in these centres.
- 1.2 The existing Unitary Development Plan (UDP) has similar shopping quotas to those proposed in this SPD, but as the Core Strategy has defined different local centres from the UDP, the UDP policies do not apply to these centres. The quotas are included in the Proposed Submission Development Management DPD that will be subject to separate consultation in autumn 2011 and which, once adopted will replace the UDP policies. Therefore, as an interim measure, in order to manage the mix of uses in the redefined centres the Council has prepared and consulted on a new SPD which will provide new quotas to assess relevant planning applications across the borough.

2 BACKGROUND AND EARLY CONSULTATION

- 2.1 Public consultation on Planning Issues and Options for Hammersmith and Fulham took place from October 2005 to January 2006 and on draft Generic Development Management Options from November 2009 until January 2010.
- 2.2 At Issues and Options consultation there were few comments on the mix of activities to be included in the shopping hierarchy of local centres and parades. However support was expressed for the retention of shopping centre quota policies, an element of flexibility and a balanced mix of uses in centres. At the Generic Development Management Options consultation there were again few comments, but there was support for criteria which gave greater flexibility for changes of use of vacant and unviable uses. There was support from health organisations for controls over the location of takeaways.
- 2.3 The shopping hierarchy was also considered by the Inspector for the examination of the Core Strategy. In his report, received in July 2011 he stated that "the CS contains a sound retail hierarchy and suitable policy framework to meet the borough's shopping and service needs".

3 CONSULTATION

- 3.1 The SPD has been prepared in accordance with the Council's statement of community involvement. The statutory consultation period for representations to be made on the draft Managing Change of Use in Local Shopping Centres SPD ran from 1 July 2011 and 12 August 2011 in line with the Regulations.

- 3.2 The consultation involved a public notice included in the Gazette local newspaper and the posting of the draft SPD on the Council's website and its availability at borough libraries and other information points. Letters were sent to shop owners and tenants within the local centres, planning consultants, local interest groups and tenants and residents groups to inform them of the consultation. Representations were received from 13 organisations, groups and individuals on the SPD.
- 3.3 Officers have considered all representations received. Summaries are included in the attached schedule (Appendix 2) together with comments on how these have been addressed in the SPD. Only one change to the SPD has been considered necessary, namely recognition that evidence of need for a particular use will be required when considering proposals that do not meet the frontage quotas. It is therefore proposed to amend the fifth bullet point of key principle 2 to read:
- "the nature and characteristics of the proposed use and evidence of local need;"
- 3.4 Once adopted, the SPD must be made available during normal office hours, together with an adoption statement that specifies the date of adoption and that anyone with sufficient interest in the decision to adopt the SPD may apply, promptly and not later than 3 months after adoption, to the High Court for permission to apply for judicial review of the decision to adopt the SPD. We will also publish the SPD on the Council's website and send the adoption statement to anyone who requested to be notified and everyone who has taken part in the consultation.

4 EQUALITY IMPLICATIONS

- 4.1 The SPD was supported by an equality impact analysis (EQIA). The EQIA noted that "overall the key principles of the draft SPD are unlikely to have any negative impact on the protected characteristics, and in general the key principles of the SPD will have a positive impact of differing levels on the protected characteristics". There were no comments received during consultation on the EQIA.

5 COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE AND CORPORATE GOVERNANCE

- 5.1. The costs of adoption will be met from within existing revenue budgets in Environment Services.

6 COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

- 6.1. The consultation, pre- and post adoption procedures required by the Town and Country Planning (Local Development) (England) Regulations 2004 are set out in the body of the report. The SPD must be in general conformity with the London Plan and in conformity with the Core Strategy. Before adopting the SPD, the Council must consider the representations received.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Managing Change of Use in Local Shopping Centres draft SPD	Pat Cox ext 5773	EnvD
2.	Representations with responses and associated action prepared in accordance with Regulation 18(4) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004	Pat Cox ext 5773	EnvD
3.	Equality Impact Analysis	Pat Cox ext 5773	EnvD
CONTACT OFFICER:		NAME: David Gawthorpe ext 3384	

Appendix 1. Managing Change of Use in Local Shopping Centres SPD October 2011 Final Version

Appendix 2. Managing Change of Use in Local Shopping Centres Representations with responses and associated action prepared in accordance with Regulation 18(4) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004

Local Development Framework
London Borough of Hammersmith and Fulham

Appendix 1. Managing Change of Use in Local
Shopping Centres SPD

October 2011

1 Purpose of the SPD	3
2 Background	5
3 Policy Context	7
4 Core Strategy Shopping Hierarchy	9
Key Local Centres	9
Satellite Parades	10
Neighbourhood Parades	11
5 Local Shopping Centre Quotas	13
6 Criteria for all centres	17

Appendices

Appendix 1 - Local Shopping Centres (Postal Addresses)	20
--	----

1 Purpose of the SPD

1.1 The purpose of this Supplementary Planning Document (SPD) is to provide supplementary guidance on the policies the council will apply when considering planning applications for changes of use within the borough's key local centres, satellite parades and neighbourhood parades. The SPD identifies quotas that will be applied to frontages in these designated shopping locations in order to manage the mix of uses. The SPD will support the new shopping hierarchy outlined in the Core Strategy 2011 in advance of the adoption of the Development Management Development Plan Document (DPD). The SPD will be supplementary to the Core Strategy and will only be adopted once the Core Strategy has been adopted.

1.2 The existing Development Plan, the Unitary Development Plan (UDP), has similar shopping quotas to those proposed in this SPD, but the Core Strategy has defined different local centres from the UDP. Therefore in order to manage the mix of uses in the redefined centres the council is consulting on new quotas to assess relevant planning applications. The quotas being consulted on in this SPD will be included in the Proposed Submission Development Management DPD that will be consulted on in autumn 2011.

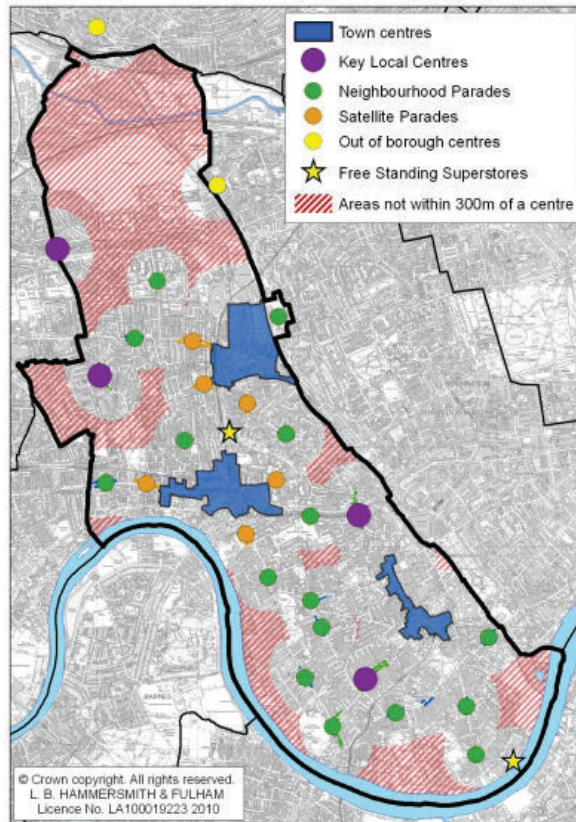
2 Background

2.1 The borough's hierarchy of shopping centres has been reviewed as part of the production of the Local Development Framework. The existing Unitary Development Plan (UDP) shopping hierarchy consists of 3 town centres, 19 key local shopping centres and 12 smaller protected parades and clusters.

2.2 The Core Strategy which is expected to be adopted by the council in October 2011 includes a new shopping hierarchy consisting of 3 town centres, 4 key local centres, 6 satellite parades and 16 neighbourhood parades (see map 1 adjacent). The Core Strategy shopping hierarchy will replace the UDP hierarchy and aims to continue to provide a good spatial coverage of centres that provide convenient and accessible local facilities for borough residents. A number of criteria were used in identifying the hierarchy, including size, health and mix of uses. These are described in more detail in section 5 of the SPD and within the Retail Hierarchy Background Paper 2010.

2.3 The council consulted on a Generic Development Management Options (GDM) document in 2009 which introduced a proposed quota policy to manage the change of use from shops (A1 class use) to other uses such as restaurants pubs and takeaways, to sit alongside the new shopping hierarchy in the Core Strategy. The options put forward sought to retain a high proportion of shops (A1 class uses) in local centres whilst allowing a degree of flexibility with regard to non-shop uses (such as cafes, restaurants, bars, banks, estate agents and takeaways).

2.4 Representations received by the council during the GDM Options consultation in 2009 provided general support for the quota figures put forward for the new shopping hierarchy. Consultees supported the criteria provided in the policy option which gave greater flexibility to the change of use of vacant shops.



Map 1: Core Strategy Shopping Hierarchy

3 Policy Context

National Policy

3.1 Guidance of particular relevance to the SPD is included within the following government Planning Policy Statement (PPS).

PPS4: Planning for Sustainable Economic Growth

3.2 This requires local authorities to define a network (the pattern of provision of centres) and hierarchy (the role and relationship of centres in the network) of centres that is resilient to anticipated future economic changes and to meet the needs of their catchments.

3.3 PPS4 also requires local authorities, where existing centres are in decline, to consider the scope for consolidating and strengthening these centres by seeking to focus a wider range of services there and promoting the diversification of uses and improving the environment.

3.4 In addition, PPS4 encourages local authorities, where reversing decline, to include allowing retail units to change to other uses, whilst aiming, wherever possible, to retain opportunities for vital local services.

Regional Policy

3.5 The London Plan 2011 proposes a policy which states that local authority DPD policies should manage declining centres proactively, considering the scope for consolidating and strengthening centres identified as being in decline by seeking to focus a wider range of services, promoting diversification, and improving environmental quality.

Local Policy

Submission Core Strategy January 2011

3.6 Strategic Policy C establishes the Borough's shopping hierarchy of three town centres and supporting local centres consisting of 4 key local centres, 6 satellite parades and 16 neighbourhood parades and states that the council will work with stakeholders to direct economic development to these centres and to sustain the vitality and viability of the hierarchy. In particular, Strategic Policy C seeks to encourage diversity and distinctiveness in the shopping mix and to ensure a good range of shop types with independent as well as national traders.

Generic Development Management Options 2009

3.7 The GDM options outline the council's preferred quotas for the length of frontage for different uses in local shopping centres. These quotas have been used to form the basis for the guidance outlined in this SPD. The quota policies set out criteria for the protection of shops (A1 class uses) in local shopping centre frontages and provide percentages for the length of frontage that will be allowed to change to non-A1 class uses. Different quotas are identified in the GDM options for the three different types of centre (key local centre, satellite parade and neighbourhood parade) designated in Submission Core Strategy Strategic Policy C.

4 Core Strategy Shopping Hierarchy

4.1 The following section outlines the shopping hierarchy and which centres will be subject to the quotas proposed within this SPD.

Key Local Centres

4.2 Within the Submission Core Strategy shopping hierarchy, key local centres are those larger centres with a range of local shops and services which are smaller than the three town centres of Hammersmith, Shepherds Bush and Fulham. They often include a choice of small supermarkets and food/drink units, possibly with some premises serving the evening economy. Key local centres are equivalent to local centres as defined in PPS4.

4.3 The main characteristics of the key local centres are as follows:

- Location: Outside of the town centre catchment (400 metres)
- Uses: Predominantly retail use (A1 use class) providing local shopping, but also other non A1 uses, including food and drink establishments and service uses.
- Size: More than 200 metres of commercial frontage

4.4 The 4 key local centres include:

East Acton
Askew Road
North End Road (West Kensington)
Fulham Road

The boundary of the 4 centres will be shown on the Core Strategy Proposals Map and the addresses for the centres are shown in appendix 1.

4 Core Strategy Shopping Hierarchy

Satellite Parades

4.5 Satellite parades are a new category of centre within the hierarchy and are those parades with a range of shops and services which are adjacent to one of the borough's three town centres. They often include small supermarkets and food/drink units and services which support and complement the town centre as well as supporting local residents. Their frontages may contain shops selling ethnic goods and premises serving the evening economy. The satellite parades provide an opportunity for uses and services which support the retail, entertainment and employment functions of the town centre and also allow an element of flexibility in the types of uses permitted.

4.6 The key characteristics of the 6 satellite parades are as follows:

- Location: Within the town centre catchment (400 metres) but not included within the town centre designation
- Uses: Mix of uses, including presence of non A1 class uses including food and drink establishments and service uses. There may also be some B1 uses.
- Size: Between 100 and 400 metres of commercial frontage

4.7 The 6 satellite parades include:

Uxbridge Road East
Goldhawk Road
Shepherds Bush Road
King Street (Ravenscourt Park)
Latymer Court
Fulham Palace Road

4.8 The boundary of the 6 parades will be shown on the Core Strategy Proposals Map and the addresses for the parades are shown in appendix 1.

Neighbourhood Parades

4.9 Within the proposed hierarchy, neighbourhood parades are those clusters of frontages serving the local community with day-to-day essentials. Generally, but not in all cases, they are smaller than key local centres, and include a greater representation of small shops. Some neighbourhood parades also include a range of specialist shops serving a much wider area, such as the furniture shops in Wandsworth Bridge Road (North).

4.10 On average they contain a greater proportion of convenience goods frontage than key local centres, but a narrower range of services. This categorisation covers a range of types of centre and includes successful parades of high environmental quality, as well as less prosperous parades and shopping facilities on housing estates. In the context of PPS4, small parades of shops of just neighbourhood significance are not regarded as centres.

4.11 The main characteristics of the 16 neighbourhood parades are as follows:

- Location: Outside of the town centre catchment (400 metres)
- Uses: Predominantly retail use (A1 class) and with usually more than 65% of the frontage in A1 Class use.

4.12 The 16 neighbourhood parades include:

Bloemfontein Road	Munster Road
Uxbridge Road West	Fulham Palace Road
Edward Woods Estate	King's Road
Brackenbury Village	Fulham High Street
Blythe Road	Parson's Green
Baron's Court	Wandsworth Bridge Road (North)
Greyhound Road	Wandsworth Bridge Road (South)
Fulham Cross	King Street (Hamlet Gardens)

The boundary of the 16 parades will be shown on the Core Strategy Proposals Map and the addresses for the parades are shown in appendix 1.

5 Local Shopping Centre Quotas

Key Principle - 1

Shopping Quotas

The council has designated key local centres, neighbourhood parades and satellite parades to provide accessible shopping and service facilities to meet local needs as defined in the Core Strategy and Appendix 1.

The following quotas aim to manage the loss of shops and the location of other uses in Local Shopping Centres by including criteria for each of these three types of centre. These criteria will be applied when considering planning applications for the change of use of ground floor units within the identified shopping frontages:

Key Local Centres:

- a) No more than 50% of the length of the key local shopping frontage as a whole will be permitted to change to non-Class A1 uses; and
- b) No more than 20% of the length of the key local shopping centre frontage as a whole will be permitted to change to food and drink uses (A3, A4 and A5 uses)

Satellite Parades:

- a) No more than 50% of the length of the satellite parade frontage as a whole will be permitted to change to non-Class A1 uses; and
- b) No more than 25% of the length of the satellite parade frontage as a whole will be permitted to change to food and drink uses (A3, A4 & A5 uses).

Neighbourhood Parades:

- a) No more than 35% of the length of the neighbourhood parade frontage as a whole will be permitted to change to non-Class A1 uses; and
- b) No more than 20% of the length of the neighbourhood parade frontage as a whole will be permitted to change to food and drink uses (A3, A4 & A5 uses).

Justification

5.1 The quotas in Key Principle 1 continue with the approach set out in the existing UDP quota policy of limiting the percentage of non shopping uses (non-A1 uses) on the street frontage in protected centres in order to maintain a balance of uses appropriate for the type of centre.

5 Local Shopping Centre Quotas

5.2 A key issue within local shopping centres is the pressure for premises to change from retail use (class A1) to other uses such as cafes, bars and restaurants, hot food takeaways (classes A3-A5), estate agents and betting shops (class A2) and for the introduction of non-A class uses such as mini cab offices. Although the council recognises that such uses can contribute to the vitality and viability of centres, it considers that too many non retail uses can undermine the retail base of the centre and can have a detrimental effect on the local environment and on nearby residents, for example through parking pressures, ambient noise levels and smells from cooking food. The extent to which these pressures threaten the existing function of individual centres varies, with some being more capable of accommodating change than others. In response to these pressures there is a need to protect the retail function of local shopping centres so that they continue to offer local shops and services for the community.

5.3 Allowing some non A1 class uses within key local centres, neighbourhood parades and satellite parades would add to the diversity of the centres. Because key local centres and satellite parades are larger and offer a greater range of services than neighbourhood parades, it is appropriate that a greater range of non-A1 class uses are allowed in these centres.

Key Local Centres

5.4 The proposed quota for non-A1 class uses in the key local centres is lower than the quota in the existing UDP policy which requires two thirds of the frontage to be in retail use. The reduction in the quota reflects the current ground floor uses in the 4 proposed key local centres which have seen a reduction in retail provision since the UDP was adopted in 2003. The quota of a minimum of 50% ground floor frontage for A1 class use is considered to be an appropriate threshold in these relatively large centres as it will help to meet the demand for non-A1 class uses whilst still retaining a significant proportion of the frontage in retail use.

5.5 The proposed maximum 20% quota for food and drink uses in the key local centres will apply to the frontage of the whole centre as opposed to individual street blocks which was the case in the UDP quota policy. The proposed change in the application of the quota reflects the current situation in the centres where a number of street blocks have already exceeded the maximum 20% UDP quota. It is evident from the number of planning applications the council receives that the demand for A3-A5 uses is continuing and it is considered that the quotas need to maintain a strict control over such uses whilst also allowing some flexibility in application.

Satellite Parades

5.6 In the satellite parades the proposed quota of 50% minimum ground floor frontage for A1 use is intended to maintain these parades as a destination for shopping, whilst offering a wider variety of non-retail uses or services. This will help to ease the pressure for non A1 uses in the town centres and particularly in the prime retail frontage.

5.7 A maximum 25% ground floor frontage for A3-A5 class uses is considered to be an appropriate threshold in these parades as they are located adjacent to town centres where there is pressure for more food and drink uses and less need for the retail frontage to be protected. The proposed change in the quota will provide greater flexibility for A3-A5 class uses, but will also allow for non-A class uses such as minicab offices, small offices and health services.

Neighbourhood Parades

5.8 A minimum 65% ground floor frontage for A1 class uses is considered to be an appropriate threshold in these parades as they remain a local destination for retail and not necessarily for other types of use which can be found in the town centres, key local centres and satellite parades. The quota will allow for some change of use applications that are appropriate in these locations whilst still retaining a significant proportion of the retail frontage.

5.9 The maximum 20% quota for food and drink uses in the neighbourhood parades is more restrictive than the quota in the UDP which required that no more than 33% of the frontage should be in food and drink use. The change in the quota reflects the need to protect against an over concentration of A3-A5 uses in what are regarded as predominantly retail frontages in residential areas. The quota will not preclude A3-A5 uses and will also allow for the provision of some non-A1 class uses.

6 Criteria for all centres

Key Principle 2 - Criteria for all key local centres, satellite parades and neighbourhood parades

The following criteria will apply to key local centres, satellite parades and neighbourhood parades:

- Community services and other uses will be permitted subject to the quotas in key principle 1 and the proposed use being shown to be complementary to the function of the centre, enhancing the centre's viability and vitality and not having an adverse impact on the local area.
- Consent will not be granted for any ground floor residential frontages.
- Where a proposal does not meet the quotas set out in Key Principle 1 and where the premises have been vacant for at least 1 year with evidence of marketing, the council may consider granting permission taking into account other factors such as:
 - the contribution the unit makes to the function of the centre in terms of the size of the unit and the length of its frontage;
 - the nature and characteristics of the proposed use and evidence of local need;
 - the location of the unit within the centre; and
 - shop front appearance

In respect of hot food takeaways (class A5), in addition to the quota policies that will apply, the council will when considering proposals take into account proximity to areas where children and young people are likely to congregate, such as schools, parks and youth facilities.

In all calculations of the proportion of the frontage in Class A1 and non-A1 uses, unimplemented planning consents for changes of use will be taken into account as will the frontage length and previous use of vacant units.

Justification

6.1 The introduction of criteria such as vacancy and evidence of marketing into the SPD provides further flexibility in the consideration of uses within the centres. A3, A4 and A5 class uses would still be limited to ensure that shopping parades retain their shopping function for the local community, but other uses such as community services or small businesses could be permitted subject to meeting the criteria as listed. In the case of proposals for A5 class uses (hot food takeaways), the council and NHS Hammersmith and Fulham is concerned about the health impacts of hot food takeaways on children and young people. Therefore, consideration will also be given to the proximity of schools and other centres focusing on children's activities as well as the prevalence and clustering of takeaways when assessing the acceptability of these uses.

Appendix 1 - Local Shopping Centres (Postal Addresses)

Appendix 1 - Local Shopping Centres (Postal Addresses)

Key Local Centres	
East Acton	Old Oak Common Lane, 74 to 100, Erconwald Street, 1 to 5, 2 to 4 Westway 1-11, 13
Askew Road	East side, 105 to 119, 63-105, 121-155, West side, 66 to 118
North End Road (West Kensington)	East side, 137 to 153, 155-169, 175 to 203c, plus 4-12 North End Crescent West side, 62-70, 86 to 114 North End Road, plus 1 Baron's Court Road, 2 Castletown Road, 2 -6 Charleville Road, 1 Charleville Road
Fulham Road	North side, 656 to 702c, South side, 799 to 859, 604-620 Fulham Road, 753-763 Fulham Road, 765-781 Fulham Road, 783-797 Fulham Road
Neighbourhood Parades	
Bloemfontein Road	Shop units in Charnock House
Uxbridge Road West	South side, 171 to 197a, North side, 418 to 420, 424 to 448
Edward Woods Estate	2-18 Swanscombe Road, Shop Units in Swanscombe House, Shop Units in Mortimer House
Brackenbury Village	127a-139 Brackenbury Road, 22, 53-55 Aldensley Road
Blythe Road	North side, 108-118, and Coleridge Court shop units, South side, 59 to 73
Baron's Court	Palliser Road, West side, 45-55, Margravine Gardens, South side, 1, 3, 3a Shops in Baron's Court station
Greyhound Road	North side, 3 to 11, South side, 2-10. Fulham Palace Road, 192 to 206, 179-191
Fulham Cross	287-297 Munster Road, 299-305 Munster Road, 325 Lillie Road, 302-320 Munster Road
Munster Road	East side, 236 to 244, West side, 199 to 259
Fulham Palace Road	East side, 323- 327, 329 to 367
King's Road	559-575 Kings Road, 577-581 Kings Road, 587-599 Kings Road , 554-562 Kings Road, 564-598 Kings Road, 600-612 Kings Road

Appendix 1 - Local Shopping Centres (Postal Addresses)

Fulham High Street	6-66 Fulham High Street, 963-969 Fulham Road, 1-9a, 15-35, 41-47 and 49-67a Fulham High Street, 947-961 and 764-792 Fulham Road
Parson's Green	New Kings Road, North side, 26 to 40, South side, 173 to 207, 48-60 New Kings Road, 62-80 New Kings Road, 82-96 New Kings Road, 251-269 New Kings Road, 271-285 New Kings Road, 287-305 New Kings Road
Wandsworth Bridge Road (North)	East side, 99 to 133, West side, 112 to 130, and 134 to 142, 1 Hazlebury Road
Wandsworth Bridge Road (South)	West side, 308 to 314 including Post Office fronting Hugon Road, East side, 269 to 283
King Street (Hamlet Gardens)	338-340a King Street, 344-348 King Street, 352-366 King Street, 370-372 King Street, Standish House and 345-357 King Street, 369-399 King Street
Satellite Parades	
Uxbridge Road East	North side, 216 to 250, and 262 to 294, South side, 15 to 41, and 57 to 95
Goldhawk Road	South side, 57 to 75, North side, 56 to 104, 106-120
Shepherd's Bush Road	West side 48 to 104
King Street (Ravenscourt Park)	182-230 King Street, 232 -246a King Street, 248-260 King Street
Latymer Court	102-172 Hammersmith Road
Fulham Palace Road	54-66 Fulham Palace Road, 82-114 Fulham Palace Road, 91-99 Fulham Palace Road, 101-111 Fulham Palace Road, 113-127 Fulham Palace Road

Appendix 2. Managing Change of Use in Local Shopping Centres Representations with responses and associated action prepared in accordance with Regulation 18(4) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004

Name/Organisation	Section	Response	Officers' response
Dr Anthony Jelley	Shopping Quotas Key Principle - 1	<p>If the planners feel these new quotas would promote a variety of independent shops and prevent takeaway outlets, estate agents etc from becoming predominant in neighbourhood parades, I give my support. I would like to see all neighbourhood parades flourish, with a good variety of uses, including food, drink, convenience, boutiques, professional services (offices etc).</p>	<p>Comments noted. No change necessary.</p>
Dr Anthony Jelley	Neighbourhood Parades	<p>I would like the planners to show some flexibility towards neighbourhood parades, especially in the growth of new parades in newly emerging neighbourhoods. If new parades begin to emerge in the borough's regeneration areas, I would like them to have an opportunity and encouragement to grow and adapt organically to meet emerging demands. For instance, in the SFR regeneration area, if restaurants, cafes and independent boutiques, food shops and art studios etc in the general vicinity of the riverside prove popular with residents and visitors, especially in conjunction with the farmers' markets that the Council wishes to encourage there, I would like to see the provision of those facilities given the flexibility to develop organically in the emerging direction. I support the councils plan to promote new shopping facilities and art studios within the SFR regeneration area, but I feel that market forces and human behaviour ought to play a part in the extent and direction of their growth. However, developers should nevertheless be required to make a baseline provision of these facilities available from the outset, but future growth should not be initially hindered or discouraged by planning policies or the developers desire to limit provision due to higher potential profits to be made on residential development.</p>	<p>Comments noted. The Core Strategy allows for further retail provision in regeneration areas. No change necessary.</p>
Coal Authority	General	<p>Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no</p>	<p>No change necessary.</p>

Name/Organisation	Section	Response	Officers' response
		<p>specific comments to make on this document at this stage.</p> <p>We look forward to receiving your emerging planning policy related documents; preferably in an electronic format. For your information, we can receive documents via our generic email address planningconsultation@coal.gov.uk, on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.</p> <p>Alternatively, please mark all paper consultation documents and correspondence for the attention of Planning and Local Authority Liaison.</p> <p>Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our direct line (01623 637 119).</p>	
Real Flame	General	As a business in a shopping parade and also as local residents my partner in the business and I fully support these proposals.	Support noted. No change necessary.
Mr Anthony Williams	General	<p>I support the hierarchical approach and thinking behind it, and the proposed control of uses in each category.</p> <p>I am unclear, however, as to how the proposed allocations have been made as there are considerable differences in scale in the various locations grouped in each category. For example, to classify Parsons Green and Wandsworth Bridge Road (South) as equal does not make sense to me. Should there be four categories not three?</p>	Comments noted. More information regarding how the local centres were categorised is contained within the council's Shopping Hierarchy Background Paper 2010. No change necessary.
Mr Anthony Williams	Neighbourhood Parades	I strongly oppose the inclusion of Wandsworth Bridge Road (South) as a neighbourhood parade. Its position close to the Wandsworth Bridge traffic lights, traffic congestion due to parking and the bus lane, and the proposed intensification of riverside use as detailed in the draft South Fulham Riverside SDP which includes retail uses, all make this an unacceptable location for classification as a retail centre. More restrictive planning measures	Comments noted. There has been a designated shopping centre in this location for many years. The existing shopping hierarchy was subject to consultation as part of the Core Strategy DPD which was found sound by an Independent Inspector in July 2011. No change necessary.

Name/Organisation	Section	Response	Officers' response
English Heritage- London Region	General	<p>would be more appropriate.</p> <p>We have reviewed the SPD and can advise that we support the management of use where this is done to maintain the character and local distinctiveness of local shopping centres, and to support the conservation and enhancement of heritage assets, such as conservation areas.</p> <p>It must be noted for the avoidance of doubt that this letter is based on the information provided by you and does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from, or relate to this or later versions of the SPD, and which may have adverse effects on the environment regardless of any sustainability appraisal.</p>	Comments Noted. No change necessary.
Theatres Trust	General	<p>Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and having looked at the document we find this consultation is not directly relevant to the Trust's work. We therefore have no comment to make but look forward to being consulted on further planning policy documents in due course.</p>	Comments Noted. No change necessary.
June Bennett	General	<p>Seeing so many shops empty in the borough is serious ands to be addressed.</p> <p>Most important point - employment, opportunities for local community to be involved & places for constructive activities to take place.</p> <p>Local people must be involved in the decisions to be made.(Fulham Rd new Sainsburys although some of us are very sad to see it and wonder the affect on our local small but very helpful private shops.)</p>	Comments noted. Consultation will take place on individual planning applications as appropriate. No change necessary.
June	Local Shopping Centre Quotas	6.2	Comments noted. Many of the matters raised are considered by the council. No change

Name/Organisation	Section	Response	Officers' response
Bennett		<ul style="list-style-type: none"> * Pavements must be wide enough and step free where cafes and restaurants are to open. * If use of pavement is allowed the area must be made safe for blind and partially sighted. * Room must be wide enough for wheel chair and elderly to safely pass the sitters. * Where Cab Offices are allowed they should not be allowed to park outside on yellow lines or at meters without paying as is seen on Lillie road and outside the school.(There is a very dangerous cord hanging down by the side of the Cab Office in Beadon Rd that blows out into the path in windy weather - is it linked to their satellite?) * With obesity and excessive drinking becoming a problem places selling food or drink should not be allowed near schools or in areas where is an already known problem 	necessary.
June Bennett	Local Shopping Centre Quotas	<p>6.4/5 & 6.6.</p> <ul style="list-style-type: none"> * I would like to see shops, as seen elsewhere, that cater for a meeting place for mothers & children in mornings or afternoon selling light refreshments and catering for birthday parties & other activities. * Similar places for older people and others to obtain advice and to socialize.(Askew Library good example.) * Simple exercise opportunities for different ages depending on where and local need. * Activity areas in doors for young school leavers where there are no youth clubs or parks could also provide guidance on seeking jobs - chance for 3rd sector at reduce rate if shop left empty long time.(Disgraceful how long a house at junction of Woodlawn Road 	Comments noted. No change necessary.

Name/Organisation	Section	Response	Officers' response
June Bennett	Local Shopping Centre Quotas	<p>and Langthorne St has been empty 30 years in spite of letters from myself and others. Now at last been being rebuilt!)</p> <p>6.7, 6.8 & 6.9</p> <p>* Percentage figures will depend on the area, what is already there and what LOCAL people think is needed.</p> <p>7. Criteria for all centres.</p>	Comments noted. No change necessary.
June Bennett	Criteria for all centres	<p>I agree with your key principles as seen by some of my above comments. These were drafted some weeks ago but in view of the activities over the last week end in North London and central London, thankfully as far as we know not here in our borough, I believe we must seek to provide an occupation, if not work, for our school leavers and other people, especially. This becomes even more urgent as their parents face the cuts being made by the government that will affect state benefits and housing problems.</p> <p>Having worked here from 1965 to 1995 I saw all the local companies including mine Duckhams and BP close and little has taken their place to offer these unqualified residents employment.</p>	<p>Comments noted. The Core Strategy sets out the council's vision to create a borough of opportunity for all. It is supported by a number of other council strategies that are aimed, for example, at providing a quality education and regenerating the most deprived parts of the borough. No change necessary.</p>
Metropolitan Police Authority/Service	Criteria for all centres	<p>The MPA/S' Estate Strategy highlights the need for front counter facilities and contact points where the public can interact easily with police officers. Local centres, satellite parades, neighbourhood parades and other shopping frontages provide ideal locations for these facilities due to the high levels of footfall. Such policing facilities add to the vitality of local centres by ensuring that an active frontage is maintained as well as providing an increased perception of safety and security across the Borough.</p> <p>The MPA/S appreciate that it is necessary to have policy support for the retention of A1 units but consider that in circumstances where the percentage is at or near the threshold, it would prohibit the provision of essential community uses such as front counter</p>	<p>The Core Strategy notes that the council will support the Metropolitan Police in providing new facilities, for example in the regeneration areas. In addition, it should be noted that police services are included in the Glossary definition of community uses.</p> <p>With regard to this SPD, Key Principle 2 allows for the provision of community services and also sets out criteria that will be considered when a proposal is contrary to the quotas. Although the key principle will take into account the nature and characteristics of the proposed use, it is agreed that "need"</p>

Name/Organisation	Section	Response	Officers' response
		<p>policing facilities.</p> <p>Mindful of the above, the MPA/S consider that there should be an exception to this policy stating that should the maximum level of non-A1 uses be reached within the key local centres, satellite parades or neighbourhood parades (50%, 50% and 35% respectively), the Council will enable suitable community uses, such as front counter policing facilities to be developed where there is a demonstrable need.</p>	<p>could also be included as a criteria.</p> <p>Amend guidance to add "and evidence of need" into third bullet point.</p>
Environment Agency (London Team)	General	<p>Thank you for consulting us regarding the draft SPD. Having reviewed the document, we have no specific comments to make.</p> <p>However, we would add a general comment that for those local shopping centres which are located in areas at risk of flooding, applications for a change of use which increase the flood risk vulnerability of the development (ie. from office/retail to residential) must be accompanied by a Flood Risk Assessment (FRA).</p> <p>This issue does not necessarily need to be addressed in the draft SPD as it is covered by Planning Policy Statement 25: Development and Flood Risk (PPS25) and by our Flood Risk Standing Advice. However, it remains an important issue for development within local shopping centres.</p>	Comments noted. No change necessary.
Highways Agency	General	No comment	No change necessary.
Julie Hodgess	General	I am the owner of a Shop Unit on King Street. The property has a small frontage and is fairly unusual in that the access to my living accommodation in the maisonette above is routed through the shop door. I would like to be kept informed of future planning proposals.	Comments noted. No change necessary.
Natural England	General	Natural England has no comments to make on this consultation document. Retail provision is a low priority for Natural England. However we would like to stress that the absence of comments or direct involvement on individual plans is simply an expression of	Comments noted. No change necessary.

Name/Organisation	Section	Response	Officers' response
Greater London Authority	General	<p>our priorities. It should not be taken as implying a lack of interest or indicating either support for, or objection to, any proposal. The Council should give consideration to enhancing local shopping centres through the provision of suitable and applicable green infrastructure as part of any development; this would comply with PPS 1 and PPS 9.</p> <p>No comment</p>	No change necessary.

Agenda Item 6.5



Report to Council

19 OCTOBER 2011

LEADER

Councillor Stephen Greenhalgh

**LOCAL DEVELOPMENT FRAMEWORK:
PROPOSED SUBMISSION DEVELOPMENT
MANAGEMENT DEVELOPMENT PLAN
DOCUMENT**

**WARDS
All**

SYNOPSIS

This report seeks approval to the proposed submission Local Development Framework Development Management Development Plan Document (DM DPD) with a view that public consultation on the documents is carried out for a six week period commencing in early November 2011.

The report notes that after consideration of representations received during public consultation, the DM DPD will be submitted to the Secretary of State along with a number of other submission documents identified in the Regulations for independent examination expected in Spring 2012.

CONTRIBUTORS

EDTTS
EDFCG
ADLDS

RECOMMENDATION

**HAS A EQIA
BEEN COMPLETED**

YES

1. That approval is given to the proposed submission Local Development Framework Development Management Development Plan Document (see Appendix 1), with a view that the document and other associated submission documents required by the Town and Country Planning Regulations are made available for 6 weeks for public consultation commencing on 4 November 2011 or as soon thereafter.
2. That the Director of Environment in conjunction with the Cabinet Member for Environment, is authorised to approve any technical and other minor amendments to

the proposed submission documents:

- a) before public consultation; and
- b) after, or in response to, public consultation, and before submission to the Secretary of State for independent examination.

1 BACKGROUND

- 1.1 The Local Development Framework (LDF) is part of the Government's Planning system introduced under the Planning and Compulsory Purchase Act 2004. When adopted, the LDF will replace the borough's Unitary Development Plan (UDP) and will be used, together with the London Plan, to help shape the borough and to determine individual planning applications and deliver development. The LDF will consist of the Core Strategy, the Development Management Development Plan Document (DM DPD) and Supplementary Planning Documents.
- 1.2 In November 2009, the Council carried out consultation on Local Development Framework Generic Development Management Options. After consideration of the representations received, undertaking further evidence gathering and consideration of national and London wide policy, the Options document has been redrafted as the proposed submission DM DPD. When this document is adopted it will sit alongside the Core Strategy which sets out the Council's long term vision for the borough.
- 1.3 The next stage in the LDF process is publication of the proposed submission DM DPD for public consultation, followed by submission to the Secretary of State for examination by an independent Planning Inspector.
- 1.4 The DM DPD programme envisages that the Examination Hearing will be in Spring 2012 and adoption of the DM DPD document will be in late 2012.

2 THE DEVELOPMENT MANAGEMENT DPD

- 2.1 The DM DPD (see Appendix 1) should be read alongside the Core Strategy. Its policies aim to ensure that development within the borough accords with the spatial vision and strategic objectives set out within the Core Strategy.
- 2.2 The preparation of the document has been carried out in accordance with the Council's statement of community involvement and the Town and Country Planning Regulations, and the policies whilst taking into account issues and opportunities facing the borough must be in conformity with national and London wide policy as well the Core Strategy.
- 2.3 The DM DPD includes policies on issues such as housing supply and quality, the local economy and employment, design and conservation and tackling and adapting to climate change and other environmental matters. These expand upon the borough wide strategic policies set out in the Core Strategy. There is also a background report that sets out how earlier consultation has been undertaken and summarises the main issues raised in representations and how these have been addressed in the DM DPD.
- 2.4 The proposed submission DM DPD has been subject to sustainability appraisal (SA) and an SA report will accompany the proposed submission DM DPD when it is published.

- 2.5 The policies in the DM DPD will be supported by a number of Supplementary Planning Documents (SPDs) on matters too detailed for the DPD. These will include topics such as residential standards, conservation area character profiles, lightwells, access and energy conservation. The DM DPD and SPDs when adopted will, together with the Core Strategy, replace all the policies and standards in the UDP.

3 EQUALITY IMPLICATIONS

- 3.1 An Equality Impact Analysis has been undertaken which will be a background document to the DM DPD. No significant adverse impacts on protected characteristics were identified, and many DM DPD policies will have positive benefits. However, consultation on the proposed submission DM DPD will allow people and specific groups to consider the policies, and if there are comments that question the policies on equality issues these will be considered accordingly by officers and submitted to the independent Examination.

4 CONSULTATION

- 4.1 The Regulations require a minimum 6 week public consultation to be carried out prior to submission of the DM DPD to the Secretary of State. The DM DPD and other submission documents must be accompanied with copies of any representations made during consultation and a summary of the main issues raised. The consultation needs to be announced by a notice included in a local newspaper, and in this case this will be the Gazette. It is proposed that the consultation period runs from 4 November until 16 December 2011.
- 4.2 It is proposed that any minor or technical changes to the DM DPD that are required before or after consultation or for other reasons are made by the Director of Environment in conjunction with the Cabinet Member for Environment. However, the Council cannot make further substantive changes to the DM DPD without a further period of consultation.
- 4.3 As part of the consultation process the Council needs to request the Mayor of London's opinion as to the general conformity of the DM DPD with the London Plan. The Mayor must send his opinion to the Secretary of State within the 6 week consultation period.

5 COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE AND CORPORATE GOVERNANCE

- 5.1 The costs of public consultation and printing are met from within the planning budget. The Examination in Public (EIP) will incur more significant one-off costs including appointment of the Inspector, programme officer, Counsel's advice, possibly specialist consultants and EIP running costs. Much will depend on the length of the EIP but this could amount to £100,000 or more (mostly in 2012/13). It is suggested that these costs are initially met from within existing revenue budgets in Environment Services. A review will be undertaken at year end with funding available from central contingency, if required.

6. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

6.1. Preparation of the DM DPD is governed primarily by the Planning and Compulsory Purchase Act 2004 and regulations made by the Secretary of State and are set out in the body of the report.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Proposed Submission Local Development Framework DM DPD	Pat Cox/ext 5773	EnvD/THE
2.	Representations from earlier consultation exercises	Pat Cox/ext 5773	EnvD/THE
3.	Sustainability Report and Equality Impact Analysis	Pat Cox/ext 5773	EnvD/THe
CONTACT OFFICER:		NAME: Pat Cox EXT. 5773	

**Appendix 1. Proposed submission Local Development
Framework Development Management Development Plan
Document**

REGULATION 27: PROPOSED SUBMISSION

LOCAL DEVELOPMENT FRAMEWORK

**Proposed Submission Development Management
Policies DPD**

CONTENTS PAGE

1. Introduction
 - a. How to comment
2. Context
3. DM DPD Policies
 - A. Housing
 - B. Local Economy and Employment
 - C. Town and local Centres
 - D. Community Facilities, Leisure and Recreation
 - E. Open Space
 - F. Waterways – Thames and Grand Union Canal
 - G. Design and Conservation
 - H. Tackling and adapting to Climate Change and other Environmental Matters
 - J. Transport and Accessibility
4. Monitoring
5. Appendices
 - Appendix 1: Summary of DM DPD Sustainability Appraisal
 - Appendix 2: Unitary Development Plan (UDP) policies to be replaced by DM DPD policies.
 - Appendix 3: Monitoring indicators
6. Glossary

INTRODUCTION

The Local Development Framework

This document is the proposed submission Development Management Policies (DM) Development Planning Document. The DM Development Plan Document, when adopted, will form part of the London Borough of Hammersmith and Fulham's Local Development Framework (LDF). The document sets out the proposed development management policies to be used by the council in helping to determine individual planning applications and must be read alongside the Core Strategy.

The LDF is part of government's planning system, introduced by the Planning and Compulsory Purchase Act 2004. The LDF itself will be made up of a number of documents. The statutory documents are called Development Plan Documents (DPDs) whereas non-statutory further guidance is set out in Supplementary Planning Documents (SPDs).

When adopted, the LDF will replace the borough's adopted Unitary Development Plan (2003) and will be used, together with the London Plan, to guide development within the borough and to determine individual planning applications.

The Core Strategy DPD is the overarching document of the LDF and sets out the long term strategic vision for the borough. It highlights the main issues facing the borough and includes strategic policies as to how these issues are to be addressed within the lifetime of the LDF. The council's Core Strategy was the subject of Examination in early 2011 and was adopted by the council in October 2011.

This DM DPD should be read and considered alongside the Core Strategy and the London Plan. The policies within the proposed submission DM DPD aim to ensure development within the borough accords with the spatial vision and strategic objectives set out within the Core Strategy.

As well as the Core Strategy and DM DPD, the LDF consists of the Proposals Map and a number of area based and topic specific SPDs.

All the LDF documents that the Council is going to produce within the next three years and their production timeframe are set out in the borough's Local Development Scheme. The Local Development Scheme and all the borough's LDF documents can be viewed on the link to the Council's website below:

[www.lbhf.gov.uk/Directory/Environment and Planning/Planning](http://www.lbhf.gov.uk/Directory/Environment%20and%20Planning/Planning)

The LDF's Relationship with other Policies and Strategies

The borough's LDF is not being produced in isolation, and it is part of a hierarchy of planning policy and guidance.

National Policy and the London Plan

The LDF must conform with national policy, produced by the Department for Communities and Local Government, in the form of Planning Policy Statements and Circulars. The LDF must also conform to regional policy produced by the Greater London Authority and published through the London Plan.

National policy is continuously being produced and updated on a variety of topics and a revised London Plan was adopted in summer 2011. As new policies emerge, the LDF will be required to take account of them.

LDFs are not intended to repeat national and regional guidance and therefore this DM DPD document does not include policies on every potential policy area. Instead it includes policies which are relevant to the challenges and opportunities facing the borough as identified in the Core Strategy.

Other Policies and Strategies

The Community Strategy is produced by the borough's Local Strategic Partnership and sets out the wide ranging strategy with a long term vision for the borough. The LDF is seen as being the 'spatial arm' of the Community Strategy and a way of transferring the vision into land based policies.

The existing Community Strategy was adopted in 2007.

The LDF is also being produced alongside a number of other policies and strategies produced by the Council and other partners which relate to issues such as housing, transport, environmental protection, employment, health and culture.

Where these strategies have influenced the policies within this proposed submission document, reference has been made in the supporting text.

Previous Development Management consultation

The Council previously consulted on Generic Development Management Options in November 2009. Prior to this Options consultation, the council carried out an Issues and Options consultation from October 2005 to January 2006.

The council has taken account of representations made through this consultation in drafting this new proposed DM DPD submission document. A Consultation Report giving details of the comments received on the Options is separately available. This summarises the consultation process, the comments received and the council's response.

Sustainability Appraisal

A Sustainability Appraisal report has been published alongside this proposed submission document.

The Next Stages

The proposed submission DM DPD is subject to 6 week consultation ending on 16 December 2011. Representations should be concerned with the soundness of the DM DPD, namely is the document justified, effective and consistent with national policy as well as satisfying the legal procedural requirements and being in conformity with regional planning policy (the London Plan). The representations received on the proposed submission DM DPD consultation and will be forwarded, together with a summary of the main issues raised and a copy of the submission DM DPD, to the Secretary of State for independent Examination. The submission is likely to be in January/February 2012.

The council will advertise the submission of the DM DPD to the Secretary of State and notify all those who have made representations on previous consultations. The Secretary of State will appoint an independent Inspector to carry out the Examination which is expected to commence in Spring 2012.

After the Examination, the Inspector will publish a report with changes which the Council must make to the DPD. The Council will then formally adopt the Development Management DPD in Autumn 2012 and it will become part of the LDF.

How to Comment

We are asking for your comments on the proposed submission Development Management DPD.

Please make sure we receive your comments by **Friday 16 December 2011**

The Council has set up an on-line consultation system which will be hosted by 'Limehouse Software'. The software allows you to submit comments electronically and we are encouraging everyone to respond to this document by registering for this service. The benefits of making comments on-line are:

- An email notification system that lets you know when new planning policy documents are available for you to comment on;
- You can update your personal details, such as change of address and email address;
- The ability to view documents and to comment on specific sections of the document;
- The ability to read what other consultees have said about issues that concern you;
- The reduced environmental impact of electronically submitted comments.

If you have already given us your email address you will not need to register and would have already received an email from 'Limehouse Software' (our on-line provider) with your user name and password. If not please register for this new on-line service by going to the Hammersmith and Fulham consultation website:
<http://consultation.limehouse.co.uk/lbhf>

Click on "register" which will take you to a short form. You will be asked to enter your name, email address and postal details, and to choose a username and password.

You will need to use the username and password each time you make electronic representations.

Alternatively, you can use the contact methods below:

By email to: ldf@lbhf.gov.uk

By fax to: 020 8753 3036

Minicom: 020 8753 5753

By post to: Development Plans Team, Environment Department, King Street W6 9JU

Please make your comments in writing and make clear which section, issue or policy you are commenting on.

We will publish all comments that we receive and make these available at the LDF information points, namely:

- Hammersmith Town Hall Extension, Environment Department Reception
- Fulham Town Hall housing office
- Public Reference libraries – Hammersmith, Shepherds Bush and Fulham libraries

Summaries and where practicable, full representations will be made available on the Council's website.

If you would like more information please phone on 020 8753 3317 or email, fax or write as above.

Proposed Submission Development Management Policies

CONTEXT

The Development Management Policies Development Plan Document (DM DPD) should be read alongside the council's Core Strategy which was adopted in October 2011. This will allow a complete understanding of Local Development Framework policies that are applicable to the borough.

The Core Strategy includes details of the borough's characteristics, including its places and people, and identifies the challenges that the borough faces. The Core Strategy sets out the council's spatial vision which is to create a borough of opportunity for all. The key priorities in delivering this vision are repeated below:

1. Tackling crime and anti-social behaviour;
2. Delivering high quality, value for money public services;
3. Creating a cleaner, greener borough;
4. Setting the framework for a healthy borough;
5. Delivering a borough of opportunities:
 - Promoting home ownership;
 - Regenerating the most deprived parts of the borough; and
 - A top quality education for all – schools of choice

The council wishes to transform the borough in the next 20 years so that "more residents and their families will have the opportunity to develop their knowledge and skills and to own their own homes, so that they can stay in the borough and really participate and share in the benefits that H&F can offer". In particular, housing supply will have increased with at least 13,000 additional homes by 2032 and there will be 25,000 or more new jobs. At the same time, development will have created a high quality urban environment that respects its context and heritage assets.

Core Strategy policies

The Core Strategy includes strategic policies, regeneration area strategies and borough wide strategic policies that will help deliver the council's vision for the borough. These policies, particularly the borough wide strategic policies, provide the framework for the more detailed policies in the DM DPD and will be used to assist in determining the acceptability of development proposals.

The Core Strategy strategic objectives are set out in the relevant sections below to provide the context to the development management policies. However, the Core Strategy policies are not repeated.

DM DPD Policies

The DM DPD policies are set out below by topic. As stated elsewhere, they should be read alongside the Core Strategy policies and the London Plan to obtain a full understanding of the council's policy approach on particular issues. The Core Strategy policies are not repeated, but the key strategic objectives are included to provide a context to the DM DPD policies.

