

Hammersmith & Fulham Local Plan Examination Main Modifications Consultation

Main Modifications Schedule

28th July 2017

Hammersmith and Fulham Local Plan –Main Modifications Schedule - July 2017

Ref	Page	Policy/ Paragraph	Main Modification	Summary Reason
MM1	20	<p>Amend Spatial Vision 3rd paragraph</p> <p>Amend Strategic Objective 10</p>	<p>...New development will have created a high quality, <u>accessible</u>, safe <u>and inclusive</u> environment that respects local context and the borough’s natural, built <u>and historic</u> environment...</p> <p>To preserve and enhance the quality, character and identity of the borough’s natural and built environment (including its heritage assets) by respecting the local context, seeking high quality, intelligent developments and design , and ensuring compliance with the principles of inclusive, <u>accessible</u> and sustainable design...</p>	<p>To ensure consistency with national policy, alignment with the London Plan and due regard to the Public Sector Equality Duty</p>
MM2	25	DEL1	<p>Amend bullets:</p> <p>...</p> <p>The Council will implement the policies and proposals of the Local Plan by: ...</p> <ul style="list-style-type: none"> • having regard to the financial viability of development in the following ways: <ul style="list-style-type: none"> o Plan-making; o CIL charge-setting; and o Negotiating Section 106 agreements (‘106s’), including for affordable housing, 	<p>To ensure a flexible approach towards development proposals.</p>

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			<ul style="list-style-type: none"> o applying the principles set out in the Viability Protocol in Appendix 9; o <u>Site specific circumstances including site specific infrastructure;</u> o <u>Site size, constraints and characteristics.</u> <p>...</p>	
MM3	2	After para 1.9	<p>Add new wording after para 1.9 as follows</p> <p><u>Neighbourhood Planning</u></p> <p><u>Neighbourhood Planning was introduced as part of the Localism