A. HOUSING

Strategic Objective 2. *Increase the supply and choice of high quality housing and ensure that the new housing meets local needs and aspirations, particularly the need for affordable home ownership and for homes for families.*

Policy A1 Housing Supply

The council will seek to exceed the London Plan housing target by:

- 1. Seeking housing on both identified and windfall sites and as a result of change of use.**
- 2. Permitting conversions of existing dwellings into two or more dwellings where:**
 - a) the net floor area of the original dwelling is more than 120sqm;**
 - b) at least 50% of the proposed units consist of two or more bedrooms;**
 - c) housing appropriate for families has access to any garden or amenity space; and**
 - d) where there is no adverse impact on on-street parking stress.**
- 3. Resisting proposals which would result in a net loss of permanent residential accommodation as a result of redevelopment or change of use without replacement (measured by floorspace), including to short stay accommodation.**

All additional housing should accord with the policies and proposals of the Core Strategy, with this Development Management Policy Document and other relevant supplementary planning documents

Justification

In order to achieve the council's housing target of an additional 615 dwellings per annum, it is important that as well as provision of new housing there should be no net loss of the existing housing stock through change of use or redevelopment for other uses.

The smaller terraced houses in the borough provide a source of accommodation suitable for families and it is important to ensure that this stock is not unduly reduced because of conversion into flats.

The requirement for at least 50% of the proposed units in conversions to be of two or more bedrooms will allow for the possibility of accommodation to be provided for families. It will also ensure that there is at least the same number of family sized units as existing, and on larger schemes will allow for a net increase in the amount of family sized accommodation in the borough.

Some areas of the borough are likely to be considered less suitable for family accommodation, including areas adjacent to busy roads where there is little opportunity to provide amenity space, in town centres or where there are residential premises above shops. In these instances, there will be more flexibility in the approach to conversions, although each case will be assessed on a site by site basis.

Because conversions can give rise to a demand for additional on-street parking space, it will be important to ensure that parking stress is not exacerbated. In streets where there is less than 10% night-time free space the number of additional dwellings may be restricted or conditioned to allow no additional on-street parking.

The loss of existing housing will be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace in accordance with London Plan policy 3.14. Short stay accommodation (defined as housing let for less than 90 days) is primarily intended for visitors and does not meet the need for additional permanent housing in London and will be resisted.

Policy A2 Housing quality and density

All new housing must be of high quality design and take account of the amenity of neighbours (see also Design and Conservation policies) and must be designed to have adequate internal space to meet the needs of the occupants. All developers should aim to meet the Mayor of London's London Housing Design Guide standards unless it can be shown that not building to those standards is justified by the circumstances of a particular case; and

Ground level family housing should have access to private gardens/amenity space and family housing on upper floors should have access to a balcony and/or terrace, subject to amenity and design considerations, or to shared amenity space/children's playspace.

New housing should be predominantly low to medium rise. In assessing the appropriate density of a housing or mixed use scheme that includes housing, the council will apply the London Plan policies and guidance relating to residential density.

Justification

The Core Strategy seeks to improve the quality and mix of new housing in the borough. A key element of the strategy is to provide a significant proportion of new housing as low to medium rise housing with gardens and shared amenity space.

It is not only important for new housing to meet standards on matters such as room size and amenity space, but changes to the existing stock should also be fit for purpose. The London Plan has identified minimum space standards for new development (see London Plan Table 3.3). It will be easier for new housing to meet size and other quality criteria, but a level of flexibility will be appropriate to take into account on-site circumstances. This is even more important for conversions and change of use, where adaptation of existing stock means that it can be difficult to meet the same standards as for new build.

The need for developments to take into account residential amenity of neighbours and impact on the environment is very important in new high density schemes and in other developments in a built up borough such as Hammersmith & Fulham where developments are often juxtaposed with their neighbours.

Access to outdoor amenity space, particularly green space is important for quality of life, for biodiversity and to provide playspace for children and young people. Additional greenspace is also important for mitigating flood risk in this borough. Although the provision of balconies can provide outdoor amenity space for the occupants of flats above ground floor level, they should always be designed to respect amenities of neighbours and be designed so as not to detract from the character of surroundings.

The London Plan (see London Plan Table 3.2 Sustainable Residential Quality Density matrix) identifies appropriate density ranges related to setting in terms of location, existing building form and massing, and public transport accessibility. 'Central' areas are defined as areas with very dense development, a mix of different uses, large building footprints and typically buildings of 4-6 storeys, located within 800m walking distance of an International, Metropolitan or Major town centre. Although most of Hammersmith and Fulham is within 800m of a Metropolitan or Major town centre, only limited areas meet the remaining criteria of the 'central' areas definition. Much of the development in close proximity to H&F's town centres is primarily residential with small building footprints and buildings of less than 4 storeys. The areas that are regarded as meeting the London Plan definition of a 'central' setting will be defined in a Planning Guidance SPD.

Policy A3 Housing Mix

All new housing provided as part of new major development should include family housing and should aim to meet the following mix:

- **where social rented housing is replacing existing social rented housing the new housing should meet the needs of the relocating tenants;**
- **for affordable rented approximately: 1 bedroom: 10% of units; 2 bedrooms: 40% of units; 3 bedrooms: 35% of units; 4+ bedrooms 15% of units;**

- for intermediate housing approximately: 1 bedroom: 50%; 2 bedroom: 35%; 3 or more bedrooms : 15% of units;
- for market housing, a mix of unit sizes including larger family accommodation.

Residential conversions that result in an increase in the number of high quality family size dwellings will be supported, particularly where the reinstatement of a family house can be achieved.

Justification

There is a particular need in this borough for more family sized housing (3 or more bedrooms) particularly affordable housing. However, some sites may be more appropriate for families with children, particularly sites with safe access to amenity and playspace, than other sites that are in town centres where access may be more difficult.

In terms of the mix of housing, the preferred approximate mix for affordable housing has been agreed by West London Boroughs to address the recognised lack of family sized social housing within this part of London. Although there is a recognised need for larger house sizes in the intermediate housing market, costs of larger units can mean that the level of subsidy required to make 3 or more bedroom houses affordable can make it difficult to achieve a higher proportion of affordable family dwellings. Therefore the focus of the policy is on 1 and 2 bedroom dwellings whilst ensuring that schemes should also include larger family homes. This will be negotiated on a site by site basis.

Market housing should provide for a variety of housing sizes and opportunities for family as well as non-family households to purchase new housing in the borough.

Over the years many houses have been converted into two or more smaller flats which are generally not suitable as family accommodation. In order to increase the supply of family housing in the borough, the council may support the deconversion of smaller flats in order to enable the reinstatement of single family dwelling.

Policy A4 Accessible Housing

All new housing should be built to accessible “Lifetime Homes” standards and where feasible, additional dwellings resulting from conversions, changes of use and dwellings formed in extensions or floors added to existing blocks of flats should also be built to these standards.

In developments providing ten or more residential units 10% of all new housing, in proportion to the tenure mix of the development, should be designed to be wheelchair accessible.

Car parking spaces should be provided to meet the needs of blue badge holders

Justification

The London Plan requires all new housing to be built to Lifetime Home standards. Although the council consider that this is possible for all new build housing it may not be possible to ensure that all new dwellings resulting from a change of use to achieve full Lifetime Homes Standard. These limitations could also exist with conversions and extensions to existing residential buildings. The policy therefore allows for some flexibility in achievement of the criteria, but the council will require assessments to show why the Lifetime Home standards cannot be met.

Inside the home, current Lifetime Homes standards provide the adaptability for a "chair stairlift" and a "thru-floor wheelchair lift" to be fitted between the floors of a two storey home, or between two of the floors of a three storey home. The residents of all Lifetime Homes gain the benefit of slightly wider hallways, a main bathroom with more entry space for someone using a walking frame or wheelchair, and more space in kitchens and bedrooms; as well as adaptability features such as plumbing for a wet floor shower and reinforcement for grab rails in bathroom walls where the method of construction used in a particular development would otherwise make these later adaptations difficult.

The Lifetime Homes standards also require any parking spaces provided to be capable of widening so that they can be used by a wheelchair user or a walking user needing to get a car door fully open. Where communal parking areas are provided this would require a substantial amount of land to be reserved. The council therefore supports the draft British Standard (BS DD 266:2007) which recommends that accessible width bays in communal residential car parks should be capable of being provided to meet the needs of residents holding a Blue Badges (see transport policies).

The requirement for 10% of all new housing to be built to wheelchair standards is in accord with the London Plan and Core Strategy. When providing wheelchair housing in a development, it is important not only to ensure an increase in accessible homes within the borough but also to ensure that where there are mixed tenure schemes that the provision of wheelchair accessible homes is provided in proportion to the tenure mix of the development.

Policy A5 Meeting needs of people who need care and support

Applications for development that would result in the loss of special needs housing will only be granted permission if it can be demonstrated that there is no longer an established local need for this type of accommodation.

Any application for new special needs housing will be assessed on the following criteria:

- **the established local need for the facility;**
- **the standard of the facilities and the suitability for the intended occupants;**
- **accessibility to public transport and other facilities needed by the residents; and**

- **the impact of the proposed development on the amenity of the local area and on local services.**

Justification

Special needs housing covers all housing types with an element of care and support such as nursing homes, sheltered housing and residential care homes. The council considers that elderly residents should have the opportunity to access special needs housing located in the borough. The council's Core Strategy aims to create more sustainable communities which would enable residents to remain in their communities through all stages of their life.

Proposals for the loss of existing accommodation should demonstrate that there is no longer a need for that particular type of accommodation or that the current facility is unfit for purpose or that it will be replaced elsewhere. Where appropriate, it will be necessary for evidence of lack of need to consider the full range of special needs, including the frail elderly, people with physical and learning difficulties, and people needing short term support, although some accommodation may not be suitable for all groups without a significant investment.

Any application for new special needs housing provision will be assessed in relation to the identified local need for the facility and its potential impact on the provision of services to the local community, such as health and social care. Special needs accommodation that serves a London-wide or a sub-regional need can put additional pressure on these local services. Also some special needs housing can impact on the amenity of the local area, for example through comings and goings, and this needs to be taken into account in considering the scale and location of such developments.

Special needs housing should normally be located in areas accessible to public transport and other local facilities for the benefit of both the residents of the housing and visitors.

Policy A6 Hostels and houses in multiple occupation

Applications for new houses in multiple occupation (HMOs) or hostels or for the loss of HMOs or hostels will be considered in relation to the following criteria:

- **the quality of the accommodation that is proposed or might be lost;**
- **the impact of the accommodation on the locality; and**
- **the local need for the HMO or hostel accommodation.**

Justification

HMOs may be classified as either small (housing 3 to 6 people) or large (housing more than 6 people). The former are classified as class C4 in the use classes order, whereas the latter are sui generis. There are permitted development rights for all changes between small HMOs (class C4) and residential (class C3) without the need for planning applications.

The council's Core Strategy recognises the role that hostels and HMOs play in providing accommodation for single people who cannot afford self contained accommodation. Despite this, a number of existing premises are considered to be in a poor state of repair and do not provide adequate accommodation, for example in terms of size and condition, for people on low incomes. The council will therefore assess any application that would result in a loss of a large HMO or hostel against the criteria listed above. The loss of such accommodation may be acceptable where the standard of accommodation can be improved, including the energy efficiency of the housing, and/or any adverse impact on the surrounding area reduced. The Council may permit new hostels and HMOs that meet an identified need and which do not have an adverse impact upon residential amenity.

Policy A7 Providing for student accommodation in appropriate locations

Where additional student accommodation is required, it should be built as part of major new development schemes in the White City and Earls Court and West Kensington Opportunity Areas (see Core Strategy).

Major developments of student housing are unlikely to be acceptable in residential areas or in the town centres.

If an application for student accommodation is considered appropriate in principle, the following criteria will be considered:

- a) the site should be in an area with good public transport accessibility (normally PTAL 4-6) with access to local convenience services and would not generate additional demands for on-street parking;**
- b) there would be no loss of existing housing;**
- c) a management and maintenance plan for the accommodation that demonstrates how the amenity of neighbouring properties will be protected and what steps would be taken to minimise the impact of the accommodation on neighbouring uses;**
- d) quality of accommodation, including size of units, daylight and sunlight standards;**
- e) provision of wheelchair accessible accommodation to meet the needs of disabled students; and**
- f) any application for student accommodation should be secured for occupation by members of specified London-based higher educational institutions.**

Justification

The Core Strategy seeks to support the provision of student housing as part of mixed use development schemes within the White City and Earls Court and West Kensington Opportunity Areas (see Core Strategy and Proposals Map) but to resist proposals elsewhere which are likely to have adverse local impacts.

Student accommodation schemes, particularly larger schemes, can have a significant impact on residential areas and town centres. The impact may be direct in terms of

neighbouring properties or indirect in encouraging facilities such as bars and takeaways that can themselves cause a nuisance, especially late at night.

Any application for student housing will need to demonstrate that the proposal will not have an adverse impact on proposed or existing residential, or on town and local centres. It should be accompanied by a management plan, setting out how any impact upon its neighbours and the amenity of the borough's existing residents would be minimised, including any impact from move-in and move-out dates at the beginning and end of terms and the impact of possible alternative use during the vacations.

In order to ensure that students are able to travel to and from their area of study, it is important that the development is located within an area of good public transport accessibility within the regeneration areas.

Although student accommodation does not need to meet the internal space standards required for permanent housing, the accommodation must be high quality and meet the needs of all potential students, including the needs of wheelchair users and other disabled students. In determining the number and design of accessible bedrooms, the developer will be expected to take account of BS8300:2009 "Design of buildings and their approaches to meet the needs of disabled people. Code of Practice" which recommends that between 5 and 15% of bedrooms in communal residential buildings such as hostels, nursing homes, halls of residence and prisons should be accessible.

To ensure that accommodation specifically designed for the occupation by students is not subsequently used for general residential use, or some other form of hostel accommodation, there will need to be a planning agreement ensuring that the accommodation is occupied by students of specified educational institution(s), normally a London based higher education institution in easy commuting distance of the accommodation. As student housing is not subject to the affordable housing policy, this will also ensure that student housing is not proposed to avoid this policy.

Policy A8 Basement accommodation and lightwells

New basement accommodation will be permitted where:

- **it does not extend beyond the footprint of the dwelling and any approved extension (whether built or not);**
- **there is no adverse impact on the amenity of adjoining properties and on the character of the street scene; and**
- **it does not increase flood risk from any source.**

New or extended accommodation below street level should be designed to minimise the risk and impact from flooding from any source for the application property and nearby properties.

Where there is a medium to high risk of flooding and no satisfactory means of escape can be provided, new self contained basement flats will not be permitted.

Justification

The council will allow people to extend their houses and flats into the basement below the building providing there is no adverse impact on the amenity of neighbouring properties or negative impact on the street scene due to the need for the provision or alteration of lightwells (see SPD for lightwells). The general presumption that basements will be confined to the footprint of the building is to prevent any cumulative adverse impact on drainage arising from such developments and their cumulative impact on groundwater flows, with potential increased risk of flooding of existing basements in the area. It is important that proposals for new or extended basements provide clear evidence that demonstrates that there is no adverse effect on surface water drainage, the sewers and on groundwater flows. Vegetation and permeable surfaces can help to control surface water runoff and the loss of vegetation can also affect the character of conservation areas and planted rear gardens, thereby impacting on privacy, shade and biodiversity. In areas at risk from flooding, new self contained basement dwellings will not be permitted because of the risk to life in the event of a flood. Any new basement accommodation that is below street level should be designed to reduce flood risk and to minimise any impact from flooding from any source, including sewer flooding. This should include the provision of non-return valves to prevent water entering a property from drains and sewers (see Appendix A.1.4 and A2 of the H&F Strategic Flood Risk Assessment).

Basement excavation often raises concerns about the structural stability of adjacent properties because of works to party walls and foundations, in particular. These issues are properly dealt by means of a party wall agreement under the Party Wall Act 1996, as opposed to the planning process. The Council wishes to encourage good neighbourliness and avoid planning applications which cannot be implemented due to the lack of agreement between the applicant and the owners of neighbouring properties. Therefore, the council encourages applicants to submit a structural survey (carried out by a qualified structural surveyor) with the planning application and to make the survey available at the same time to neighbouring owners. It is not part of the planning process to approve or take account of such surveys, unless they identify material planning considerations.

Policy A9 Detailed residential standards

The council will ensure that the design and quality of new housing, including new build, conversions and change of use, is taken into account in all new developments and that developments provide housing that will meet the needs of future occupants and respect the principles of good neighbourliness.

The council will take into account the following key criteria in assessing all developments:

- **room sizes in new build dwellings, conversions and changes of use;**
- **minimum sizes for flats;**
- **accessibility for disabled people**

- amenity and garden space provision;
- a safe and secure environment;
- car parking and cycle parking;
- attenuation of surface water run off;
- sustainable energy measures
- provision of waste and recycling storage facilities;
- noise insulation and layout to minimise noise nuisance between dwellings; and
- protection of existing residential amenities.

In respect of extensions, assessment will particularly include impact on:

- privacy enjoyed by neighbours in adjoining properties;
- daylight and sunlight to rooms in adjoining properties;
- outlook from windows in adjoining properties; and
- openness between properties;

The council will publish an SPD that provides further guidance on these and other residential amenity issues referred to in this Development Management DPD.

Justification

Once the principle of residential development has been established through land use policies, there is a need to assess planning applications against detailed standards to ensure that a development is of high quality, well designed, accessible and meets the decent neighbourhood principles outlined in the Core Strategy DPD and that it will not be detrimental to the amenities of residents in the surrounding area. These standards are often subject to on-site judgement, but a departure from the standards needs to be justified by the circumstances of a particular case.

Not only is it important for new housing to meet standards on matters such as room size and amenity space, but changes to the existing stock, including basement accommodation, should also be fit for purpose. It will be easier for new housing to meet size and other quality control criteria, but a level of flexibility is appropriate to take into account on-site circumstances. This is even more so with conversions and change of use, where adaptation of existing stock means that it is difficult to meet similar standards as for new build. The council will publish detailed residential standards in SPD and will take into account the Mayor's London Housing Design Guide which includes detailed standards for housing that have been gathered from a number of sources, for example Lifetime Homes, Lifetime Neighbourhoods and Secured by Design.

It is always necessary for developments to take into account the residential amenity of neighbours and the impact on the environment. However, this is especially important in a densely built borough such as Hammersmith & Fulham where developments are often juxtaposed with their neighbours. In particular, changes to terraced properties, including extensions and roof terraces, can impact on neighbours if not carefully designed, for example through overlooking and visual

intrusion, and can also impact upon flooding, for example through surface water run off, if not consistently managed.

B. LOCAL ECONOMY AND EMPLOYMENT

Strategic Objective 4. *Reduce polarisation and worklessness to create more stable, mixed and balanced communities.*

Strategic Objective 5. *Support the local economy and inward investment to ensure that existing and new businesses can compete and flourish;*

Strategic Objective 6. *Support businesses so that they maximise job opportunities and recruit and maintain local people in employment.*

Policy B1 Providing for a range of employment uses

The council will support proposals for new employment uses and the retention and intensification of existing employment uses in accordance with the locational policies in Core Strategy Strategic Policy B and borough wide policy LE1. The council will also take into account:

- **whether there will be displacement of other priority uses;**
- **the scale and nature of the development is appropriate, having regard in particular to local impact and public transport accessibility; and**
- **impact upon small business accommodation.**

Where the loss of employment use is proposed in line with borough wide policy LE1 (sub para.3) the council will have regard to:

- **the suitability of the site or premises for continued employment use with or without adaptation;**
- **evidence of unsuccessful marketing;**
- **the need to avoid adverse impact on established clusters of employment use; and**
- **the need to ensure a sufficient stock of premises and sites to meet local need for a range of types of employment uses.**

Justification

Employment use is defined as all Class B Uses and similar uses that are classified as sui generis (Town and Country (Use Classes) Order 1987 (as amended).

The council wants to ensure that there is sufficient land and floorspace to meet requirements for economic growth and that this is well located in relation to other amenities and transport infrastructure to serve the requirements of the development. The London Office Policy Review 2009 projected a likely requirement of an additional 400,000 sq.m. (gross) of office floorspace within the borough to 2031. The majority of the new office floorspace requirements will be located within the Town Centres/Opportunity Areas identified in Core Strategy Strategic Policy B. Proposals outside of these areas for large new office development (above 2,500 sq.m.) will generally be discouraged unless it can be demonstrated that provision cannot be

provided within the town centres or the White City and Earl's Court and West Kensington Opportunity Areas. All planning applications that involve the provision of new employment floorspace or the extension of existing provision will need to demonstrate that the scale of the development is appropriate having regard to the nature of the site and the surrounding area and to public transport accessibility. The council will also consider whether priority uses such as community facilities or housing will be lost by proposals for new employment uses.

There is a particular local need for new floorspace for small businesses and for the provision of affordable business units. In general the council will seek flexibly designed accommodation capable of meeting the needs of a variety of types and sizes of business. It should also be designed to be adaptable to changes in working practices in future. In addition, the replacement of existing, well used small business premises will be sought in redevelopment schemes.

Notwithstanding the council's desire to protect valuable sites and promote economic growth in sustainable locations, it will encourage the change of use of poorly located redundant employment premises. In view of the diversity of employment sites in the borough, the council has promoted a criteria based approach to assessing change of use based on site characteristics and market demand. The criteria identified in this DPD expand upon the considerations set out in borough wide strategic policy LE1 in the Core Strategy, in particular sub para LE1.3.

In general where an application for change of use out of employment use is proposed, the council will require supporting evidence that indicates that despite efforts to find a user for the premises it remains vacant. A reasonable marketing exercise will include continuous marketing generally over a period of at least 12 months with at least two recognised commercial agents. Evidence of this marketing will be required to be submitted along with the agents' views as to why the property is not letting. The council will expect this marketing to be at prices similar to that pertaining in the local area for similar premises.

Change of use may also be permitted where a site is vacant and continuation of the existing use is considered to be inappropriate by virtue of poor location or site characteristics or where the accommodation is poorly suited to meet the requirements of modern occupiers. Examples could include poorly located larger office buildings where the cost of modernisation cannot be justified by the location and smaller office premises where the layout is poor for modern requirements, such as those often found above shops.

The council will also consider the impact of any proposed change of use on existing employment areas or of the provision of a satisfactory range of type of employment uses. This will have regard to regular monitoring undertaken by the council and the GLA and to supplementary guidance to the London Plan. For example the borough is currently identified as an area where there should be a "restricted transfer" of industrial and warehousing land in the emerging London Plan. Applications for change of use of Industrial and warehousing (Use Classes B1 (c), B2 and B8) sites and premises located outside of the designated Strategic Industrial Location at Park Royal will be subject to consideration of this classification. The Council also wishes to ensure that the future of its preferred office location at Hammersmith town centre continues to offer a range of modern office facilities and is not adversely affected by

a loss of office uses. Where premises are part of a complex of employment uses regard will be taken of the impact of the introduction of an alternative use on the satisfactory functioning of the employment cluster.

Policy B2 Provision for Visitor accommodation and facilities

Permission will be granted for new visitor accommodation and facilities or the extension of existing facilities within the three town centres and the Earl's Court and West Kensington and White City Opportunity Areas subject to:

- **the development being well located in relation to public transport;**
- **the development and any associated uses not having a detrimental impact on the local area;**
- **no loss of priority uses such as permanent housing;**
- **provision of adequate off street servicing;**
- **at least 10% of hotel bedrooms designed as wheelchair accessible;**
- **the facility being of a high standard of design; and**
- **the scheme adding to the variety and quality of visitor accommodation available locally.**

Outside the identified areas, smaller scale hotels of 50 or less bedrooms will be considered having regard to the above criteria.

Justification

The London Plan seeks 40,000 additional hotel bedrooms by 2031 located primarily in London's town centres and Opportunity Areas. It also seeks a greater dispersal of accommodation outside London's central area. An improvement in the range and quality of provision is also encouraged, as well as accommodation that meets the needs of business. A high quality of design of new visitor accommodation is sought in line with London Plan policy.

In recent years a number of additional hotels have been built and there are some permitted additional hotel rooms to be completed. It is considered that the existing and committed stock is adequate to meet the borough's share of anticipated growth within London within the next few years and any further proposals for new hotels will be directed to the three town centres or the identified Opportunity Areas in line with London Plan policy. These areas are considered the most appropriate to accommodate visitor accommodation with the least impact and where there is the availability of complementary town centre uses. Small hotel schemes normally not in excess of 50 bedrooms will be considered in other areas of the borough where the scale is appropriate to public transport accessibility and surrounding uses.

All new hotel applications should demonstrate that the site can provide appropriate servicing and pick up points for the type of facility proposed. The council will also seek adherence to London Plan requirements of at least 10% wheelchair accessible bedrooms and submission of an Accessibility Management Plan.

Policy B3 Local employment, training and skills development initiatives

The council will seek appropriate employment and training initiatives for local people as part of larger employment generating developments, including visitor accommodation and facilities

Applications for large scale employment generating activity (usually over 200 jobs), including visitor accommodation and facilities, will be encouraged to introduce appropriate initiatives for the employment and training of local people and for the utilisation of local businesses, including during the construction phase through:

- (i) Production of a local labour, skills and employment strategy;
- (ii) An employment training and education action plan; and
- (iii) a local business charter

We will encourage developers to work in partnership with the Council's Economic Development Team to maximise job opportunities for local people including employment, training, apprenticeship opportunities, outreach programmes including schools to raise aspirations and awareness of job opportunities, including during construction phases. In doing so we ask them to commit to programmes to enhance business and area competitiveness as well as maximising opportunities for local entrepreneurship and enterprise.

C. TOWN AND LOCAL CENTRES

Strategic Objective 8: *Regenerate Hammersmith & Fulham's town centres to improve their viability and vitality and sustain a network of supporting key local centres providing local services.*

Policy C1 Promoting vibrant and attractive town centres

The council aims to enhance the viability and vitality of the town centres and to ensure a range of accessible shopping provision to meet the needs of local residents, workers and visitors by:

- **seeking a mix of retail units in major developments, including some smaller units suitable for small or independent traders;**
- **promoting the provision of shopmobility schemes; and**
- **managing the ground floor uses in these centres.**

Justification

The boundaries of the three town centres and the primary shopping areas were agreed as part of the Core Strategy process and are shown on the adopted Proposals Map. However, the Core Strategy notes that there is potential to consider a northwards extension of Shepherds Bush town centre.

To help implement strategic policies there is a need for more detailed policies to ensure the vitality and viability of the town centres is safeguarded and that the centres meet the needs of residents and visitors to the borough, including disabled

people and others who would benefit from shopmobility schemes. In particular the council consider it is important to:

- improve the range and quality of shops to meet the needs of residents, workers and visitors;
- ensure a range of accessible local services and arts, cultural, leisure and entertainment facilities; and
- minimise the adverse impact of uses such as restaurants, pubs, bars, hot food takeaways and amusement centres on residents and the local environment.

In respect of the shopping frontages, the council has defined prime and non-prime retail frontages in order to assist in safeguarding and managing the distribution of retail uses within the three town centres. The council considers that town centre surveys do not justify any alteration in the designation of the frontages as currently identified on the Proposals Map and listed below in Table 1. In addition, it is considered appropriate to continue the approach of controlling the amount of class A1 retail and non-A1 businesses by limiting the amount of frontage that can be in non-retail uses. This has proved to be a workable management tool in the past and one that allows some flexibility for change of use within the frontages.

Policy C2 Managing uses in the prime retail frontage areas of town centres

1. The council will manage uses within the prime retail frontages as shown on the Proposals Map and defined in Table 1 below to ensure that shops (A1 use class) remain the main use in the town centres and particularly within the core areas of the following town centres:

(a) in Hammersmith town centre, between 1- 93 King Street and on the north side of King Street between Hammersmith Grove and Leamore Street; and

(b) in Fulham town centre, between 312- 406 and 417- 445 North End Road, and 1-19a and 2-24 Jerdan Place.

Within these areas there should be no loss of class A1 frontage at street level or net loss of class A1 floorspace.

2. Outside these core areas of the prime retail frontages, changes out of A1 floorspace or a reduction in the proportion of the length of frontage in A1 use to class A2 and A3 uses at street level may be permitted if these do not have an adverse impact on the local area, and if:

(a) no more than 33% of the length of the prime retail frontage as whole and no more than 33% of the length of the frontage in an individual street block (including in enclosed purpose built shopping centres and in malls that are not subject to specific site specific planning permissions that control uses) would be occupied by uses other than those within class A1;

(b) no more than 20% of the length of an individual street block in any part of the prime retail frontage would be in class A3-A5 uses (except in Shepherd's Bush where the maximum percentage will be 33%); and

(c) other than in enclosed purpose-built shopping centres or in malls, no more than two adjoining premises or a frontage in excess of 15 metres, whichever is the lesser width of frontage, would be occupied by uses other than those within class A1.

Planning conditions will be imposed in any permission for such changes of use to secure provision of a shop style fascia, and window display at street level, and to control the hours of opening of class A3-A5 uses.

3. Additional A4 and A5 uses (pubs, bars and takeaways), amusement centres, mini cab offices and residential uses will not be permitted on the ground floor of the prime retail frontages.

4. In all calculations of the proportion of the frontage of street blocks in class A1 and non-class A1 uses, unimplemented permissions for changes of use will be taken into account.

Justification

For a town centre to operate successfully, it is necessary for shops to group together in order to enable shoppers to make comparisons. Intrusion of non-retail uses on too large a scale can inhibit this process, reducing the attractiveness of a centre and damaging its trading position. Non-retail uses for these purposes are defined to include all uses other than those included within class A1 of the Use Classes Order 1987.

Some non-retail uses, such as a bank or restaurant, are complementary to the town centres' primary shopping function because they may provide a vital local service, are essential to the operation of the shops, or are heavily used by shoppers. However, there must be a limit to the extent of such uses, otherwise the retail function will be adversely affected by loss of overall numbers of shops, and by making comparison shopping more difficult through dispersal of those which remain. The council considers that non-retail uses should not occupy more than about one third of the length of an individual shopping block, and that no more than about one third of the prime retail frontage as a whole in a town centre should be in non-retail use, because a greater concentration may damage the viability of the retail function. The figure for individual street blocks has been used by the council for many years and usually does not prevent the setting up of new class A2, A3 or other uses which are complementary to the retail frontage and which maintain or increase the vitality and viability of the prime retail frontage.

Because some street blocks have non-retail uses in excess of one third, and to compensate for this situation, the council will also assess the proportion of non-retail uses throughout the entire length of the prime retail frontage in determining planning applications. In Hammersmith and Fulham town centres, the one third quota will not apply to those sections of prime retail frontage listed in 1a) and 1b) of the policy because of the council's concern that further non-retail uses in these core parts of the town centre would be detrimental to vitality and viability. In Hammersmith this frontage is in the heart of the centre with the greatest activity; it is the most visible and has direct links with Kings Mall and the Broadway centre. In Fulham, the council considers it particularly important for there to be a significant presence of Class A1

uses. It is the area of the centre that includes the most modern premises and contains key town centre retailers that provide an important complementary balance to Fulham Broadway. In Shepherd's Bush, the council considers that a different approach is necessary because of the presence of the Westfield White City Centre. Therefore, in this town centre the council has adopted a more flexible approach whereby the one third quota operates throughout the prime retail frontage.

Table 1. Prime retail frontages in town centres

(i) Shepherd's Bush

Uxbridge Road: North Side - Nos. 54-202
South Side – Shepherd's Bush (West 12) Centre.

(ii) Hammersmith Centre

King Street: North Side - Between No.2.
and No. 94, Including Kings Mall.
South Side - Nos. 1-131.

Hammersmith Broadway: Broadway Centre (excluding Queen Caroline Street frontage) - subject to Planning Permission (31.3.89) which permits A1 and A3 uses.

(iii) Fulham Centre

North End Road: West Side Nos. 276-406
East Side Nos. 373-471

Jerdan Place: North Side Nos. 1-19a
South Side Nos. 2-24

Fulham Road: North Side 480 and 498-504.

The one third quota is intended to permit a variety of uses whilst protecting the predominance of retail in prime retail frontages. However, the growth in class A3, A4 and A5 uses and the rationalisation of many A2 financial uses has led to some frontages where the one third non-retail frontage is predominantly A3-A5 uses. There are cumulative effects arising from the clustering of these uses, such as "dead frontages" at certain times of the day and adverse impacts on residential amenity outside normal shopping hours. The council therefore considers that no more than 20% of the frontage of an individual street block should be permitted to change to such uses. This control will permit A3-A5 uses, and at the same time allow for the provision of A2 uses and other complementary uses.

The exclusion of further pubs, bars, takeaways (A4 and A5 uses), mini cab offices and amusement centres in prime retail frontage will help maintain the retail primacy of these frontages and allow for the possibility of other uses. Although it is acknowledged that A4, A5 and the other identified uses are important to town centres, the council considers that their contribution to the shopping experience of town centres is not as great as that of A1, A2 and A3 class uses. Therefore no additional uses over and above those already existing will be permitted in prime retail

frontages, and additional businesses of this nature will be directed to non-prime shopping areas and to satellite parades (the council is also proposing to prepare SPD on hot food takeaways).

In certain cases, where there is clear evidence that particular types of use will have serious effects on residential amenity or the environment, the council will consider imposing conditions that restrict future changes of use which the Use Classes Order would otherwise allow. Notwithstanding these considerations, in Shepherd's Bush, the council will permit up to one third of the frontage of an individual street block to change to A3 use. This is because the council considers that in Shepherd's Bush, this greater degree of flexibility in the prime retail frontage is appropriate because of the amount of additional retail space in the Westfield White City Centre.

Because there are no individual street blocks in shopping malls, the council considers it appropriate that for those malls that are not subject to specific permissions allowing flexibility of use, the maximum of one third permissible non-A1 uses should be calculated on the whole interior frontage. In addition, the council considers that the anti-clustering policy should not apply within shopping malls because of their particular characteristics, and because the operators of malls will, like the council, seek a disposition of uses which maintains the overall vitality of the malls. Food courts require a large A3 frontage and can add vitality to malls and their appropriateness and popularity is accepted by the council.

The clustering of non-retail uses may create dead frontage because of a lack of interesting window displays and for this reason all premises in the prime retail frontage should provide appropriate window displays. In addition, the avoidance of blank frontages, such as 'dead' shop, office frontages or residential uses can be a major contribution to retaining pedestrian activity, retaining commercial life in the area, and to crime prevention. Although new ground floor residential use will not be permitted in the prime retail frontages, access to upper floors will be encouraged.

Policy C3_Managing uses in the non-prime frontage areas of town centres

In non-prime retail frontages in town centres, changes from A class use at street level may be permitted for alternative uses which can be shown to be complementary to the shopping frontage, maintain or increase the vitality and viability of the town centre, do not have an adverse impact on the local area, and where:

- **more than 50% of the length of the individual street block would remain in class A1 uses; and**
- **no more than 33% of the length of frontage of the individual street block would be in class A3, A4, A5 and sui generis uses, such as amusement centres or mini-cab offices.**

In all calculations of the proportion of the frontage of street blocks in class A1 and non-A1 uses, unimplemented changes of use will be taken into account.

Justification

The non-prime retail frontages in the town centres have an important function. They provide locations for more specialist retailers, businesses that cannot afford prime location rents but sell goods appropriate to the town centre, services in the A2, A3, A4 and A5 use classes, and health and other services. It is desirable, therefore, to maintain the stock of premises suitable for these uses in order to maintain the vitality and viability of the town centres and the range of facilities available. It is not appropriate, normally, to allow changes to other uses, including residential at ground floor level, that do not contribute to the vitality of the shopping frontages or the town centre as a whole and which reduce the stock of accommodation for uses that do have this role. The council consider that in these frontages, a satisfactory balance of uses, taking into account the existing position with regards to retailer and business representation, can be achieved by permitting no more than 50% of the frontage to change to non A1 use class, and no more than 33% to change to class A3-A5 uses and sui generis uses.

Although amusement centres and mini cab offices should not be located in the prime retail frontage they may be permitted, subject to quota policies, in non-prime retail frontage.

Policy C4 Managing uses in key local centres, neighbourhood parades and satellite parades.

The council has designated key local centres, neighbourhood parades and satellite parades to provide accessible shopping and service facilities to meet local needs (see Proposals Map and Core Strategy Appendix 5). In these centres, uses will be permitted on the following basis:

Key Local Centres:

- a) **No more than 50% of the length of the key local centre frontage as a whole should be occupied by non-class A1 uses; and**
- b) **No more than 20% of the key local centre frontage as a whole should be occupied by food and drink uses (class A3, A4 and A5 uses)**

Neighbourhood Parades:

- a) **No more than 35% of the neighbourhood parade frontage as a whole should be occupied by non-class A1 uses; and**
- b) **No more than 20% of the neighbourhood parade frontage as a whole should be occupied by food and drink use (class A3, A4 and A5 uses).**

Satellite Parades:

- a) **No more than 50% of the satellite parade frontage as a whole should be occupied by non-class A1 uses; and**

- b) **No more than 25% of the satellite parade frontage as a whole should be occupied by food and drink use (class A3, A4 and A5 uses).**

Criteria for all key local centres, neighbourhood and satellite parades

Community services and other uses will be permitted within key local centres, neighbourhood parades and satellite parades subject to the above quotas, the proposed use being shown to be complementary to the function of the centre, enhancing the centre's viability and vitality and not having an adverse impact on the local area. Consent will not be granted for any ground floor residential frontages.

Where a proposal does not meet the quotas set out above and where the premises have been vacant for at least 1 year with evidence of marketing, the council may consider granting permission taking into account other factors such as:

- **the contribution the unit makes to the function of the centre in terms of the size of the unit and the length of its frontage;**
- **the nature and characteristics of the proposed use and evidence of need;**
- **the location of the unit within the centre; and**
- **shop front appearance**

In respect of hot food takeaways (class A5), in addition to the quota policies that will apply, the council will when considering proposals take into account proximity to areas where children and young people are likely to congregate, such as schools, parks and youth facilities.

In all calculations of the proportion of the frontage of street blocks in class A1 and non-A1 uses, unimplemented changes of use will be taken into account.

Justification

A key issue within lower tier shopping centres is the pressure for premises to change from retail use (class A1) to other uses such as cafes, bars and restaurants, hot food takeaways (classes A3-A5), estate agents and betting shops (class A2) and for the introduction of uses such as mini cab offices. Although the council recognises that these uses can contribute to the vitality and viability of centres, it also recognises that too many non-retail uses can undermine the retail base of the centre and can have a detrimental effect on the environment and nearby residents, for example through parking pressures, ambient noise levels and smells from cooking food. The extent to which these pressures threaten the existing function of individual centres varies, with some being more capable of accommodating change than others. In response to these pressures there is a need to protect the retail function of lower tier shopping centres so that they continue to offer local shops and services for the community.

The quota policies continue with the approach established in earlier development plans of limiting the percentage of non class A1 frontage in protected centres in order to maintain a balance of uses appropriate for the type of centre. In respect of key local centres, the acceptability of a greater amount of non-class A1 uses is designed to allow for a greater mix of uses that provide local services, whereas in satellite parades it will allow for activities that support the adjacent or nearby town centres.

The criteria to be used in assessing other uses, such as vacancy and evidence of marketing, will allow flexibility in the consideration of uses within the centres. Class A3, A4 and A5 uses would still be limited to ensure that shopping parades retain their shopping function for the local community, but other uses such as community services or small businesses could be permitted. In the case of proposals for class A5 uses (hot food takeaways), the council and NHS Hammersmith and Fulham is concerned about the potential health impacts of hot food takeaways on children and young people. Therefore, consideration will be given to the proximity of schools and similar facilities as well as the prevalence and clustering of takeaways when assessing the acceptability of these uses. The council will, subject to resources, prepare SPD on its overall approach to development involving hot food takeaways.

Allowing non class A1 uses within local centres, neighbourhood parades and satellite parades, will add to diversity of the centres. Because key local centres and satellite parades are larger and offer a greater range of services than neighbourhood parades, it is appropriate that a greater range of non-class A1 uses are allowed in these centres. Where proposals are contrary to the quotas, the council will consider the criteria set out in the policy, such as nature and characteristics of the use and evidence of need, to see if there is a case for approval. Residential will not be permitted on ground floor frontages because this will impact upon the function of the centres. However, there may be circumstances where shopping and service use floorspace at the rear of a premises is surplus to requirements. In these situations, residential may be appropriate, but the council will require evidence that neither its shopping policies nor the long term viability of the retail unit will be prejudiced.

Policy C5 Small non-designated parades and clusters and corner shops

In retail premises outside town centres, key local centres, neighbourhood parades and satellite parades, the council will seek to retain shops and other local services to meet local needs. Residential use and changes to other non-class A uses will be permitted except where this will result in a demonstrable shortage of class A1 uses in the locality.

In assessing an application in a non designated parade or cluster for a change of use from a class A1 use to any other use, the council will:

- **seek to retain 50% of the total length of the frontage of the parade or cluster in a class A1 use and less than 33% of the length of frontage in food and drink uses (class A3, A4 and A5 uses);**
- **consider the range of shops in the locality to meet local needs;**
- **the length of time that the application premises have been vacant and the marketing of the premises; and**
- **the number of uses that may adversely impact on the quality of the parade, such as betting shops and amusement centres.**

Corner shops are important for meeting local needs and will be protected for continued retail use (class A1). Changes of use from retail use will not be permitted where there is a shortage of alternative shopping (where town centres, key local centres, protected parades and satellite parades and non-designated parades and clusters are not within 300 metres).

In respect of hot food takeaways (class A5), in addition to the quota policies that will apply, the council will when considering proposals take into account proximity to areas where children and young people are likely to congregate, such as schools, parks and youth facilities.

In all calculations of the proportion of the frontage of street blocks in Class A1 and non-A1 uses, the council will take into account unimplemented planning permissions for changes of use.

Justification

A substantial amount of the borough's retail floorspace is located outside of the Core Strategy's retail hierarchy. These undesignated retail premises can provide important goods and services for local residents and the council does not wish to see a significant reduction in the stock of such premises. However, some non-class A1 uses, including residential may be acceptable, subject to the 50% and 33% quotas above. The quotas will normally be applied to the whole non designated parade or cluster, but the council may also take into account any shopping provision in nearby locations.

In respect of corner shops, it is the council's intention to have a generally restrictive approach to the loss of class A1 uses unless it can be demonstrated that a class A1 use is no longer viable or meeting local need. This could be proven by way of unsuccessful marketing and vacancy for a period of time, usually one year, and availability of alternative premises in nearby locations, within 300 metres. The policy will therefore provide flexibility that can respond to changing shopping patterns.

In the case of proposals for class A5 uses (hot food takeaways), the council and NHS Hammersmith and Fulham are concerned at the health impacts of hot food takeaways on children and young people. Therefore, consideration will be given to the proximity of schools and similar facilities that attract children and young people, as well as the prevalence and clustering of takeaways when assessing the acceptability of these uses.

Policy C6 Managing the impact of food, drink and entertainment uses

Planning permissions for use class A3, A4 and A5 food and drink establishments as well as arts, culture, entertainment and leisure uses will be subject to conditions controlling hours of operation, as follows:

- (a) except in predominantly commercial areas, such as parts of town centres – premises shall not be open to customers later than the hour of 23:00;**
- (b) within predominantly commercial areas, such as parts of town centres – premises shall not be open to customers later than the hour of 24:00.**

Extended opening may be permitted where:

- (i) the activities would not be likely to cause impact especially on local residents, and that, if there is potential to cause adverse impact, appropriate measures will be put in place to prevent it; and**
- (ii) there will not be any increase in the cumulative impact from these or similar activities, on an adjacent residential area; and**
- (iii) there is a particularly high level of public transport accessibility to and from the premises at appropriate times; and**
- (iv) the activity will not be likely to lead to a demonstrable increase in car parking demand in surrounding residential streets and roads forming part of the Strategic London Road Network or the London Bus Priority Network.**

In addition, subject to the location of the proposals, the council will consider the type of activities appropriate to the class A3, A4 and A5 premises, and apply conditions on uses where these are appropriate.

Where a use will impact on local amenity, the council may also set an appropriate start time.

Justification

H&F has an extensive evening and night time economy, and the council recognises the importance of activities such as restaurants, bars and pubs, cinemas and theatres, which add variety and vitality to the town centres and, together with facilities in local centres, also provide services for the local community. In addition, these uses can provide important employment and economic development opportunities for the community. However, some of the uses and activities associated with this economy are not always compatible with a high quality residential environment. In particular, the traffic and car parking generated, particularly in the evening and anti-social behaviour associated with some licensed premises can cause considerable problems for local residents. The appearance of ventilation ducts, and the noise and smell generated by restaurants, can also be a major problem, particularly in conservation areas, or where they are in close proximity to residential areas.

In order that the council can control the number and distribution of class A3, A4 and A5 uses there are controls on the length of frontage that will be permitted to change to these uses in town centres and other parts of the borough (see policies C2 and C3 and also proposed SPD on hot food takeaways). However, in order that the impact on residential amenity can be managed, the council will also control the scale and nature of new proposals, including how premises are managed, notably through regulation of opening and closing times. Therefore the council will normally not permit premises that contribute to the night time economy to be open to customers after 11p.m. in residential areas or midnight in predominantly commercial areas with a high level of public transport accessibility. In addition, because of the impact that some uses may have on amenity, planning conditions may be applied to control hours of early morning opening.

Exceptions to the normal closing times may be possible provided that policy clauses (i) to (iv) are met. In looking at these clauses, the council will consider a number of factors, including

- the type of use and the number of customers likely to attend,
- the proposed hours of operation,
- the level of public transport accessibility for customers either arriving or leaving the premises and the likely means of public or private transport that will be used by customers,
- the means of access to premises, the level of likely car parking demand on surrounding streets and the cumulative impact of uses in the area, and the scope for mitigating any impact.

In certain cases, where there is clear evidence that particular types of use will have serious effects on residential amenity or the environment, the council will consider imposing conditions that restrict future changes of use which the Use Classes Order would otherwise allow.

The council's planning policy is complemented by its licensing policy which is designed to maintain a dynamic, innovative and attractive place to live, work and relax. The council works closely with the police, the fire authority, local businesses, community representatives and local people in meeting these objectives. The licensing policy recognises that certain types of licensed premises can lead to an increase in anti social behaviour and the policy is designed to assist in prevention of crime and disorder in safeguarding public safety, in the prevention of public nuisance and in the protection of children from harm.

The council requires alcohol licence applicants to have planning permission before applying for a licence, and this allows the planning consent to determine the licensed hours of operation thereby helping to protect surrounding residential uses. In addition, there is additional guidance relating to the provision of tables and chairs on the public highway (see existing SPG UDP).

It should be noted that the council has also introduced a special policy relating to cumulative impact under section 182 of the Licensing Act 2003 (paragraphs 13.24 to 13.39) and the Council's own Statement of Licensing policy dated January 2011 at Annex 4 for parts of Fulham Town Centre, focussing on Fulham Broadway. In addition, the council in June 2011 introduced a further special licensing policy relating to cumulative impact for Shepherds Bush.

Where premises do not require planning permission or already have consent, it will not be possible to control hours of operation through the planning process. However, through town centre management initiatives the council will endeavour to ensure that the night time economy is managed in a way that benefits residents, visitors and businesses.

D. COMMUNITY FACILITIES, LEISURE AND RECREATION

Strategic Objective 9: *Ensure that both existing and future residents, and visitors to the borough, have access to a range of high quality facilities and services, including*

retail, leisure, recreation, arts, entertainment, health, education and training and other community infrastructure, such as policing facilities and places of worship.

Policy D1 Enhancement of Community Facilities

Proposals for new or expanded community facilities should meet local need, be compatible with and minimise impact on the local environment and be accessible to all in the community they serve.

The provision of new or expanded facilities should be provided as part of the necessary supporting social infrastructure for significant new housing and other development proposals.

In any development proposal, existing community facilities should be retained or replaced, unless there is clear evidence that there is no longer an identified need for a particular facility.

The temporary use of vacant buildings for community facilities, including for performance and creative work is encouraged.

Justification

Buildings and land used for community facility uses constitute a major community resource. Community facility uses (see Glossary for definition) often need to be sited in locations that are readily accessible to the users of a specific service, particularly where it serves a local community. Some community facilities will have a local catchment, but others may have a much wider catchment and their accessibility impacts should be considered proportionately, for example, through a sequential approach – see also policies E.2 and D.4.

The loss of buildings and land for community facility uses may be acceptable where there is no identified need for the facility and satisfactory marketing has been undertaken for appropriate alternative community facility uses, such as marketing for a period of at least one year. An assessment of need should be provided in such circumstances where the loss of community facility uses is proposed. It should include how this need is currently being met and give consideration of other existing providers which contribute to meeting that need. The emerging Localism Bill's provisions for a 'Community Right to Buy' (CRtB) may allow communities greater opportunities for ownership of community assets and the council will continue to monitor the progress of these provisions.

The council will seek to co-locate community facilities for which it is responsible and will encourage others to do so in order to provide services that are better integrated with both public and private sectors. The multi-use of facilities will allow for more sustainable forms of development.

Where new or expanded community facilities are provided they should be designed to meet local need by where appropriate, being accessible, affordable and adaptable,

offering flexible accommodation that can be used for a variety of uses by the local community.

Temporary use of buildings may offer the opportunity for community facilities, particularly those that are transient or may have a short life.

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

The council will support the enhancement of arts, culture, entertainment, leisure, recreation and sport uses by:

- **Supporting the continued presence of the borough's public arts, culture, entertainment, leisure, recreation and sports venues, subject to the local impact of venues being managed without added detriment to local residents.**
- **Requiring proposals for new and expanded venues to be supported where appropriate by evidence of how impacts such as noise, traffic, parking and opening hours have been assessed, minimised and mitigated.**
- **Retaining arts, cultural, entertainment, leisure, recreation and sports facilities where the facility remains viable.**
- **Requiring replacement accommodation for arts, cultural, entertainment, leisure, recreation and sports uses on site where redevelopment is proposed and the provision of new facilities as part of major development proposals, where appropriate and viable.**
- **Allowing change of use only where there are no viable or appropriate alternative arts, cultural, entertainment, leisure, recreation and sports uses.**

Justification

Accessible arts, cultural, entertainment, leisure, recreation and sports uses are important elements of social infrastructure and contribute greatly to the quality of life of all members of the community as well as visitors to the borough. Such facilities are also essential in supporting the borough's growth which is particularly directed to the five regeneration areas identified in the Core Strategy. The venues occupied by these uses are often open during the evening and at night-time, and along with uses such as restaurants and bars, help sustain a night-time economy which is particularly vibrant in the town centres. However, because such uses can also impact on residential amenity, for example through comings and goings, it is necessary for new or expanded venues to be appropriately located and managed.

Notwithstanding the presence within Hammersmith and Fulham of a varied range of arts, cultural, entertainment, leisure, recreation and sports facilities, there are some parts of the borough that are not well served with such uses and it is important to try

to reduce these deficiencies. It is therefore essential that the facilities the borough has are not lost, and as a consequence the council will require adequate justification for any proposals for change of use or redevelopment of premises to other uses. In addition, when regeneration schemes come forward, the council will seek to ensure that these are accompanied by arts, cultural, entertainment, leisure, recreation and sports uses that are appropriate to the scale and location of the development and to the needs of the community.

E. OPEN SPACE

Strategic Objective 15: *Protect and enhance the borough's open green spaces and create new parks and open spaces where there is major regeneration, promote biodiversity and protect private gardens.*

Policy E1 Access to parks and open spaces

The council will seek to reduce open space deficiency and to improve the quality of, and access to, existing open space by:

- **requiring accessible and inclusive new open space in any new major development, particularly in the regeneration areas identified in the Core Strategy or in any area of open space deficiency;**
- **refusing development on public open space and other green open space of borough-wide importance (see Core Strategy Appendix 2 and Proposals Map) unless it can be demonstrated that such development would preserve or enhance its open character, its function as a sport, leisure or recreational resource, and its contribution to biodiversity and visual amenity;**
- **refusing development on open space that is not identified in the Core Strategy where such land either on its own or cumulatively has local importance for its open character or as a sport, leisure or recreational facility, or for its contribution to local biodiversity or visual amenity unless:**

the proposed development would release a site for built development needed to realise a qualitative gain for the local community in pursuance of other physical, social and economic objectives of the Core Strategy and provision is made for replacement of open space of equal or greater value elsewhere in the locality; and

- **seeking improvements to and/or monies for improvement to existing open space where appropriate and when development proposals impact upon provision.**

Justification

New open space is sought in regeneration area and strategic site policies to help achieve the Core Strategy vision of a borough of opportunity for all. It is also sought

elsewhere as opportunities arise and if justified by the type and nature of the development. This approach will require new accessible and inclusive open space to meet the needs of the occupiers of the new development and other users, to help reduce open space deficiency, to improve the public realm and to contribute to biodiversity and flood risk management. The open space requirement will be secured through on site provision or, if appropriate, elsewhere in the borough. SPD will provide further detail of the type of open space, which could include parks, play space and areas of nature conservation interest.

In respect of existing open space, this is a valuable resource in a densely built up borough such as H&F. The type, size and quality of parks and open spaces, including allotments, play areas, school playing fields and private gardens, in the borough varies, but they have many benefits, including those associated with health, sport and recreation, children's play, culture, biodiversity and the public realm. Some parts of the borough do not have easy access to parks and open spaces (see Core Strategy) and there are areas of open space deficiency, and the council consider that it is acceptable to have a general presumption against development on existing public and private open space. Therefore open space of all types will be protected, whether it is of borough wide or local importance.

However, notwithstanding the need to protect, improve and increase open space in the borough, situations may arise when the benefits of protecting existing open spaces (private and public) need to be considered against the benefits of allowing some limited development on them. The policy criteria that relate to the possible release of open spaces of borough-wide importance and local importance are considered appropriate to clarify the special circumstances where limited types of development on public and private open space may be acceptable. In addition, it may be possible in some circumstances to consider loss of open space if, for example, new open space is to be provided elsewhere or the quality of existing open space is improved, for example in terms of accessibility and facilities.

In some cases, a contribution to secure improvements in existing open space, rather than provision of new open space, will be appropriate. This is likely to involve improvements to existing public open space in proximity to developments where it is not practicable to provide adequate open space on site. The council will support friends' groups that are representative of the community and will work in partnership with all groups that meet these overarching criteria to improve parks and open spaces. The more detailed matters of open space provision, such as children's playspace, nature conservation and greening will be included in future SPD.

Policy E2 Playspace for Children and Young People

No development should result in the loss of existing children and young peoples' playspace or result in an increased deficiency in the availability of such playspace.

In new residential development that provides family accommodation, accessible and inclusive communal playspace will be required on site that is well designed and located and caters for the different needs of all children, including children in younger age groups, older children and disabled children.

The scale of provision and associated play equipment will be in proportion to the scale and nature of the proposed development.

Where playspace provision cannot be provided on site, a contribution to new or enhanced facilities in the locality will be sought.

Justification

High quality playspace is important for children of all age groups, including those who are disabled, but particularly for children who do not have access to private gardens or amenity space so that they may have opportunities for play, social interaction and the physical activity. As with open space in general, it is important to protect and improve existing playspace in a borough where there is an overall deficiency of such facilities and an uneven distribution. The council has a programme for refurbishment of play areas.

New residential development including mixed use developments with housing in the identified regeneration areas and elsewhere should make provision for new playspace, and the council will develop guidance on these matters to be included in SPD. Until this is prepared the council will take into account the GLA's SPG "Providing for Children and Young People's Play and Informal Recreation". The council considers that playspace for young children should be located close to the home, but for older children and teenagers it could be located off site if this is considered appropriate, possibly through developer contributions to an existing play space.

Policy E3 Nature Conservation

The nature conservation areas and green corridors identified on the Proposals Map (and listed in Core Strategy Appendix 3) will be protected from development likely to cause demonstrable harm to their ecological (habitats and species) value.

In these areas, development will not be permitted unless:

(a) The proposed development would release a site for built development needed to realise a qualitative gain for the local community in pursuance of other physical, social and economic regeneration objectives of the Core Strategy, and measures are included for the protection and enhancement of any substantive nature conservation interest that the site may have so that there is no net loss of native species and no net loss of habitat; or

(b) Provision is made for replacement nature conservation interest of equal or greater value elsewhere in the locality.

Elsewhere on development sites, proposals should protect any significant nature conservation interest of the site and any nearby nature conservation areas and green corridors and, where appropriate to the scale and nature of the site, should enhance the nature conservation interest through initiatives such tree planting and brown and green roofs.

Planning conditions will be imposed or planning obligations sought to ensure the maintenance and enhancement of nature conservation areas where these are affected by development proposals.

Justification

There are three nature conservation areas of metropolitan importance in the borough, namely the River Thames and its inlets, the Grand Union Canal and the Kensal Green Cemetery. However there are also a number of sites of borough-wide and local importance. All three types of area provide habitats for species of flora and fauna, as well as a valuable resource for the local community for educational and recreational purposes. In a borough where land is at a premium and where many locations require physical, social and economic regeneration, it is important to protect these areas from demonstrable harmful impacts both from on-site development but also from development in the local area because of their contribution to ecosystem services. Where replacement nature conservation areas are proposed as a result of development then permission will only be given where it has been demonstrated that there will be at least equal nature conservation value, that is no net loss of either species or habitat, provided by the new site. It is also important that these areas are managed in order to minimise the impact of invasive non-native species.

In this borough green corridors extend along parts of the railway network and link nature conservation areas. They allow some animals and plants to penetrate further into the built-up area than would be the case if they did not exist. They may thus enhance the major habitats that they link e.g. the railway line linking the river and the canal and the nature conservation areas in between. Such corridors are of great value in boroughs such as Hammersmith and Fulham which are not well endowed with nature conservation areas. There may be future development proposals within the corridors, including those arising from operational uses or specific environmental improvement schemes as a result of council or voluntary activities. However any such proposals to enhance the green corridors, including filling in gaps or extensions, should not prejudice the operational needs alongside the road or rail thoroughfares.

The closely built-up nature of the borough, and the overall deficiency in accessible nature conservation areas, makes it important that all new developments in the regeneration areas and elsewhere respect existing nature conservation interest and provide future opportunities to improve the biodiversity of the area. In respect of new development, this can readily be achieved by following a few simple guidelines, which do not affect the efficient functioning of the new building, and are not likely to be a significant part of total development costs. In fact nature conservation can enhance the character of the building and the value of the site. Additional guidance will be included in additional guidance in SPD.

Policy E4 Greening the borough

The council will seek to enhance biodiversity and green infrastructure in the borough by:

- **Maximising the provision of gardens, garden space and soft landscaping and seeking green roofs and other planting as part of new development;**
- **Protecting back gardens and encouraging planting and permeable surfaces in both back and front gardens; and**
- **Protecting existing trees and seeking provision of new trees on development sites**

Justification

In a very built up borough enhancing biodiversity and increasing the amount of green areas through new development will have a number of benefits. Soft landscaping and increasing the number of trees not only benefits biodiversity but also can help to reduce the impact of higher summer temperatures and reduce rainfall run-off rates, which will help to reduce the risk of surface water flooding, as well as improving the borough's health, for example through improved local air quality. There will also be visual benefits from a greener borough. Green roofs and walls are an essential sustainable design consideration and provide many of the benefits of more conventional urban greening.

Back gardens can play an important part in maintaining biodiversity as well as contributing to townscape and quality of life objectives. The council wishes to protect back gardens. More detailed guidance on the acceptability of new build, back additions and other development in back gardens will be included in SPD. In addition, the council will encourage the removal of paving and impervious surfaces in front gardens, unless the paving is original, and will prepare further guidance on these matters. The enhancement of front gardens will not only help improve the street environment and biodiversity, but will also reduce the rate of surface water run off and the risk of flooding.

The loss of trees will nearly always result in a deterioration of the ecological value and environmental character of an area and will not be acceptable without good cause, particularly if subject to a Tree Preservation Order. Pruning or reducing, using best practice should be investigated as an alternative other trees works. New development schemes provide the opportunity to provide landscaping including tree planting on site. Trees indigenous to this country should be planted, as these provide habitats for indigenous wildlife.

F. WATERWAYS –THAMES AND GRAND UNION CANAL

Strategic Objective 16: *Increase public access and use of H&F's waterways as well as enhance their environment, quality and character.*

Policy F1 Access to the riverside and foreshore

The council will seek accessible and inclusive public access to the riverside and foreshore, including through-site links to the riverside when development takes place and the provision and enhancement of the Thames Path (riverside walk) and the retention and, where appropriate, enhancement of safe access to

and from the foreshore in riparian development schemes, and will promote enjoyment of riverside heritage assets and open spaces.

The riverside walk should generally be at least 6 metres wide and should be accessible to cyclists if this can be achieved without risk to the safety of pedestrians or river users.

All proposals will need to ensure that flood defences are not adversely affected.

Justification

The council has for many years been seeking to open up the riverside and river for greater public access. This includes through-site links in new riverside development, and the provision of an accessible and safe walkway along the whole length of the riverside as part of the Thames Path National Trail (see Core Strategy policy RTC1). The riverwalk will normally be achieved when redevelopment of riverside land takes place and its provision is specifically set out in the Core Strategy policies for South Fulham Riverside and Hammersmith Town Centre and Riverside regeneration areas. Elsewhere, on land not covered by Core Strategy proposals or SPD, developments will still be expected to incorporate construction of the riverside walk, and in instances where development creates a direct need to improve or enhance an existing section of the riverside walk planning conditions may be imposed or developer contributions sought.

The council believes the riverside is an asset that should be available and accessible to all local residents and visitors to the borough. Although priority will be given to pedestrians so that they may benefit from the many opportunities that walking can give, the council wishes to encourage cycling, and the riverside walk can and should also provide a traffic-free route for cyclists. The riverside cycle-route is a long-term venture and should be provided where feasible, even if the whole route cannot be achieved in the short-term. The council also accepts that the design of the riverside walk should respect and enhance the natural character of the river wherever possible e.g. by use of planted embankments. However, it should also embrace the industrial heritage of the river so that visitors can learn about the river's past. The council's Riverside Walk Enhancement Report provides details of opportunities for improving the riverside walk.

Access to the foreshore, which is primarily in the ownership of the Port of London Authority, can have a recreational and educational value. There is a right of access for fishing, navigational and other customary purposes, but public access must be considered in the context of the environmental and archaeological importance of the foreshore and particularly safety considerations, bearing in mind the fast tidal flows affecting this part of the Thames.

Development bordering the river has an important role to play in access to the foreshore. Some sites may include drawdocks, slipways, steps, stairs, hards, piers, pontoons, ladders, chains or other infrastructure enabling access to and from the river and its foreshore. It is important that these are retained, kept in good repair or added to as appropriate, and planning conditions may be used to ensure this where such conditions would accord with the advice in Circular 11/95 or any successor

circulars. The profile of the river bank may also have a bearing on ease of access to and from the foreshore, and on the protection of environmental interests, while inter-visibility between development sites and the foreshore is also an important aid to public safety. These are matters that will be taken into account when considering the design of developments bordering the river.

Consultation with the Port of London Authority and the Environment Agency will be undertaken on all proposals concerned with or affecting access to the riverside and the foreshore.

Policy F2: The design and appearance of development within the Thames Policy Area

Development will not be permitted within the Thames Policy Area as shown on the Proposals Map unless it respects the riverside context and heritage assets, is of a high standard of accessible and inclusive design, and maintains or enhances the quality of the built and natural environment. Schemes that meet these requirements, and, by their design, contribute to creating an attractive, safe and interesting riparian environment will be welcomed.

Justification

In addition to the general design policies (see Policy G1) development on the riverside needs to respect the unique character of the river. The council will pay special regard to development within the Thames Policy Area as defined on the Proposals Map so that it is of a high quality of design which respects its context having particular regard to the height, massing and bulk of development and its relationship to the river corridor, river walk and/or river edge, its tributaries and foreshore, as well as landward development. The river itself is a nature conservation area of metropolitan importance and development must protect its ecological value.

The aim is to secure a special quality for all new development on the river and riverside, and where appropriate to enhance the vitality of the riverfront and include river-related uses that attract the public. There is a need to consider the design of individual buildings as well as the spaces around them and broader urban design issues. This must be done with a full understanding of the context, local character and heritage assets of the area, as well as the need to maintain the integrity of flood defences. The council will require the submission of a design statement as part of a planning application within the Thames Policy Area. The statements should include:

- an assessment of scale, mass, height, silhouette, density, layout, materials and colour in relation to the local context, including river frontage; ,
- impacts on local and strategic views, including views across, along and from the river, the skyline and local landmarks and historic buildings and structures and archaeological remains;
- impacts on ecological interests;
- proposals for river edge treatment, including evidence of the Environment Agency's agreement if the 16 m setback for development for development from the river flood defences is not met and impact on the integrity of flood defences;

- visual and physical permeability and links with the river's hinterland;
- protecting and enhancing public access to and along the river, landscaping, open spaces and street furniture and lighting.

The council will refer to the Thames Strategy - Kew to Chelsea to assist in identifying the qualities of the Thames Policy Area, including:

- (i) the individual character of reaches within the borough
- (ii) areas, sites, buildings, structures, landmarks, skylines, landscapes and views of particular sensitivity and importance
- (iii) development sites and regeneration opportunities
- (iv) sites of ecological importance
- (v) sites of archaeological importance
- (vi) focal points (existing and proposed) of public activity
- (vii) public access and recreation opportunities

The council will consult the Environment Agency and other stakeholders as appropriate on developments affecting the river.

Policy F3 Water-based activity

Development will not be permitted if it would result in the loss of existing facilities in the river for water-based activities and uses, unless the facilities are demonstrably surplus to current or anticipated requirements, or unless alternative facilities of similar or greater utility are to be provided.

Developments that include provision in the river for water-based and river-related activities and uses, including passenger services, and for facilities associated therewith, particularly where these would be publicly accessible, will be welcomed, provided:

- **they are compatible with the character of the river, the riverside, and the importance of the river as a wildlife habitat;**
- **they do not impeded or give rise to hazards to navigation, water flow, the integrity of flood defences or public safety; and**
- **they accord with other objectives and policies of the Plan.**

Justification

The river can and should be used in ways that reflect its special character, for example as a base for many water-related recreational and commercial activities, a transport route that can relieve congestion on road and rail, a feature of the landscape and a habitat for many varieties of flora and fauna.

It is important to retain and improve the river infrastructure identified above, such as drawdocks, slipways, steps, stairs, hards, piers and pontoons because these enable access to and from the river for water-based activities such as sailing and rowing and for improved passenger services on the River Thames. However, although the council wishes to see increased use of the river and will seek new facilities in riverside development, a balance must always be struck with regard to other issues such as ecological and navigational interests and the amenity of residential

neighbours. In particular, improving the quality of the river for aquatic life could be adversely affected by inappropriate development extending onto the foreshore or into the river. Proposals for new permanent moorings will be considered in relation to the policy criteria.

In considering proposals for the use of the river, the council will consult and collaborate with appropriate organisations such as the Port of London Authority and the Environment Agency.

Policy F4 Enhancing the Grand Union Canal and improving access

The council will expect a mix of uses within canalside development that:

- **enhance the canal and its environs and enable and support those uses and activities that require a water or waterside location where there is a need;**
- **provide public access, including the provision and enhancement of the long distance canalside walk, and promote, protect and enhance biodiversity and enjoyment of heritage assets; and**
- **are of a high standard of accessible and inclusive design that take into account local context and character and create an attractive, safe and interesting canalside environment.**

Justification

When development proposals alongside the canal come forward, the council's emphasis will be on promoting a mix of uses, including businesses whilst also maintaining this waterway corridor as an important transport route. The council will expect water related uses on the canal where appropriate and will expect development proposals that do not include such uses to provide evidence as to why this is not the case. All proposals will be expected to provide improved accessibility and connectivity to surrounding areas (including the enhancement of the canalside walk), protection of views, minimising the impact on biodiversity and wildlife habitats and promotion of the canal and towpath as a health, sport and recreation resource. The design of new development along the canal will need to take into account the Grand Union Canal conservation area and the proposed character profile. The council will require the submission of a design and access statement as part of a planning application impacting on the canal and canalside that should include:

- an assessment of scale, mass, height, silhouette, density, layout, materials and colour in relation to the local context, including canal frontage;
- impacts on local views, including views across, along and from the canal, the skyline, and local landmarks and historic buildings and structures and archaeological remains;
- impacts on ecological interests;
- proposals for canal edge treatment including impact on flood risk;
- visual and physical permeability and links with the canal's hinterland; and
- protecting and enhancing public access to and along the canal, landscaping, open spaces and street furniture and lighting.

The council will consult British Waterways London on development proposals affecting the canal and canalside as appropriate

G. DESIGN AND CONSERVATION

Strategic Objective 12: *Promote the safety and security of those who live, work and visit H&F.*

Strategic Objective 13: *Improve and protect amenity and quality of life of residents and visitors by ensuring a safe, accessible and pleasant local environment, where there is a strong sense of place.*

Strategic Objective 14: *Preserve and enhance the quality, character and identity of the borough's natural and built environment (including its heritage assets) through respect for local context, good quality, inclusive and sustainable design.*

Policy G1 Design of new build

New build development will be permitted if it is of a high standard of design and compatible with the scale and character of existing development and its setting. All proposals must be designed to respect:

- a. the historical context and townscape setting of the site, and its sense of place;
- b. the scale, mass, form and grain of surrounding development;
- c. the relationship of the proposed development to the existing townscape, including the local street pattern, local landmarks and the skyline;
- d. the local design context, including the prevailing rhythm and articulation of frontages, local building materials and colour, and locally distinctive architectural detailing, and thereby promote and reinforce local distinctiveness;
- e. the principles of good neighbourliness;
- f. the local landscape context and where appropriate should provide good landscaping and contribute to an improved public realm; and
- g. sustainability objectives; including adaptation to, and mitigation of, the effects of climate change;
- h. the principles of accessible and inclusive design; and
- i. the principles of Secured by Design

Justification

The council is committed to excellence in urban design in all new development within the borough. This includes consideration of both buildings and open spaces and the relationship between the two; a balance between the need for neighbourliness and the scope for design freedom. New development should embrace sustainable design principles and contribute positively to the public domain at all levels; improving legibility and permeability, respecting the overall height and form of neighbouring development, its massing as well as its rhythm and articulation of facades.

The design of new development should be informed by, and developed from, a considered analysis of the existing townscape, including the setting and role of the site within the local environment. This analysis should be carefully laid-out and fully explained in the Design and Access Statement accompanying the planning application.

Buildings should have a visual identity appropriate to their location and intended use. The aim is not to stifle innovation but to promote or reinforce local distinctiveness. All development should be human in scale, and be designed with details and materials that complement the local area. A new development should make visual sense to the people who are to use it. It should be designed to help people to identify its spaces and routes.

The council will encourage development which visually enhances the borough, and avoids harm by ensuring that the bulk and massing of schemes are appropriate in relation to the surroundings. In the general assessment of bulk and massing, full consideration will be given to amenities of neighbouring properties against Planning Standards to be included in a Supplementary Planning Document and other guidance including the Mayor's London Housing Design Guide.

All the above policy criteria must be considered in relation to the existing fabric of the borough and in particular the context of the development site. Much of the borough is of a traditional character reflected in the number of conservation areas. The finer grain and traditional form of much of the borough requires a particular design approach and in many streets there is a strong pattern of development in existence which derives much of its character from the uniform appearance of the streetscape.

Larger sites may present the opportunity to develop their own architectural character and sense of place. It will be important for the design of such sites to be informed by the character of the surrounding environment, and the role of the site within a wider context. Larger schemes should connect to their surroundings, allowing permeability through the site and providing a high quality public realm.

Where appropriate, new development should contribute to an approved and more legible public realm. The Council promotes a high standard of design for the public realm in its design guidance – Streetsmart and the Riverside Walk Enhancement Report. These documents encourage reduced clutter and design in the public realm which is harmonious with, and enhances, the local area thereby reinforcing local distinctiveness.

In its consideration of proposed new development, the council will seek to ensure that developments are sustainable, durable and adaptable. Designs should deliver safe and inclusive environments. All development should be sited, designed and laid out to offer ease of entry and use by disabled people, and for parents of small children and others with needs for an environment which is accessible and inclusive. Further guidance will be included in a Supplementary Planning Document. Larger schemes should aim to meet the criteria outlined in the Building for Life Assessment.

Policy G2 Tall buildings

Apart from those areas identified in the Core Strategy, tall buildings will be generally resisted by the council unless it can demonstrated that there are overall benefits as part of an urban design strategy, and that there would be no significant adverse impacts.

Where areas have been identified as appropriate for tall buildings, any proposal will need to demonstrate that it:

- a. has an acceptable relationship to the surrounding townscape context in terms of scale, streetscape and built form;**
- b. has an acceptable impact on the skyline, and views from and to open spaces, the riverside and waterways and other locally important views and prospects;**
- c. has an acceptable impact in terms of the setting of, and views to and from, heritage assets;**
- d. is supported by appropriate transport infrastructure;**
- e. is of the highest architectural quality with an appropriate scale, form and silhouette;**
- f. has an appropriate design at the base of the tower and provides ground floor activity;**
- g. interacts positively to the public realm and contributes to permeability of the area;**
- h. is of a sustainable design and construction where energy use is minimised and the design allows for adaptation of the space; and**
- i. does not have a detrimental impact on the local environment in terms of microclimate, overshadowing, light spillage and vehicle movements**

Justification

Most of the townscape of the borough is sensitive to the impact of tall buildings. The Council recognises and values the variation in character across the borough, and is committed to the preservation of the borough's built heritage and overriding townscape character found in large swathes of the borough of tree-lined street blocks of traditional family housing with rear gardens. The commitment to promote local distinctiveness by encouraging development to be mindful of its local context is one of the primary townscape aims of the Core Strategy. In these areas of consistent townscape character, tall buildings would be seriously intrusive. In addition, in other areas of the borough, some parts of which are protected by conservation area designation, higher buildings can detrimentally impact upon the character and skyline of different parts of the borough, especially where they intrude on established views and skylines from open spaces, the river, riverside or bridges.

The policy aims to ensure that tall buildings do not harm the built heritage and townscape character, but are properly located, contribute in a positive manner to enhance a sense of place and are an integral part of the long term spatial vision for the borough. The townscape character of the borough suggests that there are few opportunities for tall buildings in the borough. It is important therefore that within the limited areas identified in the Core Strategy, the precise locations for

tall buildings meet the criteria of this policy and the English Heritage / CABA Guidance on Tall Buildings. It is this delicate balance that has determined the council's approach to tall buildings in the borough.

The Strategic Linear View from King Henry's Mound in Richmond Park to St Paul's Cathedral as identified in the London View Framework, crosses the borough. The view corridor is shown on the Proposals Map and will be protected.

Policy G3 Alterations and extensions [including outbuildings]

The Council will require a high standard of design in all alterations and extensions to existing buildings. These should be compatible with the scale and character of existing development, their neighbours and their setting. In most cases, they should be subservient to the original building. Alterations and extensions should be successfully integrated into the architectural design of the existing building. In considering applications for alterations and extensions the council will consider the impact on the existing building and its surroundings and take into account the following:

- a. scale, form, height and mass;**
- b. proportion;**
- c. vertical and horizontal emphasis;**
- d. relationship of solid to void;**
- e. materials;**
- f. relationship to existing building, spaces between buildings and gardens;**
- g. good neighbourliness; and**
- h. the principles of accessible and inclusive design.**

Justification

The design of extensions or alterations to buildings is of considerable importance. Extensions and alterations can change the character of individual buildings and that of an area as a whole. This is of particular concern in terraces of uniform appearance. The council recognises the changing needs and requirements of occupiers, but seeks to ensure that extensions and alterations, even the most minor ones, do not affect the inherent qualities of existing properties.

Additions to buildings such as outbuildings, floodlighting, mechanical and electrical plant and solar panels should be designed and positioned to minimise their impact and integrate successfully with the building concerned.

Plant and other building services should also be integrated into the design of the building. Where additions cannot be incorporated into the volume of the building, building services located at roof level should be adequately screened to minimise noise and visual intrusion. In new development, adequate provision should be made within the proposed building envelope for all building services for all potential occupants

Extensions should never dominate the parent building in bulk, scale, materials or design. Extensions to residential buildings should comprise no more than half the width of the rear of the property and should not rise higher than one storey beneath the original main eaves or parapet line. Where a distinct rhythm of rear extensions exists, any new proposals should follow the existing scale and character. With respect to local context, it will be essential that the design of proposed extensions recognises and safeguards the amenities of the neighbouring properties, and other properties most directly affected by the proposal.

Planted front and rear gardens form part of the character of many of the borough's streets. Basement excavation should be limited to the footprint of the built form in order to preserve garden space and permeable surfaces and the potential for soft landscaping and tree planting which would add to the street scene.

Lightwells should be designed in accordance with the Lightwells Design Guide SPD.

Article 4 Directions will continue to be made to restrict forms of development which could have an unsympathetic impact on the character and appearance of individual buildings and terraces.

Hardstandings in front gardens will not be encouraged especially where this would result in the loss of a landscaped front garden or the potential for soft landscaping or the erosion of the front boundary treatment. Parked cars in front gardens can add visual clutter and be detrimental to the appearance of the streetscene.

Policy G4 Shopfronts

In order to improve the appearance of the borough's streets, the council will encourage high quality shopfronts that are designed in sympathy with the age and architectural style of the building concerned, achieving a satisfactory relationship between the ground floor and the rest of the building. The scale of the shopfront should be carefully considered with its proportions, detailing [including vertical and horizontal subdivision] and materials, which have an affinity with the building [see Shopfront Design SPD for further guidance].

Where an original shopfront or a consistent traditional shopfront remains, the council will expect it to be retained and restored.

New developments which include retail areas should provide a framework into which a shop front of a suitable scale can be inserted.

New shopfronts should be designed to meet the principles of accessible and inclusive design.

Justification

Shopfronts and their associated advertisements play a vital role in determining the character of our town centres and shopping streets, primarily because they are the part of the building which has direct interface with the public realm, and have an

immediate relationship with the human scale. The design of new shop fronts, therefore, needs careful attention.

Shops in Hammersmith and Fulham are primarily located in the three major town centres of Hammersmith, Shepherds Bush and Fulham and within the network of designated local shopping centres. However, there are also a large number of smaller shopping parades and individual units. The presence of retail use can help to ensure a lively environment in these areas.

The council is committed to maintaining the vitality and improving the townscape in these areas.

The cumulative effect of better shopfront designs will be the enhancement of the visual appearance of the borough's shopping streets, thereby improving first impression and quality for users, visitors and potential investors. The emphasis is on good quality design of shop fronts and advertisements which will enhance the character of the shopping street.

The key aim is to ensure that shopfronts are not designed in isolation but are considered as an important part of the building in which they are housed. The design of the shopfront should be informed by the architectural style and character of the building and the framework provided by the building within which the shopfront can be integrated.

In designing new shopfronts it is important to ensure that the entrance is accessible to wheelchairs and pushchairs.

Where a former retail unit is converted to another use, such as residential, the council will expect the retail style appearance of the frontage to be retained along with the shop surround of pilasters and fascia where they exist.

Policy G5 Replacement Windows

Replacement windows should respect the architectural character of the building and its surroundings. In this respect it will be important that the design of replacement windows matches the original windows in terms of material, type and size, method of opening, profile and section, and sub-division.

Justification

In most buildings, the detailed design of the windows is a fundamental component of the elevation. The character of a façade and its contribution to the street scene can be eroded considerably by inappropriate replacement windows.

The policy encourages the retention of the uniformity and consistency of the original design of each building, block or terrace in the Borough

Policy G6 Views and landmarks of local importance

Views afforded by the open nature of the boroughs riverfront are important in determining the character of each stretch of the riverside. Many heritage assets are located along the river, and it is important that their setting and relationship with the river is preserved or enhanced.

1. Development within the Thames Policy Area will not be permitted if it would cause demonstrable harm to the view from the following points:

(a) From Hammersmith Bridge, the view along the river, foreshore, and riverside development and landscape between Hammersmith Terrace to the west and Fulham Football Ground to the south

(b) From Putney Bridge, the views along the river, foreshore and riverside, extending upstream from All Saints Church and its environs, along Bishops Park as far as Fulham Football Ground, and from Putney Railway Bridge the view downstream to the grounds of the Hurlingham Club

(c) From Wandsworth Bridge, the view up and downstream of the river, its foreshore and banks, and of commercial wharves and riverside buildings

2. Development will also not be permitted if it would cause demonstrable harm to the view from within the Thames Policy Area of any of the following important local landmarks identified on the Proposals Map, or their settings:

(a) Upper and Lower Mall. The richness, diversity and beauty of the historical waterfront which includes Hammersmith Terrace, Kelmscott House and neighbouring group of listed buildings, and the open space of Furnivall Gardens allowing views of the skyline of Hammersmith and the spire of St. Paul's Church,

(b) Bishops Park. The parallel avenues of mature London plane trees and dense shrubbery which define the character of this important open space and the riverfront

(c) Grounds of the Hurlingham Club. The landscaped edge of the grounds providing glimpsed views to the listed Hurlingham House

(d) Hammersmith Bridge. The fine example of a suspension bridge is particularly dominant, and is an important landmark along this stretch of the river

(e) Putney Bridge and the adjacent All Saints Church

Justification

The London Plan identifies a set of strategically important views of which one, the linear view from King Henry's Mound in Richmond Park to St Paul's Cathedral crosses the borough (see Proposals Map).

The townscape character of the borough is one of generally tight knit streets of domestic scale architecture with irregular street blocks. This urban form, together with effect of the borough's topography places limitations on the appreciation of mid and long distance views across the area. However, the riverside and open spaces afford some important local key views.

The council has identified key views and landmarks on the Proposals Map and in both the character profiles for the Conservation Area and in the SPDs for the individual regeneration areas. The views identified make a strong contribution to the character of the townscape in any specific location. The preservation of the essential qualities of any view, or indeed the enhancement of those qualities will be sought. The impact of any proposal on these views will therefore form the basis of any evaluation of a proposal affecting heritage assets and other areas of townscape sensitivity.

Views within the borough are key elements in determining the character of the townscape and contribute to the interest of areas. The council will seek to ensure that proposed development does not harm these views in terms of location, scale and massing. The council will ensure that significant views in and out of conservation areas shall be safeguarded. Development when viewed from open spaces and along the riverside has great prominence due to the openness of the location and should therefore be of the highest quality. The council will ensure that development which affects the River Thames pays due regard to the riverside's distinctive character, and is of a bulk, massing, scale and appearance which is appropriate to its surroundings..

The views afforded by the open nature of the riverfront are important in determining the character of each stretch of the riverside in the conservation areas, and will therefore be crucial in assessing the acceptability or otherwise of development proposals along the river's edge. In line with the London Plan, the council has identified a number of views across and along the river which are important to the local scene and which are to be protected. The council has included in this list of important views, all river edges of historical significance, corridor views of particular importance and views towards important landmarks. The views towards specific landmarks can be enjoyed from various viewpoints along the riverside. These views will vary in nature and content, as the viewpoint changes. Locations have been marked on the Proposals Map which represent the longest viewing point towards each landmark.

The landmarks identified include bridges, areas of open space, and groups of buildings along a historic riverfront. All have strong links with the river and it is important that their setting and relationship with the river is preserved. Bridges are particularly important landmarks. They subdivide the river, and help to define the character of each stretch. Furthermore, bridges are important vantage points and command extensive views along the riverside.

The council is aware that the landmarks identified are also enjoyed in important views from outside the borough boundary, and will ensure that these are fully considered when assessing the impact of any development which may impinge on these views.

Policy G7 Heritage and Conservation

The council will aim to protect, restore and enhance the quality, and character, appearance and setting of the borough's conservation areas and its historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest, archaeological priority areas and the scheduled ancient monument. When determining applications for development affecting heritage assets, the council will apply the following considerations:

- a. The presumption will be in favour of the conservation of heritage assets, and proposals should secure the long term future of heritage assets.**
- b. Proposals which involve substantial harm to, or loss of, any heritage asset will be refused unless it can be demonstrated that it meets the criteria specified in policy HE9 of PPS5 – Planning for the Historic Environment**
- c. Development affecting heritage assets, including alterations and extensions to buildings will only be permitted if the character and appearance of the heritage asset is preserved or enhanced.**
- d. Development should preserve the setting of, make a positive contribution to, or better reveal the significance of the asset. The presence of valued heritage assets should inform high quality design within its setting.**
- e. In considering proposals affecting heritage assets, particular regard will be given to matters of scale, height, massing, alignment, materials and use**
- f. Where changes of use are proposed for heritage assets, the proposed use should be consistent with the aims of conservation of the asset concerned.**
- g. Applications for development affecting heritage assets should include a description of the significance of the asset concerned and an analysis of the impact of the proposed development upon it or its setting.**
- h. Where a heritage asset cannot be retained, the developer should ensure that a suitably qualified person carries out an analysis [including photographic surveys] of its design before it is lost, in order to record and advance the understanding of heritage in the borough**

Justification

Hammersmith and Fulham has maintained a much-valued built heritage, much of which falls within the borough's 45 designated conservation areas (see Proposals Map and Table 3 below). In many of these areas, the street provides a sense of scale and the setting for the consistent terraces of uniform architectural design. Within the borough, there are over 500 statutorily Listed Buildings and approximately 2150 locally designated Buildings of Merit, as well as a number of archaeological priority areas and the ancient monument of the Fulham Palace moated site (see Proposals Map and Core Strategy Appendix 4). The heritage assets make an important contribution to the townscape character of the borough.

Heritage assets are a non-renewable resource. The council considers the historical character and architectural heritage of the borough should be preserved for future generations.

New development should have a good relationship with the character of the surrounding historic context. The character of a conservation area will be derived from the individual buildings within it, their relationship to each other, and the spaces between them; from the townscape in its broadest sense, and from the interrelationship between the public realm, open spaces and the built form. The character of the conservation area may be uniform, or, in larger conservation areas, may vary within its boundaries. The character may also be defined by its land uses and by its archaeological potential.

The special character of the conservation areas makes it essential that new development accords with their special architectural and visual qualities. The Character Profiles produced for the borough's conservation areas will assist in interpreting the scale, massing, height and alignment of development and also the finer grain elements such as vertical and horizontal rhythms, materials and decorative or architecturally important features. Reference will also be made to street building lines and local building traditions where appropriate. New buildings will not necessarily be required to copy their older neighbours, although there will be places where a facsimile development will be appropriate. The aim should be to promote high quality design which contributes positively to the area, harmonising the new development with its neighbours in the conservation area. Valued historic assets can inform high quality design.

The council will protect its listed buildings from demolition or harmful alteration.

No specific powers other than normal planning controls are available to regulate the use to which listed buildings are put, but the council considers that it is important that these buildings should not be used in a manner which is harmful to their character. It will therefore take every opportunity to persuade those involved to co-operate in finding appropriate uses and may in certain circumstances be prepared to allow a use that would not normally be approved on other policy grounds, provided this will protect the character of the building. The council expects the owners and/or users of listed buildings to play their part in their upkeep, and will use its legal powers to ensure proper maintenance of buildings and their settings.

The council will work with English Heritage to maintain the Heritage at Risk Register and reduce the number of heritage assets at risk in the borough.

The council wishes to promote simple and uncomplicated access, into and around listed buildings. The goal is for disabled people or people with mobility problems to use the property in the same way as everyone else. This will call for creative and sensitive solutions though there may be cases where a compromise solution is necessary.

There are many buildings in the borough, in addition to the listed buildings, which are of merit and which contribute to the character of the locality because of their townscape value, architectural quality or historic associations. Many of these

buildings and artifacts are included in a Local Register. Most buildings on the register have been selected through external inspection on the basis of their architectural character and/or their contribution to the visual quality of the street scene. However, there may be instances where the interior of the buildings is valuable. Proposals to add to, or in exceptional cases remove buildings from, the Local Register will be considered as and when appropriate and in consultation with the relevant amenity societies. Furthermore the council may recommend that particular buildings on the Local Register should be added to the Statutory National List of Buildings of Special Architectural or Historic Interest.

Locally important buildings are of value in terms of townscape, architectural or historic interest, and it is especially important that they should not be demolished. Any alterations should only be carried out in a way that respects the scale, character and materials of the building.

There will be a presumption against proposals which would involve significant alteration of, or cause damage to, or have a harmful impact on the setting of, Archaeological Remains of National or Local Importance, whether scheduled or not.

Applicants will be required to arrange for archaeological field evaluation of any such remains within the archaeological priority areas defined on the Proposals Map before applications are determined or if found during development works in such areas or elsewhere. Proposals should include provision for the remains and their settings to be protected, enhanced or preserved. Where it is accepted that physical preservation in situ is not possible or not merited, planning permission may be subject to conditions and/or formal agreement requiring the developer to secure investigation and recording of the remains and publication of the results. It is therefore important for developers to consult English Heritage at an early stage. New buildings will normally destroy any archaeological remains and therefore these should be excavated by a qualified archaeological unit before work commences. This is because the context of any archaeological find is an essential part of the historical value of any remains. The council considers it is reasonable for a person thus threatening part of the community's heritage to fund adequate excavation, the subsequent academic and popular reports, as well as publicity both for the excavation and the reports. The council will encourage developers to inform local archaeological societies of the start of any archaeological excavation and to make arrangements for public viewing of excavations in progress, wherever possible, and for subsequent analysis, interpretation and presentation to the archaeological and amenity societies and the public of any archaeological results and finds.

TABLE 3.CONSERVATION AREAS

St. Peter's Square	Fulham Park Gardens	Ingersoll/Armingier
The Mall	Sedlescombe Road	Coningham Road/Lime Grove
Brook Green	Dorcas Estate	Gunter Estate
Hurlingham	FitzGeorge & FitzJamas	Turneville/Chesson
Bishops Park	Hammersmith Grove	Lakeside/Sinclair/Blythe Road
Imperial Square	Shepherd's Bush	King Street {East}
Studdridge Street	Hammersmith Broadway	Colehill Gardens

Ravenscourt Park. & Starch Green	Avonmore & Olympia	Fulham Reach
Walham Green	St. Mary's	Putney Bridge
Parson's Green	Bradmore	Sands End Riverside
Queen's Club Gardens	Melrose	Wood Lane
Wormholt & Old Oak	Baron's Court	Cleverly Estate
Westcroft Square	Crabtree	Hammersmith Odeon
Walham Grove	Central Fulham	Grand Union Canal
Barclay Road	Moore Park	The Billings and Brompton Embankment

Policy G8 Advertisements

The council will encourage a high standard of design of advertisements which are in keeping with the character of their location and resist excessive or obtrusive advertising and inappropriate illuminated signs. The design of advertisements should be appropriate to their context and should generally be restrained in quantity and form. The council will use its powers to remove unsightly and inappropriate signs.

Hoardings and other large advertisements will be unacceptable where they are out of scale with their surroundings or are located within or adjacent to areas especially sensitive to the visual impact of hoardings such as conservation areas, listed buildings and other heritage assets, residential areas, open spaces or waterside land.

Justification

The display of an advertisement can have a considerable impact on the visual amenity of the street scene if its size, design and siting are handled insensitively. The council takes the view that any advertisements requiring consent should not adversely affect the character and visual amenity of individual buildings and streets. This will be particularly important where advertisements affect the borough's heritage assets or their setting. There is one area of special advertisement control in the borough, namely the Mall conservation area.

The council will continue to seek the removal of inappropriate advertisements. Regulation 7 areas have been designated where the council has received the Secretary of States approval to restrict the display of estate agents boards.

H. TACKLING AND ADAPTING TO CLIMATE CHANGE AND OTHER ENVIRONMENTAL MATTERS

Strategic Objective 17: *Reduce and mitigate the local causes of global warming and climate change, mitigate flood risk and other impacts and support the move to a low-carbon future.*

Policy H1 Reducing carbon dioxide emissions

The Council will require the implementation of energy conservation measures by:

- **Implementing the London Plan sustainable energy policies and meeting the associated carbon dioxide (CO₂) reduction targets to ensure developments are designed to make the most effective use of passive design measures, minimise energy use and reduce CO₂ emissions.**
- **Requiring energy assessments for all major development to demonstrate and quantify how the proposed energy efficiency measures will reduce the expected energy demand and CO₂ emissions.**
- **Requiring major developments to demonstrate that their heating and/or cooling systems have been selected to minimise CO₂ emissions. This includes the need to assess the feasibility of connecting to any existing decentralised energy systems or integrating new systems such as Combined (Cooling) Heat and Power units or communal heating systems, including heat networks.**
- **Using on-site renewable energy generation to further reduce CO₂ emissions from major developments, where feasible.**
- **Where it is not feasible to make the required CO₂ reductions by implementing these measures on site, contributions should be made to a local fund to help reduce CO₂ emissions through off-site schemes (e.g. by implementing energy efficiency measures in neighbouring areas and/or helping to establish and enhance decentralised energy systems).**
- **Encouraging energy efficiency and other low carbon measures in all other (i.e. non-major) developments.**

Justification

Local planning authorities have a statutory duty to take action on climate change and include policies in local plans that will help reduce CO₂ emissions. To this end, this policy supports the London Plan's established energy hierarchy approach to encouraging sustainable energy practices in developments by requiring them to:

- 1) use less energy
- 2) supply energy efficiently
- 3) use renewable energy

The Policy ensures that developments will be designed to be as energy efficient as possible, helps improve the provision of heating and cooling networks in the borough and also promotes the generation of on-site renewable energy, where this is feasible.

Energy Assessments will be required to be submitted as part of the supporting information accompanying every application for a major development. Smaller developments will also be encouraged to be designed in an energy efficient way.

Any assessments carried out to determine a development's environmental performance using the Code for Sustainable Homes or BREEAM must be supplemented with a more detailed Energy Assessment which shows compliance with the requirements of this policy.

Further guidance on the requirements for the Energy Assessment will be provided in a revised Energy SPD.

Policy H2 Promoting sustainable design and construction

The council will require the implementation of sustainable design and construction measures by:

- **Implementing the London Plan sustainable design and construction policies to ensure developments incorporate sustainable measures, including, but not limited to making the most effective use of resources such as water and aggregates, sourcing building materials sustainably, reducing pollution and waste, promoting recycling and conserving the natural environment.**
- **Requiring Sustainability Statements for all major developments to ensure the full range of sustainability issues have been taken into account during the design stage.**
- **Encouraging the integration of sustainable design and construction measures in all other (i.e. non-major) developments, where suitable.**

Justification

Developments can have a wide range of impacts on the environment and health and well being of residents that need to be properly managed and minimised. This policy ensures that new developments are designed and constructed to take account of these impacts whilst also helping to reduce the consumption of scarce resources, reduce pollution, enhance open spaces and contribute to the health and wellbeing of residents. Smaller developments will also be encouraged to consider sustainable design and construction principles where suitable.

Any assessments carried out to determine a major development's environmental performance using the Code for Sustainable Homes or BREEAM must be supplemented with an Energy Assessment which shows compliance with the requirements of Policy H.1 on reducing CO2 emissions.

Further guidance on the requirements for the Sustainability Assessment will be provided in a revised Sustainable Design and Construction SPD.

Policy H3 Reducing water use and the risk of flooding

To require developments to reduce the use of water and minimise current and future flood risk and the adverse effects of flooding on people by implementing the following measures:

- **All new build, changes of use and conversions from a less to a more vulnerable use should assess the risk of flooding from all sources, in particular tidal, surface water and sewer flooding. Where there is a risk of flooding, a site specific Flood Risk Assessment (FRA) will be required in accordance with the guidance in the H&F Strategic Flood Risk Assessment;**
- **Prior to undertaking a FRA, the developer needs to address the requirements of PPS 25 and, where applicable, to carry out parts a and b of the Exception Test. Evidence that the Exception Test has been passed will need to be included in the FRA;**
- **All developments in the borough will be required to incorporate Sustainable Drainage Systems (SUDS) to reduce both the volume and speed of surface water run-off. Developments will be expected to achieve greenfield run-off rates and at least 50% attenuation of undeveloped sites surface water run-off at peak times and where possible to achieve 100% attenuation;**
- **New self contained basement flats will not be permitted in areas where there is a medium to high risk of flooding and no satisfactory means of escape can be provided;**
- **All new development should include water efficient appliances. In addition, major developments and high water use developments should consider other measures such as rainwater harvesting and grey water re-use.**

Justification

Over 60% of the borough and about 75% of the population is in the Environment Agency's flood zones 2 and 3 (medium-high risk of flooding) (see Proposals Map), although the actual extent of tidal flooding by the Thames is mitigated by existing flood defences. Nevertheless, Flood Risk Assessments are required to assess the risk of a failure in river defences and from overtopping of the defence walls and to identify how this risk will be managed.

The Core Strategy has demonstrated that from a borough-wide perspective the Sequential Test permits the consideration of all sites for development, subject to individual sites satisfying the requirements of the Exceptions Test (PPS 25) and an appropriate site specific Flood Risk Assessment. For the Exception Test to be passed, the applicant must demonstrate that the development provides wider sustainability benefits, that it is on previously developed land, that it will be safe and

will not increase flood risk elsewhere and where possible reduce the overall risk of flooding. It will also need to show how the development will be managed so that the development can be occupied safely throughout its lifetime and how the impact of flooding from any source will be mitigated. Further guidance is included in the H&F Strategic Flood Risk Assessment, Appendix A.

In addition, much of the borough is also at risk from sewer and/or surface water flooding and therefore all development, including extensions should also assess the risks from this type of flooding and minimise the impacts of possible future flooding through the implementation of sustainable drainage schemes (SUDS). Sustainable drainage schemes should clearly demonstrate how they will achieve the required attenuation of peak surface water run-off and will achieve the London Plan policy 5.13: Sustainable Drainage. An on-going maintenance programme should also be implemented to ensure the effectiveness of the system for the lifetime of the development.

Minor schemes will be expected to show that they have utilised all available techniques to avoid increasing runoff and to reduce it as far as possible, this may include, the use of green or brown roofs, maximising the area of permeable surfaces and making use of other SUDs appropriate techniques.

Self contained basements can be particularly at risk of a flood event if there is no internal means of escape to a higher level that is above the predicted flood level.

Water is an increasingly scarce resource and with an increasing population in H&F there is rising demand. There is therefore a need to ensure that new and refurbished buildings are designed to minimise the use of water.

Policy H4 Water Quality

The council will ensure that where a private supply or distribution system is proposed as part of a development, the quality of water is assessed so that any required treatment is identified and an on-going monitoring and maintenance plan is established.

Justification

The availability and supply of water must be assessed in the development of land and the potential for sourcing a supply from water run-off harvesting or utilising groundwater sources may be considered. Potable and non-potable water must meet minimal levels of quality to ensure they do not adversely affect human and animal health, vegetation or other sensitive receptors. It is therefore necessary that when a private supply is to be included in a development that they are appropriately tested, monitored, protected and treated as required.

In conjunction with a private water supply or complementary to a water supply from the statutory provider, a private distribution system may be installed as part of a development. Standards for the materials used in these distribution systems as well as their layout and flow must be met. Regular inspections and maintenance plans shall be required to ensure distribution system safety.

Policy H5 Sustainable waste management

All developments should include suitable facilities for the management of waste generated by the development, including the collection and storage of separated waste and where feasible on-site energy recovery. The following criteria will be considered when assessing planning applications:

- **All new developments, including where practicable, conversions and change of use, should aim to minimise waste and to provide convenient facilities with adequate capacity to enable the occupiers to separate, store and recycle their waste both within their own residence and via communal storage facilities, and where possible to compost green waste on site;**
- **The achievement of on-site waste management as part of major regeneration proposals in the borough particularly for commercial and industrial waste streams;**
- **The re-use and recycling of demolition waste; recyclable materials should wherever feasible be segregated on site, providing there is no significant adverse impact. On larger demolition sites the council will expect details of the type and quantity of waste arising and details of proposed methods of disposal, including means of transport;**

Justification

As a Waste Collection Authority (WCA), Hammersmith and Fulham Council collects municipal waste which includes household refuse and recyclables, street sweepings, litter, flytipped materials and commercial/industrial waste. Waste collected by the council is delivered to Western Riverside Waste Authority (WRWA) for disposal or recycling. Mixed recycling comprising glass, metal, paper, cardboard, plastic and cartons is sorted at a Materials Recycling Facility in Wandsworth. Refuse not separated for recycling is disposed of at an Energy from Waste facility in Bexley.

In 2010/11, 27.3% of household waste collected by the council was recycled. Over the last two years, the amount of overall waste produced per household has reduced, but is expected to rise again in the future. The council has targets for increasing the amount of waste diverted from disposal, as this delivers an environmental, social and economic benefit to the borough and its residents.

Therefore in order to facilitate the sustainable management of waste in the future it is essential that all developments provide adequate facilities for the separation of waste and recyclables in the home and for its satisfactory storage prior to collection. Where feasible space or facilities for the composting of green waste should also be provided (see SPD for further guidance).

In the Regeneration Areas and other major redevelopment schemes consideration should be given to the provision of on-site waste management in order to facilitate the re-use and recycling of waste generated by the development, particularly for the industrial and commercial waste streams. On-site waste management could have the added benefit of reducing transport trips.

Construction, excavation and demolition waste should wherever feasible be segregated on site in order to maximise reuse and recycling of the waste. On some smaller construction sites in close proximity to residential or noise dust sensitive uses this may not be possible. On larger sites the council will expect developers to produce a site waste management plan to ensure the efficient handling of waste and materials.

Policy H6 Hazardous substances

To ensure the protection of new and existing residents, the council will reject proposals involving provision for hazardous substances that would pose an unacceptable risk to the health and safety of occupants of neighbouring land, and reject development proposals in the vicinity of existing establishments if there would be an unacceptable risk to future occupants.

Justification

Within the borough are a number of facilities (gas holders and pipelines) which handle and transport hazardous substances. Although the facilities are strictly controlled by health and safety regulations, it is necessary to control the type of development around these sites and to resist new development which might pose a risk to people occupying sites and buildings in the vicinity.

This policy ensures the protection of new and existing residents by resisting the expansion of, or new developments which would cause an unacceptable safety risk. The council will consult the Health and Safety Executive (HSE) on all hazardous substances consent applications. We will also consult the HSE about certain developments (essentially those that will increase the number of people) within the consultation distances around installations, for example, so that risks presented by installations can be given due weight.

Policy H7 Contaminated land

When development is proposed on or near a site that is known to be, or there is good reason to believe may be, contaminated, or where a sensitive use is proposed, an applicant should carry out a site assessment and submit a report of the findings in order to establish the nature and extent of the contamination. Development will not be permitted unless practicable and effective measures are to be taken to treat, contain or control any contamination so as not to:

- (i) expose the occupiers of the development and neighbouring land uses including, in the case of housing, the users of gardens to unacceptable risk;**
- (ii) threaten the structural integrity of any building built, or to be built, on or adjoining the site;**
- (iii) lead to the contamination of any watercourse, water body or aquifer;**

(iv) cause the contamination of adjoining land or allow such contamination to continue;

Any application will be assessed in relation to the suitability of the proposed use for the conditions on that site. Any permission for development will require that the measures to assess and abate any risks to human health or the wider environment agreed with the authority must be completed as the first step in the carrying out of the development.

Justification

In a heavily built up borough such as Hammersmith and Fulham where there has been a history of heavy industry, land contamination is known to exist. It is important therefore that any land that is known or suspected of being contaminated, or where a sensitive use is proposed, is dealt with before the development takes place. Any potential risks associated with contaminated land should be identified and assessed at the planning pre-application stage. Some sites may be contaminated as a result of being in the vicinity of a contaminated site. The risk of this contamination depends on ground conditions and the type of contamination. Where necessary, developers will be required to carry out remediation works and satisfy the Council that their development can be safely built and occupied without posing any unacceptable risks to human health or the environment. Developers must ensure that their remediation works are sustainable and result from a robust site investigation and risk assessment and that remediation is conducted in-situ when possible to reduce the amount of waste produced which requires transport, and recycle soils and aggregates when possible to avoid the need for disposal hence minimising the pollution of the wider environment. Any investigation or treatment of the contamination must be agreed with the council before they are implemented.

Policy H8 Air quality

The potential air quality impacts of new major developments will be controlled by implementing the following measures:

- **require all major developments to provide an air quality assessment that considers the potential impacts of pollution from the development on the site and neighbouring areas and also considers the potential for exposure to pollution levels above the Government's air quality objective concentration targets.**
- **require mitigation measures to be implemented to reduce emissions, particularly of nitrogen oxides and small particles, where assessments show that developments could cause a significant worsening of local air quality or contribute to the exceedence of the Government's air quality objectives.**
- **where developments are proposed that could result in the occupants being particularly affected by poor air quality, mitigation measures will be required that reduce exposure to acceptable levels.**

Justification

The whole of Hammersmith and Fulham is an Air Quality Management Area for nitrogen dioxide (NO₂) and particulate matter (PM₁₀) and the council is implementing measures to help meet national air quality objectives for these and other pollutants. New developments are expected to contribute towards improving local air quality, particularly where they include potentially major new sources of emissions or could significantly increase traffic-generated emissions. Some developments as schools, nurseries, hospitals and care homes for the elderly and also housing may be particularly affected by the potential impacts of poor air quality on the occupants of the development and therefore if such developments are proposed the applicant will be required to show how exposure to pollutants will be reduced to acceptable levels.

Requiring air quality issues to be considered early in the planning process and to be assessed in detail if necessary (i.e. for developments that may increase local emissions significantly) is the best way of establishing a design led approach to mitigating those emissions and reducing exposure.

Policy H9 Noise

Noise (including vibration) impacts of development will be controlled by implementing the following measures:

- **Noise and vibration sensitive development should be located in the most appropriate locations and protected against existing and proposed sources of noise and vibration through careful design, layout and use of materials, and by ensuring adequate insulation of the building envelope and internal walls, floors and ceilings as well as protecting external amenity areas;**
- **Housing, schools, nurseries, hospitals and other noise-sensitive development will not normally be permitted where the occupants/users would be affected adversely by noise, both internally and externally, from existing or proposed noise generating uses. Exceptions will only be made if it can be demonstrated that adequate mitigation measures will be taken, without compromising the quality of the development;**
- **Noise generating development will not be permitted, if it would be liable to materially increase the noise experienced by the occupants/users of existing or proposed noise sensitive uses in the vicinity.**

Justification

The dominant sources of noise in H&F are road and rail traffic, construction (including DIY), noisy neighbours, pubs/clubs and other entertainment venues, pavement cafés/outdoor seating and noisy building services, plant and equipment. Aircraft and helicopter noise is also a concern in parts of the borough.

Noise and associated vibration can affect and have a direct impact on noise sensitive uses, particularly housing, but also other sensitive uses such as schools and hospitals and impact upon people's health and well being. Some areas of the borough are subject to significant noise disturbance. Existing and potential noise levels will be taken into account when assessing a proposal for residential development. Residential development in noise exposure categories (NEC) C and D (as currently defined and assessed in accordance with PPG24) will not normally be permitted unless the applicant can demonstrate that the occupants would not be adversely affected by noise. Noise levels both inside the dwelling and in external amenity spaces will be considered. The council will therefore require a careful assessment of likely noise levels before determining planning applications.

Where necessary, applicants will be expected to carry out noise assessments and provide details of the noise levels on the site. Where noise mitigation measures will be required to enable development to take place, an outline application will not normally be acceptable.

Any proposal (including new development, conversion, extension, change of use) for a noise generating development close to dwellings or other noise sensitive uses will be assessed to determine the impact of the proposed development in relation to these existing uses. In this borough noise generating activities that cause particular problems tend to be late-closing entertainment and food and drink establishments. Also an issue is noise disturbance in existing buildings where sound insulation is inadequate. Proposals for conversions and change of use should minimise noise disturbance from adjoining uses by improving sound insulation and the arrangement of rooms, such as stacking/locating rooms of similar uses above/adjacent to each other.

Issues of noise and nuisance are considered on a site by site basis having regard to the proposal, site context and surrounding uses in the context of related policies and guidelines.

Policy H10 Light pollution

The potential adverse impacts from lighting arrangements will be controlled by requiring all developments that include proposals for external lighting including illuminated signs and advertisements, security and flood lights and other illuminations to submit details showing:

- **that it is appropriate for the intended use;**
- **provides the minimum amount of light necessary to achieve its purpose;**
- **is energy efficient; and**
- **provides adequate protection from glare and light spill, particularly to nearby sensitive receptors such as residential properties.**

Justification

External lighting is often required in new developments to help provide a healthy and safe environment and can also be used to enhance the appearance of some buildings and extend the use of other facilities, e.g. outdoor sports facilities. However, excessive lighting can have a negative impact on residents' quality of life, adversely affect wildlife, contribute to 'sky glow' and waste energy. Requiring the submission of

details of external lighting in line with the recommendations of the Institute of Lighting Professionals for approval will allow external lighting and its impacts to be controlled and minimised.

Policy H11 Environmental Nuisance and Control of Potentially Polluting Uses

All developments (including new buildings, demolition of existing buildings, conversions and changes of use) are required to show that there is no undue detriment to the general amenities enjoyed by existing surrounding occupiers of their properties, particularly where commercial and service activities are close to residential properties. In the case of mixed use developments, similar protection will also be afforded to the prospective residents and other users where there is potential for activities within the new development to impact on their immediate neighbours on the same site.

The council will, where appropriate, require precautionary and/or remedial action if a nuisance for example, from smoke, fumes, gases, dust, steam, light, vibration, smell, noise, spillage of gravel and building aggregates or other polluting emissions would otherwise be likely to occur, to ensure that it will not.

Justification

Many activities can be a source of nuisance, a hazard to health, or both. The council wishes to encourage enterprise. However, the benefits of any new enterprise or commercial activity must always be set against any adverse effects on the amenities of local residents and existing businesses. It is also necessary to take account of potential impacts within new mixed use developments where new residents and other users could be impacted by activities on the same site or building. Developments that may give rise to environmental nuisance must therefore be designed appropriately, so as not unduly to interfere with the existing and future quality of life in the borough.

J. TRANSPORT AND ACCESSIBILITY

Strategic Objective 18. *Ensure there is a high quality transport infrastructure, including a Crossrail station and a High Speed 2 rail hub to support development in the north of the borough and improve transport accessibility and reduce traffic congestion and the need to travel.*

Policy J1 Transport Assessments and Travel Plans

All development proposals will be assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and on the primary route network, and against the existing and potential availability of public transport, and its capacity to meet increased demand.

The council will require a Transport Assessment (TA), together with a Travel Plan where a development is expected to generate more than a specified

number of trips per day, or during peak hours. Construction Logistics Plans and Delivery and Servicing Plans should be secured in line with TfL’s London Freight Plan and should be co-ordinated with Travel Plans

Justification

The council expects Transport Assessments (TA) and Travel Plans to be produced in accordance with Transport for London’s “Transport Assessment Best Practice” Guidance Document, April 2010. This document also gives details on the production and content of Construction and Logistics Plans and Delivery and Servicing Plans. The TA will contain information on a range of transportation matters and will assist the council in determining what quantum of development is acceptable in transportation terms and how access can be achieved, as far as possible by means other than the private car.

A travel plan is a long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through an action plan that is regularly reviewed. The travel plan should set targets, objectives and monitoring requirements. The travel plan should include a series of measures, management and funding details that aim to deliver the stated objectives and targets. The travel plan should be secured by a planning obligation and ongoing management.

A TA will normally be required when a development generates:

- (A) More than 750 person trips per day
- (B) More than 300 vehicles per day
- (C) More than 100 person trips during the peak hours
- (D) more than 100 vehicle movements in any single hour or
- (E) more than 15 Heavy Goods Vehicles (HGV) (over 7.5 tonnes) per day, or
- (F) any goods vehicle movements between midnight and 6 am.

The table below sets out the likely level of floor space which could result in one of more of the above criteria being met. For mixed use developments, if the cumulative total number of trips exceeds any of the criteria, a TA will be required. These are indicative thresholds to assist in the recognition of proposals that may be expected to have significant transport implications.

Land Use	Threshold	Criteria
A1: Foodstore	1000m ² GFA (500m ² NSA)	ABCD
DIY Store	2000m ² GFA (1000m ² NSA)	BDE
A3: Fast Food Restaurant	50 seats 200 seats	A AC
B1/A2: Office	3000m ² GFA (1500m ² NSA)	C
B2/7: Industry	2500m ² GFA (1250m ² NSA)	E
B8: Storage and Distribution	2500m ² GFA (1250m ² NSA)	E

C1: Hotel	200 bedrooms 100 bedrooms where other facilities (e.g. conference rooms) are provided	A ACD
C2: Hospitals	250 beds	AB
C3: Dwellings	200 units	B
D2: Cinema/theatre/bingo Sports Centre	>250 seat capacity > 2000m ² GFA	A

A TA is required for all planning applications which are referred to the GLA. The criteria for referral are given in the Transport Assessments Best Practice Guidance document, April 2010.

The council will encourage developer support for public transport services and infrastructure and associated facilities, through Section 106 agreements and/or the Community Infrastructure Levy (CIL), where these improvements are necessary to enable the development to take place.

The use of river transport is one of the considerations in TfL's Transport Assessment guidance document and the council will encourage the use of river transport by new developments wherever possible, subject to any local environmental concerns.

Policy J2 Vehicle Parking Standards

The council will require any proposed development (new build or change of use) to conform to its approved car parking standards as a condition of granting planning permission. The council has adopted the car parking standards of the London Plan which are given in the table below.

Justification

The council's previous standards were generally similar to those in the London Plan but differed in detail and particularly in relating the amount of parking allowed in some types of development to public transport accessibility. However, there is no overriding reason for the Council to retain separate standards from those in the London Plan.

These parking standards accord with national government guidance (PPG13) that developers should not be required to provide more parking than they wish.

Residential design guidance will promote housing designs that reduce the impact of parking on local environmental quality, including permitting shared parking on new streets rather than in off-street private car parks.

Where appropriate, and in accordance with the London Plan, the council will encourage car club bays in new developments, especially those with restricted parking and will aim for 20% of parking spaces in new developments to be equipped with electric car charging points. All electric car and car club spaces should be of an accessible width and length.

Table 5 Hammersmith and Fulham and London Plan Car Parking Standards

Maximum standards – sq.m of gross floorspace per parking space			
Retail Use	PTAL 6 & 5	PTAL 4 to 2	PTAL 1
Food			
Up to 500 sq.m	75	50-35	30
Up to 2500 sq.m	45-30	30-20	18
Over 2500 sq.m	38-25	25-18	15
Non-food	60-40	50-30	30
Town Centre/shopping mall, dept stores	75-50	50-35	30

Notes:

- Unless for disabled people, no non-operational parking
- Unless for disabled people, no additional parking should be provided for use classes A2-A5 in town centres
- 10 per cent of all spaces must be for electric vehicles with an additional 10 per cent passive provision for electric vehicles in future

Non-operational maximum standards for employment B1: 1 space per 600 – 1000 sq.m of gross floorspace

Notes:

- 20 per cent of all spaces must be for electric vehicles with an additional 10 per cent passive provision for electric vehicles in the future
- Standards for B2 and B8 employment uses should have regard to the B1 standards although a degree of flexibility may be required to reflect different trip generation statistics.

Maximum Residential Parking Standards

4 or more bedrooms: 1.5 - 2 car park spaces per unit

3 bedrooms: 1 – 1.5 car park spaces per unit

1-2 bedrooms: less than 1 car park spaces per unit.

Notes:

- All developments in areas with good public transport accessibility should aim for significantly less than 1 space per unit

- Adequate spaces for parking for disabled people should be provided, preferably on site
- 20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future.

Policy J3 Housing with Reduced Parking

Market housing with zero or reduced parking will only be considered in areas where high levels of public transport accessibility meet a predefined level of service (e.g. PTAL 4), where the occupants are unlikely to need a car and where quality of life criteria such as access to shops are satisfied.

Ensure adequate provision of car parking space to meet the needs of blue badge holders.

Ensure that social/affordable rented housing has sufficient car parking to meet the essential needs of the tenants

Justification

The council's former UDP parking were specific and equated roughly to one space per dwelling. The London Plan standards are maxima and could allow up to two spaces for detached and semi-detached houses.

Where developers wish to provide dwellings without off-street parking spaces, or where the council believes that the provision of spaces would lead to unacceptable levels of local traffic congestion, residents of those dwellings without allocated spaces will not be entitled to on-street parking permits. This is generally known as "car free housing" but it is more accurately described as "permit-free" or "reduced parking" housing. This avoids increased competition with existing residents for scarce on-street parking spaces. Where permit free or reduced parking housing is permitted, sufficient car parking will need to be provided to meet the needs of blue badge holders. In certain locations, it may be appropriate to provide a small amount of visitor parking to prevent additional on-street parking pressure outside controlled parking hours.

While each case should be considered on its merits, living without a car is only a viable option in areas of high public transport accessibility and there is a good range of facilities in walking or cycling distance.

While purchasers of market housing have a choice of which properties to buy, and therefore do not have to move into a property without a parking space, tenants of social rented and affordable rented housing sometimes have more limited choice of housing. The lack of a car parking space could lead to difficulties for holders of certain jobs, such as nurses or firefighters. Therefore at least 25% of dwellings in social/affordable rented housing should have a parking space.

Policy J4 Disabled Person's Parking (Blue Badge)

Where there is delivery or other vehicle access to a development site, there should be at least one blue badge holder parking bay for hotel, retail, and leisure customers, and one employee or business visitor blue badge holder bay for mainly employment use developments

The provision of bays should be regularly monitored and reviewed to ensure the level is adequate and that enforcement is effective. Spaces designated for disabled people should be located on firm level ground and as close as feasible to the accessible entrance to the building. (see Access for All SPD)

Policy J5 Increasing the opportunities for cycling and walking

The Council will encourage increased bicycle use by seeking:

- **the provision of convenient and safe cycle parking and changing and showering facilities, in new developments in accordance with the cycle parking standards shown in the table below; and**
- **developer contributions for improvements to cycling infrastructure, including contributions to the extension of the Mayor of London's Cycle Hire Scheme**

The council will facilitate walking by requiring larger developments to provide:

- **accessible and safe pedestrian routes within and through the developments; and**
- **pedestrian access to the river and canal, where appropriate.**

Justification

The Mayor of London has a target of quadrupling cycling in London by 2031 (Mayor's Transport Strategy May 2010). A key element of the strategy to increase cycling is the provision of convenient and secure cycle parking, both at the home and the workplace and other destinations, where complementary changing and showering facilities will be part of the travel plans resulting from the Transport Assessment process (see policy T1 above). Cambridge City Council's "Cycle Parking Guide for New Residential Developments", published in February 2010 is a good example of best practice

The cycle parking standards in the table below are minima and will apply to both new build developments and changes of use. They are somewhat higher than those in the London Plan, which are considered by groups such as the London Cycling Campaign to be inadequate to meet the projected needs resulting from the growth in cycling. For example, the London Plan's B1 office standard of one cycle parking space per 250 metres of GFA would only allow some 8 per cent of staff to cycle to work, a figure that is already significantly exceeded in many workplaces.

Table 6 Cycle Parking Standards

Location Category	Land Use Category	Location	Cycle Parking Standard
Retail and Services	A1	Shops (including retail warehouse)	1 space per 25 sqm
Financial and Professional	A2	Offices (Businesses and Professional)	1 space per 25 sqm
Food and Drink	A3	Cafes and restaurants	1 space per 25 sqm
	A4	Public Houses and wine	1 space per 25 sqm
	A5	Takeaways	1 space per 25 sqm
	SG	Minicab offices	No standard. To be considered on their merits
Business	B1(a) B1 (unrestricted)	Offices	One space per 50 sqm
	B1(b), B1(c), B2 and B8	Research and development, light industry, general industry, warehousing	B1(b), B1(c), and B2: 1 space per 75sqm B8: 1 space per 250 sqm
Residential	C3	Flats and houses	Dwellings with 1-2 bedrooms: 1 space Dwellings with 2+ bedrooms: 2 spaces
Other residential	SG	Houses in Multiple Occupation (HMOs)	1 space per 2 habitable rooms
	C1	Hotels (over 30 beds) and motels	1 space per 20 bedrooms 1 space per 3 staff
	C1	Guest houses and small hotels (less than 30 rooms)	1 space per 4 bedrooms 1 space per 3 staff
	C2	Boarding schools and residential colleges; student halls of residence	1 space per student
	C3	Sheltered Housing	1 space per four units 1 space per 2 staff
Education and Health	C2	Hospitals	1 space per 3 staff 1 space per 3 bedspaces
	D1	Day Centres	1 space per 2 staff
	D1	Adult training centres	1 space per 25 sq.m
	D1	Higher and Further Educational Establishments (vocational and academic)	1 space per 2 students
	D1	Pre-school play and nursery provision	1 space per 2 staff
	D1	Medical and other	2 spaces per consulting room

		health practices, including dental, veterinary and alternative medicine	
	SG	Health practitioners working from their own homes, including dental, veterinary and alternative medicine	2 spaces per consulting room
Leisure	D1	Places of worship	1 space per 8 sq.m
	D1	Community Centres	1 space per 20 sq.m
	D2	Theatres and cinemas	1 space per 3 seats
	D2	Night Clubs	No standard: to be considered on their merits
	D2	Health Clubs, Licensed clubs and sports facilities with or without a licensed club house	1 space per 15 sq.m of floorspace plus 1 space per 15 spectator seats.
	D2	Swimming Pools	1 space per 5 sq.m of pool and poolside area
Transport		Rail stations	Meet local demand
		Bus stations	Meet local demand

Policy J6 Borough road network- hierarchy of roads

Development affecting the borough's road network will be regulated according to the council's hierarchy of roads shown on the Proposals Map as follows:

Tier 1: Strategic routes (Transport for London Road Network)

Development will not be permitted if it would prejudice the effectiveness of the strategic route network to provide safe and unobstructed road connections to national and international transport networks, to provide for long distance and commercial traffic to traverse the region, or to reduce traffic demand on lower tier roads. Direct frontage access from development sites to such routes will be resisted unless there is no prospect of alternative access to a lower tier road, and the particular section of frontage concerned already performs lower tier functions, and the safe flow of traffic will be maintained. Proposals likely to increase car commuting into central London along such routes will be resisted.

Tier 2: London distributor roads

Development will not be permitted if it would prejudice the effectiveness of these roads to provide links to the strategic route network, provide access to and between town centres, and distribute traffic to and around, but not within, local areas.

Tier 3: Borough distributor roads

Development will not be permitted if it would prejudice the effectiveness of these roads to distribute traffic to land and property within any local area bounded by the strategic route network and London distributor roads, or introduce additional through traffic on them.

Tier 4: Local access roads

Development will not be permitted if it would prejudice the effectiveness of these roads to provide safe and convenient access to individual properties, or result in their use by through traffic.

The borough's road network fulfils a variety of hierarchical functions and, to achieve the objectives of this policy, it is essential that the borough's roads are grouped into a hierarchical network which permits these competing objectives to be addressed in the most efficient manner - with different roads fulfilling predominantly different functions. The council has adopted a hierarchical classification for the road network in the borough. This is as follows:

(i) Strategic Routes (TLRN: Transport for London Road Network):

- to provide for the longer journeys and, in particular, for those by buses and goods vehicles;
- to link London effectively to the national road system; and
- to reduce traffic demand on secondary roads so that, in association with traffic restraint policies, they can provide an adequate level of service and, in turn, relieve local roads of through traffic.

These roads form the Transport for London Road Network (TLRN) – Priority Red Routes – in the borough and are controlled by Transport for London (TLRN).

(ii) London Distributor Roads whose function is:

- to provide links to the strategic route network;
- to give access to strategic centres for short and medium distance traffic;
- to provide the main bus routes with the provision of bus priority measures where appropriate, and;
- to distribute traffic to and around, but not within, local areas.

Most of the London distributor roads in the borough form part of TfL's "Strategic Road Network" but should not be confused with the TLRN

(iii) Local distributor roads, whose function is:

- to distribute traffic within a local area bounded by strategic and London roads, but not to carry through traffic (i.e. traffic which has neither its origin nor its destination within that area).
- to cater primarily for traffic movements within the borough

Local distributor roads may be subject to measures to restrict the speed of general traffic flow. Restrictions on the types of vehicle which can pass along the road may be introduced as part of an agreed traffic restraint or reduction strategy.

Some categories of frontage development are not suited to this category of road, particularly at critical junctions.

(iv) local access roads, whose function is:

- to provide final access to destination only.
- primarily for use by residents and pedestrians.

Local roads will frequently provide opportunities to provide safer routes for cyclists and pedestrians by introducing measures to displace through-traffic.

The strategic, London distributor, borough distributor and certain local access roads are shown on the Proposals Map. A schedule of individual roads is included in the table below.

The classification of roads to fulfil different functions has implications for areas adjacent to them, and for their uses. It also allows proper account to be taken of the functions intended for different roads when development proposals are under consideration. In the short term, local access roads and, to a lesser extent, borough distributor roads, and development related to them, will benefit from measures which will improve environmental conditions for essential traffic and allow them to fulfil better their local access function. It is the council's intention that proposed developments fronting on to the strategic and London distributor road network should have regard to environmental conditions in terms of land-use, internal room arrangements and sound insulation measures.

Table 7 Hierarchy of Borough Roads

A. Strategic Routes (Transport for London Road Network)

A4: Great West Road (including the slip roads to Hammersmith Bridge Road)/Hammersmith Flyover/Talgarth Road (east of Butterwick)/West Cromwell Road.

A40/A40(M): Westway, including slip roads to Wood Lane and A3320 Roundabout

A3320: West Cross Route/Holland Park Roundabout.

B. London Distributor Roads:

A217: Wandsworth Bridge Road/Wandsworth Bridge

A219: Scrubs Lane/Wood Lane (north of Westway)

A219: Shepherd's Bush Road

A219: Butterwick/Queen Caroline Street (north of Talgarth Road)/Talgarth Road (west of Butterwick)/Fulham Palace Road/Fulham High Street/Putney Bridge Approach/Putney Bridge

A304: Fulham Road/Fulham Broadway/Fulham Road

A306: Hammersmith Bridge/Hammersmith Bridge Road

A308: New King's Road/King's Road

A315: Hammersmith Broadway/Hammersmith Road (west of Butterwick)

A40: Wood Lane (south of Westway)/Uxbridge Road (east of Wood Lane)/Shepherd's Bush Green

A402: Goldhawk Road

A4020: Uxbridge Road/Shepherds Bush Green

C. Local Distributor Roads

A315: King Street/Studland Street (south of Glenthorne Road) / Glenthorne Road (east of Studland Street and west of Beadon Road)/Beadon Road

A315: Hammersmith Road (east of Butterwick)

A3218: Lillie Road

A3219: Munster Road (north of Dawes Road)/Dawes Road (west of North End Road)

B317: North End Road (south of Dawes Road)

B408: Askew Road

: Old Oak Common Lane/Old Oak Road

: Hopgood Street/Macfarlane Road (east of Hopgood Street).

B317: North End Road (north of Dawes Road)

B318: Harwood Road

B408: Paddenswick Road/Dalling Road (south of Paddenswick Road and north of Glenthorne Road)/Glenthorne Road (west of Studland Street)

B409: Stamford Brook Road

B412: North Pole Road

: Bloemfontein Road

: Du Cane Road

: Glenthorne Road (east of Beadon Road)

: Hammersmith Grove (south of Glenthorne Road)

D. Local Access Roads

(i) Retaining an essential through traffic function in the short to medium term:

B408: Dalling Road (south of Glenthorne Road)

: Coningham Road

: Emlyn Road/Larden Road

: Hammersmith Grove (north of Glenthorne Road)

: Munster Road (south of Dawes Road)

: Parson's Green Lane/Parson's Green (west side)

: Townmead Road (south of Imperial Road)/ Imperial Road/Harwood

Terrace/Bagleys Lane (north of Harwood Terrace) and Waterford Road (north of Harwood Terrace and south of King's Road).

Brook Green

(ii) Other:

All roads not included in classifications above.

MONITORING

The council will monitor the policies in the DM DPD to assess how well they are achieving their objectives. In the main this will be carried out through monitoring the

indicators set out in the Core Strategy, but it will also include those indicators set out in Appendix 2. The monitoring results will be included in the council's annual monitoring reports (AMRs).

Appendix 1 – Summary of the Sustainability Appraisal of the proposed submission DM DPD

- 1.1 The Development Management Policies Development Plan Document (DM DPD) should be read alongside the council's Core Strategy which was adopted in October 2011. This will allow a complete understanding of Local Development Framework policies that are applicable to the borough. The Core Strategy policies, in particular the borough-wide strategic policies, provide the context for the more detailed policies in the DM DPD and will be used to assist in determining the acceptability of development proposals.
- 1.2 The DM DPD sustainability appraisal (DM DPD SA) should be read alongside the Core Strategy sustainability appraisal because the policies within the DM DPD are in conformity with the Core Strategy policies. In terms of sustainability, the Core Strategy SA found that the borough-wide policies were "generally sustainable".
- 1.3 The SA of the DM DPD policies found as follows:
 - a) **Housing** (policies A1 to A9): Overall, the DM DPD housing policies have positive effects on the social and homes objectives. The suite of housing policies should contribute to achieving the housing target of 615 homes per year and ensure that the right mix, type and size of homes is delivered. However, mitigation measures will need to be put in place to ensure that the pollution and climate change sustainability objectives are not undermined by this amount of growth.
 - b) **Local economy and employment** (policies B1 to B3): The policies were found sustainable and will have a positive effect on the social justice, sustainable economy and satisfying work objectives. The employment policies will ensure that there is sufficient, well located employment land and floorspace to sustain employment growth in the borough and meet the needs of a variety of types and sizes of businesses. Policy B2 will assist in delivering the London Plan target of 40,000 net additional hotel bedrooms by 2031 and policy B3 will have a positive effect in relation to employment, education and skills. As with housing growth, however, there will be a need for the regeneration associated with economic growth to be subject to environmental management.
 - c) **Town and local centres** (policies C1 to C6): Overall, the town and local centres policies will have a positive effect on the transport, social and economy sustainability objectives. The suite of policies should achieve the delivery of strategic objectives by enhancing the viability and vitality of the three town centres and primary shopping areas. They will also contribute to improving the range, quality and accessibility of shops by controlling the amount of A1 and non A1 uses, minimising adverse impacts of restaurants, bars, food takeaways and amusements while meeting residents and visitors' needs, including those of disabled people.
 - d) **Community facilities, leisure and recreation** (policies D1 to D2): The DM DPD policies on community facilities, leisure and recreation will have a positive effect on the social, sustainable economy and transport objectives.

They will contribute to achieving the delivery of strategic objectives by providing new, expanded, accessible community facilities designed to meet local needs. The uncertain effects on the pollution objective will have to be monitored in the long-term.

- e) **Open spaces** (policies E1 to E4): Overall, the DM DPD policies on open spaces will have positive effects on the environmental, social and sustainable economy objectives. Encouraging accessible and inclusive open-spaces and high quality playspaces while protecting nature conservation areas and back gardens, will improve public realm, biodiversity and contribute to flood risk management.
 - f) **Waterways – Thames and Grand Union Canal** (policies F1 to F4): The policies will have positive effects on the environmental, heritage, health and sustainable transport objectives. The river will be made more accessible by including through-site links to new riverside developments. The policies will also promote a mix of uses on the canal and the principles of inclusive and accessible design, thereby contributing to the social and economic objectives.
 - g) **Design and conservation** (policies G1 to G8): Overall, the policies on design and conservation score highly on the heritage and social objectives by applying the principle of accessible and inclusive design. The policies promote a high standard of design and access. Tall buildings should be located in areas identified in the Core Strategy and new developments should fit into the local environment. The policies are highly sustainable or neutral in relation to the SA objectives.
 - h) **Tackling and adapting to climate change and other environmental matters** (policies H1 to H11): Overall, the policies on climate change will have a significant positive effect on environmental, responsible consumption and health objectives. The suite of policies have been put forward to ensure that the principles of sustainability are applied to new developments, (particularly major developments) to mitigate their possible negative effects. In particular, impacts on the environment, health and quality of life will be managed and minimised. Effects on the sustainable economy objective will have to be monitored in the long-term, but it is unlikely that the policies will require any significant revision.
 - i) **Transport** (policies J1 to J6): The transport policies have been found sustainable and with positive effects on environmental, responsible consumption and health objectives. In particular, the suite of policies have been put forward to ensure that the impacts of proposed development are managed and closely assessed (i.e. parking standards). Providing an adequate number of spaces for disabled people and promoting walking and cycling will also positively impact on the social objectives. The policies will ensure that the effects of new developments on the health and quality of life of residents are managed and minimised.
- 1.4 In conclusion, no wholly unsustainable policies have been put forward in the DM DPD. However, development inevitably consumes non-renewable resources in the form of land, construction materials (including all forms of aggregates), energy and water. It also results in the generation of waste. The impacts of transport infrastructure and other requirements of modern living such as telecommunications infrastructure also have an effect on

environmental sustainability. Nonetheless, the majority of the policies are considered to have an overwhelmingly positive impact on sustainability although there is sometimes less certainty when assessing the environmental objectives as effectiveness will mostly depend on implementation.

- 1.5 Some policies may require further sustainability assessment as part of the preparation of more detailed regeneration area Supplementary Planning Documents for the borough or when planning applications are submitted.

Appendix 2 – Development Management Policies DPD Monitoring indicators

The effectiveness of many DM DPD policies will be monitored by the Council through assessing those indicators identified in Appendix 8 of the Core Strategy. However, a number of key DM DPD policies will be subject to their own specific indicators and targets. Set out below are those key policies and their indicators.

DM DPD Policy	Indicator	Target	Organisation(s)/Data source
HOUSING			
Policy A1 Housing supply	Proportion of conversions of two or more bedrooms		
Policy A3 Housing Mix	Type and size of all new dwellings provided as part of new major developments	For affordable rented: 1 bedroom: 10% of units; 2 bedrooms: 40% of units; 3 bedrooms: 35% of units; 4+ bedrooms 15% of units; For intermediate housing: 1 bedroom: 50%; 2 bedroom: 35%; 3 or more bedrooms : 15% For market housing, a mix of unit sizes including larger family accommodation.	LBHF development monitoring database
Policy A5 Meeting needs of people who need care and support	Net change in the number of special needs units permitted and completed	No net loss where need exists	Uniform
Policy A6 Hostels and houses in multiple occupation	Net change in the number of HMOs/hostels	No net loss where need exists	Housing Strategy Statistical Appendix, CLG (Section G)
TOWN AND LOCAL CENTRES			
Policy C2 Managing uses in the prime retail frontage areas of town centres	Percentage of frontages in A1, A2 and other use classes in frontages identified in policy C2	As set out in policy according to location	LBHF development monitoring database
Policy C3 Managing uses in	Percentage of frontages in A1,	Maximum of 50% of street block in	LBHF development monitoring database

the non-prime frontage areas of town centres	A2 and other use classes in the non-prime frontage areas	non A1 use and maximum 33% in A3, A4, A5 and sui generis uses.	
Policy C4 Managing the mix of activities in key local centres, neighbourhood parades and satellite parades	Percentage of frontages in non-A1 use; percentage in A3, A4 and A5 uses in frontages identified in policy C4	As set out in policy according to type of centre	LBHF development monitoring database
Policy C5 Small non-designated parades and clusters and corner shops	Percentage of frontages in non-A1 use; percentage in A3, A4 and A5 uses in small non-designated parades and clusters and corner shops	Maximum of 50% of street block in non A1 use; Maximum 33% in A3, A4, A5 and sui generis uses.	LBHF development monitoring database
COMMUNITY FACILITIES, LEISURE AND RECREATION			
Policy D2 Enhancement of Arts, Culture, Entertainment, Leisure, Recreation and Sport Uses	Net change in 'D2' use class floorspace	No net loss unless in accordance with policy	LBHF development monitoring database
TRANSPORT AND ACCESSIBILITY			
Policy J2 Vehicle Parking Standards	Parking provision in permitted development schemes	As per London Plan targets	LBHF development monitoring database GLA
Policy J3 Housing with Reduced Parking	Number of and location of new dwellings permitted with zero and reduced parking	No provision in areas with PTAL less than 4	LBHF development monitoring database
Policy J4 Disabled Person's Parking (Blue Badge)	Parking provision for disabled people in permitted development schemes	Increase	LBHF development monitoring database
Policy J5 Increasing the opportunities for cycling and walking	Cycle parking provision permitted development schemes	Increase in provision.	LBHF development monitoring database GLA

Appendix 3. Unitary Development Plan (UDP) policies to be replaced by Core Strategy or DM DPD policies.

Explanatory Note

This table shows whether existing Unitary Development Plan (UDP) policies have been replaced by the Core Strategy or whether they will be replaced by Development Management Development Plan Document (DM DPD) policies or other policy guidance.

Column 1 identifies all the policies included in the 2007 UDP.

Column 2 identifies whether Core Strategy policies have replaced UDP policies. If a UDP policy will not be replaced by a Core Strategy policy, or is to be replaced only partly by a Core Strategy policy, this is made clear in the table.

Column 3 indicates the key DM DPD policies that will replace UDP policies.

Column 4 indicates those UDP policies that will also be replaced by policy guidance other than the Core Strategy or DM DPD. This may include a Supplementary Planning Document (SPD), but could also include national planning policy contained in a Planning Policy Statement (PPS) or regional policy contained in the London Plan. Only where a policy in a PPS or in the London Plan is particularly relevant is that document mentioned.

EXISTING 2007 UDP PART 1 POLICY	NEW REPLACEMENT CORE STRATEGY POLICY	PROPOSED NEW REPLACEMENT DM DPD POLICY	OTHER
Policy GO: Sustainable Development	UDP policy deleted. Replaced by: 1. Key Spatial Policy A Planning for Regeneration and Growth 2. Boroughwide strategic policies on housing development, local economy and employment, supporting community facilities and services, improving and protecting our parks and open spaces, built environment, transport and delivery and implementation of the Core Strategy.	A variety of DM policies provide detail on sustainability matters.	None
Policy G1: Social Inclusion and Equality	UDP policy deleted. Replaced by: 1. Strategic Objectives	A variety of DM policies provide detail on a number of social inclusion and equality issues, such as accessible housing and safety and security.	Rather than a Core Strategy policy on these matters, the Core Strategy includes a number of Strategic Objectives concerned with securing a borough of

			opportunity for all. All LDF documents have been subject to Equalities Impact Assessment and SA/SEA, thereby ensuring that social inclusion and equality are suffused within the documents.
Policy G2: The Physical Structure and Regeneration of the Borough	UDP policy deleted. Replaced by: 1. Key Spatial Policies A Planning for Regeneration and Growth; B Planning for the location of employment activities; and C The hierarchy of town and local centres 2. Policies for the 5 Regeneration Areas and key sites within these areas.	None	The London Plan also identifies key strategic spatial features, such as the town centre hierarchy and opportunity areas. Also subject to SPD.
Policy G3: Environment	UDP policy deleted. Replaced by: 1. Boroughwide strategic policies on improving and protecting our parks and open spaces, the built environment and tackling and adapting to climate change.	DM policies on Design and Conservation, etc provide detail on a number of environmental matters, for example on design and conservation and climate change.	Development management policies in planning policy statements, for example PPS 5 Planning for the Historic Environment, will also apply. Also subject to SPD.
Policy G4: Transportation and Accessibility	UDP policy deleted. Replaced by: 1. Boroughwide strategic policy on transport	DM policies on Transport and Accessibility provide detail.	Also covered in detail by London Plan policy Also subject to SPD
Policy G7: Community Services outside Town Centres	UDP policy deleted. Replaced by: 1. Boroughwide strategic policy on supporting community facilities and services	DM policies on Community Facilities, Leisure and Recreation provide detail.	None
Policy G7A: Shopping outside Town Centres	UDP policy deleted. Replaced by: 1. Key Spatial Policy C The hierarchy of town and local centres 2. Boroughwide strategic policy on supporting community facilities and	DM policies on Local Centres provide detail, for example on retail quota policies.	Development management policies in PPS4 Planning for Sustainable Growth will also apply.

	services		
Policy G9A: Town Centres	UDP policy deleted. Replaced by: 1. Key Spatial Policies A Planning for Regeneration and Growth; and C The hierarchy of town and local centres	DM policies on Town Centres provide detail.	Development management policies in PPS4 Planning for Sustainable Growth will also apply
Policy G8: The river Thames and Thames Policy Area	UDP policy deleted. Replaced by: 1. Boroughwide strategic policy the River Thames and Canal	DM policies on Waterways – Thames and Grand Union Canal provide detail	Also covered in detail by London Plan policy.
Policy G9: Implementation	UDP policy deleted. Replaced by: 1. Policies for Regeneration Areas and key sites. 2. Policy on Delivery and Implementation of the Core Strategy and Infrastructure Schedule	None	Also covered by national legislation, e.g. Circular 05/2005 Planning Obligations. Will also be subject to the council's Community Infrastructure Levy to be adopted in 2012.

EXISTING 2007 UDP PART 2 POLICY	NEW REPLACEMENT CORE STRATEGY POLICY	PROPOSED NEW REPLACEMENT DM POLICY	OTHER
ENVIRONMENT POLICIES			
EN2 Development in Conservation Areas	Part covered by strategic policy on built environment (BE1). Conservation areas are identified in the Core Strategy and on the Proposals Map. UDP policy not deleted.	Policy replaced by DM policy G7 on design and conservation.	Also covered by national and London Plan policy and SPD.
EN2B Effect of development on the setting of conservation areas and views into and out of them	As above	As above	Also covered by national policy
EN2C Facadism in conservation areas	As above	As above	None
EN2D Development affecting historic parks and gardens	As above. Historic parks and gardens are identified in the Core Strategy and on the Proposals Map. UDP policy not deleted.	As above	Also covered by national policy
EN3 Listed Buildings	Part covered by strategic policy on built environment (BE1). Listed buildings are identified as a heritage asset in the Core Strategy. UDP policy not deleted.	As above.	Also covered by national policy Register of listed buildings published separately.

EN4 Use and maintenance of Listed Buildings	As above	As above	As above
EN6 Buildings and artefacts of local importance and interest	Part covered by strategic policy on built environment (BE1). Buildings and artefacts of local importance and interest are identified as a heritage asset in the Core Strategy. UDP policy not deleted.	Policy replaced by DM policy G7,	The list of buildings and artefacts will be SPD.
EN7 Nationally and locally important archaeological remains	Scheduled ancient monument and archaeological priority areas are identified as a heritage asset in the Core Strategy and on the Proposals Map. UDP policy not deleted.	Policy replaced by DM policy G7.	Also covered by national and London Plan policy. Archaeological Priority Areas will be described in SPD.
EN8 Design of new developments	Policy partly replaced within the Core Strategy by an overarching policy on achieving a high quality built environment (BE1). UDP policy not deleted.	Policy to assess development replaced by DM policy G1 and others.	Some design matters will be included in SPD.
EN8B Design of extensions	As above	As above	As above
EN8D Shopfronts	As above	As above	Will also be included SPD
EN8E Forecourt parking	As above	As above	Will also be included in SPD

EN8F Replacement windows	As above.	As above	Will also be included in SPD
EN10 Designing out crime	Policy partly replaced within the Core Strategy by an overarching policy on achieving a high quality built environment. UDP policy not deleted.	Policy replaced DM policy G1.	Will also be included in SPD
EN14 Advertisements	As above	Policy replaced by DM policy G8	Also covered by Town and Country Planning Act (Control of Advertisements) (England) Regulations 2007.
EN17 Waste collection and disposal	Policy to be partly replaced within the Core Strategy by an overarching policy on waste management UDP policy not deleted	Policy replaced by DM policy H5	Will also be included in SPD.
EN18 Waste recycling Depot	None. UDP policy deleted.	None	None
EN19 Waste management facilities	Core Strategy and Proposals Map safeguard existing sites (not currently done in UDP). Core Strategy also includes overarching waste policy. UDP policy not deleted.	Policy replaced by DM policy H5	Also covered by London Plan policy. Regeneration Area SPDs will also include detail.
EN19A Recycling of demolition waste	None. UDP policy not deleted.	As above	None
EN20A Control of potentially polluting uses	Core Strategy includes policy on protecting and enhancing environmental	Policy replaced by DM policy H11.	None

	quality. UDP policy not deleted.		
EN20B Noise pollution	As above.	Policy replaced by DM policy H9	Also covered by national policy
EN20C Light pollution	As above	Policy replaced by DM policy H10.	None
EN20D Hazardous substances	Sites that are subject to HSE consultation are identified in the Core Strategy and on the Proposals Map. UDP policy not deleted.	Policy replaced by DM policy H6.	Also covered by national policy
EN21 Environmental nuisance	Core Strategy includes policy on protecting and enhancing environmental quality. UDP policy not deleted.	Policy replaced by DM policy H11 on protecting and enhancing environmental quality, and others such as those dealing with design, including good neighbourliness.	None
EN22 Public open space and other green space of borough-wide importance	Core Strategy and Proposals Map designate areas. UDP policy not deleted.	Policy replaced by DM policy E1	Also covered by national and London Plan policy
EN22X Public and private open space of local importance	Core Strategy includes overarching open space policy. UDP policy not deleted.	Policy replaced by DM policy E1	Also covered by national and London Plan policy
EN23 New open space provision in connection with development	Core Strategy includes overarching policy. UDP policy not deleted.	Policy replaced by DM policy E1	Also covered by London Plan SPG.
EN23B Children's play areas	Core Strategy includes overarching policy. UDP policy not deleted.	Policy replaced by DM policy E2	Also covered by London Plan policy
EN24 Metropolitan Open Land	Core Strategy and Proposals Map identify designated areas. UDP policy not deleted.	None	UDP development management policy replaced by national and London Plan policy
EN25 Protection of trees	None.	Policy replaced by DM policy E4 on greening	Also covered by London Plan policy

	UDP policy not deleted.	the borough	
EN26 Tree planting	None. UDP policy not deleted.	As above	None
EN27 Nature conservation areas	Core Strategy and Proposals Map safeguard designated areas. Core Strategy also includes overarching policy. UDP policy not deleted.	Policy replaced by DM policy E3 on nature conservation.	Also covered by national and London Plan policy Nature conservation areas will be described in SPD.
EN28 Green corridors	As above	As above	Also covered by London Plan policy
EN28A Species protection	None. UDP policy not deleted.	Replaced by DM policy E3 on enhancing biodiversity and greening the borough	Species protection covered by national and London Plan policy
EN29 Nature conservation on development sites	None. UDP policy not deleted.	Replaced by DM policy E3 on enhancing biodiversity and greening the borough	Will also be SPD.
EN31 Important views along, across and from the river	Important views are identified as a heritage asset in the Core Strategy and on the Proposals Map UDP policy not deleted.	Remainder of policy replaced by DM policy G6.	Strategic view and development management policy also covered by London Plan policy
EN31X Design of development within the Thames Policy Area	The Thames Policy Area (TPA) is identified in the Core Strategy and on the Proposals Map. UDP policy not deleted.	Policy replaced by DM policy F2	The river will also be subject to London Plan policies and to SPD.
EN32 Provision for water-based activity and uses in the river	Core Strategy includes overarching policy. UDP policy not deleted.	Policy to assess development replaced by DM policy F3.	South Fulham Riverside SPD will also include detail.
EN34 Riverside walk	Location of existing and proposed riverside walk identified in Core Strategy and on Proposals Map. UDP policy not deleted.	Policy replaced by DM policy F1.	Also subject to Thames Path National Trail and the council's Riverside Walk Enhancement Report. South Fulham Riverside SPD will also include detail.

EN34A Access to the foreshore	None UDP policy not deleted.	Policy replaced by DM policy F1	None
EN35 Development that encroaches into the river or onto the foreshore	None. UDP policy not deleted.	As above	None
EN40 Grand Union Canal	Core Strategy includes canal policy. UDP policy not deleted.	Policy replaced by DM policy F4.	Also covered by London Plan policy
TRANSPORT AND ACCESSIBILITY POLICIES			
TN4 Transportation – provision for disabled people	Core Strategy includes overarching transport policy which seeks access improvements for all. UDP policy not deleted.	Policy replaced by DM policy J4 and others	Also covered by London Plan policy. Also subject to SPD.
TN5 Transportation – provision for pedestrians	As above	As above	Above
TN6 transportation – provision for cyclists	As above	As above	Also covered by London Plan policy
TN8 Borough road network – hierarchy of roads	Proposals Map includes designated hierarchy. UDP policy not deleted.	Policy replaced by DM policy J6.	As above
TN13 Transport Impact Assessment	None UDP policy not deleted.	Policy replaced by DM policy J1	As above
TN15 Vehicle parking standards	As above	Policy replaced by DM policy J2	Also covered by London Plan policy
TN15A Forecourt and off-street parking	As above	Policy deleted	Will be subject to SPD
TN21 Public transport – improvement in connection with development	Core Strategy includes overarching transport policy UDP policy deleted	None.	Will be subject to SPD Also covered by national policy
TN23 Public transport –	Core Strategy (T1) and	Policy deleted	Also covered by Government

safeguarding land for future transport schemes	Proposals Map safeguard schemes. UDP policy partly deleted.		Directions and London Plan.
TN24 Public transport – coaches and taxis	None. UDP policy not deleted.	Policy deleted	Will be subject to SPD.
TN26 Public transport - Water	Core Strategy includes overarching transport policy (T1). UDP policy not deleted	Replaced by DM policy F3	Also covered by London Plan policy
TN28 Freight and servicing	As above	Policy deleted	Also covered by London Plan policy Will be subject to SPD.
TN31 Freight and servicing – use of water	Core Strategy and Proposals Map identify safeguarded wharves. Also covered by overarching transport policy T1. UDP policy not deleted.	Replaced by policy F3	Also covered by London Plan policy

HOUSING POLICIES

Policy HO1: Prevention of loss of existing residential accommodation	Core Strategy includes overarching housing supply policy including protection of existing residential accommodation. UDP policy not deleted.	Policy replaced by DM policy A1	Also covered by London Plan policy
--	---	---------------------------------	------------------------------------

Policy HO3: House Conversions	Core Strategy identifies housing conversions as a valuable source of housing supply. UDP policy not deleted.	As above.	None
Policy HO6: Housing Mix and Special Needs	Core Strategy includes overarching housing needs policy, including housing mix and wheelchair accessible housing. UDP policy not deleted.	Policy replaced by DM policies A3 and A4.	Also covered by London Plan policy. Will be subject to SPD
Policy HO10: Special needs housing	Core Strategy includes overarching housing needs policy, including provision of housing to meet the needs of people who need care and support. UDP policy not deleted.	Policy replaced by DM policy A5	Also covered by London Plan policy
Policy HO11: Travellers	Core Strategy includes policy for gypsies and travellers. UDP policy deleted	None	See also London Plan policy.
Policy HO14: Waste Management	Core Strategy includes policies to meet London Plan targets and to manage waste and recycling.	Policy replaced by DM policy H5	BREEAM and Code for Sustainable Homes. Also covered by SPD.

	UDP policy not deleted.		
Policy HO15: Water Conservation	Core Strategy includes policies which relate to water conservation. UDP policy not deleted.	Policy replaced by DM policy H3	BREEAM and Code for Sustainable Homes. See also London Plan policy. Will also be subject to SPD
EMPLOYMENT POLICIES			
Policy E5: Provision for small businesses	Core Strategy includes overarching policy (LE1) that seeks to protect small and medium sized businesses. UDP policy not deleted.	Policy replaced by DM policy B1	See also London Plan policy
Policy E11: Hotel Development	Core Strategy promotes hotels in certain regeneration areas. .UDP policy not deleted.	Policy replaced by DM policy B2	As above

COMMUNITY SERVICE POLICIES			
CS1: Retention of Arts, Culture and Entertainment Facilities	Core Strategy has overarching policy (CF1): Supporting Community Facilities and Services which seeks to protect and promote such premises. UDP policy deleted.	Policy also replaced by DM policies D1 and D2	See also London Plan policy

CS2 Retention of Recreation Facilities	As above.	As above	As above
CS2B Night-Time ACE and Recreation	Core Strategy has an overarching policy (CF1): Supporting Community Facilities and Services which seeks to improve ACE and recreation uses. UDP policy not deleted.	Policy replaced by DM policy C6.	None
CS5 Premises for Community Groups	As above.	Policy replaced by DM policies D1 and D2	None
CS8 Availability of Land/Buildings for Community Services	As above	As above	None
CS10 Local Community Services	As above	As above.	None
CS12 Dual Use of Community Service Facilities	Core Strategy has policy (CF1) that encourages co-location of community facilities and services. UDP policy deleted.	None	None
SHOPPING			
SH1 Retention of A Class Floorspace	Core Strategy has an overarching policy which includes encouraging diversity and distinctiveness in the shopping mix. UDP policy not deleted.	Covered in DM policy C4 justification.	None
SH3 Key Local Shopping Centres	Core Strategy has an overarching policy which identifies local centres in the borough (Strategic policy C). UDP policy deleted.	Policy replaced by DM policy C4 that provides detail for new key local centres and satellite parades.	Will be interim guidance in SPD.

SH3A Other Retail Premises Outside Town Centres and Key Local Shopping Centres	As above	Policy replaced by DM policies C4 and C5 that provide detail for new neighbourhood parades and other frontages	As above
SH5 Floors Above Shops and Other Premises	None. UDP policy not deleted.	Policy deleted	None
SH11 Food and Drink Establishments	Core Strategy (Strategic policy C) has an overarching policy which seeks to encourage diversity and distinctiveness in the shopping mix. UDP policy not deleted.	Policy replaced by DM policy C6	None
TOWN CENTRES			
TC1 Major developments	Core Strategy (Strategic policy C) has an overarching policy which includes encouraging major new shopping in town centres. UDP policy deleted	None	Also covered by national policy
TC2 Prime Retail Frontages in Town Centres	None UDP policy not deleted.	DM policy C2 provides detail for designation and management of prime retail frontage.	None
TC3 Other Retail Premises outside Prime Retail Frontages	None. UDP policy not deleted.	DM policy C3 provide detailed policy for non-prime retail frontage.	None
HTC1 Offices	Core Strategy has an overarching policy (Strategic policy B) on 'the location of employment activities' and the 'Hammersmith town centre and riverside regeneration area policy' identifies	None.	See also London Plan policy.

	Hammersmith town centre as the preferred office location in the borough. UDP policy deleted.		
1. Site 27 Hammersmith and City Line Station Car Park	Core Strategy has an overarching policy on 'Hammersmith town centre and riverside regeneration area' policy which encourages regeneration in Hammersmith Town centre. UDP policy not deleted	None	UDP site policy will continue until DM DPD is adopted
2. Site F Hammersmith Palais, Shepherd's Bush Road	As above	None	UDP site policy will continue until DM DPD is adopted.
FTC1 Business	Core Strategy has an overarching policy (Strategic policy B) on 'the location of employment activities'. UDP policy deleted.	None.	None
SBTC3 Shepherd's Bush Market	Core Strategy has a specific policy on Shepherd's Bush Market and adjacent land'. UDP policy deleted.	None	White City Opportunity Area identified in emerging London Plan. Also subject to SPD.
1. Site 36 White City Centre Site	Site developed. UDP policy deleted.	None.	None.
SITES			
Site 22 Chelsea Creek	UDP policy not deleted	None	UDP site policy will continue until DM DPD is adopted.
Site 22A Chelsea Harbour 2	As above	None	As above

Site 23 Lillie Road, 41-45	UDP policy deleted	None.	None
Site 32 British Gas Riverside Site and Nacovia Wharf (Greenham Concrete)	Core Strategy has an overarching South Fulham riverside regeneration area policy which encourages regeneration in this area. UDP policy deleted	None	None
Site 47 Imperial Road Site	Core Strategy has an overarching South Fulham riverside regeneration area policy which encourages regeneration in this area. UDP policy deleted.	None	Site also covered by South Fulham Riverside Regeneration Area SPD

STANDARDS

Standard S5A.1: Amenity space for family dwellings	Core Strategy contains an overarching housing quality policy (H3). UDP policy not deleted	UDP standard will continue until replaced by DM policy A9 on residential standards	Mayor's London Housing Design Guide. Will also be subject to Standards SPD.
Standard S5A.2: Amenity space for non-family dwellings	Core Strategy contains a housing quality policy (H3) which promotes the importance of creating gardens and shared amenity space as part of new developments. UDP policy not deleted	As above.	Mayor's London Housing Design Guide. Will also be subject to Standards SPD.

Standard S6.1: Use of ground floor level gardens/amenity space	Core Strategy promotes provision of new homes through conversion (H1). UDP policy not deleted	As above.	Mayor's London Housing Design Guide. Will also be subject to Standards SPD.
Standard S6.3: Rear extensions which project beyond the rear building line of the property as originally built	Core Strategy protects garden space (OS1) UDP policy not deleted	As above.	Partially covered by the amendments of permitted development rights in October 2008. Mayor's London Housing Design Guide. Will also be subject to Standards SPD
Standard S7.1: Developments on sites over 0.2 hectares	Core Strategy seeks to ensure provision of quality open space and children's play provision in new developments (OS1). UDP policy not deleted.	As above.	Will also be subject to Standards SPD
Standard S7A: Internal space provision in new dwellings	Core Strategy seeks well designed homes with satisfactory internal space standards (H3). UDP policy not deleted.	As above.	Mayor's London Housing Design Guide. Will also be subject to Standards SPD
Standard S8.1A: Internal space provision in residential conversions	As above	As above.	Mayor's London Housing Design Guide. Will be subject to Standards SPD

Standard S8.1B: Minimum sizes for flats	As above	As above.	Mayor's London Housing Design Guide. Will be subject to Standards SPD
Standard S8.1C: Residential units in basements of residential properties	As above	Standard replaced by DM policy A8 on basements	Will also be subject to SPD.
Standard S8.2: On-street car parking	Core Strategy (T1) seeks to ensure appropriate parking is provided to meet development needs. UDP policy not deleted	Policy replaced by DM policy A1.	Will also be subject to SPD.
Standard S12.1: Proximity to rear boundary	Core Strategy (H3) seeks well designed homes with satisfactory internal and external space standards. .UDP policy not deleted	Policy replaced by DM policy A9 on residential standards	Mayor's London Housing Design Guide. Will also be subject to Standards SPD
Standard S12.2: Daylight to rooms in adjoining property	As above	As above.	As above.
Standard S12.3: Outlook from windows in adjoining property	As above	As above	As above

Standard S12.4: Boundary with adjoining property	As above	As above	As above
Standard S13.1: Loss of outlook	As above	As above	As above
Standard S13.2: Loss of privacy	As above	As above	As above
Standard S13.2A: Noise and disturbance from roof terraces and balconies	Core Strategy (CC4) has policy on protecting and enhancing environmental quality. UDP policy not deleted	As above	As above
Standard S13.3: Aspect	Core Strategy (H3) seeks well designed homes and a high quality residential environment. UDP policy not deleted	As above	As above
Standard S14.1 Advertisement control Visual amenity	Core Strategy (BE1) seeks all development to create a high quality environment. UDP policy not deleted	Policy replaced by DM policy G8	Outdoor Advertisements and Signs – A guide for advertisers (CLG). Also covered by Town and Country Planning Act (Control of Advertisements) (England) Regulations 2007.

Standard S15.1: Advertisement relating to premises Size and Design	As above	As above	As above
Standard S15.2: Advertisement relating to premises Height	As above	As above	As above
Standard S15.3: Advertisement relating to premises Number of signs	As above	As above	As above
Standard Advertisement relating to premises S15.4: Projecting signs	As above	As above	As above
Standard Advertisement relating to premises S15.5: Illuminated signs	As above	As above	As above
Standard Advertisement relating to premises S15.6: Control of advertisement regulations	As above	As above	As above

Standard S16.1: Poster hoardings General	As above	As above	As above
Standard S16.2: : Poster hoardings Face of a building	As above	As above	As above
Standard S16.3: : Poster hoardings Features	As above	As above	As above
Standard S16.4: : Poster hoardings Walls flanking footpaths	As above	As above	As above
Standard S16.5:: Poster hoardings Free-standing hoarding	As above	As above	Outdoor Advertisements and Signs – A guide for advertisers (CLG)
Standard S18.1: Car parking standards	Core Strategy (T1) seeks appropriate parking. UDP policy not deleted	Policy replaced by DM policy J2.	Also covered by London Plan policy

Standard S18.2: Adherence to the standards	As above	As above	As above
Standard S18.3: Method of provision (for business, industrial, storage and distribution developments)	As above	As above	As above
Standard S18.4: Method of provision for retail developments	As above	As above	As above
Standard S18.5: Infill housing	As above	As above	As above
Standard S19.1: Parking layout Design and location	As above	None	Will be subject to detailed Standards SPD
Standard S19.2: Parking layout Dimensions of car parking spaces	As above	None	Will be subject to detailed Standards SPD

Standard S19.3: Parking layout Car parking spaces for people with disabilities	As above	As above	Will be subject to detailed Standards SPD and Access SPD.
Standard S20.1: Cycle parking provision	Core Strategy (T1) seeks to improve opportunities for cycling in the borough and ensuring adequate parking is provided. UDP policy not deleted	Replaced by DM DPD policy J5.	Also covered by London Plan policy
Standard S21.1: Off-street servicing	UDP policy not deleted	None	Will be subject to detailed Standards SPD
Standard S21.2: Loading and unloading	As above	As above	As above
Standard S21.3: Design of servicing arrangements	As above	As above	As above

Standard S22.1: Access to strategic routes	As above	As above.	As above
Standard S23.1: Pedestrian access, Segregation	Core Strategy (T1) seeks to improve opportunities for pedestrians. UDP policy not deleted	As above	As above
Standard S23.2: pedestrian access. Amenity space	As above	As above	As above
Standard S23.3: Pedestrian access. Residential accommodation above shops etc.	As above	As above	As above
Standard S24.1: Food and drink establishments. Sound proofing	Core Strategy (CC4) has policy on protecting and enhancing environmental quality. UDP policy not deleted	Standard replaced by DM policies H9 and H11.	As above
Standard S24.2: Food and drink establishments. Extraction and ventilation systems	As above	As above	As above

GLOSSARY

ACE is an abbreviation for arts, culture and entertainment activities.

Affordable Housing Includes social rented, affordable rented and intermediate housing (see definitions below), provided to specific eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision

The affordable housing definitions are from PPS3 (2006): Annex B and its revision (June 2011). Eligible households can earn up to £60,000 per annum (as at 2009). The definitions do not exclude homes provided by private sector bodies or provided without grant funding.

Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example 'low cost market' housing, may not be considered, for planning purposes, as affordable housing.

Affordable Rented housing is rented housing provided by registered providers of social housing, that has the same characteristics as social rented housing except that it is outside the national rent regime, but is subject to other rent controls that require it to be offered to eligible households at a rent of up to 80 per cent of local market rents.

Air Quality Management Area (AQMA) An area which a local authority had designated for action, based upon a prediction that Air Quality Objectives will be exceeded.

Archaeological Priority Areas are areas of particular archaeological importance or vulnerability in the Borough which have been identified by the Council with the advice of English Heritage. In these areas the Council's policies and proposals for archaeological sites will particularly apply. Planning applications affecting such areas will generate appropriate consultation, which could in turn lead to further processes of site assessment.

Back addition generally means that part of a Victorian or Edwardian dwelling (which predominate in this Borough) which projects beyond the rear wall of the main part of the building and is usually of a lesser height and width. This part of the building was designed to be subordinate to the main building and normally contained subsidiary accommodation i.e. kitchens, sanitary facilities and secondary bedrooms. It enabled the developer to achieve a greater density with a narrower frontage whilst still providing some light and air to rooms at the rear.

Biodiversity This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and

genetic diversity. Biodiversity has a value in its own right and has social and economic value for human society.

Blue Badge Blue parking badges allow cars carrying disabled people to be parked near shops, stations and other facilities, and in LBF controlled parking zones and meter parking bays. Blue Badges can only be issued to people who meet the eligibility criteria. They can be used in any car the badge holder is driving or is a passenger in.

Building Research Establishment's Environmental Assessment Methodology (BREEAM) is the methodology for measuring the environmental performance of nearly every land use, including schools, healthcare or bespoke uses. BREEAM for new residential development (in the form of EcoHomes) has been replaced by the Code for Sustainable Homes.

Code for Sustainable Homes is the Government's national standard for measuring the environmental performance of new residential development. Credits are awarded for energy, water, drainage, materials, waste, pollution, health and well being and site ecology.

Combined Heat and Power (CHP) The combined production of electricity and usable heat is known as Combined Heat and Power (CHP). Steam or hot water, which would otherwise be rejected when electricity alone is produced, is used for space or process heating. The provision of cooling can be added to create Combined Cooling, Heat and Power (CCHP).

Car Clubs, also known as Community Car Pooling schemes, are aimed at sharing the ownership and use of cars. Owning a car is expensive, but individual journeys are relatively cheap. Once a car is acquired it also acts as a disincentive to using public transport. Community car sharing schemes are one solution which has proved very successful in Europe and is now being looked at in trials in Britain. The principle is different from conventional car hire in that the cars are kept locally and can be used at short notice and for short periods of time. Community Car Pooling Schemes ensure that cars are available when people really need them, but reduce unnecessary use and pressure for parking spaces.

Community facilities Community Facilities include the following uses:

- Community Uses:
 - Education
 - Schools, Colleges, Universities, Adult Learning, Training, Children's Centres, Nurseries, Creches
 - Healthcare
 - Hospitals, Community Health Services, General Practitioners
 - Emergency Services
 - Police, Fire, Ambulance, Criminal Justice
 - Community Services and Third Sector
 - Community Halls / Meeting Rooms / Public Houses / Hubs, Religious Meeting Places, Libraries, Young People's Facilities
- Arts, Cultural and Entertainment Uses:

- Tourism, Cinemas, Theatres, Museums, Galleries, Concert Halls, Public Houses
- Leisure, Recreation and Sports Uses:
 - Sports Halls Pitches, Courts, Professional Sports Clubs, Gymnasiums, Swimming Pools, Athletics Facilities, Bowling Greens, Dance Halls, Ice Rinks

Community Infrastructure Levy (CIL) The discretionary charge on development which Local Planning Authorities will be empowered to make in order to fund local infrastructure requirements.

Conservation Area The statutory definition of a conservation area is *'an area of special architectural interest, the character of which it is desirable to preserve or enhance'*.

Decentralised Energy Power generation in the UK is still largely centralised with large power stations generating electricity which is distributed over large distances via the National Grid. Generating power on a smaller scale and closer to the end user (i.e. decentralised), is much more energy efficient and can generate potential cost savings for users. Decentralised energy generation using CHP or renewable energy technologies can help significantly reduce carbon dioxide emissions.

Density relates to the amount of residential accommodation in any given area. It is measured by calculating the number of habitable rooms and dwellings per hectare or acre. For individual sites the gross site area is the appropriate unit of measurement.

Dormer window or extension means a projecting vertical window in the sloping roof of a house (OED definition). The Council considers that any roof extension which takes less than 50% of each roof slope to the original dwelling house can be classed as a dormer window or dormer window extension provided that such an extension does not involve raising either party wall

Employment use This is defined as all Class B Uses and similar uses that are classified as sui generis (Town and Country (Use Classes) Order 1987 (as amended)).

Energy Assessment A report evaluating the energy use of a proposed development which shows how it has been designed to reduce carbon emissions in line with the council's Development Plan policies on tackling climate change. The assessment should show how energy efficiency measures, including passive design and low and zero carbon technologies such as decentralised communal energy systems and renewable energy generation will be implemented to reduce energy use and minimise CO2 emissions.

Energy efficiency This is about making the best or most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

Environmental Impact Assessment In these assessments, information about the environmental effects of a project is collected, assessed and taken into account in reaching a decision on whether the project should go ahead or not (DETR Nov 2000).

Family dwelling generally means a dwelling containing three or more bedrooms

Flood Risk Assessment Flood Risk Assessments (FRA) are required when a planning application is submitted. This requirement is set out in the Government's policy on development and flood risk as stated in paragraphs 10-13 of Planning Policy Statement 25

Green corridors can be defined as extensive contiguous areas of trees and open space which straddle or run along the major road, rail and river/canal routes into London. They may be narrow, often only the "unused" margins of development, but are of value as habitats for wildlife and plants and local landscape features and because they may link nature conservation areas. Certain transport routes, such as the Thames and the Canal, also act as corridors for animals and plants in the same way as green corridors. However these have been designated as nature conservation areas because of their greater nature conservation importance, and are not shown as green corridors.

Green roofs A green roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Gross floor area means the overall area of the building on each floor below or above ground.

It includes at each floor level:

- (i) the thickness of internal and external walls;
- (ii) stairs, service ducts, lift shafts, corridors and halls;
- (iii) any covered passage (other than a public right of way);
- (iv) cloakrooms, lavatories, kitchens and restaurants; and
- (v) basement areas (other than those used for car parking or for bank vault, strong room, safe deposit or plant room purposes).

Any space allocated for car parking, for loading and unloading commercial vehicles and for public transport operational purposes shall be excluded from gross floor area, as shall any roof-top plant.

Rooms and other spaces which continue through two or more normal floors of the building (e.g. theatres, lecture halls, and atria) will be assessed as occupying that number of floors, except where it is assured (preferably by legal agreement) that

those spaces shall not be used for the subsequent provision of additional floorspace by the insertion of extra floors.

A habitable room is any room used or intended to be used for dwelling purposes above 6.5 sq.m. (70 sq.ft.) in floor area except for kitchens of less than 13 sq.m. (140 sq.ft.), bathrooms and WC's. Utility rooms will not be included as habitable rooms if they have direct access to kitchens and provided they do not exceed 6.5 sq.m. (70 sq.ft.) or the kitchen and inter-connecting utility room together do not exceed 13 sq.m. (140 sq.ft.). If a habitable room has a net floor area exceeding 20.5 sq.m. (220 sq.ft.), that area shall be assessed at the rate of one habitable room per 20.5 sq.m. (220 sq.ft.) or part thereof, but an exception may be made in the case of accommodation designed to be used exclusively as one-room sheltered and other special-needs housing units.

Gross site area applies to density calculations for residential purposes and means the area of the site plus an area calculated by multiplying the length of the site's frontage onto adjoining street(s) by half the width of the street(s) (up to a maximum of 6m (20ft.) subject to the area thus added being no more than 10% of the net site area. No part of any river or canal or railway (or its embankments) or of any public open space shall be used in density calculations. Private open space to be used exclusively in association with a proposed development (including that provided for communal use) shall be included with the gross site area.

Hazardous substance Any substance which is dangerous because it is very toxic, toxic, harmful, corrosive or irritant. Major hazards comprise a wide range of chemical process sites, fuel and chemical storage sites, pipelines, explosive sites and nuclear sites.

Heat Network A heat network distributes heat to several users, just as an electricity grid distributes power. The heat energy produced and recycled by CHP plants during electricity generation can be distributed to local homes and businesses via a heat network. Recycling heat in this way has an important role to play in the reduction of carbon dioxide emissions.

Hostel. There are many kinds of hostel use. The policies of the Plan distinguish between two main types:

1. Residential: accommodation usually occupied by people of a specific group with a common interest. There will usually be an element of management supervision or support and some communal facilities. It will normally be occupied on a medium to long-term basis by people who do not have permanent accommodation elsewhere. It may cater for a wide range of socio-economic groups, including homeless families. It excludes residential institutions in the C2 Use Class which provide a significant element of care.
2. Tourist: normally short-stay accommodation for those whose normal residence is elsewhere. They are for holidays or short stays and are sometimes open to the general public. They resemble hotels except that the accommodation is usually of a lower standard.

House in Multiple Occupation (HMO) Under the changes in the Housing Act 2004, if a landlord lets a property which is one of the following types, it is a House in Multiple Occupation:

- an entire house or flat which is let to three or more tenants who form two or more households and who share a kitchen, bathroom or toilet;
- a house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to three or more tenants who form two or more households and who share kitchen, bathroom or toilet facilities;
- a converted house which contains one or more flats which are not wholly self contained (i.e. the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by three or more tenants who form two or more households;
- a building which is converted entirely into self contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are on short-term tenancies; or
- in order to be an HMO the property must be used as the tenants' only or main residence and it should be used solely or mainly to house tenants. Properties let to students and migrants will be treated as their only or main residence and the same will apply to properties which are used as domestic refuges.

Intermediate Housing Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above (see the definition of affordable housing). These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

Lifetime Homes Ordinary homes designed to provide accessible and convenient homes for a large segment of the population from young children to frail older people and those with physical or sensory impairments. Lifetime Homes have 16 design features that ensure the home will be flexible enough to meet the existing and changing needs of most households, as set out in the 1999 Joseph Rowntree Foundation report 'Meeting Part M and Designing Lifetime Homes'. British Standards Institution in 2007 published a Draft for Development 'Design of accessible housing – Lifetime home – Code of Practice' which introduces the concept of 'accessible housing' which builds upon and extends the Lifetime Homes 16 point specification to flats and town houses and to other accommodation without ground-level living space and updates the technical criteria.

Listed Building is a building or structure which is considered to be of 'special architectural or historic interest'. The definition of 'listed building' is fairly wide and the term 'building' may include a wide range of structures including bridges, milestones and follies.

Local Buildings of Merit means buildings which are of local interest because of their townscape, architectural or historic interest.

London Housing Design Guide The new 'interim edition' of the London Housing Design Guide, published in August 2010, sets out the Mayor of London's aspirations for the design of new housing in the capital.

Major Development has the same definition as contained in the London Plan.

'Major developments (applications decided by the London Boroughs) Major Developments are defined as these:

- For dwellings: where 10 or more are to be constructed (or if number not given, area is more than 0.5 hectares);
- For all other uses: where the floor area will be 1000 sq metres or more (or the site area is 1 hectare or more). The site area is that directly involved in some aspect of the development. Floor space is defined as the sum of floor area within the building measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretakers' flats etc should be included in the floor space figure.

A mansard roof is traditionally a double-pitched roof slope having the lower part steeper than the upper. It has recently come to include a steep single-pitched roof slope used to retain the appearance of a roof while allowing the introduction, within the roof space, of extra accommodation.

Market Housing Private housing for rent or for sale, where the price is set in the open market.

Metropolitan Open Land Strategic open land within the urban area that contributes to the structure of London.

Municipal solid waste (MSW) This includes all waste under the control of local authorities or agents acting on their behalf. It includes all household waste, street litter, waste delivered to council recycling points, municipal parks and garden wastes, council office waste, Civic Amenity waste, and some commercial waste from shops and smaller trading estates where local authorities have waste collection agreements in place. It can also include industrial waste collected by a waste collection authority with authorisation of the waste disposal authority.

Net floor area (of a dwelling) means the aggregate internal area of each floor as enclosed by the external walls of a dwelling. It includes the area occupied by internal partitions or walls, the area taken up on each floor by any staircase, the area of any chimney breast or fireplace. It excludes the floor area of any addition to the dwelling as originally built, dustbin store, fuel store, garage or balcony, any area in rooms with sloping ceilings to the extent that the height of the ceiling does not exceed 1.5m (5ft.) and any porch.

Net floor area (of a room) means the area of floor enclosed by the walls of the room measured to the opposing faces. It includes the area taken up by any bay window. It does not include the area taken up by any chimney breasts or flues, the circulation space required for access through the room to another room measured as 675mm (2.25ft.) wide and any area in rooms with sloping ceilings to the extent that the height of the ceiling does not exceed 1.5m (5ft).

Net site area means the area of the site as measured to its boundaries and does not include parts of the adjoining public highway.

Non-family dwelling means a dwelling containing two bedrooms or less.

Open Space Land laid out as a public garden, or used for the purposes of public recreation, or land which is used as a burial ground. It excludes individual private gardens, which do not serve a wider open space function, yards, roads and car parks.

Opportunity Area London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.

Planning Obligations. Section 12(1) of the Planning and Compensation Act 1991 substitutes new sections 106, 106A and 106B for section 106 of the Town and Country Planning Act 1990. The new section 106 introduces the concept of planning obligations, which comprises both planning agreements and unilateral undertakings. It enables a planning obligation to be entered into by means of a unilateral undertaking by a developer as well as by agreement between a developer and a local planning authority. Such obligations may restrict development or use of the land; require operations or activities to be carried out in, under or over the land; require the land to be used in any specified way; or require payments to be made to the authority either in a single sum or periodically (see Circular 1/97 Planning Obligations for further details).

Planning Policy Statements (PPSs) Planning Policy Guidance Notes (PPGs) and their replacements, Planning Policy Statements (PPSs), are prepared by the Government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. Local authorities must take their contents into account in preparing their development plan documents. The guidance may also be relevant to decisions on individual planning applications and appeals.

Public realm This is the space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.

Public Transport Accessibility Level (PTAL) provides a methodology for assessing the relative ease of access to a location to the public transport network. PTAL 1 is 'very poor' with PTAL 6 being 'excellent'.

A Registered Housing Association is a Housing Association registered with the Housing Corporation.

Registered Provider replaces the previous definition of registered social landlord ("RSL"). All providers of social housing will now be listed on a register and will become a "registered provider".

Renewable energy Energy derived from a source that is continually replenished, such as wind, wave, solar, plant materials (bio fuels), but not fossil fuels or nuclear energy.

A roof extension means any extension to the original roof and can apply to a dormer window or full-width extension to the roof of a pitched roofed property. The context in which the term is used should in most cases describe the exact form of the roof extension. A full-width roof extension means any extension to a pitched roof property which extends the existing roof from party wall to party wall, associated with the raising of those party walls irrespective of whether it is over the whole of the roof area or only a part of it.

Section 106 Agreements (also often denoted as s106) These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990. These may be used to help mitigate the specific impact of a development where it would generate additional needs e.g. on community infrastructure. Standard charges are calculations and measurements of the level of contribution likely to be sought by a local planning authority towards infrastructure necessitated by new development. The Government has encouraged the use of formulae and standard charges, and pooling of contributions, where appropriate.

Self-contained dwelling is a residential unit of one or more habitable rooms, whose occupier has exclusive use of all his/her amenities, including kitchen, shower/bath and W.C., and which is a single and discreet unit.

Sequential approach This applies to all town centre-related activities and states that, if possible, facilities should be accommodated in the centre, failing that on the edge of the centre.

Sequential Test In relation to flooding, the sequential test is a decision-making tool designed to ensure that sites at little or no risk of flooding are developed in preference to areas at higher risk. Within each Flood Zone, new development should be directed first to sites at the lowest probability of flooding.

Social rented housing is rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.

Strategic Flood Risk Assessment A study to assess the risk to an area or site from flooding, now and in the future, and to assess the impact that any changes or developments on the site or area will have on flood risk to the site and elsewhere. It may also identify, particularly at more local levels, how to manage those changes to ensure that flood risk is not increased.

Strategic Housing Market Assessment (SHMA) Established by Government guidance: Planning Policy Statement 3: Housing (2006), and detailed Strategic Housing Market Assessment Practice Guidance (2007). The aims of a Strategic Housing Market Assessment are to provide clear evidence as to what is going on in the housing market and what future

prospects for the market may be.

Supplementary Planning Document (SPD) An SPD does not form a part of the statutory plan. It can take the form of design guides or area development briefs, or supplement other specific policies in the plan. However it must be consistent with national and regional planning guidance, as well as policies set out in the adopted plan. It should be clearly cross-referenced to the relevant plan policy or proposal that it supplements. Public consultation should be undertaken and SPDs should be regularly reviewed. An SPD is a material planning consideration.

Sustainability Statement A sustainability statement is a document outlining the elements of a development scheme that address sustainable development issues.

Sustainable development is that which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage System (SUDS) An alternative approach to the traditional ways of managing rainwater runoff from buildings and other surfaces. SUDS can reduce the total amount, flow and rate at which surface water runs directly to stormwater systems or to rivers and other water courses.

Tall Buildings are those that are substantially taller than their neighbours and/or which significantly change the skyline.

Thames Policy Area a special policy area to be defined by boroughs in which detailed appraisals of the riverside will be required.

3rd Sector. The term “3rd Sector” describes community and voluntary groups, registered charities both large and small, foundations, trusts, social enterprises and co-operatives.

Travel Plans are aimed at helping employees to use alternatives to driving to work - for example public transport, walking and cycling. Green travel plans also address business’ transport use and cover travel in the course of business. Travel plans can make a major contribution to easing congestion, especially during the peak periods.

Wheelchair accessible housing This refers to homes built to meet the standards set out in the second edition of the Wheelchair Housing Design Guide by Stephen Thorpe, Habinteg Housing Association 2006.



Report to Council

19 OCTOBER 2011

CONTRIBUTORS

EDFCG

**TREASURY MANAGEMENT OUTTURN
REPORT**

This report provides information on the Council's debt, borrowing and investment activity for the financial year ending 31 March 2011.

**WARDS
All**

RECOMMENDATIONS:

- 1) To note that the Council has not undertaken any borrowing for the period 1 April 2010 to 31 March 2011.
- 2) To note the investment activity for the period 1 April 2010 to 31 March 2011.

1. Introduction and Background

- 1.1 The Council is required through regulations issued under the Local Government Act 2003 to produce an annual treasury report reviewing treasury management activities and the actual prudential and treasury indicators for 2010/11. This report meets the requirements of both CIPFA Code of Practice on Treasury Management (the Code).
- 1.2 During 2010/11 the minimum reporting requirements were that the full Council should receive the following reports:
 - An annual treasury strategy in advance of the year.
 - A mid year treasury update report.
 - An annual report following the year describing the activity compared to the strategy report.
- 1.3 Recent changes in regulatory environment place a much greater onus on members for the review and scrutiny of treasury management policy and activities. This report is important in that respect, as it provides details of the outturn position for treasury activities and highlights compliance with the Council's policies previously approved by members.
- 1.4 The Council also confirms that it has complied with the requirement under the Code to give prior scrutiny to all of the above treasury management reports by the Audit and Pensions Committee before they are reported to the full Council. Member training on treasury management issues was undertaken during the year on 8 February 2011 in order to support Members' scrutiny role.

2. This annual report covers:

- The Council's treasury position as at 31 March 2011 (Para. 3)
- Economic review (Para.4)
- Borrowing rates (Para. 5)
- Investment rates (Para.6)
- Investment outturn for 2010/11 (Para. 7)
- Compliance with treasury limits and Prudential Indicators (Para. 8)

3. Treasury Position as at 31 March 2011

- 3.1 The Council's debt and investment position is organised in order to ensure adequate liquidity for revenue and capital activities, security for investments and management of risks within all treasury management activities. Procedures and controls to achieve these objectives are well established both through Member reporting detailed in the summary, and through officer activity detailed in the Council's Treasury Management Practices. At the beginning and the end of 2010/11 the Council's treasury position was as follows:

Table 1 – Outstanding Debt

	31 March 2010		31 March 2011	
	Principal	Average Rate	Principal	Average Rate
	£000's		£000's	
Fixed Rate - PWLB	475,520		475,520	
Variable Rate - PWLB	Nil		Nil	
Market & Temporary Loans	Nil		Nil	
Total	475,520	5.93%	475,520	5.75%
Total Investments	137,000	1.24%	70,400	1.05%

- 3.2 Debt Performance - As shown in Table 1 the average debt portfolio rate has reduced over the course of the year from 5.93 to 5.75%.
- 3.3 The General Fund Capital Finance Requirement (CFR) is £122 million as at 31/03/11 compared to £133 million as 31/03/10 a reduction of £11 million. The HRA CFR is £414 million as at 31/03/11 compared to £404 million as at 31/03/10 an increase of £10 million.
- 3.4 The reduction to the General Fund CFR has partly been achieved by using £5 million of the Decent Neighbourhood cash surplus of £8.7 million for 2010/11 towards the debt reduction programme. This is on the understanding that the decent neighbourhoods pot is reimbursed from general fund resources in future years. By applying the surplus cash in this way results in a saving to the General Fund.
- 3.5 The CFR represents the underlying borrowing need of the HRA and General Fund. The reason why actual borrowing is lower than the CFR is because the Council has effectively borrowed from its internal resources.

4. Economic Review and Interest Rates

- 4.1 2010/11 proved to be another watershed year for financial markets. Rather than a focus on individual institutions, market fears moved to sovereign debt issues, particularly in the peripheral Euro zone countries. Local authorities were also presented with changed circumstances following the unexpected change of policy on Public Works Loan Board (PWLB) lending arrangements in October 2010. This resulted in an increase in new borrowing rates of 0.75% - 0.85%, without an associated increase in early redemption rates. This made new borrowing more expensive and repayment relatively less attractive.
- 4.2 UK growth proved mixed over the year. The first half of the year saw the economy outperform expectations, although the economy slipped into negative territory in the final quarter of 2010 due to inclement weather conditions. The year finished with prospects for the UK economy being

decidedly downbeat over the short to medium term while the Japanese disasters in March, and the Arab Spring, especially the crisis in Libya, caused an increase in world oil prices, which all combined to dampen international economic growth prospects.

- 4.3 Gilt yields fell for much of the first half of the year as financial markets drew considerable reassurance from the Government's debt reduction plans, especially in the light of Euro zone sovereign debt concerns. Expectations of further quantitative easing also helped to push yields to historic lows. However, this positive performance was mostly reversed in the closing months of 2010 as sentiment changed due to sharply rising inflation pressures. These were also expected (during February/March 2011) to cause the Monetary Policy Committee to start raising Bank Rates earlier than previously expected.
- 4.4 The developing Euro zone peripheral sovereign debt crisis caused considerable concerns in financial markets. First Greece (May), then Ireland (December), were forced to accept assistance from a combined EU/IMF rescue package. Subsequently, fears steadily grew about Portugal, although it managed to put off accepting assistance till after the year end. These worries caused international investors to seek safe havens in investing in non-Euro zone government bonds.
- 4.5 Deposit rates picked up modestly in the second half of the year as rising inflationary concerns, and strong first half growth, fed through to prospects of an earlier start to increases in Bank Rate. However, in March 2011, slowing actual growth, together with weak growth prospects, saw consensus expectations of the first UK rate rise move back from May to August 2011 despite high inflation. However, the disparity of expectations on domestic economic growth and inflation encouraged a wide range of views on the timing of the start of increases in Bank Rate in a band from May 2011 through to early 2013. This sharp disparity was also seen in MPC voting which, by year-end, had three members voting for a rise while others preferred to continue maintaining rates at ultra low levels.
- 4.6 Risk premiums were also a constant factor in raising money market deposit rates beyond three months. Although market sentiment has improved, continued Euro zone concerns, and the significant funding issues still faced by many financial institutions, mean that investors remain cautious of longer term commitment. The European Commission did try to address market concerns through a stress test of major financial institutions in July 2010. Although only a small minority of banks "failed" the test, investors were highly skeptical as to the robustness of the tests, as they also are over further tests now taking place with results due in mid 2011.

5. Borrowing Rates 2010/11

- 5.1 PWLB borrowing rates – the table for PWLB maturity rates below shows a selection of maturity periods, the range (high and low points) in rates, the average and individual rates at the start and the end of the financial year.
- 5.2 Variations in most PWLB rates have been distorted by the October 2010 decision by the PWLB to raise it's borrowing rates by about 0.75 -0.85% e.g. if it had not been for this change, the 25 year PWLB at 31 March 2011 (5.32%) would have been only marginally higher than the position at 1 April 2010.

PWLB BORROWING RATES 2010/11 FOR 1 TO 50 YEARS

Years	1	1.5– 2	2.5-3	3.5-4	4.5-5	9.5-10	24.5-25	49.5-50	1mth variable
01/04/10	0.81%	1.37%	1.91%	2.4%	2.84%	4.14%	4.62%	4.65%	0.65%
31/03/11	1.87%	2.34%	2.79%	3.21%	3.57%	4.71%	5.32%	5.25%	1.57%
High	1.99%	2.10%	3.00%	3.44%	3.83%	4.99%	5.55%	5.48%	1.57%
Low	0.60%	0.88%	1.18%	1.50%	1.82%	3.60%	3.93%	3.93%	0.65%
Average	1.77%	1.59%	2.009%	2.413%	2.788%	4.05%	4.771%	4.756%	1.052%
Spread	1.39%	1.63%	1.82%	1.94%	2.01%	1.93%	1.63%	1.55%	0.92%
High Date	07/02/11	07/02/11	07/02/11	01/02/11	09/02/11	09/02/11	09/02/11	09/02/11	07/03/11
Low Date	15/06/10	12/10/10	12/10/10	12/10/10	12/10/10	31/08/10	31/08/10	31/08/10	01/04/10

- 5.3 Debt Performance - As shown in Table 1 the average debt portfolio rate has reduced over the course of the year from 5.93 to 5.75%.
- 5.4 An analysis of the Council's long term (PWLB) borrowings by maturity (i.e. date of repayment) is as follows:

PWLB	31 March 2010 £000s	31 March 2011 £000s
Up to One year	0	16,000
One to two years	16,000	175
Between two and five years	25,533	52,881
Between five and ten years	77,923	70,400
More than ten years	<u>356,064</u>	<u>336,064</u>
Total	<u>475,520</u>	<u>475,520</u>

5.5 An analysis of movements on loans and investments during the period is shown below:

	Balance 31.03.10 £000s	Loans/Invs Raised £000s	Loans/Invs Repaid £000s	Balance 31.03.11 £000s
PWLB	475,520	0	0	475,520
Temporary loans	0	0	0	0
Total debt	<u>475,520</u>	<u>0</u>	<u>0</u>	<u>475,520</u>
Investments	<u>137,000</u>	<u>854,850</u>	<u>921,450</u>	<u>70,400</u>

6. Investment Rates in 2010/11

- 6.1 The tight monetary conditions following the 2008 financial crisis continued through 2010/11 with little material movement in the shorter term deposit rates. Bank rate remained at its historical low of 0.5% throughout the year, although growing market expectations of the imminence of the start of monetary tightening saw 6 and 12 month rates picking up.
- 6.2 Overlaying the relatively poor investment returns was the continued counterparty concerns, most evident in the Euro zone sovereign debt crisis which resulted in rescue packages for Greece, Ireland and latterly Portugal. Concerns extended to the European banking industry with an initial stress testing of banks failing to calm counterparty fears, resulting in a second round of testing currently reviewed. This highlighted the ongoing need for caution in treasury investment activity.

LIBID RATES 2010-11

	Overnight	7 day	1 month	3 months	6 months	1 year
01/04/10	0.41%	0.41%	0.42%	0.52%	0.76%	1.19%
31/03/11	0.44%	0.46%	0.50%	0.69%	1.00%	1.47%
High	0.44%	0.46%	0.50%	0.69%	1.00%	1.47%
Low	0.41%	0.41%	0.42%	0.52%	0.76%	1.19%
Average	0.43%	0.43%	0.45%	0.61%	0.90%	1.35%
Spread	0.03%	0.04%	0.07%	0.17%	0.24%	0.28%
High Date	31/12/10	30/03/11	31/03/11	31/03/11	31/03/11	31/03/11
Low Date	01/04/10	01/04/10	01/04/10	01/04/10	01/04/10	01/04/10

6.3 At the start of 2010/11, investment rates (LIBID) were at their lowest and gradually increased to finish at their highest levels at the end of the financial year. The longer the period of investment the greater the increase in rate.

- **Overnight rate:** this varied little during the year within a range of 0.41 – 0.44%.
- **1 month rate:** from a low point for the year of 0.52% on 01/4/10, the rate gradually reached a high of 0.69% at the end of the financial year 31/03/11.
- **12 month rate:** this started the year at 1.19% and finished the year with a high of 1.47% and a spread of 0.28%.

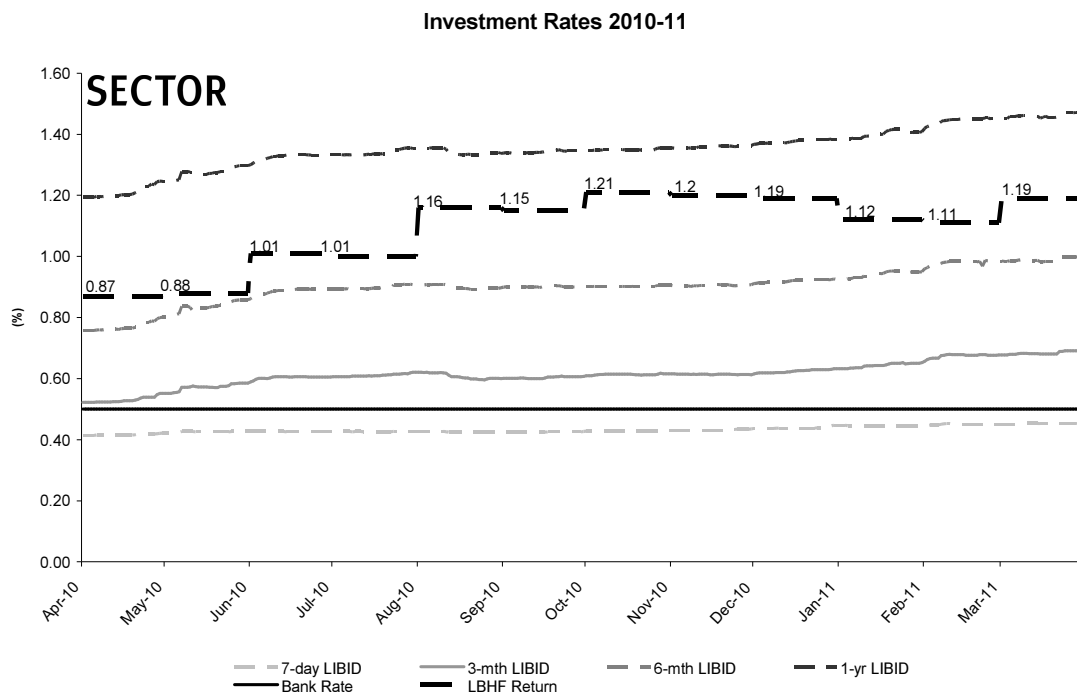
7. Investment Outturn for 2010/11

7.1 Investment Policy – the Council’s investment policy is governed by CLG guidance, which was implemented in the annual investment strategy approved by the Council on 27 February 2010. The policy sets out the approach for choosing investment counterparties and is based on credit ratings provided by the three main credit rating agencies supplemented by additional market data (such as rating outlooks, credit default swaps, bank share prices).

7.2 The investment activity during the year conformed to the approved strategy, and the Council had no liquidity difficulties.

7.3 The table below shows Hammersmith and Council investment performance against 7 day, 3 months, 6 months and 1 year LIBID.

7.4 The table shows that the Council’s investments have out performed 7 day, 3 months and 6 months LIBID but not the 1 year LIBID rate. This is because the Council has taken a very prudent approach to its investments both to the counterparties we use and the duration of the investments.



8. List of Investment held at 31 August 2011

All investments have been carried out in accordance with the Council approved strategy.

Money Fund	Market	Principal £'m	Interest Rate	Start Date	Maturity Date
Blackrock		10	0.60%		Call
Insight Investments		9	0.63%		Call
*Primerate Capital		10	0.79%		Call
Banks					
NatWest Bank		20	0.87%		Call
Lloyds Bank		5	1.25%	20/07/11	20/10/11
Barclays Bank		5	1.06%	20/04/11	20/10/11
Lloyds Bank		5	1.90%	19/11/10	18/11/11
Lloyds Bank		5	1.45%	20/07/11	20/01/12
NatWest Bank		5	1.21%	01/08/11	01/05/12
NatWest Bank		5	1.28%	19/05/11	20/02/12
Lloyds Bank		5	2.65%	02/06/11	27/07/12
Lloyds Bank		5	2.65%	19/05/11	27/07/12
NatWest Bank		5	1.42%	01/08/11	30/07/12
Lloyds Bank		5	2.10%	03/08/11	01/08/12
Total Investments		99			

8.1 *Prime Rate capital Management is the first independent, specialist provider of Money Market Funds serving the corporate and institutional market. (A Money Market Fund is a pooled short-term investment vehicle whose Assets are comprised of cash type instruments such as certificate of deposits, short dated bonds, commercial paper and cash deposits). The funds we use are all AAA rated, are liquid (we have daily access).

9. Compliance with Treasury Limits and Prudential Indicators

9.1 During the financial year the Council operated within its treasury limits and Prudential Indicators as set out in the Council's Treasury Strategy Report.

10. Comments of the Executive Director of Finance and Corporate Governance

10.1 The comments of the Executive Director of Finance and Corporate Governance are contained within this report.

11. Comments of the Assistant Director (Legal and Democratic Services)

11.1 There are no direct legal implications for the purpose of this report.

12. Comments of the Audit and Pensions Committee

12.1 The Audit and Pensions Committee noted the report at its meeting held on 22 September 2011.

13. Equalities Statement

13.1 As per the Equality Act 2010, the Council must consider its obligations with regard to the Public Sector Equality Duty (PSED). It must carry out its functions (as defined by the Human Rights Act 1998) with due regard to the duty and its effect on the protected characteristics (below) in relevant and proportionate a way. The duty came into effect on 5 April 2011. The protected characteristics are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion/belief (including non-belief)
- Sex
- Sexual orientation

In this case, none of the protected characteristics is relevant and none will be impacted by the proposals.

14. Recommendations

14.1 To note that the Council has not undertaken any borrowing for the period 1 April 2010 to 31 March 2011.

14.2 To note the investment activity for the period 1 April 2010 to 31 March 2011.

LOCAL GOVERNMENT ACT 2000 - BACKGROUND PAPERS

No.	Brief Description of Background Papers	Name/Ext. of holder of file/copy	Department/Location
1.	Loans and Investments Ledger	Rosie Watson Ext: 2563	Room 42, Ground Floor, Town Hall
2.	CIPFA Treasury Management Code of Practice	Rosie Watson Ext: 2563	Room 42, Ground Floor, Town Hall



Report to Council

19 OCTOBER 2011

LEADER

Councillor Stephen Greenhalgh

Cabinet Member for Environment

Councillor Nicholas Botterill

ACCEPTANCE OF DELEGATION OF PLANNING FUNCTIONS BY THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA IN RELATION TO THE EARLS COURT APPLICATION 2

Wards

North End

Summary

An application, known as Application 2, has been submitted to Hammersmith and Fulham (LBHF) in respect of a site which lies on both LBHF and the Royal Borough of Kensington and Chelsea's land and is the subject of this report. It is considered that this Council should determine Application 2 in its entirety. To do so, RBKC has to delegate the function to LBHF and LBHF has to accept the delegation.

CONTRIBUTORS

EDFCG
EDTTS
ADLDS

RECOMMENDATIONS:

Council is asked to accept the delegation by the Royal Borough of Kensington and Chelsea (RBKC) to this Council to determine that part of an outline planning application (known as Application 2) where the site falls on RBKC land.

1. BACKGROUND

- 1.1 In June 2011, three planning applications were made by Earls Court Limited (EC) in respect of the redevelopment of the Earl's Court/West Kensington Opportunity Area. One application (known as Application 1), in respect of RBKC land, was submitted to RBKC and will be determined by them. The second application, known as Application 2, has been submitted to LBHF in respect of a site which lies on both LBHF and RBKC land and is the subject of this report. The third application, in respect of Seagrave Road, was submitted to LBHF and will be determined by the Council in the usual way.
- 1.2 For the reasons set out below, it is considered that this Council should determine Application 2 in its entirety. To do so, RBKC has to delegate the function to LBHF and LBHF has to accept the delegation. Such an arrangement is permissible under section 101 of the Local Government Act 1972. A meeting of the full council of RBKC is scheduled to take place on 12 October 2011, where RBKC will make a decision in respect of delegating this function. A resolution of full council is necessary to accept this delegation.

2. APPLICATION 2

- 2.1 The site address for Application 2 is "Earl's Court 2 Exhibition Centre, the Lillie Bridge Rail Depot, the West Kensington and Gibbs Green housing estates" and the description of the proposed development is as follows:

Demolition and alteration of existing buildings and structures and the comprehensive redevelopment of the site including new open space, vehicular and pedestrian accesses and routes and a mixed use development comprising buildings to accommodate residential use (Class C3); office (Class B1); retail (Classes A1- 5); hotel and serviced apartments (Class C1); leisure (Class D2), private hospital (Class C2); Education/Health/Community/Culture (Class D1); below ground ancillary space (parking/plant/servicing etc). Replacement of the existing London Underground depot at Lillie Bridge with new depot, vehicle parking and associated highways alterations, structures for decking over existing rail lines and tunnels, waste and utilities, enabling works including related temporary works and structures and other works incidental to the development.

The development proposes the erection of buildings no more than 106 metres/indicative 27 storeys in height and the following uses:

*No more than 613,944sqm / 5,759 residential apartments (Class C3);
No more than 104,765sqm office (Class B1);
No more than 25,730sqm retail (Classes A1- 5);
No more than 8,510sqm hotel and serviced apartments (Class C1);
No more than 12,109sqm leisure (Class D2);
No more than 11,687sqm private hospital (Class C2);
No more than 17,671sqm Education/Health/Community/Culture (Class D1);
No more than 138,240sqm ancillary uses (parking, plant etc);*

New 10,205sqm depot to replace the London Underground Lillie Bridge depot.

- 2.2 Both Application 1 and Application 2 are submitted in outline form and only seek approval for access, the various land uses and the 'maximum amount of development'. Any planning applications submitted in respect of reserved matters relating to scale, layout, appearance and landscaping would be considered subsequent to any grant of outline planning permission for either of these applications.
- 2.3 The documents submitted with both planning applications 'fix' the maximum amount of development in terms of content, layout and form by way of the use of 'plot based parameter plans'. These divide each application site into a series of smaller, separate development plots which are divided by proposed key streets and open spaces throughout the development. Each smaller plot is identified by a reference number which is used throughout the planning application documents to provide information regarding the proposed constraints and land uses relating to each plot within which further detailed planning applications would have to be contained.
- 2.4 The planning applications have been structured so as to respond to the proposed layout of the development plots. The alignment of the planning application boundary ensures that each plot is included wholly within either Application 1 or Application 2. However, this has resulted in two small parcels of land which are within the administrative boundary of RBKC being included within Application 2 which has been submitted to LBHF.
- 2.5 A plan indicating the Borough boundaries and the overlap in the planning applications and another plan indicating the development plots for both applications and the overlap in the borough boundaries are included as Appendix 1 of this report. A colour copy of the plans is available in the online electronic version of the agenda or available to view in the agenda on display at Hammersmith Town Hall reception.
- 2.6 This plan indicates that parts of the development plots WK03 (which lies South of the Cromwell Road) and BW07 (which lies North of Lillie Bridge) are included within the boundary of Application 2 (LBHF) but fall within the administrative boundary of RBKC.
- 2.7 The land parcels within RBKC total 0.38 hectares in area and the proposed land uses within each plot (as contained in the Development Specification submitted with the application) as are as follows:

WK03

Mixed use development. The principal land use would be residential (Class C3) with retail uses (Class A1-A5) at ground level together with either commercial (Class B1) private hospital (Class C2) and/or hotel (Class C1) uses at ground and upper levels

BW07

Mixed use development. The principal land use would be residential (Class C3) with retail use (Classes A1- A5) at ground level, commercial use (Class B1) at ground and upper levels and leisure use (Class D2) and or D1 use below and above ground.

3. RISK MANAGEMENT IMPLICATIONS

- 3.1 Taking on RBKC's functions in respect of RBKC land will mean that, when determining the application, the Council must apply RBKC core strategy policies rather than its own, where relevant. However, given the extent of the block that falls on RBKC land, the position and nature of the application, officers do not consider that such a procedure will be overly burdensome, cumbersome or confusing for members of the Planning Applications Committee.
- 3.2 There are no foreseeable risks in accepting this delegation and whilst there will be some additional complications in determining a very small part of the application in accordance with relevant RBKC core strategy as explained above, the risks remain the same as with any determination of planning applications.

4. CONCLUSION

- 4.1 In light of all of the above, officers consider it to be expedient and appropriate in this case for LBHF to accept the delegation of the discharge of functions of the local planning authority in respect of the two parcels of land which are included within RBKC and thereby allow LBHF to determine Application 2 in its entirety. This would also provide clarity in the public consultation process in respect of residents in RBKC being able to make representations to the proposals in Application 2.

5. COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE AND CORPORATE GOVERNANCE

- 5.1 The planning applications attract application fees which normally cover the cost of administering, consulting and determining the applications. In relation to the main outline application, due to the considerable scale and complexity of the proposed application, a funding agreement with the developer has been agreed which will cover the full costs of administering and determining this application.

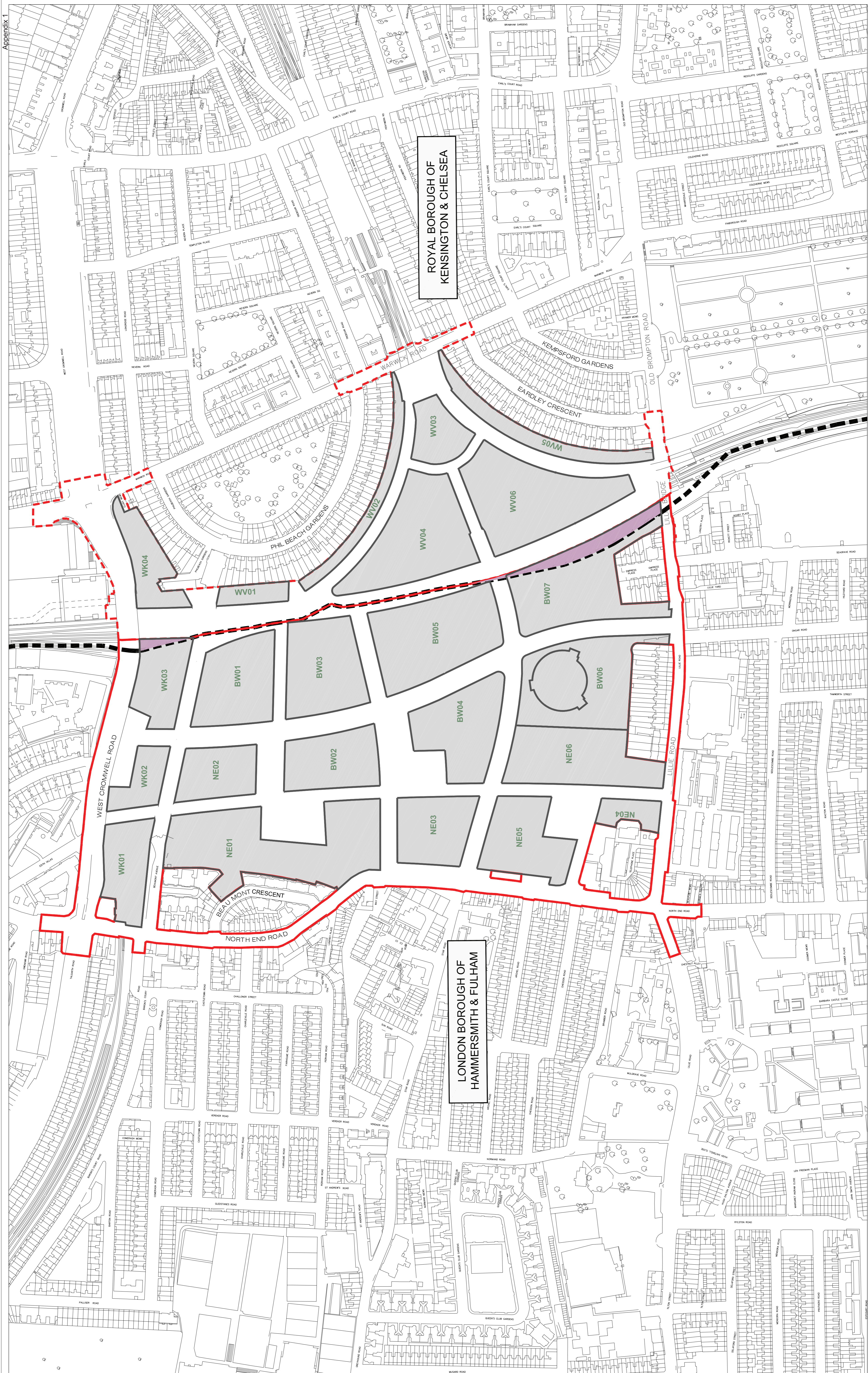
6. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

- 6.1 Section 101 of the Local Government Act 1972 enables one council to arrange for another council to carry out its functions. The decision to accept a delegation by another council must be taken at a meeting of full council.

6.2 The determination of the planning application must, having regard to all relevant material considerations, be made in accordance with the relevant development plan unless material considerations indicate otherwise. In respect of the proposed development that falls on RBKC land, the development plan will comprise the London Plan and RBKC core strategy.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext. of Holder of File/Copy	Department/ Location
1.	Planning Application documents	Ieuan Bellis, x.3474	Environment, Planning, 5 th floor Town Hall Extension
Responsible officer: Juliemma McLoughlin, Head of Planning Regeneration, Tel: x.6565 email: juliemma.mcloughlin@lbhfgov.uk			

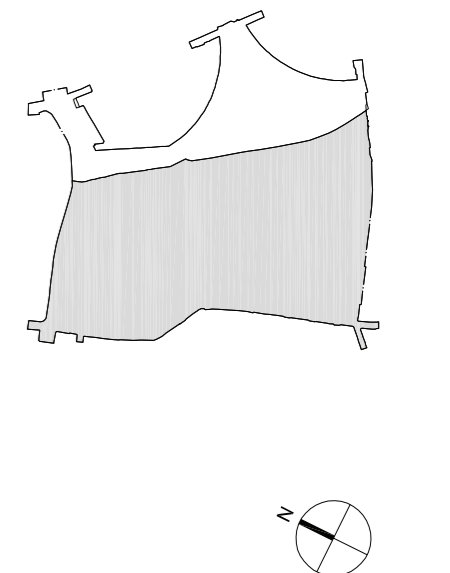


ROYAL BOROUGH OF
KENSINGTON & CHELSEA

LONDON BOROUGH OF
HAMMERSMITH & FULHAM

- Part of development plot within RBKC
- Development Plot
- Application 1 Red Line Boundary
- Application 2 Red Line Boundary
- Administrative Boundary of the Royal Borough of Kensington & Chelsea and the London Borough of Hammersmith & Fulham

FARRELLS
ECM2-PA-03-102
1/2000 @ A1 - 1/4000 @ A3
STATUS: FOR APPROVAL



EARLS COURT MASTERPLAN

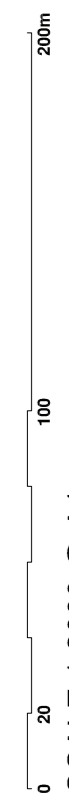
Application 2

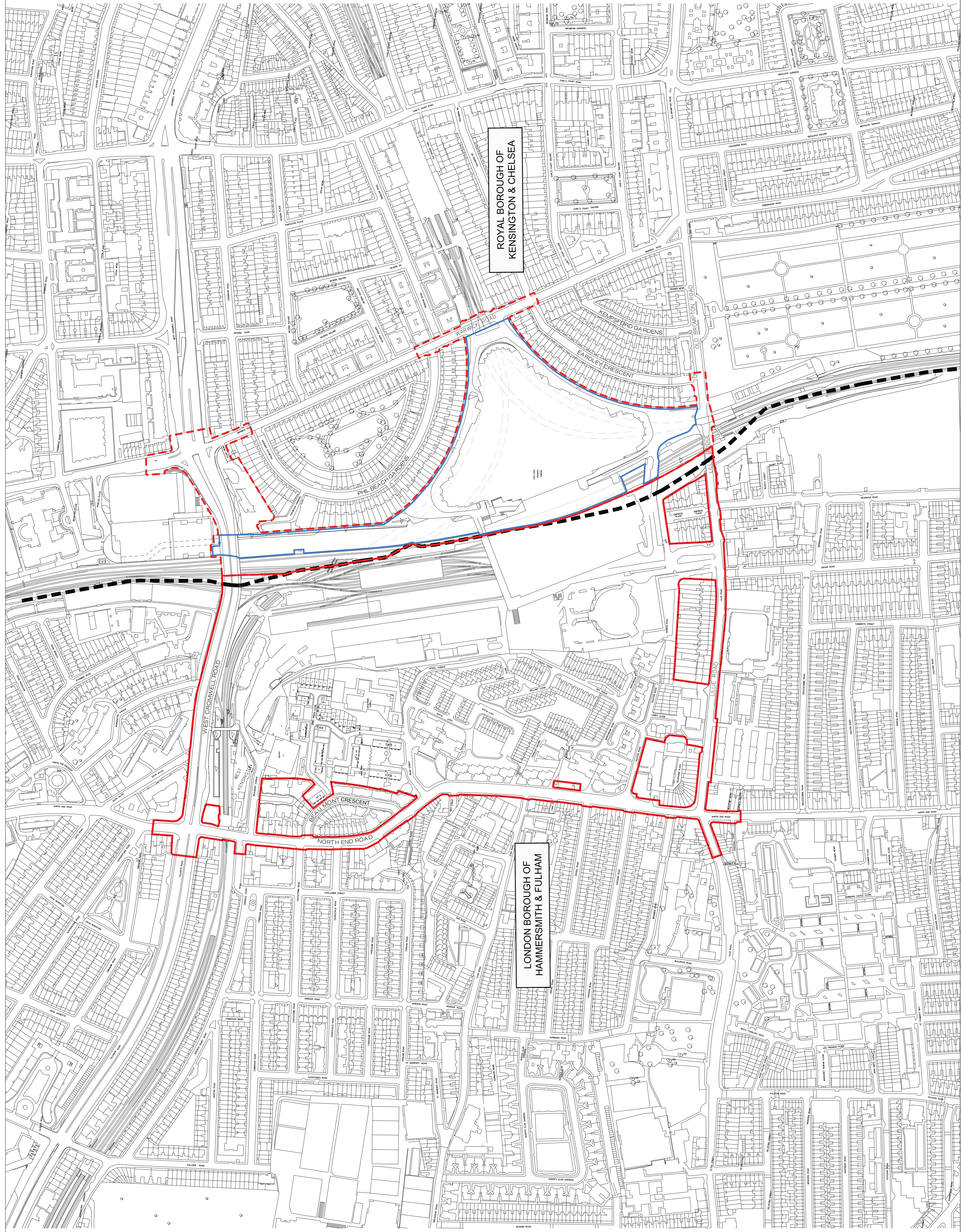
Site Area within RBKC

June 2011

EC PROPERTIES LIMITED

SCALE 1:2000 @ A1



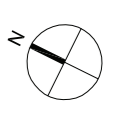
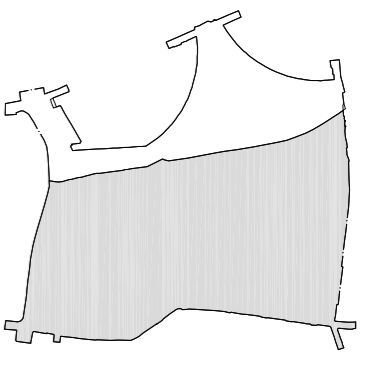


ROYAL BOROUGH OF
KENSINGTON & CHELSEA

LONDON BOROUGH OF
HAMMERSMITH & FULHAM

FARRELLS

ECM2-PA-03-101
1/2500 @ A1 - 1/5000 @ A3
STATUS: FOR APPROVAL



- - - Application 1 Red Line Boundary
- Application 2 Red Line Boundary
- Other Land owned by EC Properties Limited and its affiliates
- - - Administrative Boundary of the Royal Borough of Kensington & Chelsea and the London Borough of Hammersmith & Fulham

EARLS COURT MASTERPLAN
Application 2

Planning Application Boundary
June 2011

EC PROPERTIES LIMITED

SCALE 1:2500 @ A1



Report to Council

19 OCTOBER 2011

LEADER

*Councillor Stephen
Greenhalgh*

**SECOND STATUTORY REVIEW OF POLLING
DISTRICTS AND POLLING PLACES 2011**

Wards

ALL

CONTRIBUTORS

EDFCG
ADLDS

RECOMMENDATIONS:

Council is asked to :

1. To confirm the existing polling district boundaries with no changes.
2. To confirm the polling places as used at the 2011 Referendum with no changes , except
3. To approve three new polling places, namely:
 - a. Fulham Broadway Methodist Church for PGC polling district
 - b. Shepherds Bush Library for SBC polling district
 - c. Langford School for SEC polling district

1. BACKGROUND

- 1.1 Under the Representation of the People Act 1983, the Council has a duty to divide the borough into polling districts and to designate a polling place for each district. It also has to keep these arrangements under review.
- 1.2 Section 16 of the Electoral Administration Act 2006 introduced a number of changes to the 1983 Act in respect of the way reviews must be undertaken.
- 1.3 The most important change required the Council to conduct a full review by 31 December 2007, and then every four years.
- 1.4 Most polling districts and polling places were established with the new wards which came into force at the 2002 council election.
- 1.5 The first statutory review in Hammersmith & Fulham was carried out during 2007. The second statutory review is required by 31 December 2011.

2. THE REVIEW AND CONSULTATION

- 2.1 The Returning Officer has reported on existing polling arrangements and proposed changes, and this provided the basis for consultation during September 2011.
- 2.2 In general, the 2001 and 2007 reviews were very thorough and the Returning Officer has proposed to minimise any changes before the 2012 GLA elections.
- 2.3 However, the future disposal of the Council's interest in several buildings affects existing polling stations at former Cambridge School (HBB polling district), Irish Centre (HBC), Greswell Centre (PRB), Fulham Town Hall (PGC), Sands End Community Centre (SEC), and Shepherds Bush Village Hall (SBC).
- 2.4 Where possible, the Returning Officer will continue to use these buildings in 2012, and carry out a further review when future uses are clearer.
- 2.5 In Hammersmith Broadway and Palace Riverside wards, the Returning Officer proposed to keep arrangements unchanged for 2012. He recognised that changes may be required in the future and invited comments.
- 2.6 The Returning Officer proposed three changes of polling stations, namely;
 - 2.6.1 Parsons Green & Walham ward – PGC polling district.
To use Fulham Broadway Methodist Church, 452 Fulham Road in place of Fulham Town Hall.
 - 2.6.2 Sands End ward – SEC polling district
To use Langford School, Gilstead Road in place of Sands End Community Centre.

- 2.6.3 Shepherds Bush Green ward – SBC polling district
To use Shepherds Bush Library, Wood Lane in place of Shepherds Bush Village Hall, Bulwer Street.
- 2.7 Details of the review were sent to local elected representatives and political parties, and to 641 community contacts, including people identified as having particular expertise in relation to access for electors with different forms of disability. All documents were published on the Council's website.
- 2.8 Comments regarding Hammersmith Broadway ward were received from Hammersmith United Charities, who offered their new hall at Sycamore House, Sycamore Gardens (available from early 2012), and Ms Rosemary Pettit who favoured the use of Godolphin & Latymer School. These possibilities will be further investigated after the 2012 elections, and when the future use of the Cambridge School/ West London Free School site and the Irish Centre are clearer.
- 2.9 Peterborough Road and Area Residents' Association supported the move from Fulham Town Hall to Fulham Broadway Methodist Church. However, they did not feel that Langford School was a suitable replacement for Sands End Community Centre, but they did not suggest an alternative.
- 2.10 No other comments were received, either in favour or against the proposals.

3. ACCESS FOR VOTERS

- 3.1 The Council must seek to ensure that so far as is reasonable and practicable every polling place is accessible to electors who are disabled.
- 3.2 Legislation, concerning the conduct of polling district and polling places reviews, requires that the consultation must seek comments from people who have particular expertise in relation to access to premises or facilities for persons who have different forms of disability.
- 3.3 No comments have been received from such groups. However, it should be noted that considerable work has been undertaken in the borough over the years to ensure that all polling places that are accessible, if necessary by using temporary ramps.
- 3.4 Information on the accessibility of polling stations will continue to be highlighted in Voter Guides and on poll cards.

4. CONCLUSION

- 4.1 Changes to polling stations will be immediate.
- 4.2 As required by the 2006 Act, all comments received during the consultation and other notes have been published on the Council's website.

5. COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE AND CORPORATE GOVERNANCE

5.1 As the overall number of polling places remains unaltered, the proposals should be cost neutral in terms of premises hire charges, fees for polling staff and ancillary services.

6. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

6.1. The legislative requirements of this review are outlined elsewhere in the report.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext. of Holder of File/Copy	Department/ Location
1.	Representation of the People Act 1983. Electoral Administration Act 2006. The Review of Polling Districts and Polling Places (Parliamentary Elections) Regulations 2006	Steve Miller Electoral Services Manager X 2175	FCS Electoral Services Room 28, Hammersmith Town Hall
2.	Review of polling district and polling places – background information and the Returning Officer’s proposals.	Steve Miller Electoral Services Manager X 2175	FCS Electoral Services Room 28, Hammersmith Town Hall
3.	Electoral arrangements review file and working papers	Steve Miller Electoral Services Manager X 2175	FCS Electoral Services Room 28, Hammersmith Town Hall

Responsible officer: Steve Miller, Electoral Services, x 2175 steve.miller@lbhf.gov.uk

Review of Polling Districts and Polling Places 2011

Electorates as at 1 September 2011 (total number of electors – all franchises)

Addison (AD)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
ADA	1789	Lena Gardens Primary School, Lena Gardens	Yes
ADB	2117	Charecroft Community Hall, Rockley Road	Yes
ADC	2197	Addison Primary School, Addison Gardens	Yes, ramped
ADD	2135	St Mary's RC Primary School, Masbro Road	Yes

Askew (AS)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
ASA	2743	Wendell Park School, Cobbold Road	Yes
ASB	2859	Askew Road Library, 97/91 Askew Road	Yes
ASC	3629	Greenside Primary School, Westville Road	Yes

Avonmore and Brook Green (AB)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
ABA	1736	Holy Trinity Parish Centre, Brook Green	Yes
ABB	1007	Springvale Tenants Hall, Blythe Road	Yes
ABC	2934	St Mary's Church Hall, Edith Road	Yes, ramped
ABD	2539	Avonmore Primary School, Avonmore Road	Yes

College Park and Old Oak (CP)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
CPA	828	College Park Community Centre, Rigeley Road	Yes
CPC	2437	Old Oak Community Centre, 76 Braybrook Street	Yes
CPD	1254	Pioneer Way Community Centre, Du Cane Road	Yes, ramped
CPE	712	Bentworth Primary School, Bentworth Road	Yes
CPF	279	Wood Lane Community Centre, 78 White City Close	Yes

Fulham Broadway (FB)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
FBA	2293	Clem Attlee Community Centre, Len Freeman Place	Yes
FBB	2876	Fulham Primary School, Halford Road	Yes
FBC	2512	St John's Church, Walham Green	Yes

Fulham Reach (FR)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
FRA	1805	Melcombe Primary School, Colwith Road	Yes, ramped
FRB	2328	Matthews Hall, Margravine Road	Yes
FRC	1957	Bishop Creighton House, 378 Lillie Road	Yes
FRD	1812	Twynholm Baptist Church, Fulham Cross	Yes

Hammersmith Broadway (HB)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
HBA	2625	Brackenbury Primary School, Brackenbury Road	Yes
HBB	1758	Cambridge School, Cambridge Grove	Yes, ramped
HBC	1260	Irish Centre, Blacks Road	Yes
HBD	2387	St Paul's CE Primary School, Worlidge Street	Yes

Munster (MU)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
MUA	1445	Fulham Cross School, Strode Road	Yes
MUB	1983	Childerley Centre, Childerley Street	Yes
MUC	2286	St Peter's Church, St Peters Terrace	Yes
MUD	1881	St Johns's School, Filmer Road	Yes

North End (NE)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
NEA	3423	Bhavan Centre, Challoner Street	Yes
NEB	1200	Gibbs Green School, Mund Street	Yes
NEC	3092	St Andrew's Church, Star Road	Yes

Parsons Green and Walham (PG)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
PGA	1084	New Kings School, New Kings Road	Yes
PGB	2657	Lady Margaret School, Parsons Green	Yes
PGC	2342	Fulham Town Hall, Fulham Broadway	Yes
PGD	1398	Manor Court, Bagleys Lane	Yes

Palace Riverside (PR)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
PRA	2027	Queen's Manor Primary School, Lysia Street	Yes
PRB	2057	Greswell Centre, Greswell Street	Yes
PRC	1415	Temporary polling station, Fulham High Street	Yes, ramped

Ravenscourt Park (RP)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
RPA	2579	John Betts House, Rylett Road	Yes
RPC	2248	Holy Innocents Church Hall, Paddenswick Road	Yes
RPD	2112	St Peter's CE Primary School, St Peters Road	Yes
RPE	598	Corinthian Sailing Club, 60 Upper Mall	Yes, via rear door ramped

Sands End (SE)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
SEA	1272	Parsons Green Club, Broomhouse Lane	Yes
SEB	3083	St Matthew' Church Hall, Wandsworth Bridge Road	Yes
SEC	2279	Sands End Community Centre, 59/61 Broughton Road	Yes
SED	2039	Wharf Rooms, Imperial Road	Yes

Shepherds Bush Green (SB)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
SBA	2819	Church of God, 1A Loftus Road	Yes
SBB	2700	Miles Coverdale Primary School, Coverdale Road	Yes
SBC	1676	Village Hall, 58 Bulwer Street	Yes
SBD	1114	Edward Woods Community Centre, 60-70 Norland Road	Yes

Town (TW)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
TWA	2455	New Kings School, New Kings Road	Yes
TWB	3241	Fulham Library, Fulham Road	Yes
TWC	1890	Lancaster Court Residents Hall, Darlan Road	Yes

Wormholt and White City (WW)

Existing arrangements			
Polling district	Electors	Polling Place	Disabled access
WWA	2511	Wormholt Park Primary School, Bryony Road	Yes
WWB	3119	Fatima Community Centre, Commonwealth Avenue	Yes
WWC	2883	St Luke's Church, Uxbridge Road	Yes



Report to Council

19 OCTOBER 2011

Overview & Scrutiny Board Chairman -
Councillor Alex Karmel

Scrutiny Task Group Chairman –
Councillor Marcus Ginn

Cabinet Member for Community Care -
Councillor Joe Carlebach

Cabinet Member for Children’s Services -
Councillor Helen Binmore

THE CHILDREN’S ORAL HEALTH TASK GROUP REPORT

WARDS

All

Summary

The Children’s Oral Health Scrutiny Task Group report was agreed by the Overview and Scrutiny Board on 26 July 2011. The report contains 14 recommendations to the Cabinet and NHS Primary Care Trust (PCT).

The Cabinet’s Executive Response to the scrutiny report will be considered by Cabinet on 10 October 2011.

The report and recommendations have also been referred to the NHS PCT, which has also been invited to respond.

The Children’s Oral Health Scrutiny Task Group report is attached at Appendix 1.

CONTRIBUTORS

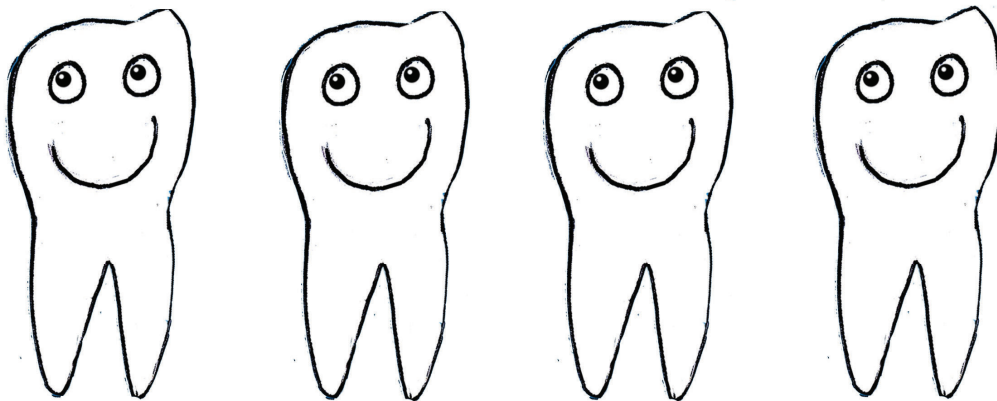
RECOMMENDATION:

Tri-Borough Executive Director of Children’s Services.

That the Children’s Oral Health Scrutiny Task Group report be received and considered for debate.

Interim DCS

Children's Oral Health Task Group



A report of the Children's Oral Health Task Group

Overview & Scrutiny

The London Borough of Hammersmith & Fulham

July 2011

CONTENTS

Foreword	
Members of the Task Group	
Aims and Objectives	
Executive Summary	1
Summary of Recommendations	7
Introduction	11
1. Getting the Message Across	15
2. Targeting and Outreach	20
3. Dentists	26
4. Partnerships	30
5. Water Fluoridation	37
6. Implementation and Evaluation	41
Appendix	42

Foreword

The Coalition's 'Our Programme for Government'* document states that 'The Government believes that we need action to promote public health, and encourage behaviour change to help people live healthier lives. We need an ambitious strategy to prevent ill-health which harnesses innovative techniques to help people take responsibility for their own health'.

Hammersmith and Fulham's aspiration to be 'The Borough of Opportunity' and local health objectives are entirely consistent with this approach. Specific aims include a reduction in health inequalities, giving people more control over their health and enabling health and well-being.

With this report we have an opportunity to improve an important area of public health, as part of a wider attempt to combat health inequalities in the borough. A key finding of the report is that our child oral health statistics mask an even worse situation amongst disadvantaged groups. This is why we have put forward a highly targeted set of proposals.

Our recommendations are both ambitious and innovative. They recognise that we must capture the attention and imagination of our community and call upon the support of varied professionals and stakeholders to achieve this. Above all, I hope that we can enable families to help themselves and in so doing create real and lasting change. There is already a lot of excellent work and many examples of best practice in the borough, and the many parents that I have met want to be assisted to do the right thing for their children.

I would like to thank the witnesses and professionals that have given their time to support this piece of work, many of whom are listed at the back of the report.



**Councillor Marcus Ginn
Chairman of the Task Group**

* The Coalition: Our programme for government, Crown Copyright 2010

Membership of the Task Group

- ▶ Councillor Marcus Ginn – Chairman



- ▶ Councillor Caroline Needham
- Vice-Chairman



- ▶ Councillor Peter Tobias



Aim and Objectives

The Aim and Objectives of the Task Group are:

Aim

To investigate the high incidence of tooth decay amongst the child population of the borough (0-19 years old), to identify possible reasons for this and identify ways in which Council services, working with partners, can contribute to the promotion of oral health in young people.

Objectives

- ▶ To review the oral health services available for children including new health service initiatives and the reasons for a high level of tooth decay amongst the child population of the borough (0-19 years old).
- ▶ To identify and consider the mechanisms available to improve oral health in the Borough.
- ▶ To identify best practice in children's oral health services nationally, regionally and locally, with particular reference to collaborative working between local authorities, PCTs and other community partners.
- ▶ To consider how Council services, along with partner agencies, can most effectively contribute to the promotion of oral health in young people, in particular, through schools and children's centres.

Executive Summary

The Children's Oral Health Task Group was set up by Hammersmith and Fulham's Overview and Scrutiny Board (OSB) to examine this issue and to report back with findings and recommendations to the Council Cabinet, the PCT and other partner agencies on ways to reduce the numbers of young people being afflicted by what is, in most cases, an entirely preventable disease.

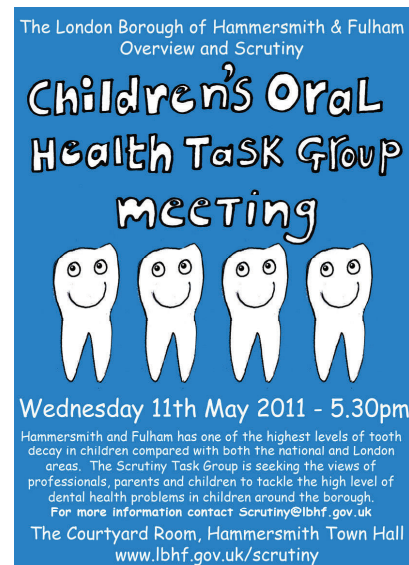
Following a proposal by the Education Select Committee and agreement by the OSB on 21st September 2010, the Task Group met for the first time on 12th January 2011.

The Task Group has collected evidence from a wide selection of stakeholders in the field, as well as written and documentary evidence and field research.

Witnesses and consultees to the inquiry have included H&F Cabinet Members Cllr Carlebach and Cllr Binmore, Barry Cockcroft – the Chief Dental Officer for England, The Borough Youth Forum, local parents and children, The British Dental Association, local community dental practitioners, private sector representatives including Colgate Palmolive, leading academics including Professor Aubrey Sheiham - University College London, local schools and Children's Centres, school nurses and health visitors, the Children's Trust Board and the NHS Inner North West London Primary Care Trust. During our inquiry we have received advice from Claire Roberton – Consultant in Dental Public Health at the North West London PCTs throughout.

“Poor dental health in children can influence oral health later on in adult life and influence a wide range of social and health issues. This is an important investigation to help tackle the problem of poor oral health in children and to look at ways in which the council and its community partners can work more closely to find solutions to improve peoples' quality of life”

*Cllr Marcus Ginn,
Chairman of the Task Group*



For a full list of witnesses to the inquiry please see Appendix One.

The Cost of Decay

Hammersmith and Fulham has the 3rd highest prevalence's of child oral health problems in London. Poor oral health can blight an individual's life, with serious

The direct cost of these appointments and treatments in 2010-2011 was £354,024.

Practically all of these admissions to Chelsea and Westminster are avoidable through prevention.

The Strategy

This report outlines 14 recommendations to the Council Cabinet, the NHS PCT and other local partners to improve children's oral health in the Borough. The overarching strategy is:

1. to improve children's oral health for all young people in the Borough (a whole population approach)
2. to target particular groups and communities where decay is more likely or more prevalent (a targeted approach), and
3. to bring together the work going on in different agencies

Within this there are 4 key strands:

- i. **Getting the message across** – effectively communicating with children and families to change behaviour
- ii. **Targeting & Outreach** – targeting resources and bringing services and advice in to communities
- iii. **Dentists** – engaging dental practices in the campaign
- iv. **Partnerships** – building even more effective partnerships among local professionals, communities and parents and children themselves.

Getting the Message Across

Recommendation 1: Keep Smiling – A Children's Oral Health Campaign and *Recommendation 2: Review of Health Information and Advice* aim to get the key messages across, particularly targeted at "hard to reach" and the most "at risk" communities, with a more joined up campaign and targeted events in community settings.

Targeting & Outreach

Recommendation 3: Targeted Fluoride Varnishing Programme and *Recommendation 5: Targeted Provision of Dental Health Packs* will take oral health interventions to at-risk groups at key times in their children's lives. One of the most effective forms of communication is word of mouth and *Recommendation 4: Community Champions, Health Advisors and Parent Volunteers* bolsters targeted community led initiatives to engage with parents and children directly and involve parents themselves.

Recommendations 6 and 7: Targeted Support for Children in Care and for Children with Special Needs recommend further targeted support for children

who we recognise as particularly vulnerable and for whom the Council and PCT have special responsibilities.

Dentists

It goes without saying that local dental practices are key partners in delivering children's oral health and the Children's Oral Health Campaign. We urge as many local practices as possible to actively join in the campaign and help to engage more children and families, as well as make links with local schools, nurseries, children's centres, health centres and medical centres.

Recommendation 8: Child Friendly Dentists aims to build upon the pilot to increase access to children's dentistry and bring local dentists further into partnership with local communities. We would like to see as many dentists as possible sign up to being a 'Child Friendly Dentist'.

Partnerships

Building local partnerships is pivotal to making different strands of work combine to have a real impact upon children's oral health. Everyone in contact with children and young people can make a difference, including health visitors, after school and breakfast clubs and of course; parents and young people themselves. The issue should also concern local retailers who sell sugary sweets and drinks and we urge everyone to get involved in this campaign.

We are asking commercial companies such as toothpaste brands to help sponsor the campaign and to offer the wealth of advice they have in getting the message across and engaging children and families.

Recommendation 12: 'Keep Smiling' Oral Health Campaign for Professionals - Using Professionals to Influence Behaviour aims to bring professional groups together in delivering the programme and to identify and provide for associated training needs. Children's oral health can be impacted upon even before birth and *Recommendation 11: Maternity and Early Years* is directed at health visitors and midwives involved in delivering advice to new parents.

We recognise that Schools and Children's Centres have a very important role to play, as they are centres for young people. We have recommended some key elements of the campaign for schools and children's centres in Recommendation 10 and several schools have already agreed to pilot the programme. We urge other schools, nurseries and children's centres to get involved, including secondary schools and especially schools in areas where there is the greatest socio-demographic challenge. We would like to see school councils involved too, as well as the Borough Youth Forum, which has played an active role in our inquiry already.

Water Fluoridation

We have also considered the options for water fluoridation, examined evidence in favour and against the proposition and interviewed representatives from Thames Water.

We have noted that there are a number of hurdles to introducing water fluoridation, starting with building a consensus amongst London boroughs, some out of London councils, the health authorities and the general public. Belying the seemingly straight forward case for fluoridation, there are in fact some fairly complex issues around public confidence in the long term medical effects of compounded exposure to fluoride and the rights of the individual in the face of state intervention (you cannot “opt out” of fluoridated tap water).

Despite this, we believe that there are substantial public health benefits to water fluoridation and negligible proven public health risks. We are therefore recommending that the political, financial and public health implications of water fluoridation are further investigated and that the Council seek to build a coalition to instigate possible public consultation. We envisage that this would begin with a debate at Council.

The Executive Response and Implementation

This report summarises the salient points in the investigation and presents recommendations to the H&F Cabinet, NHS and other local decision makers. The estimated budget implications for each recommendation are detailed at the end of this report.

It is anticipated that the agreed scrutiny report and recommendations will be presented to the Cabinet, NHS PCT and other decision makers, who will be invited to provide an Executive Response to the report and executive decisions for each recommendation.

It is also anticipated that the Executive Response and executive decisions will be presented to the Council’s Education Select Committee, which will monitor the implementation of the agreed recommendations and outcomes for children and young people. It is requested that in conjunction with the Executive Response, that the implementing agencies provide a joint Action Plan which details for each agreed recommendation (executive decision): the agreed hypothecated budget and resources, an implementation timetable (including when it will happen and when it will be fully in place) and key measurable outputs.

With the work already undertaken through the Scrutiny Task Group to engage partners working with children and young people and the positive response we have received to this initiative; the Children’s Oral Health Campaign has already begun. We hope that the Cabinet, the NHS PCT, local dental practices, schools, Children’s Centres and other professions, local communities and parents and

children themselves will be willing to take this campaign forward. We commend these recommendations to you.

Summary of Recommendations

Getting the Message Across

Recommendation 1: Keep Smiling – A Children’s Oral Health Campaign

It is recommended that the Council and the PCT initiate a local campaign to highlight the issue of children’s oral health. The campaign should focus upon key issues including decay prevention, diet, teeth brushing and visiting the dentist and speak to parents and young people. It should be branded, have a name, a logo and a master set of key publicity messages. The campaign should include events such as an oral health events week in 2011, an annual Children’s Oral Health Day and year round community events which are targeted at the borough’s most high-risk areas.

Recommendation 2: Review of Health Information and Advice

It is recommended that the PCT review health information and advice to define key messages and to make sure that there is consistent advice from professionals across the spectrum of children’s agencies. Particular attention should be paid to advice to professionals, the use of child-centred communication and the need to use community languages.

Targeting and Outreach

Recommendation 3: Targeted Fluoride Varnishing Programme

It is recommended that a targeted programme should be launched to provide fluoride varnishing for children aged 3–5 from the most at-risk groups in the borough. The programme should be delivered in schools, children’s centres, community centres and supermarkets to maximise coverage of target geographical areas, as well as “drop in” fluoride varnishing sessions in dental practices.

Recommendation 4: Community Champions, Health Advisors and Parent Volunteers

It is recommended that the Community Champions and Health Advocate schemes be continued and enhanced to include targeted community led action to raise awareness of oral health, recruit parent volunteers from the local community and register children with local dentists.

Recommendation 5: Targeted Provision of Dental Health Packs (Fluoride Toothpaste, Toothbrushes and Baby Beakers)

It is recommended that fluoride toothpaste and toothbrushes be distributed regularly to targeted groups, through health visitors, Community Champions and events, and that free baby beakers be distributed at age 8 months to 1 year to at-risk groups to encourage the reduced use of feeding bottles containing sugary drinks.

Recommendation 6: Targeted Support for Children in Care

It is recommended that the following steps are taken to promote oral health amongst children in care:

- i. Incorporate dental screening into mandatory 28 day health checks
- ii. Sign-post H&F foster parents to Child Friendly Dentists
- iii. Follow up and monitor the registration of all looked after children
- iv. Encourage one H&F dentist to take the position of 'Looked After Children Champion' and to educate other dentists in the borough about the high level of sensitivity required for these children
- v. Include Keep Smiling campaign in the 'Rocket Club' and other targeted points of contact
- vi. Lobby the Government to make the disclosure of dental reports (for looked after children) free, as part of the NHS dental contract.
- vii. Send a Brushing for Life Pack to all looked after children, sponsored by Colgate or another commercial partner
- viii. Add oral health improvements to the 'Independent Reviewer's' agenda.

Recommendation 7: Targeted Support for Children with Special Needs

It is recommended that good practice is maintained including joint-working with schools and Chelsea & Westminster hospital, and that Child Development Service contracts are amended to include oral health promotion.

Dentists**Recommendation 8: Child Friendly Dentists**

That dentists who would like to be known as 'Child Friendly' display a logo and appear on a list which is distributed to professionals, stakeholders and parents. These H&F dentists should gain the necessary paediatric training from Chelsea & Westminster Hospital and be encouraged to open at 'child friendly' times such as on Saturday mornings. In return their services could be promoted to families in the Borough.

Partnerships**Recommendation 9: Commercial Partnerships**

It is recommended that a commercial operator in the field of dental care products, such as Colgate or Glaxo Smith Kline, be approached to sponsor report recommendations including (1) Keep Smiling and (5) Targeted Provision of Dental Health Packs.

Recommendation 10: Chuck Sweets Off the Check-Out

It is recommended that supermarkets, high street shops and leisure centres be asked to play their part and to "chuck sweets off the checkout" as part of a local campaign to promote healthier diets.

Recommendation 11: Schools and Children’s Centres

It is recommended that schools, nurseries and children’s centres implement a range of the following measures:

- i.* Gain parental consent for dental inspections and fluoride varnishing
- ii.* Supervised tooth brushing
- iii.* The use of a chart for children to record teeth brushing at home
- iv.* The school nurse to provide oral health advice and sign-post at-risk families to dentists during the universal age 4-5 health check and at later dates
- v.* A fluoride varnishing programme
- vi.* A more proactive Healthy Food Policy, including the provision of healthy snacks (fruit, water, etc) as well as a prohibition on sugary products
- vii.* Making water available throughout the day
- viii.* Establish links with at least one dental practice and take school classes to the dentist or bring the dentist into school
- ix.* Inclusion of oral health care education in the school curriculum
- x.* Oral Health educational events for children and parents.

Recommendation 12: ‘Keep Smiling’ Oral Health Campaign for Professionals - Using Professionals to Influence Behaviour

It is recommended that GP medical practices improve their links with dentists and that other professionals who are able to pass on oral health advice be trained by the Oral Health Promotion team. Professional groups include:

- ▶ Teaching staff and learning mentors
- ▶ Social Workers
- ▶ School Nurses
- ▶ Health Visitors
- ▶ Youth Services
- ▶ Midwives
- ▶ Child-care workers and child-minders.

Service specifications for relevant professionals, including health visitors and school nurses, should be amended to include oral health actions.

Recommendation 13: Maternity and Early Years

It is recommended that health visitors and midwives be trained to provide oral health advice to new parents on the key stages of infant oral health development and health services, Key stages include a child’s first tooth and registration from age from age 1 with a local dental practice, free NHS dental treatment for new and pregnant mothers and children and health advice on avoiding “teat bottles” and sugary liquids and foods.

Water Fluoridation

Recommendation 14: Further Consideration of Water Fluoridation

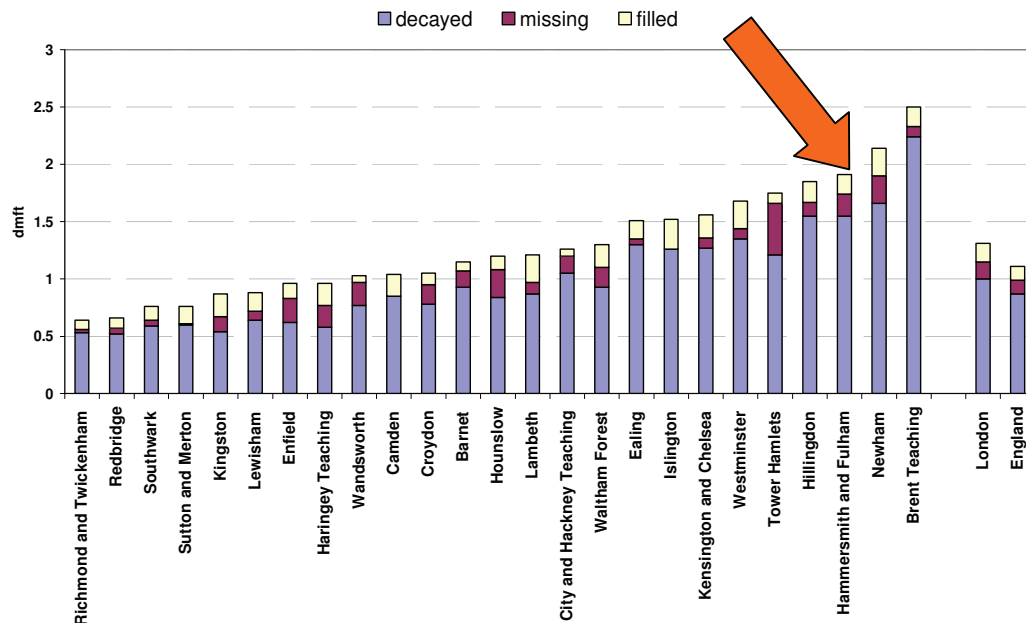
It is recommended that the Council considers the political, financial and public health implications of water fluoridation and seeks to build a coalition of councils

and health partners to instigate possible public consultation on the introduction of water fluoridation in the future.

For details of the budget and resource implications of these recommendations, please see Appendix Two.

Introduction

Hammersmith and Fulham has an unacceptably high level of tooth decay in children. The percentage of five year olds experiencing tooth decay was 44.5% in 2007-8 – higher than London (32.7%) and England (30.9%) and the 3rd highest rate of decayed, missing and filled teeth (dmft) in London for this age group* .

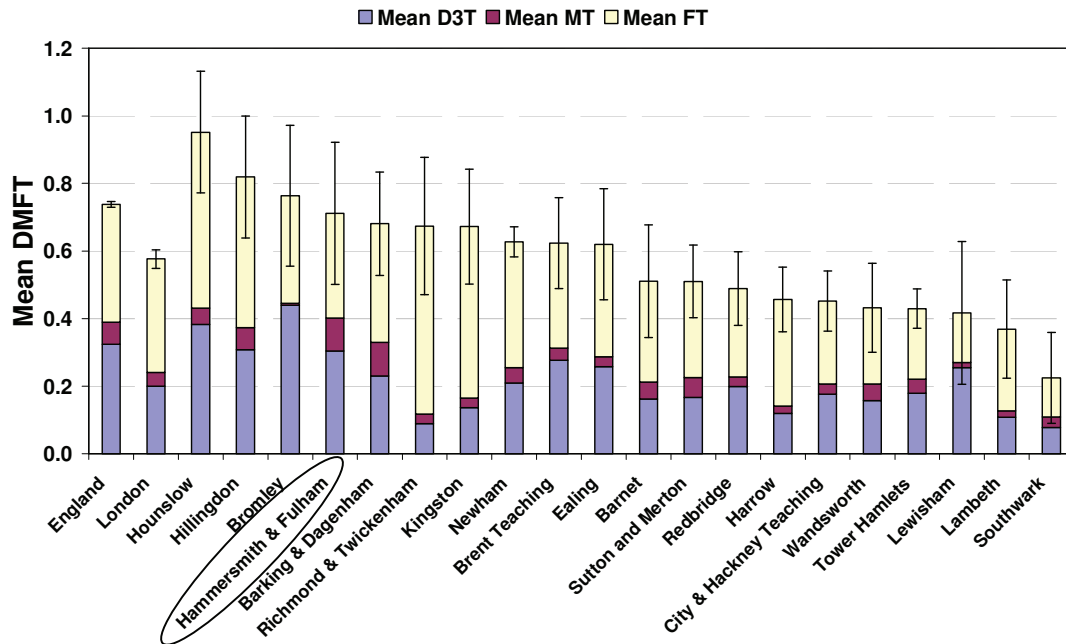


At an early stage in the research process we asked why H&F performs so badly on this measurement of child oral health. We advise a note of caution: these statistics are based upon 'sampling' research in each London borough, rather than 'universal screening'. Nevertheless, they are a useful indication of the scale of the problem in the borough, even if not an exact measurement.

Poor oral health is generally linked to socio-demographic factors including poverty, population transience and overcrowding, with which this inner-city borough must contend to a high degree. We perform better on many of these demographic measurements than on dmft amongst children however, which could suggest more subtle demographic influences, problems with local oral health services or in the sampling research. Regardless of the exact scale of the problem, there is agreement that children's oral health must be improved and the Task Group has focused upon how this can be achieved.

* Source: British Association for the Study of Community Dentistry (BASCD) 2007-08

Mean DMFT 12 years, London PCTs, London SHA & England BASCD Survey 2008-09



‘Choosing Better Oral Health’[♦] was published in 2005 by the Department of Health. In 2007, the Department of Health also published ‘Delivering Better Oral Health’^{*} which provided the evidence base for oral health promotion initiatives. The two documents provide a guide to PCTs in developing oral health improvement programmes.

There are two basic approaches to achieving health improvement, the ‘targeted’ or ‘high-risk’ approach and the ‘population’ approach. The ‘population’ approach is designed to reduce the level of risk in the whole population. The ‘targeted’ approach involves targeting preventive strategies at identified groups who are at high-risk of dental disease, for example, people living in areas of material and social deprivation, people who have learning disabilities and people in long term institutional care[♦].

Evidence suggests that a combination of ‘targeted’ and ‘population’ approaches is likely to be most effective[♥]. We have taken account of both approaches in our inquiry, as reflected in the recommendations put forward in this report.

Tooth decay occurs throughout populations and is not confined to subgroups, although it is most severe in certain groups. Strategies limited to individuals ‘at risk’ would therefore fail to deal with the majority of new decay[•].

[♦] Department of Health *Choosing Better Oral Health. An oral Health plan for England. 2005*

^{*} *Delivering Better Oral Health, Department of Health. 2007*

[♦] *Choosing Better Oral Health, Department of Health 2007*

[♥] *Strategies in the design of preventive programs. Fejerskov O. Adv Dent Res. 1995 Jul;9(2):82-8*

The pattern of children's oral health often appears in an uneven distribution across the population. Although the overall rate of tooth decay may not be high compared to some international comparisons, high incidents of tooth decay appear in specific population areas. Targeting allows us to use the finite resources we have to tackle the populations where there appear to be particular issues. Patterns of oral health decay, like other health issues, are often married to social deprivation or may follow particular ethnic communities and groups.

In targeting children's oral health intervention programmes it is also important to consider the different needs and character of different ages of children from birth to adulthood. In our inquiry we have considered children and young people across the age ranges up to nineteen. We recognised, however, that a focus for a lot of the intervention work is upon younger age groups, where prevention can have earlier impact and where positive habits can be encouraged that will last as a child gets older.

“When it comes to children's teeth, it's important to set good habits early, as studies have proved that tooth decay is relatively easy to prevent. Our aim is to raise awareness of the importance of dental care and the importance of starting good habits early”

Navdeep Pooni - Oral Health Promoter, Central London Community Health Care NHS Trust

During the inquiry we have considered community based programmes as these seem to be a common and effective approach in providing targeted intervention. Community-based prevention needs to address the particular needs of the local population. A strategy that is effective, cost-effective and appropriate at one time and place may not be in another.

Fluoride forms the basis for most community based caries prevention strategies as it has been shown to prevent decay^{*}. This can be delivered in a variety of ways including supervised tooth brushing programmes ('targeted' approach) and water fluoridation ('population' approach).

Oral health improvement programmes also work in partnership with generic health improvement initiatives to address common risk factors, such as smoking and diet to achieve maximum impact on people's health^{*}. 'Choosing Better Oral Health' identifies 6 key areas for action to achieve sustainable improvements in oral health:

^{*} *The limitations of a 'high-risk' approach for the prevention of dental caries. Community Dent Oral Epidemiol. Batchelor P, Sheiham A. 2002 Aug;30(4):302-12*

^{*} *Fluoride toothpastes for preventing dental caries in children and adolescents - Marinho VCC, Higgins JPT, Logan S, Sheiham A. Cochrane Database of Systematic Reviews 2003, Issue 1. Art. No.:CD002278. DOI: 10.1002/14651858.CD002278*

^{*} *The common risk factor approach: a rational basis for promoting oral health - Sheiham A, Watt RG, Community Dent Oral Epidemiol. 2000 Dec;28(6):399-406.*

- i. Increasing the use of Fluoride
- ii. Improving diet and reducing sugar
- iii. Encouraging preventive dental care
- iv. Reducing smoking / sensible alcohol use
- v. Increasing early detection of oral cancer
- vi. Reducing dental injuries.

In children's oral health multi-agency partnerships are required to make intervention effective. We have considered a wide range of programmes in place and engaged with a spectrum of organisations and individuals involved in children's services. It is hoped that the momentum for further and enhanced partnerships between agencies and disciplines will have a visible impact upon the scourge of poor child oral health in our Borough.

1. Getting the Message Across

1.1 The biggest impact on reducing the number of children with oral health problems will come from changing the behaviour of children and families themselves. We need to communicate key messages on children's oral health care, especially to the population groups that we can estimate as being at high risk. Key messages are:

- ▶ brushing teeth properly twice a day with fluoride toothpaste
- ▶ minimising sugary foods and drinks and
- ▶ visiting a dentist regularly.

If we can get these messages heard and understood by the families and children most likely to develop oral health problems, we can make a real impact on the level of children's tooth decay and extractions in the Borough.

1.2 During the inquiry we heard evidence from Ray McAndrew - Associate Medical Director for NHS Dental Services and Clinical Director of the Community and Salaried Dental Service. Mr McAndrew is also Honorary Clinical Teacher at the University of Glasgow. His role includes clinical governance and advice to the Board on Clinical Strategy. Mr McAndrew has contributed to a number of Paediatric Oral Health Promotion initiatives which have helped to contribute to a 20% reduction in Dental caries in 5 year olds in Glasgow in the last 10 years , including the redesign of the Board's Paediatric Dental Service and the Child Smile programme in Glasgow.

1.3 Mr McAndrew told us in evidence that Glasgow had recovered from the worst oral health in UK and that there has been a 20% improvement in the last 10 years, through a series of government programmes and interventions such as the roll out of Oral Health Action Teams and the Child Smile programme.



1.4 The Child Smile programme in Scotland is very impressive but was also expensive. There are a lot of things within the programme that could be done that are not expensive. We were particularly impressed by the community action work for example.

1.5 For more about the Child Smile programme see www.child-smile.org.uk

“don't waste money on techniques on how to brush your teeth” – “keep it simple, keep it consistent, and keep it reliable”

Ray McAndrew - Associate Medical Director for NHS Dental Services

1.6 Mr McAndrew said we need to get the key messages across such as “Spit don't rinse” (maximising exposure of teeth enamel to fluoride toothpaste). He advised not to waste resources on techniques on how to brush your teeth but to keep the message simple, direct and consistent.

1.7 In summary:

- ▶ Leaflets don't work
- ▶ Change the environment to make it easier for people to have the right behaviour
- ▶ Invest in parents and parent peers – this is how most people receive advice on childcare.

An Oral Health Campaign

1.8 To engage parents, children and all key stakeholders from the outset, we recommend an oral health campaign. The campaign should focus upon the prevention of tooth decay, healthier low sugar diets, oral care and visiting the dentist. The campaign needs to be effectively marketed and high profile. It should have a clear and popular appellation, a catchy strapline, a recognisable badge or logo and produce a master set of key publicity messages for use by all participating agencies. Key publicity messages and logos can be produced in targeted community languages but with exactly the same look and feel.



1.9 The campaign should be led by Hammersmith and Fulham Council and the PCT, but should involve as wide a range of community organisations as possible, including all local dental practices and particularly the Child Friendly Dentists, all local schools, nurseries and children's centres, health centres and GP medical practices, the Borough Youth Forum, commercial operators (eg Colgate) and local supermarkets and retailers.

Recommendation 1: Keep Smiling – A Children's Oral Health Campaign

It is recommended that the Council and the PCT initiate a local campaign to highlight the issue of children's oral health. The campaign should focus upon key issues including decay prevention, diet, teeth brushing and visiting the dentist and speak to parents and young people. It should be branded, have a name, a logo and a master set of key publicity messages. The campaign should include events such as an oral health events week in 2011, an annual Children's Oral Health Day and year round community events which are targeted at the borough's most high-risk areas.

1.10 Children's Oral Health Campaign events should be held in community centres, supermarkets, schools and imaginative locations to engage parents and promote children's oral health. Events could include dental varnishing, mass registration of children and families with dentists and the distribution of toothbrushes. A logo design competition should be run between H&F nurseries and schools, to engage children and raise awareness of oral health issues.

- 1.11 Key campaign messages could include: “Keep Smiling – Children are seen FREE at NHS Dentists”, “Keep Smiling – No sweets and fizzies”, with key messages appearing in key community languages with the same branding. **An expensive advertising campaign is not recommended, as evidence shows that it would not produce a significant return on investment.** Promotional materials should be used at existing contact points and made available to professionals. All health and social care professionals involved with children and young families need to be involved.
- 1.12 Improving children’s oral health is everyone’s business, and the campaign needs to identify the role played by all stakeholders including local dental practices, children’s centre staff, schools, social workers, health visitors, school nurses, ‘Looked After Children’ nurses, Community Champions, Health Advocates, GPs, the Borough Youth Forum and parents and children. Support should be sought from a commercial partner, such as Colgate, to help design and produce communications materials.
- 1.13 Invitations to participate in the campaign should be sent to all school governors and head teachers of local schools (including breakfast and after school clubs), local shops and supermarkets, children’s centres and nurseries, health centres and GP practices, dental practices and local libraries, community health champions, CITAS and the Borough Youth Forum. As a minimum, these stakeholders can participate by displaying linked oral health promotion material in waiting rooms, reception areas, and shop fronts. They should also be invited to host oral health promotion events such as oral health promotion days and dental varnishing sessions. All organisations should be invited to participate in oral health events such as Teeth Week.
- 1.14 Children’s oral health events should provide a focus for the Children’s Oral Health Campaign and a range of targeted events around the Borough to promote the key children’s oral health messages and register as many children with a local dentist as possible. Events should target ‘at-risk’ communities and groups, sponsored where possible by Colgate (or another commercial operator) and repeated where found to be effective.



Child Centred Communication

- 1.15 We need to get the message across to children themselves and different communications need to be used for children and young people at different ages, starting with nursery age children all the way up to adulthood. The right pictures and images can be effective if focused upon the age relevant audience and can cut across language barriers. During our inquiry we used interactive surveys for young children, including drawing picture boxes, which we found helped to engage and inform them about oral health, as well help us see their perspectives.



- 1.16 It is suggested that the Borough Youth Forum be invited to be involved in the development and review of Children's Oral Health publicity and campaign material. They helped us to develop some of the key messages and images in this report.

Health Messages

- 1.17 With the wide range of different health messages and different agencies involved in supporting and promoting children's health as they grow up, it is important that the key health information and advice is consistent and "joined up". For Children's Oral Health, this starts even before a child is born and when a mother is receiving support and advice from midwives and health visitors.
- 1.18 NHS dental treatment is free for pregnant women and so this is a good opportunity to encourage prospective mothers to register with a local dental practice, where she will hopefully later register her child. Children with parents who visit the dentist are much more likely to be taken to visit the dentist themselves. Health visitors can also take the opportunity re-enforce health advice on discouraging sugary drinks for babies and young children, especially in the "teat" bottles and beakers, providing teeth friendly drinking beakers as part of the promotion.

“ Posters showing the effects of poor dental hygiene stuck around the schools would probably have quite a profound affect on unsuspecting pupils ”

Josie Durley, aged 15

- 1.19 'Delivering Better Oral Health in Dental Practices: Prevention Toolkit'* provides the evidence base for all dental public health messages and is the tool for training by the Oral Health Provider and following it will ensure messages are consistent.
- 1.20 There is an identified need for increased oral health promotion capacity to train the professionals delivering key oral health prevention messages; including teachers, children's centre staff, health visiting teams and staff in early year's settings. The possibility of "buying in" additional resources from other Boroughs also covered by the CLCH Provider should be investigated to increase capacity within existing budgets.
- 1.21 Personal Social and health Education (PSHE) oral health is part of the National Curriculum and there is a need to ensure schools and PSHE teachers have appropriate resources available in local schools.
- 1.22 Other routine advice given out through health centres, dentists, GPs, schools, nurseries and children's centres, the Children's Oral Health Campaign,

* Delivering Better Oral Health - An evidence-based toolkit for prevention 2nd Edition, DoH and British Association for the Study of Community Dentistry 2009.

Community Health Champions, the Brush for Life Packs, other healthy eating advice and health advice translated into community languages, all need to be consistent and clear. Examples where advice may need clarification include feeding from a beaker or bottle, clarity about registering and visiting a dentist from an early age and healthy eating.

Recommendation 2: Review of Health Information and Advice

It is recommended that the PCT review health information and advice to define key messages and to make sure that there is consistent advice from professionals across the spectrum of children's agencies. Particular attention should be paid to advice to professionals, the use of child-centred communication and the need to use community languages.

- 1.23 In getting the key messages across we need to make sure that we identify all of the main audiences and that we have relevant communication resources aimed at them. This includes parents and children generally, but we need to make sure that we target all sections of the population and particularly those groups that we can estimate as being of high risk or where there are barriers to communication which compromise their understanding of basic oral health guidance.
- 1.24 Particular regard should be given to the need for targeted communication to be in appropriate minority languages. During our inquiry we interviewed Malika Hamiddou from the Community Interpreting, Translation and Access Service (CITAS), who explained some of the issues for minority language speakers in accessing information and ways in which this can be overcome. Targeting and outreach is dealt with further in the next chapter.
- 1.25 For more information about CITAS see www.citas.org.uk

2. Targeting & Outreach

- 2.1 Statistical evidence indicates that children's oral health in Hammersmith and Fulham is amongst the worst in London. The more deprived members of our community will have the worst oral health. Resources should therefore be targeted at these groups[▼]. There is a well established correlation between areas of deprivation and a wide range of health issues, including oral health.

Fluoride Varnishing

- 2.2 Fluoride varnish is a golden gel containing a highly concentrated form of fluoride, which can be applied to children's teeth using a soft brush. The varnish sets quickly and has a pleasant taste and a fruity smell.
- 2.3 Fluoride varnish provides an effective prevention of decay in permanent teeth and health guidelines advise that it should be applied to the teeth at least twice-yearly for pre-school children assessed as being at increased risk of dental decay^{*}. There is a strong evidence base that fluoride varnishing improves child oral health.
- 2.4 There are several fluoride varnishing projects being carried out around the Borough, including the Old Oak Community Centre and the Normand Croft Early Years Centre. We are recommending a targeted programme of fluoride varnishing for children aged 3 –5 years, starting with children's centres, health centres, nurseries and schools in the most "high risk" community settings.

Recommendation 3: Targeted Fluoride Varnishing Programme

It is recommended that a targeted programme should be launched to provide fluoride varnishing for children aged 3–5 from the most at-risk groups in the borough. The programme should be delivered in schools, children's centres, community centres and supermarkets to maximise coverage of target geographical areas, as well as "drop in" fluoride varnishing sessions in dental practices.

- 2.5 Proxy measures such as obesity and child poverty should be used to decide which areas should be targeted. Appropriate targeting would be according to one of three variables as a proxy measure for high risk of poor oral health: deprivation, percentage of children receiving free school meals, and top quintile for obese and overweight children.
- 2.6 Fluoride varnishing should be an on-going program, as it is most effective if repeated twice annually. For any Fluoride varnish programme to be successful it should not be done in isolation. It requires an integrated approach with very

▼ London Strategic Health Authority and England BASCD Survey 2008-2009

* Scottish Intercollegiate Guidelines Network Guideline 83: Prevention and Management of Dental Decay in the Pre-School Child, 2005 [SIGN 83 Guideline](#).

active community and school engagement to increase uptake alongside promotion of public health messages and sign posting to services for continuing care.

Community Champions

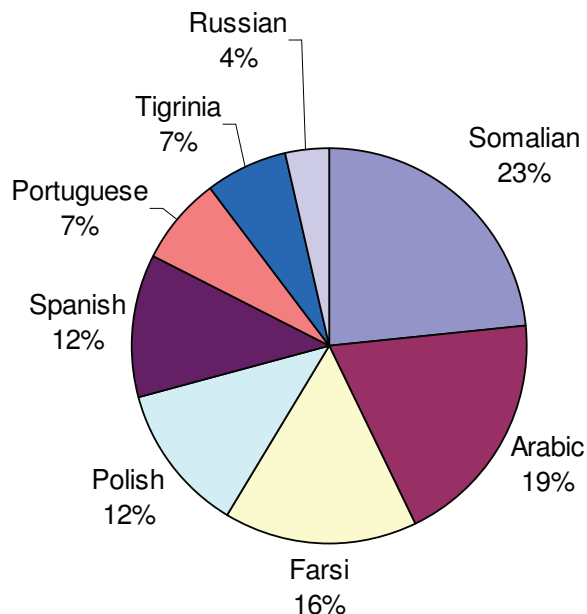
- 2.7 During the inquiry we interviewed Suzanne Iwai and Lornia Polis – Community Health Champions on the White City Estate, Shepherds Bush. The Community Health Champions (now known as “Community Champions”) scheme has been running in Hammersmith and Fulham for the past 3 years, as a strategy to signpost health services, information and advice to targeted populations in community settings to improve access. The Community Champions are people living in the local community with direct links to people living locally, often able to break down cultural and language barriers to signposting local health services.
- 2.8 The key roles of the Community Champions are:
- ▶ Signposting local services
 - ▶ Community networking events
 - ▶ Helping to facilitate events and community activities
 - ▶ Providing some training for health and well being e.g. stop smoking sessions.
- 2.9 Information days are held as part of the project, at which as many of the local service providers as possible attend. These include “fun” activities for children and families.
- 2.10 One of the areas currently using the Community Champions project is the White City Estate in Shepherds Bush. It was estimated that up to 30% of local residents on the White City estate cannot read. The best way to campaign is often community awareness activities which could include community awareness events for children’s oral health.
- 2.11 The Community Champions are engaged through Well London, which is a project aimed at building stronger local communities by getting people working together to improve their health and well-being. The Community Champions project is funded by Well London in partnership with the PCT (which funds the co-ordinator post to manage the volunteers) and the White City Residents Association which provides the office. We have also heard in evidence about Health Advocates, with a similar role of translating and building links with the community, being managed through CITAS, funded by the PCT.
- 2.12 We recommend that the Community Champions and Health Advisors programmes be continued and enhanced to include community led action events to raise awareness of children’s oral health and register children with local dentists. These could co-inside with proposals for community children’s oral health to promote oral health to children and families around the Borough. Ideally, a Community Champion should be recruited for all key language groups where there is an identified language barrier to understanding.

Recommendation 4: Community Champions, Health Advisors and Parent Volunteers

It is recommended that the Community Champions and Health Advocate schemes be continued and enhanced to include targeted community led action to raise awareness of oral health, recruit parent volunteers from the local community and register children with local dentists.

- 2.13 Community Champions should be assisted to organise ‘Motivational Interviewing’ of parents and ‘Small Group Discussions’, both of which have proven oral health benefits. This work will particularly benefit ‘hard to reach’ immigrant groups including the Somali, Arabic, Farsi and Polish speaking populations. A list of dentists conversant in community languages should be compiled and Brushing for Life packs be made available in all key languages. Community Champions should also recruit a list of Parent Volunteers’ to assist them.
- 2.14 To provide an estimate of the main minority language needs in Hammersmith and Fulham, CITAS have provided us with the numbers of translation requests through them for 2010. These are:

Somalian	754
Arabic	616
Farsi	513
Polish	390
Spanish	378
Portuguese	228
Tigrinia	216
Russian	118



More accurate data for Children’s translation needs may be available from schools.

- 2.14 The aim of involving the Community Champions is part of the strategy to target high risk populations. Pockets of high deprivation tend to correspond with cultural and language barriers to information and access and a higher risk of poor health.
- 2.15 As part of the strategy to break down cultural and language barriers to local health services, we are also recommending that a list of dentists conversant in community languages should be compiled and that Brushing For Life packs be made available in all key languages.

Community Children's Oral Health Events

- 2.16 One way to target communities that may be "high risk" is to hold community focused health promotion days. In evidence we have heard that talking to people directly and where possible and appropriate, in their own community language or dialect is the most effective way of getting key messages across. It is also another opportunity to provide children's oral health promotion packs to targeted families.
- 2.17 We are recommending that oral health awareness events be run as assertive, targeted outreach community based programmes in identified communities, including the White City estate, Edward Woods, Fulham Court, Gibbs Green; to target areas with high levels of children with dmft or not registered with a dental practice, to provide an assertive public education programme and to register children and families with local dental practices.
- 2.18 During the inquiry we interviewed Kelly Nizzer – Senior Contracts Manager for Dental, Pharmacy and Ophthalmic Services at NHS North West London. She told us said it was important to make a link with where the most at risk communities are (eg most deprived communities). She explained that the community projects on dental care they ran in Hounslow had taken health advice and dental varnishing to community settings including Asda supermarket, where an oral health promoter would approach parents in store. More than 280 children had received fluoride varnish in this way. Parents also received a voucher and a list of all the dental practices in the area. Dental nurses are still stationed at Asda in Hounslow.

Children's Oral Health Promotion Packs

- 2.19 There are a small number of families where children do not even possess a toothbrush and toothpaste, either for reasons of poverty, ignorance or neglect. These children are amongst the most at risk of oral health problems, and in such cases we believe that it is a cost effective solution to provide toothbrushes and toothpaste directly. This is also a direct and clear message to parents and children that children's oral health is important.
- 2.20 Health visitors are currently distributing Brushing for Life packs to families and children at one and two and a half years of age when children have their developmental reviews. Brushing for Life is a Government initiative to reduce the inequalities in children's oral health in the most disadvantaged areas of the country. The scheme provides children in areas with highest levels of dental decay a free pack of fluoride toothpaste and a toothbrush - supported by advice



on oral hygiene. Future funding for these packs and training needs to be identified.

- 2.21 The distribution could take place via health visitors assigned to visit new parents, who should be able to communicate the key messages on oral health care directly. An assessment of translation and communication needs should be undertaken prior to the visit, so that appropriate translation materials are available at the time. Written material used in conjunction with visits should include visually clear key messages on oral hygiene, where to find local dental practices, Child Friendly Dentists and that children are seen free at NHS dentists.

Recommendation 5: Targeted Provision of Dental Health Packs (Fluoride Toothpaste, Toothbrushes and Baby Beakers)

It is recommended that fluoride toothpaste and toothbrushes be distributed regularly to targeted groups, through health visitors, Community Champions and events, and that free baby beakers be distributed at age 8 months to 1 year to at-risk groups to encourage the reduced use of feeding bottles containing sugary drinks.

- 2.22 Colgate (or another commercial partner) should be encouraged to fund this recommendation.
- 2.23 We have heard in evidence that baby beakers and bottles with teats can contribute to early tooth decay, especially where babies suckle on the beaker for long periods of time and where they are being given sugary drinks. Health advice is to encourage parents to use teat-less baby feeders and to discourage sugary drinks. In order to encourage this and to re-enforce this message we believe it is cost effective to provide free teat-less baby cups to parents with babies between 8 months to 1 year of age, targeted to high risk groups.

Children in Care

- 2.24 Children in care are a group of young people for whom the council has particular responsibility as Corporate Parent. In particular the Council must make sure that they do not fall off the radar of health services. During our investigation, we heard from Lin Graham-Ray, a Nurse Consultant for Looked after Children for the London Borough of Hammersmith & Fulham. She was able to highlight some of the issues for looked after children in accessing health services.
- 2.25 One of the problems is that most looked after children for which Hammersmith and Fulham Council is responsible are resident outside of the Borough, which can make co-ordination and communication more challenging. Another is that current regulations allow dentists to charge prohibitively high fees for copies of the children and young people's dental records, which could be used to monitor their oral health.

Recommendation 6: Targeted Support for Children in Care

It is recommended that the following steps are taken to promote oral health amongst children in care:

- i. Incorporate dental screening into mandatory 28 day health checks
- ii. Sign-post H&F foster parents to Child Friendly Dentists
- iii. Follow up and monitor the registration of all looked after children
- iv. Encourage one H&F dentist to take the position of 'Looked After Children Champion' and to educate other dentists in the borough about the high level of sensitivity required for these children
- v. Hold Keep Smiling campaign events in the 'Rocket Club' and other targeted points of contact
- vi. Lobby the Government to make the disclosure of dental reports (for looked after children) free, as part of the NHS

Children With Special Needs

- 2.26 Children's with special needs or "disabled" children are one group that are at risk of oral health problems and during the inquiry the good practice of joint working between Chelsea and Westminster NHS Trust and schools has been noted.
- 2.27 Special efforts should to be made to target early prevention advice and support to these children.

Recommendation 7: Targeted Support for Children with Special Needs

It is recommended that good practice is maintained including joint-working with schools and Chelsea & Westminster hospital, and that Child Development Service contracts are amended to include oral health promotion.

3. Dentists



Kids are seen FREE at
NHS dentists

- 3.1 One of the key ways in which we can improve the dental health of children is to encourage them to visit the dentist regularly. Children can start visiting the dentist from 1 year old. Forging the habit of visiting the dentist from an early age ensures that a child's oral health development is regularly inspected, introduces children to the concept of visiting the dentist and breaks down dental phobias.
- 3.2 During our inquiry we interviewed Henrik Overgaard-Nielsen – Chairman of the Ealing, Hammersmith and Hounslow Local Dental Committee and we were also able to visit his practice “NHS Dentist” in Fulham. We have heard in evidence that Hammersmith and Fulham has enough capacity in terms of the number of dental practices operating, but not all dentists are reaching the child population. Hammersmith and Fulham has 45 NHS dental practices including community dental practices*.

“Children need to get used to attend their local dental practice so both children and their parents are aware of how to look after their teeth throughout their lives. It is the involvement of the local high street dentists that will change the oral health of the population of Hammersmith and Fulham”

Henrik Overgaard-Nielsen –

Chairman of the Ealing, Hammersmith and Hounslow Local Dental Committee

- 3.3 Attendance at dental practices is influenced by a wide variety of factors including information about dental services, parents' perceptions of dentists and their own fears and worries and a lack of appreciation of the importance of dental care for children.
- 3.4 As with oral health generally, there are links between accessing dentists and to economic deprivation, as well as linguistic and cultural barriers. We have heard in evidence that people from more deprived socio-economic groups, from BME communities or living in more deprived areas tend to be less likely to attend dentists, especially for prevention, than people who are more affluent, or white, or who live in a less deprived area. (Currently, social and ethnicity data collected by dental practices is incomplete and therefore we are unable to draw any more definite conclusions about “high risk” sections of the population).
- 3.5 Some parents may still be worried about the cost of treatment, if they do not understand that children are seen free at NHS dentists. They may be reluctant to take their children if they do not attend a dentist themselves and some only seek healthcare when there is a problem and not for prevention. We need to get the message across that in oral health “prevention is better than cure” so that children are not only seen by a dentist when there is a problem.

* NHS Choices – www.nhs.uk

“ I go to the dentist because my teeth hurt, to get my teeth cleaned or taken out”

Teenager from the H&F Borough Youth Forum

- 3.6 We need to encourage more children and families to register with a dentist and more importantly, to visit a dentist regularly. This is a key part of the preventative strategy to encourage every child to receive a regular dental screening and to highlight any dental problems at an early stage. To achieve this, we need to improve the awareness of free NHS dental services for children, improve the awareness of the importance of children visiting a dentist regularly, make dental practices more attractive and accessible to children and families and to do all of this whilst targeting those children who are least likely to be registered or visiting a dentist and most likely to suffer from oral health problems.

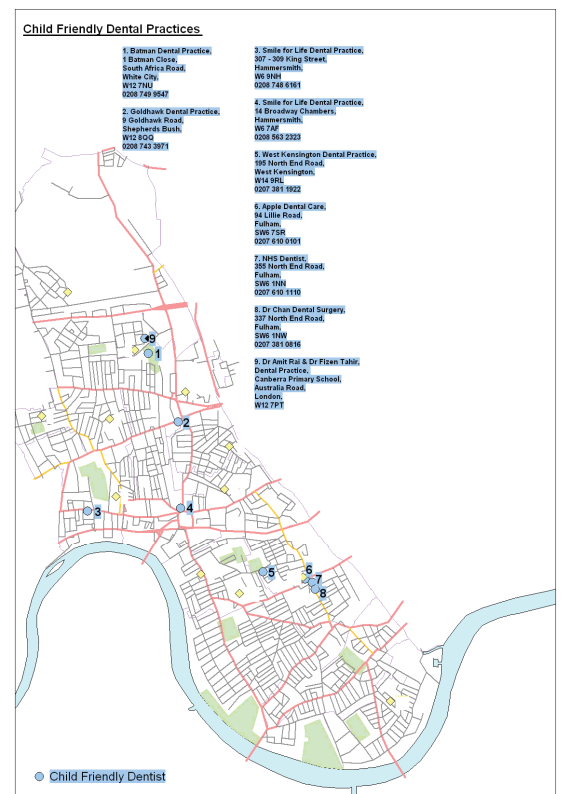
Child Friendly Dentists

- 3.7 One way to encourage more children and families to register and visit the dentist is by making dental practices more child friendly. This can include making the whole experience of visiting the dentist more attractive to children, such as by training dentists and dental nurses and other staff (including reception staff) on working with children, making the waiting room more child focused and by making access points easier to navigate with pushchairs and young children.



- 3.8 The Child Friendly Dentist scheme was designed as a quality initiative to support practices through training, chairside mentoring from the consultant in children’s dentistry at the Chelsea and Westminster NHS Trust and audit. NHS Hammersmith and Fulham has trained special child-friendly dentists as part of a local pilot to improve access by providing more “child friendly” dentists to choose from.

- 3.9 Ten local dentists, based in seven practices across the Borough have been given additional training and undergone extra security checks. As well as check-ups and treatment they can give parents and children advice on brushing, flossing and which foods and drinks to avoid. From 1st April 2011 the scheme was aligned to the similar scheme in Kensington and Chelsea and further work is going on to develop links with children’s centres and schools, although the life of the pilot has now officially expired.



- 3.10 We have found the child friendly dentist pilot to be generally a good scheme and one which provides extra choice to children and families in a way that directly focuses on encouraging children and families to visit the dentist. We do believe however that the scheme could be further enhanced in some simple and low cost ways to make dentists even more child focused places and by promoting child friendly dentists more effectively to children and families.
- 3.11 We are recommending that the Child Friendly Dentist pilot be built upon by expanding the number of local dental practices who wish to become 'Child Friendly', by promoting the child friendly dentists more actively in places where children and families will notice and by asking dentists who have previously been, or in future would like to be known as 'Child Friendly' to provide clearly displayed "Child Friendly Dentist" logos and other promotional material in their window and anywhere else they advertise their services to the public.

Recommendation 8: Child Friendly Dentists

That dentists who would like to be known as 'Child Friendly' display a logo and appear on a list which is distributed to professionals, stakeholders and parents. These H&F dentists should gain the necessary paediatric training from Chelsea & Westminster Hospital and be encouraged to open at 'child friendly' times such as on Saturday mornings. In return their services could be promoted to families in the Borough.

- 3.12 The list of participating dental practices should be published and made available through children's centres, schools, nurseries, public libraries and other venues where parents and young children congregate, as well as through Community Champions and oral health events. A Child Friendly Dentist logo should be advertised by participating dental practices by display in their windows and on published materials.

- 3.13 We believe a Child Friendly Dentist:

- ▶ Is an attractive and child centred place for children to come
- ▶ Has staff trained to deal with children
- ▶ Provides fun and educational things to do for children in the waiting room
- ▶ Opens after school, at weekends or during school holidays
- ▶ Displays the Child Friendly Dentist logo to let people know it's a Child Friendly Dentist.



Zara, aged 7 and a half

- 3.14 Annual top up training and on going chairside mentoring should be provided to dental practices.

“ the opening times were during work/school hours when it should be opened later and/or weekends ”

Chikira Smith Richards aged 16

3.15 A snap-shot survey was conducted during the inquiry by the Oral health Promotion Service of 29 local dental practices. Of the 29 practices surveyed, 16 were open on Saturdays and of these only 6 see children by appointment (for NHS treatment). These are:

- ▶ Batman Dental Practice, 1 Batman Close White City Estate, Shepherds Bush
- ▶ The Care Dental Practice, 118-120 Hammersmith Road, Hammersmith
- ▶ Fulham Dental Centre, 377 North End Road, Fulham
- ▶ Goldhawk Dental Practice, 9 Goldhawk Road, Shepherds Bush
- ▶ Ghauri Dental Practice, 1 Wormholt Road, Shepherds Bush
- ▶ NHS Dentist, 355 North End Road, Fulham. ♥

10 of them were open on Saturdays for private patients only. All NHS dentists must be available to treat children as part of their NHS contract.

“Letters, emails or texts should be sent to young people reminding them to go to the dentist and explaining why going to the dentist is so important”

Julia Simons aged 15

♥ Oral Health Promotion Service, Central London Community Health Care NHS Trust - www.clch.nhs.uk

4. Partnerships

- 4.1 Central to the effectiveness of all of the projects and good work being carried out by the wide variety of different agencies and sectors involved in improving children's oral health is effective partnerships and co-ordination. As part of our evidence gathering we have made site visits to important examples of multi-agency collaboration around the Borough, such as the dental screening and fluoride varnishing project being run by the Normand Croft Early Years Centre and NHS Dentist in Fulham.
- 4.2 We would like to see even closer collaboration between the different agencies involved in a concerted effort to tackle children's oral health problems, building on the instances of best practice collaboration around the borough and with particular focus on identifying and targeting children and families most at risk.

Parents, Children and Young People

- 4.3 Parents and children are key partners in this themselves and engaging and involving parents and families will be key to getting the message across and changing the behaviours that will really impact on children's oral health. During our inquiry we engaged with parents and children at visits to local children's centres and health centres, including the Canberra Centre for Health, the Normand Croft school and children's centre and the White City Health Centre. It is important that parents and children themselves are engaged and involved in the children's oral health campaign.
- 4.4 During the inquiry we interviewed a focus group of young people from the Borough Youth Forum (BYF). They then held the same focus groups with young people from their school councils. Representatives from the BYF also attended our Children's Oral Health Forum. The BYF is a 'voice' for young people in Hammersmith and Fulham. They plan community based projects and initiatives, develop different methods to obtain and present the views of young people to decision makers, and they work with the Council and health services to give their opinion on policies, activities and services in the borough.
- 4.5 They told us that communications about dentists needed to be focused more on the youth populations and that more could be done to target where young people are, like schools and other places young people congregate. It is important also not to forget about the older children and teenagers, as most programmes focus on young children. Schools could use school newsletters to remind parents to make dental checks for their children during half term and school holidays.

Commercial Partnerships

- 4.6 We would also like to see the commercial sector involved; both suppliers of preventative care like Colgate toothpaste and local retailers. Kensington and Chelsea have partnered with Glaxo Smith Kline in a similar targeted campaign.

During the scrutiny inquiry we have interviewed representatives from Colgate, which may be able to assist in oral health promotion campaigns, both with resources and a wealth of expertise from the commercial sector.

Recommendation 9: Commercial Partnerships

It is recommended that a commercial operator in the field of dental care products, such as Colgate or Glaxo Smith Klien, be approached to sponsor report recommendations including (1) Keep Smiling and (5) Targeted Provision of Dental Health Packs.

- 4.7 In approaching a commercial operator for sponsorship and support we need to submit them with a project proposal detailing the assistance we will request from them.

Chuck Sweets Off the Checkout

- 4.8 In 1992 a campaign called “Chuck Sweets off the Checkout!” was launched to campaign for supermarkets to voluntarily remove sweets and fizzy drinks from their checkouts and queue lines, as evidence suggested that this is deliberately aimed at encouraging impulse buying of high sugar snacks and drinks, especially to children*.



Chuck Sweets Off the Checkout 2011
[Facebook page](#)

- 4.9 At the end of a shopping trip, children often nag their parents for the sweets, chocolates, crisps and soft drinks displayed at the checkout. Such tempting displays are deliberately placed where customers are a 'captive market' as they queue up to pay, activating pester power and increasing sales of snack products.
- 4.10 The campaign was run by Lona Lidington, a community dietician based in South West London. It was supported by the National Oral Health Promotion Group and also received funding from the Department of Health.
- 4.11 We agree with the principles of the campaign; that with big corporate business comes big corporate responsibility to the local community and we are asking the main supermarkets, as well as other local retailers, to remove the temptation to impulse buy by removing sweets and fizzy drinks from their check-outs and queues. We would like to see the Council and the PCT lead a local campaign to ask local retailers to play their part in reducing oral health decay, as well as the other related problems of child obesity and increased risk of diabetes, by reducing the amount of sugary snacks children consume.

* The Food Magazine, published by the Food Commission 2011 - www.foodmagazine.org.uk/articles/chuck_snacks_off_checkout

Recommendation 10: Chuck Sweets Off the Check-Out

It is recommended that supermarkets, high street shops and leisure centres be asked to play their part and to “chuck sweets off the checkout” as part of a local campaign to promote healthier diets.

- 4.12 This should include a written invitation to participate from the Cabinet Member and a public petition, which asks supermarkets and other high street retailers to join the local campaign by making sure sweets and fizzy drinks are removed to another part of the shop to discourage impulse buying of sugary snacks.

Sugar Free Education

- 4.13 During the inquiry we addressed at meeting of the Hammersmith and Fulham Head Teachers Forum, to talk and listen to head teachers from around the borough. We have also interviewed Jan Gouldstone – Senior Advisor Personal and Sexual Health Education (PSHE) and Citizenship / Healthy School Programme Co-ordinator. We have noted the widespread good practice and progress towards healthy schools and healthy diets in Hammersmith and Fulham schools. All schools have adopted school food policies and in most cases this includes the discouragement of sugary drinks and snacks in the canteen and at break times. Some schools seem to go further than others, especially in terms of enforcement of the policy, to include an effective ban on sugary drinks and snacks at pre-school breakfast clubs, in packed lunches and at after-school clubs.
- 4.14 We would like to see an effective ban on sugary drinks and snacks throughout the school period, including breakfast clubs and after-school clubs, where healthy alternatives could be readily available and encouraged. We would like to encourage schools, nurseries and children’s centres sign up to Guidance issued by the Local Education Authority and the PCT.
- 4.15 Where possible we would like to encourage Healthy Tuck Shops to be established in schools where pupils can purchase healthy food and drinks to make sure alternatives are available and to discourage purchase of unhealthy alternatives from local retailers or from being brought in.

The School Dentist

- 4.16 If children do not come to the dentist we need to bring the dentist (or other health professionals) to the children, with more assertive outreach to make sure that every child receives some kind of oral health check to flag up oral health problems and make referrals and to encourage more children to be registered and to visit the dentist.

“ Target schools, i.e. do projects on bad teeth and include sessions in either science or PSHE” Chikira Smith Richards, aged 16

- 4.17 There is already work underway to promote oral health and dental services in some children's centres, health centres and schools and we would like to see this good practice expanded to provide more oral health screening, fluoride varnishing and referrals to local dentists in these community based settings. This includes making links between local dental practices and children's centres, nurseries and schools and bringing the local dental practice and oral health promoters physically into these settings.
- 4.18 We believe that all schools should establish links with at least one dental practice and that wherever possible programmed Oral Health Days should take place in each school at least once a year. Where it is not possible for a local dental practice to make school visits then either the Community Dental Service could be requested to visit the school or arrangements made with local dental practices to arrange school trips to the dentist.

Brushing Teeth

- 4.19 NHS advice is for people to brush their teeth twice a day at least two minutes in the morning and last thing at night before going to bed[▲]. When we have a situation where some children are not brushing their teeth at all, it could help if children had the opportunity to brush their teeth at school, nursery and children's centre. In fact, cleaning teeth should be part of a child's health, hygiene and grooming routine.

“Supervised tooth brushing programs in childcare settings have achieved up to 40 percent reduction in tooth decay

*Evidence based oral health promotion,
Dept. of Health, Australia*

It is suggested that schools, nurseries and children's centres could run teeth brushing demonstrations where children complete their own personal record chart at home and bring it into school as part of the 'Keep Smiling' programme.

Piloting the Way

- 4.20 We would like to see more opportunities for dental health professionals to carry out dental health screenings and fluoride varnishing in children's centres and schools and other child and family settings, especially in targeted "high risk" and relatively deprived areas of the Borough.

“ I think the dentist visiting my school is convenient/quick. ... I think that awareness of this should be raised and everyone should take part in how it works”

Heanguen Chi, aged 16

- 4.21 To lead the way on this, we have asked schools and children's centres to volunteer to pilot as centres for integrated oral health action, which could include

[▲] www.nhs.uk/Livewell/dentalhealth/Pages/Teethcleaningguide.aspx

participation in the Children's Oral Health Campaign, fluoride varnishing projects, bringing school classes to the dentist or vice versa, forging links with local dental practitioners and the availability of teeth cleaning facilities. Schools including Randolph Beresford, Bentworth, St Stephens and The Oratory have already agreed to 'pilot' the programme. Other schools and children's centres, particularly within more deprived areas of the borough, should be encouraged to join in. Pilot programmes should be tailored to the local needs of schools.

Recommendation 11: Schools and Children's Centres

It is recommended that schools, nurseries and children's centres implement a range of the following measures:

- i. gain parental consent for dental inspections and fluoride varnishing
- ii. supervised tooth brushing
- iii. the use of a chart for children to record teeth brushing at home
- iv. the school nurse to provide oral health advice and sign-post at-risk families to dentists during the universal age 4-5 health check and at later dates
- v. a fluoride varnishing programme
- vi. a more proactive Healthy Food Policy, including the provision of healthy snacks (fruit, water, etc) as well as a prohibition on sugary products
- vii. making water available throughout the day
- viii. establish links with at least one dental practice and take school classes to the dentist or bring the dentist into school
- ix. inclusion of oral health care education in the school curriculum
- x. oral Health educational events for children and parents.

GPs and Medical Centres

- 4.22 Integrated health services help patients navigate the appropriate pathways through the NHS health care system, improving information and choice and identifying potential health concerns at an early stage. Although General Medical Practitioners (GPs) often do an excellent job in informing and referring patients with general health concerns, there is often no link between GPs and medical centres and dental practitioners. This could result in unnecessary gaps in patient referral to a dentist and there may be occasions where a GP may easily highlight potential concerns and refer a patient to a dentist, or ask if a child is registered with a dentist as part of all round family health advice.
- 4.23 GP waiting rooms could also do more to inform patients about local dentists and improve awareness of the importance of children's oral care, as one of the key community settings where people find out about local health services.

Recommendation 12: ‘Keep Smiling’ Oral Health Campaign for Professionals - Using Professionals to Influence Behaviour

It is recommended that GP medical practices improve their links with dentists and that other professionals who are able to pass on oral health advice be trained by the Oral Health Promotion team.

Professional groups include:

- ▶ Teaching staff and learning mentors
- ▶ Social Workers
- ▶ School Nurses
- ▶ Health Visitors
- ▶ Youth Services
- ▶ Midwives
- ▶ Child-care workers and child-minders.

Service specifications for relevant professionals, including health visitors and school nurses, should be amended to include oral health actions.

4.24 During the inquiry we addressed a meeting of the School Nurses Forum to engage with school nurses in the children’s oral health agenda and to listen to their ideas. We believe that school nurses can play an important role in educating children about oral health and signposting services. The Chairman of the Task Group will write to the Chairman of the GP Consortia, requesting an opportunity to address a meeting to present the findings of this inquiry and to broach the subject of inter-agency health linkages.

4.25 Existing ‘Oral Health Promotion’ capacity can be used to train the above list of professionals.

Maternity and Early Years

4.26 The Personal Child Health Record or “Red Book” is a guide issued to new mothers on the key stages of infant growth, development and health services. At the moment, oral health development and dental services are apparently missing from the current edition. Yet we believe that this stage is an important early opportunity to highlight children’s dental health.

“Good oral health is important in preschool children. Evidence shows that poor dental health can have a serious impact on health and wellbeing”

Navdeep Pooni - Oral Health Promoter, Central London Community Health Care NHS Trust

Recommendation 13: Maternity and Early Years

It is recommended that health visitors and midwives be trained to provide oral health advice to new parents on the key stages of infant oral health development and health services, Key stages include a child’s first tooth and registration from age from age 1 with a local dental practice, free NHS dental treatment for new and pregnant mothers and children and health advice on avoiding “teat bottles” and sugary liquids and foods.

“ Home visits using primary health workers who integrate oral health promotion into their general work may be as effective as employing specialised oral health promoters ”

Evidence based oral health promotion, Dept of Health,

Service Specifications and Monitoring

- 4.27 It is important to make sure that the strategies and programmes we are rolling out are making a difference on the ground and to make sure that the programmes are being effectively integrated within the mainstream service provisions across all partner agencies involved. We suggest that within the service specifications for commissioned children’s services there are elements for school nurses, health visitors and oral health and that there are specific mechanisms for monitoring these.

5. Water Fluoridation

“Community water fluoridation is safe and cost-effective and should be introduced and maintained wherever it is socially acceptable and feasible”

*World Health Organisation Expert Committee on Oral Health
Status and Fluoride Use, Fluorides and Oral Health**

- 5.1 Applying fluoride to teeth can help prevent tooth decay. Fluoride protects the teeth by inhibiting the demineralisation of teeth enamel, which causes tooth decay caused by the action of bacteria in the mouth producing corrosive organic acids and thus helps to protect against tooth decay and the development of tooth cavities.
- 5.2 There are many ways in which fluoride is used to provide protection for teeth, principally by the application of fluoride toothpaste, which is common in most high street brands of toothpaste. Dentists and dental health nurses can also apply fluoride through fluoride varnishing. Another method sometimes used to apply fluoride is through water fluoridation.
- 5.3 During the inquiry we interviewed representatives from Thames Water to discuss the pros and cons and feasibility of water fluoridation in London.

What is Water Fluoridation?

- 5.4 Water fluoridation is the controlled addition of fluoride to a public water supply, which is used in some parts of the UK and some countries to reduce tooth decay. Fluoridation does not affect the appearance, taste or smell of drinking water. Fluoridated water operates on tooth surfaces: in the mouth it creates low levels of fluoride in saliva, which reduces the rate at which tooth enamel demineralises and increases the rate at which it remineralises in the early stages of the development of tooth cavities.
- 5.5 There is a great deal of evidence that water fluoridation prevents cavities in both children and adults[♦] with some studies estimating an 18–40% reduction in cavities when water fluoridation is used by children who already have access to toothpaste and other sources of fluoride Centres for Disease Control and Prevention[♥].

* WHO Technical Report Series No. 846. Geneva: World Health Organisation 1994

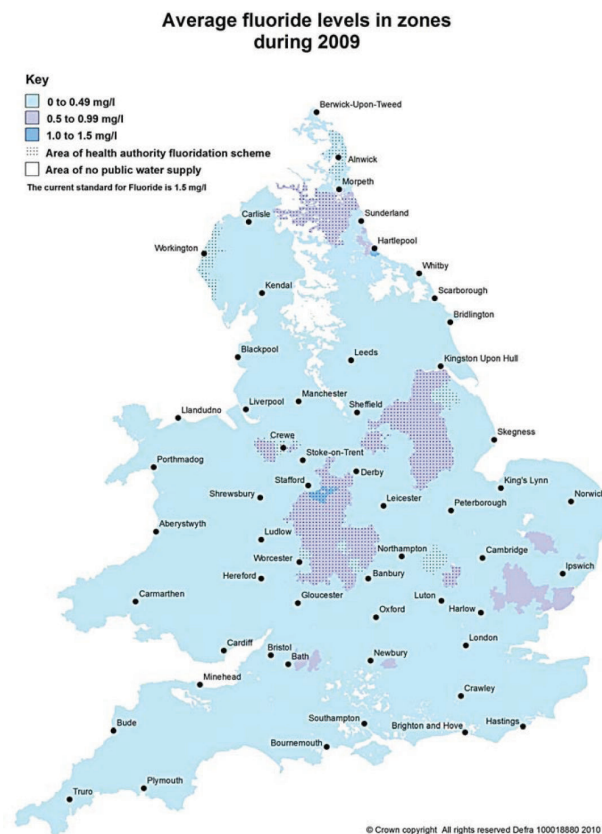
♦ Parnell C, Whelton H, O'Mullane D. Water fluoridation 2009

♥ - [Recommendations for using fluoride to prevent and control dental caries in the United States](#) 2007

The Case for Water Fluoridation

- 5.6 One way of measuring the effectiveness of water fluoridation is to compare the rate of tooth decay in areas that have fluoridated water to unfluoridated areas. Comparing Manchester and Birmingham, which have similar levels of deprivation, gives one indication of the effectiveness of water fluoridation on reducing tooth decay. In one study, Birmingham, which is fluoridated, had a 0.98 dmft rate compared with 2.47 dmft in non-fluoridated Manchester[♦].
- 5.7 In the NHS Dental Survey of twelve year olds in 2008-09, the average dmft for 12 year olds in the Heart of Birmingham PCT was just 0.61. Five year olds in Manchester have the second highest dmft in the country. Fluoridated Sandwell near Birmingham has lower than the national average and five year olds from the Heart of Birmingham had higher than national rates of dmft, but were below those from Manchester[•].
- 5.8 The diagram below shows the areas of England with water fluoridation and water fluoridation levels.

Figure Source: DEFRA



[♦] British Fluoridation Society - *One in a million: The facts about water fluoridation*. 2nd edition

[•] Source: NHS Dental Epidemiology Survey, from evidence submitted by Inner North West London PCTs

The Case Against

- 5.9 There is no clear evidence of significant adverse effects of water fluoridation on public health. Over consumption of fluoride has been shown to cause a condition known as “dental fluorosis” in some cases, which can alter the appearance of developing teeth, but this condition is usually mild and not usually considered to be an aesthetic or public-health concern.
- 5.10 There are however significant concerns raised by those who deem water fluoridation treatment as “mass medication”, over the diminution of individual choice in favour of the state ascribed public health benefits to the wider population. This is, however, not an issue unique to water fluoridation, as water companies already have to treat water supplies in various ways in response to intermittent public health issues and maintaining the quality of the water supply.

The Costs

- 5.11 Water fluoridation is a public health measure to improve dental health and at present it is paid for entirely by the National Health Service; locally, the health authority is billed by the water company for the entire cost of fluoridating supplies. Current changes in legislation may, however, involve local authorities becoming responsible for some of the costs of fluoridation.

Governance

- 5.12 Under current legislation, Strategic Health Authorities (SHAs) have the duty to initiate the move to water fluoridation with public and stakeholder consultation. The Health and Social Care Bill currently passing through Parliament is expected to abolish SHAs and introduce new arrangements for instigating and consulting on possible water fluoridation of an area.
- 5.13 It is most likely that the new arrangements will require local authorities to initiate moves towards water fluoridation in their area. Thames Water supplies and treats water to most of London, including Hammersmith and Fulham and to areas outside of Greater London. It is not possible to introduce water fluoridation in one area of Thames Water supply and treatment without affecting the levels of fluoride in adjoining areas.

The Next Steps

- 5.14 Because the supply of water in the Thames Water area will affect several local authority areas both within and outside of Greater London, this is likely to require the consent of nearly all London boroughs, neighbouring local authorities and possibly the Greater London Authority. A widespread public consultation and feasibility study would also be required. So even if a wide consensus is built to introduce water fluoridation in the Thames Water area, it is not likely to happen any time soon.

5.15 From our preliminary inquiry into water fluoridation we have found that there is a great deal of evidence to suggest that, as one part of the overall strategy, it could make a significant contribution to protecting children's teeth against decay. We are therefore recommending that the Council considers in more detail the political, financial and public health implications of water fluoridation and upon the basis of this, seeks to build a coalition, firstly with Westminster, Kensington and Chelsea and then London wide.

Recommendation 14: Further Consideration of Water Fluoridation

It is recommended that the Council considers the political, financial and public health implications of water fluoridation and seeks to build a coalition of councils and health partners to instigate possible public consultation on the introduction of water fluoridation in the future.

5.16 It is suggested that this issue be debated at a meeting of the full Council in 2011.

6. Implementation and Evaluation

- 6.1 It is requested that, should agreement be gained for implementation of the Task Group's recommendations, mechanisms are put in place to monitor implementation of the agreed recommendations and resulting outcomes. Implementation of the report's recommendations should be monitored on a regular basis and from an early stage. Outcomes will take longer to become clear, and it is therefore suggested that these are measured over a longer time-frame.

Implementation of the Task Group's recommendations

- 6.2 It is requested that H&F Council and the PCT produce a joint 'Action Plan' detailing how and when the agreed recommendations will be implemented. The Action Plan should detail, for each agreed recommendation (executive decision): the agreed hypothecated budget and resources, an implementation timetable (including when it will happen and when it will be fully in place) and key measurable outputs.
- 6.3 It is requested that a brief progress report on implementation be made to the Task Group Chairman on a quarterly basis for (a minimum of) twelve months, to assess the success of the roll-out of these proposals against the Action Plan. At the end of this time (after 12 months) it is requested that a review of implementation is undertaken at a meeting of the Education Select Committee and their findings reported to the Overview and Scrutiny Board and to Cabinet.

Outcomes: the impact of reforms upon child oral health in H&F

- 6.4 The best way of measuring improvements would be to carry out a borough-wide screening programme for dmft in 2011, followed by later screenings. This would be hugely expensive to deliver however, and the Task Group considers practical prevention actions to be a more cost effective use of limited budget. This is especially the case given that proxy measures including obesity and poverty can be used to effectively target at-risk population areas.
- 6.5 Progress can therefore be assessed in the following ways:
- a. The number of H&F admissions to C&W hospital for paediatric dental care *year-on-year*
 - b. The number of paediatric 'non-prevention' treatments carried out in H&F NHS dental surgeries *year-on-year*
 - c. Levels of dmft amongst H&F children when next sample measured on a London-wide basis. *vs 2007/8*

Appendix One

Witnesses

The following people and groups were interviewed during the scrutiny inquiry:

Hammersmith and Fulham Council

Councillor Helen Binmore - Cabinet Members for Childrens Services	Hammersmith and Fulham Council
Councillor Joe Carlebach – Cabinet Member for Community Care	Hammersmith and Fulham Council
Councillor Donald Johnson - Chairman of the Education Select Committee	Hammersmith and Fulham Council
Andrew Christie – Director of Children’s Services, London Borough of Hammersmith and Fulham	Hammersmith and Fulham Council
Carole Bell, Assistant director, Commissioning, Performance & Partnerships,	Hammersmith and Fulham Council
Jan Goulstone - Senior adviser PSHE and citizenship / Healthy School Programme coordinator, School Improvement and Standards, Children’s Services Department, London Borough of Hammersmith & Fulham	Hammersmith and Fulham Council
	The Children’s Trust Board, Hammersmith & Fulham

The Department of Health

Barry Cockcroft - Chief Dental Officer for England	The Department of Health
--	--------------------------

The Borough Youth Forum - Hammersmith and Fulham

Brenda Whinnett - Children & Young People's Officer	Hammersmith and Fulham Council
Josie Durley (aged 15) – Borough Youth Forum Representative	The Borough Youth Forum
Fred Gill (aged 15) – Borough Youth Forum Representative	The Borough Youth Forum
Julia Simons (aged15) – Borough Youth Forum Representative	The Borough Youth Forum
Mustafa Hussein (aged 16) – Borough Youth Forum Representative	The Borough Youth Forum
Chikira Smith Richards (aged 16) – Borough Youth Forum Representative	The Borough Youth Forum

National Health Service (NHS)

Claire Robertson - Consultant in Dental Public Health	North West London Primary Care Trusts
Marie Trueman Children's Commissioning Manager	Inner North West London Primary Care Trusts

Julia Mason - Children's Commissioning Manager	North West & North Central London Westminster PCT
Christine Mead - Self Care Development Manager	Hammersmith & Fulham PCT
Navdeep Pooni - Oral Health Promoter Hammersmith and Fulham	Inner North West London Primary Care Trusts
Jennifer Allan - General Manager, Paediatrics	Chelsea and Westminster NHS Trust
Kate Barnard - Consultant in Paediatric Dentistry	Chelsea and Westminster NHS Trust
Helen Byrne - Interim Divisional Director of Operations	Chelsea and Westminster NHS Trust
Victoria Wilson - Senior Dental Nurse	Chelsea and Westminster NHS Trust
Huda Yusef - Specialist Registrar Dental Public Health	Inner North West London Primary Care Trusts
Kelly Nizzer - Senior Contracts Manager Dental, Pharmacy and Ophthalmic Services	NHS North West London

Community and Voluntary Organisations

Malika Hamiddou – the Community Interpreting	Translation and Access Service (CITAS)
Suzanne Iwai – Community Health Champion (White City)	
Saumu Lwembe - Stakeholder Development Officer (manages health champions and health trainers)	
Koss Mohammed White City Volunteer Coordinator	Well London
Lornia Polius – Community Health Champion (White City)	

Commercial Sector

Colgate (Colgate Palmolive UK Ltd)	
Rhona Wilkie (Colgate Professional Relations Manager)	Colgate Palmolive UK Ltd
Anousheh Alavi (Colgate Scientific Affairs Manager UK & Ireland) - Colgate Palmolive UK Ltd	Colgate Palmolive UK Ltd
Elizabeth Sale Local & Regional Government Liaison Manager	Thames Water
Steve White - Drinking Water Strategy Manager.	Thames Water

Dentists

Henrik Overgaard-Nielsen – Chairman of the Ealing, Hammersmith and Hounslow Local Dental Committee	NHS Dentist, Fulham.
Dr Denis Chan – H&F dentist	

National Dental Associations

Paul Ashley	British Society of Paediatric Dentistry
-------------	---

Schools

Michele Barrett – Head Teacher - Vanessa Nursery School

Marie Thomas – school nurse

School Nurses Forum

The Head Teachers' Forum – Hammersmith and Fulham

The School Nurses Forum – Hammersmith and Fulham

Health Visitors

Angela Ainslie –
health visitor

Pamala Tynan –
health visitor manager (white city)

Accademics

Professor Aubrey Sheiham

Dept of Epidemiology and Public Health at
University College London (UCL)

National and International Best Practice

Child Smiles

Ray McAndrews

Glasgow PCT

Site Visits

School visits
the Old Oak Children's Centre
Normand Croft School and Children's Centre
The British Dental Association

Appendix Two

Budget Implications

a) Direct Costs Associated with the Existing Problem

Before looking at the details of proposed resources for intervention, we should consider the existing costs of the problems we have; all of which are in principal, entirely avoidable through intervention and education.

The table below outlines some of the main direct financial costs to the NHS for teeth extractions and fillings in hospital and at dental practices.

Problem	Cost		Cost Detail	Budget Holder
	10-11			
C&W Hospital 'New Appointments & Admissions' for H&F patients (2010/11)	£354,024		Outpatient Appointment (New or Follow-Up) £156. Daycase Admission £912 C&W take circa 95% of H&F paediatric admissions [CR]	PCT
Primary Care treatments (non-prevention, including extractions) in H&F [2010-11]	£200,000		Request from business services authority. No of extractions and their cost. CR to find.	PCT. Delegated to NW Lon Primary Care Team, on behalf of H&F
	£554,024			

b) Costs Associated with Proposals [Excluding Utilisation of Existing - Budgeted For - Resources)

Proposal	Cost		Cost Detail	Budget Holder
	11-12	12-13		
<u>Getting the Message Across</u>				
Keep Smiling	£3,000	£3,000	Design and printing costs. Colgate happy to contribute.	Public Health / Commercial Sponsor.
Review of Oral Health Information and Advice	£0	£0		
<u>Targeting & Outreach</u>				
Targeted Fluoride Varnishing Program	n/a	£50,000	2 applications of FV for 5,000 children	PCT
Community Champions and Health Advocates	£0	£10,000	Additional CC's and HA's. Oral health training for both groups.	Public Health.
Targeted Provision of Dental Health Packs	£1,000	£3,000	11-12 beakers to be provided and paid for by the council or Public Health. Subsequent provision of all to be sponsored by corporate partner. Business case to be made to PCT for ongoing BFL pack budget.	Council / Commercial Sponsor / PCT
Targeted Support for Children in Care	£0	£0	BFL packs provided by corporate partner.	
Targeted Support for Children with Special Needs	£0	£0		
<u>Dentists</u>				
Child Friendly Dentists	£0	£0	C&W training already within budget if taken in dentist's own time.	
<u>Partnerships</u>				
Commercial Partnerships	£0	£0	Will provide funds	Commercial partner

Chuck Sweets Off the Check-Out	£0	£0			
Schools and children's centres	£0	£0		Costs budgeted for in other proposals	
Keep smiling - for professionals	£0	£10,000		Training from Oral Health Promoter. Use budgeted Oral Health Promotion capacity in 11-12 and make business case to PCT for expanded program in 12-13.	Public Health
Maternity and Early Years	£0	£0			
Service Specifications	£0	£0			
<i>Water Fluoridation</i>					
Further Consideration of Water Fluoridation	£0	£0			
<i>Program Manager</i>					
Program Manager	£0	£0		From existing capacity within Children's Services. Support from PCT and ongoing 'scrutiny' function.	Council

TOTAL COSTS	£4,000	£76,000
Proposed costs as % of current direct costs of poor oral health	1%	14%

	BUDGET	
	11-12	12-13
BUDGET HOLDER		
PCT / Public Health	£3,000	£76,000
Council	£1,000	£0
Commercial Partner	£0	N/A
Other	£0	£0
Totals	£4,000	£76,000

Acknowledgements

Thank you to everyone who has given up their time to support this Scrutiny Task Group, including Claire Robertson of North West London PCTs, Carole Bell of Hammersmith and Fulham Council and the young people at the Borough Youth Forum. Thank you to everyone who has participated by speaking to us at our numerous visits around the Borough and filled in our questionnaires.

*Governance & Scrutiny
London Borough of Hammersmith and Fulham Hammersmith
Hammersmith Town Hall
King Street
London
W6 9JU*

e mail - Scrutiny@lbhf.gov.uk

www.lbhf.gov.uk/scrutiny



REPORT TO COUNCIL

19 OCTOBER 2011

LEADER

*Councillor Stephen
Greenhalgh*

**CABINET MEMBER
FOR STRATEGY**

*Councillor Mark
Loveday*

**ANNUAL REPORT OF THE AUDIT AND
PENSIONS COMMITTEE 2010/11**

This report details the work of the Audit and Pensions Committee during 2010/11, outlining the key developments in:

Governance
Internal Control;
Risk management;
Internal Audit;
Anti-fraud;
External Audit;

It also sets out the plans for the future, built on the lessons learnt. The report provides an opportunity for all members to review the Committee and to review its performance.

WARDS

All

CONTRIBUTORS

EDFCG and all
Departments

RECOMMENDATIONS:

That the Council approves the annual report.

Audit & Pensions Committee

Annual Report 2010/11

Introduction

- 1 This report relates to the period 1 April 2010 to 31 March 2011. As there is separate reporting arrangements in relation to the Pensions element of this Committee's work this report excludes all matter relating to pensions. The Audit and Pensions Committee (the Committee) has a wide ranging 'audit committee' brief that underpins the Council's governance processes by providing independent challenge and assurance of the adequacy of governance, risk management, and internal control. This includes audit, anti-fraud and the financial reporting framework; the Committee is also the Council's Approval of Accounts Committee. The Terms of Reference for the Committee for 2010/11 are reproduced at Appendix 1 for information.
- 2 Table 1 details last year's Committee members. I would like to thank all members for their positive contributions throughout the year. The members have a wide range of skills and bring both technical and professional experience to the role. Within the membership there are qualified accountants and all members have some experience or have received development training in relation to the governance processes they challenge. This provides a solid foundation from which to develop the Committee's role.

Table 1: Members of the Audit Committee

Member	Role
Councillor Mike Adam	Chairman
Councillor Michael Cartwright	Vice Chairman
Councillor Robert Iggulden	Member
Councillor Nicholas Botterill	Member
Councillor PJ Murphy	Member
Councillor Marcus Ginn	Member
Eugenie White	Co-opted Member

- 3 To further support the Committee members, officers have provided development training on the function, responsibilities and role of the Committee. This was further supplemented by additional training during the year in relation to local government accounts.
- 4 This report details the key successes and work of the Committee in relation to its role as an audit committee in 2010/11. The Committee has overseen transformation in all areas of its responsibilities and has actively contributed to leading and shaping those changes. Key achievements include:

- Moving risk management reporting from compliance with the process to identifying issues arising from the risk register contents;
- Continued performance improvements in responding to internal audit reports and recommendations across the Council, and delivery of the Internal Audit plans;
- Developments in the Council's anti-fraud culture with continued improvements in the performance of the Corporate Anti-Fraud Service (CAFS);
- Delivering through CAFS the National Fraud Initiative;
- Approval of the 2010/11 year annual accounts.

Governance

- 5 The Council is responsible for putting in place proper arrangements for the governance of its affairs, facilitating the effective exercise of its functions which includes arrangements for the management of risk. The governance framework comprises the systems, processes, culture, and values by which the authority is directed and controlled and it engages with and leads the community. It enables the Council to monitor the achievement of its strategic objectives and to consider whether those objectives have led to the delivery of appropriate, cost effective services.
- 6 The Council has reviewed the local code of corporate governance and found them to be consistent with the principles of the CIPFA/SOLACE *Framework Delivering Good Governance in Local Government*. A copy of the local code and Financial Regulations is contained in the Council's constitution and is available on the Council website.
- 7 The Audit and Pensions Committee has a responsibility to assess the adequacy and effectiveness of the corporate governance arrangements that have been put in place. This is achieved in a number of ways. The Committee reviews in detail the Annual Governance Statement (AGS) that accompanies the annual accounts, to ensure it properly identifies the Council's governance arrangements, and that it accurately identifies significant control weaknesses. The process for producing the statement is outlined at Appendix 2, showing the range of supporting evidence considered by the Committee as part of its deliberations. The statement in the 2010/11 draft accounts demonstrates a clear improvement with only three extant significant control weaknesses. The Committee also considers the work of Internal Audit and risk management in identifying and evaluating risks and ensuring arrangements are put in place to manage them. The Audit and Pensions Committee's view of governance is reflected in the Annual Governance Statement. The supporting review of governance states that the Council is compliant with the new CIPFA/SOLACE governance guidance issued in 2007.

Internal Control

8 A pivotal role of the Committee is its work in developing the Council's internal control and assurances processes culminating in the Annual Governance Statement (AGS). Part 2 of section 4 of the Accounts and Audit (A&A) Regulations 2011 require the Council to review the effectiveness of its governance arrangements including the system of internal control and to publish an AGS each year to accompany the financial statements. The information for the AGS is generated through the Council's Assurance framework which is outlined in Appendix 2, encompassing:

- Risk management;
- Internal Audit;
- Anti-Fraud programme;
- External Audit;
- Third party assurances such as other inspection and review agencies;
- Directors' annual assurance statements.

The Committee leads this review by receiving reports at every meeting from most of these areas.

Risk Management

9 Risk Management is a business discipline that public and private sector organisations use to maximise the potential for successful delivery of business opportunities and at the same time control costs and mitigate against potential threats that may impact on the achievement of corporate objectives. It also forms a key part of the Council's corporate governance arrangements, strategic management, project, financial and performance management process and aids the scrutiny process by providing transparency of decision making of officers plus policy and agenda setting of Members.

10 Operationally the engagement, ownership, management and delivery of risk management as part of daily business practice has been maintained throughout the year culminating in attainment of Substantial Assurance from the annual audit of the risk management framework. The process has been particularly effective in raising Members' and officers' awareness of both the risk and opportunities associated with major projects and programmes of work such as in Market Testing.

11 There has been consistency in business risk assessment; risks have either decreased as a result of being managed and mitigated, or in some cases increased due to the continuing economic fragility. These risks have been monitored throughout the year and the Executive Management Team have focussed on key areas of risks through the ongoing review and maintenance of the Corporate Risk Register.

12 It is notable that risk continues to be used as a natural part of the Council's business processes and is no longer seen as an add-on or separate bureaucratic process. There will always be an element of process in terms of risk registers, framework and policy but there has been a fundamental shift in

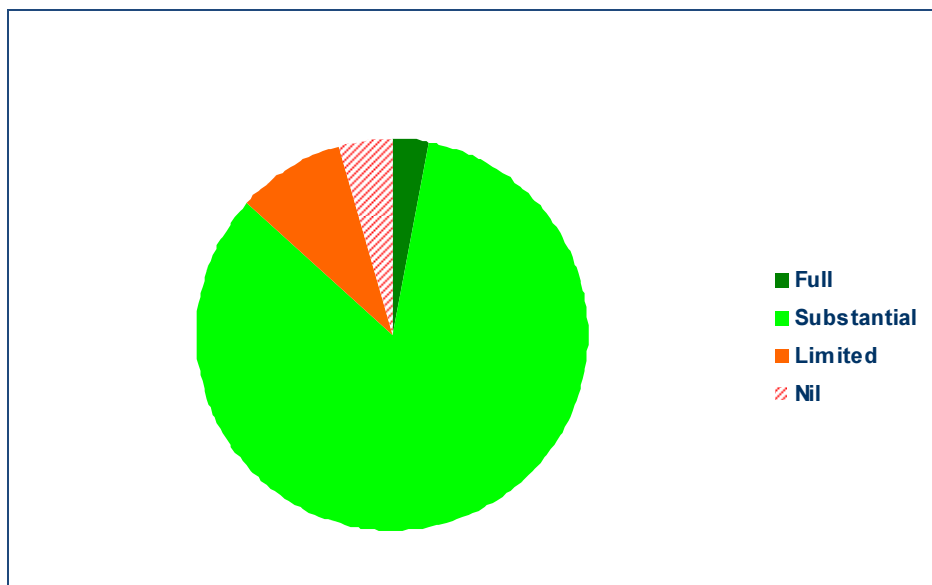
the way risks are more routinely identified and managed and a pragmatic approach has been adopted.

- 13 This has been delivered through very testing economic times and the comprehensive scrutiny of risk undertaken quarterly by the Audit and Pensions Committee has been robust and effective. Benefits from the process include improved organisational resilience and improved performance in service delivery to the community.

Internal Audit

- 14 The Council's internal audit service is outsourced to Deloitte & Touche Public Sector Internal Audit Ltd, who began delivering the service on 1 October 2004 and won the contract re-tender starting from 1 April 2008.
- 15 The Internal Audit plans for the 2010/11 year were based on the departmental and the corporate risk registers supported by the production of an Assurance Framework. The draft plans were then reviewed and updated with departments through annual planning meetings with their Department Management Teams.
- 16 The audit work that was completed for the year to 31 March 2010 involved 89 separate reviews of which 70 received an audit assurance. The levels of audit assurance achieved on the systems audited by year end are depicted in **Chart 1** below. This shows that 83% of the systems audited achieved an assurance level of substantial or higher, while 17% received an assurance level of limited or lower.

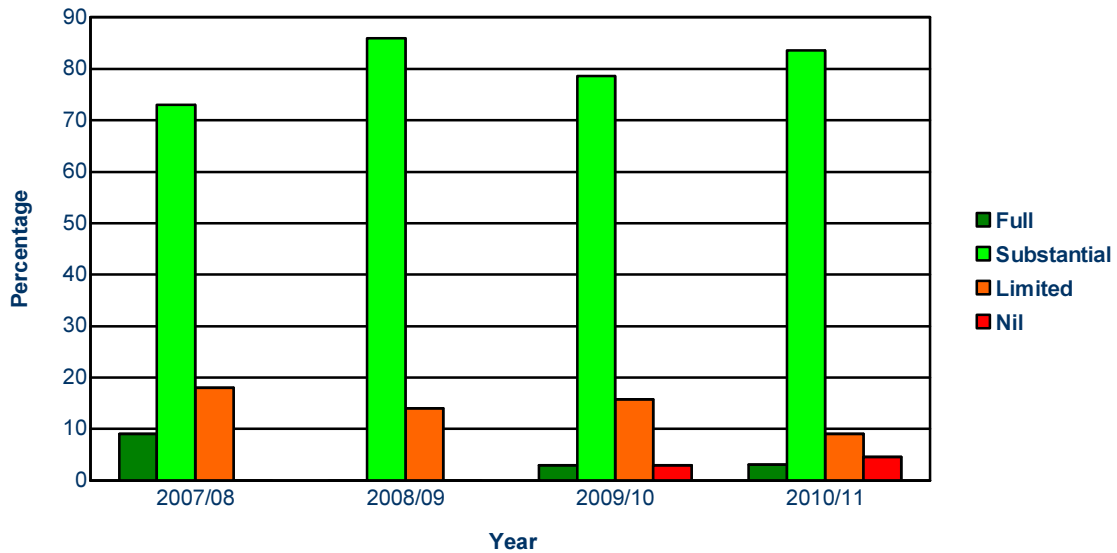
Chart 1: - Assurance Levels for the year to 31 March 2011



- 17 There were two audits where FULL assurance opinion was issued. NIL assurance was provided for two audits, and a further 10 reports had limited assurances reported at year end.

- 18 To provide a wider perspective, **Chart 2** below shows the levels of assurance provided for all systems audited from the 2007/08 year onward. This indicates that the trend of the overall system of internal control had been improving. For the 2009/10 year and 2010/11 year the figure has reduced slightly, this is believed to be due to the audit plan now being risk based and therefore more focussed on areas of greater risk or known issues.

Assurance Levels of Reports from 2007/08 to 2010/11



Internal Audit Performance 2010/11

- 19 The table below shows that delivery of the 2010/11 year Internal Audit plans was the most successful since the Deloitte contracts began. The target for delivery in year of 95% was achieved, which was an improvement on that delivered in the previous year. This level of performance is expected to continue in future years. The results of satisfaction surveys indicate that 83% of auditees are either satisfied or very satisfied with the service provided by internal audit.

Key Performance Indicators 2010/2011

	Performance Indicators	Annual Target	Performance	Variance
1	% of deliverables completed	95	97	+2
2	% of planned audit days delivered	95	95	0
3	% of Satisfaction survey at least satisfactory	95	75	-20
4	% of 2010/11 year audit recommendations past their implementation date that have been implemented.	N/A	56%	N/A

5	% of 2009/10 year audit recommendations past their implementation date that have been implemented	N/A	94%	N/A
6	% of 2008/09 year audit recommendations past their implementation date that have been implemented	N/A	99%	N/A
7	% of 2007/08 year audit recommendations past their implementation date that have been implemented	N/A	100%	N/A

20 Indicators to evaluate the success of Internal Audit in affecting organisational change to improve processes and control are those measuring the implementation of audit recommendations by their due date. By the 31 March 2010 a total of 98% of those for the 2007/08 year and 92% of those for the 2008/09 year had been implemented. This shows that Internal Audit are having a significant influence.

Anti-Fraud

21 During the 2010/11 year CAFS (Corporate Anti-Fraud Service) delivered 278 successful outcomes, a significant 46% year on year improvement and an increase of approximately 300% over the performance results achieved by the Council's disparate fraud teams the year before CAFS was formed in 2006. This figure excludes a further 33 removals from the Housing Register that were actioned late in the 2009/10 year and as a consequence were not included in that year's outturn performance returns. The year end figures include 31 successful prosecutions, the remaining cases include administrative penalties, recovered properties, and removals from the Housing Register.

22 As a consequence of its counter fraud work the unit identified total fraud to the value of £14.6 million. This figure includes 751k that is potentially recoverable by the Council and a further £404k was actually recovered during the year. Where possible a financial value to the Council has been placed on the counter fraud work that CAFS undertakes on tenancies using the Audit Commission calculation that each recovered property is worth £75k to councils. Therefore the 48 recovered tenancies plus the 33 cases carried forward from the previous year and 90 Housing Register removals have been valued at £12.8 million. All these financial values do not account for any additional value such as the deterrent effect achieved from successful casework and the publicity gained from the results, plus the fraud awareness activity and the proactive work undertaken to prevent fraud occurring in the first place.

23 The CAFS working relationship with the police continues to be mutually beneficial and was strengthened during the year with a CAFS officer becoming a dedicated single point of contact between the services, with their time split between Council and police offices. The benefits of this

arrangement are demonstrated from an example joint case where drugs to the value of £750k were seized and seven persons charged with offences.

- 24 To develop the service further and help maximise the realisable benefits from investigations, three CAFS officers have commenced training to qualify as accredited Financial Investigation officers. This gives the service future options to apply to courts to make restraints ourselves rather than being dependent on the police, which would also mean that any benefits arising from this work would be shared with fewer other organisations, helping to maximise the benefits to the Council.

Annual Accounts and Financial Reporting

- 25 Following training/education provided to the Committee on local government accounts, the Committee reviewed the 2009/10 year annual accounts in its meeting in June 2010 in undertaking its role as the Approval of Accounts Committee. The training helped ensure that the Committee interpreted the accounts effectively and raised informed questions prior to approving them.

Future developments

- 26 The Internal Audit contract expired on 31 March 2011. A new contract was let using the LB Croydon framework Contract for Deloitte to continue to provide outsourced internal audit services to the council. The new contract provides a saving of approximately 22% on the contract cost.
- 27 Some of the more significant areas of risk are considered to include:
- a. The continued pressure being applied to councils through the new financial realities for public finances;
 - b. Contracts and Procurement, with the increasing programme of contracting out and tendering services and the need to maximise value for money from contracts;
 - c. Shared services being developed including the Tri-Borough programme, and the significant change programme that this entails including expected changes to processes and controls that need to be kept under review.

Resources will continue to be directed towards these areas in the coming years.

AUDIT AND PENSIONS COMMITTEE
TERMS OF REFERENCE 2010/2011
(relating to the audit element of the Committee)

1. Membership

1.1 The Committee will have the following membership:

4 Administration Councillors
2 Opposition Councillors

1.2 The Chairman will be drawn from one of the Administration Councillors; the Vice-Chairman will be an Opposition Councillor.

1.3 The Committee may co-opt non-voting independent members as appropriate.

1.4 The agenda of meetings of the Committee will be divided into separate sections for Audit and Pensions matters.

1.5 The Pension Fund's external investment managers will be required to attend meetings of the Committee when dealing with Pensions matters and to submit reports and make presentations as required.

1.6 The Trades Unions and representatives from the admitted and scheduled bodies in the Pensions Fund shall be invited to attend and participate in meetings considering Pensions matters, but shall not have a formal vote.

1.7 The Committee may ask the Head of Internal Audit, a representative of External Audit, the Risk Management Consultant, Assistant Director (Business Support) and any other official of the organisation to attend any of its meetings to assist it with its discussions on any particular matter.

2. Quorum

2.1 The quorum of the Committee shall be 3 members.

3. Voting

3.1 All Councillors on the Committee shall have voting rights. In the event of an equality of votes, the Chairman of the Committee shall have a second casting vote. Where the Chairman is not in attendance, the Vice-Chairman will take the casting vote.

4. Procedures

4.1 Except as provided herein, Council Procedure Rules (as applicable to all Committees) shall apply in all other respects to the conduct of the Committee.

4.2 Meetings of the Committee shall be held in public, subject to the provisions for considering exempt items in accordance with sections 100A-D of the Local Government Act 1972 (as amended).

5. **Meetings**

5.1 The Audit and Pensions Committee will meet at least four times a year.

5.2 Meetings will generally take place in the spring, summer, autumn, and winter. The Chairman of the Committee may convene additional meetings as necessary.

5.3 The Chief Executive may ask the Committee to convene further meetings to discuss particular issues on which the Committee's advice is sought.

6. **Reporting**

6.1 The Audit and Pensions Committee will formally report back in writing to the full Council at least annually.

7. **Responsibilities**

(a) Audit

7.1 The Audit and Pensions Committee will advise the Executive on:

- the strategic processes for risk, control and governance and the Statement on Internal Control;
- the accounting policies and the annual accounts of the organisation, including the process for review of the accounts prior to submission for audit, levels of error identified, and management's letter of representation to the external auditors;
- the planned activity and results of both internal and external audit;
- the adequacy of management responses to issues identified by audit activity, including the external auditor's annual letter
- the Chief Internal Auditor's annual assurance report and the annual report of the External Auditors.
- assurances relating to the corporate governance requirements for the organisation;
- (where appropriate) proposals for tendering for either Internal or External Audit services or for purchase of non-audit services from contractors who provide audit services.

7.2 The Committee's responsibilities in relation to the annual accounts will include:

- to approve the Council's Statement of Accounts, in accordance with the deadlines set out in the Accounts & Audit Regulations 2003;
- acting as the Approval of Accounts Committee, to be held in June;

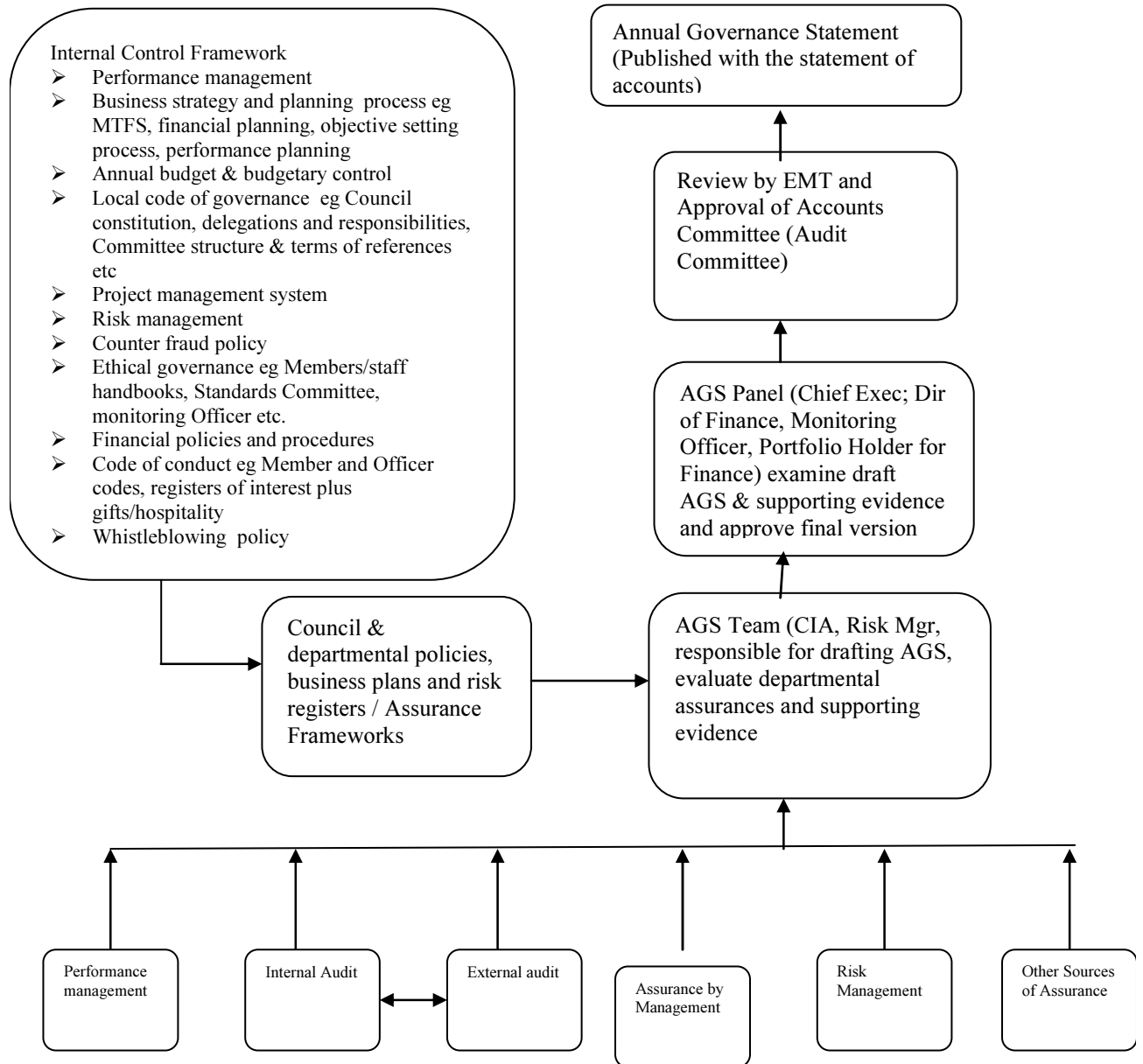
- to consider any report as necessary from the external auditor under Statement of Auditing Standard 610;
- to re-approve the Council's Statement of Accounts following any amendments arising from the external audit, in accordance with the deadlines set out in the Accounts & Audit Regulations 2003.

7.3 The Committee's responsibilities in relation to risk management will encompass the oversight of all risk analysis and risk assessment, risk response, and risk monitoring. This includes:

- the establishment of risk management across the organisation, including partnerships;
- awareness of the Council's risk appetite and tolerance;
- reviewing of the risk portfolio (including IT risks);
- being appraised of the most significant risks;
- determining whether management's response to risk and changes in risk are appropriate.

7.4 The Council has nominated the Committee to be responsible for the effective scrutiny of the Treasury Management Strategy and policies.

Council Framework for the Annual Governance Statement



LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext. of Holder of File/Copy	Department/ Location
1.	CIPFA publication 'Audit Committees – practical guidance for local authorities	Geoff Drake Ext. 2529	Finance and Corporate Services department 6 th Floor Town Hall Extension

SPECIAL MOTION NO. 1 – "BORIS BIKES" IN HAMMERSMITH & FULHAM

Standing in the names of:

- (i) Councillor Harry Phibbs
- (ii) Councillor Mark Loveday

“This Council

1. Welcomes the plans by the Mayor of London to extend the Barclays Cycle Hire scheme to Hammersmith and Fulham by the summer of 2013 with locations for up to 60 local docking stations and capacity for at least 1,440 'Boris bikes'.
2. Thanks Westfield PLC for funding an early extension by spring next year with around 18 docking stations in Shepherds Bush.
3. Welcomes the benefits this will bring in relieving pressure on congested roads and tube trains, reducing pollution and improving the health of all our residents.”

Agenda Item 7.2

SPECIAL MOTION NO. 2 – LONDON RIOTS

Standing in the names of:

- (i) Councillor Greg Smith
- (ii) Councillor Peter Graham

“This Council

1. Congratulates and thanks all Metropolitan Police officers in Hammersmith & Fulham (led by Chief Superintendent Lucy d'Orsi) for preventing the widespread rioting and criminality between 6-11 August 2011 from affecting the borough.
2. Expresses its thanks to Council officers and the staff of Council contractors (notably Serco) who rose to the challenge of securing the borough and minimising the environment for rioting to occur.”

SPECIAL MOTION NO. 3 – OLYMPIC BOROUGH

Standing in the names of:

- (i) Councillor Matt Thorley
- (ii) Councillor Thomas Crofts

“This Council

1. Notes the historical position of Hammersmith as hosts for the 1908 Olympic Games and the 1934 British Empire Games;
2. Notes the return of the Olympic events to the area in 2012, with the cycling road race at Fulham and volleyball at Earls Court, and;
3. Welcomes the Olympic family to Hammersmith and Fulham in 2012.”

Agenda Item 7.4

SPECIAL MOTION NO. 4 – BIG SOCIETY COMMUNITY GROUPS

Standing in the names of:

- (i) Councillor Andrew Jones
- (ii) Councillor Michael Cartwright

“This Council recognises the contribution that volunteer community groups and community centres have in building our Borough’s local “Big Society.”

This Council therefore appreciates the value that well run community facilities have in giving young people positive new opportunities; giving elderly people chances to live fuller lives and adding to the physical and mental well-being of all who use them.

The Council confirms that it will audit each bid for each of the community centres it proposes to sell off so that it is able to place independently verified figures on the enhanced value of maintaining each community centre via a “Big Society” community social enterprise. The Council therefore agrees to assess that value using the following criteria:

- i) the promotion or improvement of economic wellbeing;
- ii) the promotion or improvement of social well-being;
- iii) the promotion or improvement of environmental well-being

The Council confirms that it appreciates the work being done by the residents of Sands End and Shepherds Bush to find new ways to maintain their community centres and the services within them. It resolves to support their bids and work with residents to improve and enhance the quality and quantity of their “Big Society” style volunteer and social enterprise services available in Sands End and Shepherds Bush.”

SPECIAL MOTION NO. 5 – HAMMERSMITH AND FULHAM POLICE AND POLICE SERGEANTS

Standing in the names of:

- (i) Councillor Lisa Homan
- (ii) Councillor PJ Murphy

“This Council recognises the fantastic contribution Hammersmith and Fulham’s Borough police make to maintaining law and order in the Borough and gives a vote of thanks for their bravery and commitment to re-establishing order during the summer riots.

We are also thankful for the contribution of police officers drafted in from as far afield of Wales and Hampshire to protect the Borough’s citizens, businesses and property during the riots.

This Council appreciates the work of all police officers and in particular notes the critical front line strategic role played by the Borough’s Inspectors, Sergeants, PCs and PCSOs. It therefore regrets the cuts to the Borough’s sergeants’ positions and pledges to consider means of restoring those vital positions.”

Agenda Item 7.6

SPECIAL MOTION NO. 6 – LOCAL PARKS

Standing in the names of:

- (i) Councillor Wesley Harcourt
- (ii) Councillor PJ Murphy

“This Council confirms its commitment to local parks and recognises the debt it owes to those previous generations of people who ensured that these protected areas were set aside for the recreation and enjoyment of all.

The Council recognises its duty as a custodian of LB Hammersmith and Fulham’s parks and confirms that it will not build on them; it will not reduce their size; it will not sell them off in whole or in part; and it will not close them to public access during established opening hours.”

SPECIAL MOTION NO. 7 – PROTECTING THE BOROUGH’S SMALL SHOPS

Standing in the names of:

- (i) Councillor Lisa Homan
- (ii) Councillor Caroline Needham

“This Council notes the progress of the Localism Bill through parliament and expresses its disappointment that New Clause 29 relating to Retail Diversity Schemes was rejected by the Government. The Council notes that local people have lost out because of this as it had the potential of benefiting local shopping streets, such as Askew Road, and many others across Hammersmith and Fulham.

We call on the Council to inform residents of their rights under the National Planning framework to establish Neighbourhood Planning Forums and to support them in attempts to protect local retail diversity.”

Agenda Item 7.8

SPECIAL MOTION NO. 8 – TRANSPARENCY IN GOVERNMENT

Standing in the names of:

- (i) Councillor Wesley Harcourt
- (ii) Councillor Colin Aherne

“This Council notes the significant levels of public concern about the Council’s private dealings with property developers. It determines to address those concerns by making publicly available all agenda and minutes of the meetings administration councillors and senior officers have had with developers about specific local sites detailing what was discussed and what was agreed.

The Council appreciates that some issues will be commercially confidential. It therefore agrees to appoint a genuinely independent person to assess this aspect and advise the Council which in turn agrees to consider that advice while reaching its decisions about commercial confidentiality issues.

The council asserts that transparency is an important aspect of maintaining public trust with the public who fund the vast majority of salaries of all whom it employs and fund almost all it does through their taxes. It agrees to formulate new protocols that allow the public to have a greater knowledge of its dealings with property developers.”

SPECIAL MOTION NO. 9 – LONDON TRANSPORT FARE INCREASES

Standing in the names of:

- (i) Councillor Michael Cartwright
- (ii) Councillor Stephen Cowan

“This Council notes with concern that Mayor Boris Johnson intends to increase London Transport fares by a further 7% next year. It notes that this is the fourth above inflation rise he has instigated since becoming London’s Mayor in 2008.

Last year the Mayor put some bus fares up by 20% and bus fares overall went up by 12.7%. Tube fares have had similar above inflation rises.

This Council recognises that stealth taxes such as these have a dampening effect on the London economy and hits people hard during this particularly difficult economic situation.

The Council therefore resolves to formally object to these fare increases and to lobby the Mayor to halt these obvious stealth taxes.”

Report to Council

19 OCTOBER 2011

LEADER

*Councillor Stephen
Greenhalgh*

**SPECIAL URGENCY DECISIONS –
MONITORING REPORT**

**WARDS
All**

The attached report presents details of decisions taken by the Leader or Cabinet Members under the special urgency provisions of the Constitution (very urgent decision not in the Forward Plan). The report covers the period 1 June to 30 September 2011.

CONTRIBUTORS

EDFCG
ADLDS

RECOMMENDATIONS:

That the report be noted.

1. SPECIAL URGENCY PROVISIONS OF THE CONSTITUTION

- 1.1. Rule 16 of the Access to Information Procedure Rules in the Council's Constitution allows for specially urgent key decisions which are not in the Forward Plan to be taken without giving the prescribed public notice of five clear working days, provided the relevant Scrutiny Committee Chairman agrees that the decision cannot reasonably be deferred.
- 1.2. Rule 17.3 requires the Leader to submit reports to the Council on Executive decisions taken under Rule 16 during the preceding quarter. The reports must include the number of decisions so taken and a summary of the matters in respect of which those decisions are taken. There have been three Rule 16 decisions during the last quarter.

2. SPECIAL URGENCY DECISIONS TAKEN BY THE LEADER IN THE PERIOD 1 JUNE TO 30 SEPTEMBER 2011

Decision taken and date	Reason for urgency
Support for Department of Work & Pensions innovation fund bid and investment in new social investment partnership 5 August 2011	Resurgo, a HF based charity, invited senior officers and the Leader to a meeting with the Department of Work & Pensions (DWP) to discuss Resurgo's bid for DWP Innovation funding on 21 July 2011. At the meeting the DWP expressed support for a bid. Resurgo's bid seeks to address the disaffection and disadvantage of young people in the borough. The Council is keen to support the development of Resurgo's emerging social investment partnership and to offer loans to the partnership to stabilise cash flow needs as DWP funding will be awarded on a payments by results basis. The deadline for bids is 5 August 2011.
Barclay House – dilapidations claim 31 August 2011	The Council has been unable to reach an amicable settlement with the landlord and has been advised by its consultants to carry out the proposed works prior to the lease expiry date which is in four weeks time. It is estimated that the works themselves may take four weeks and it is therefore imperative that authority be granted as soon as possible.

<p>Repairs settlement relating to Notting Hill Housing Trust leased properties</p> <p>8 September 2011</p>	<p>On 3 May 2011, the Leader approved a report to effect the hand-back of leased properties to Notting Hill Housing Trust. However, the date of hand-back of the properties precluded the Council from carrying out the required repairs, primarily ensuring voids were in a fit condition for letting. On legal advice, a cash settlement of £100,000 in respect of outstanding repairs is due to Notting Hill Housing Trust as soon as possible.</p>
--	--

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Documents	Name/ext. of holder of file/copy	Department
1	Council Constitution	David Viles Ext. 2063	Finance and Corporate Services, Legal and Democratic Services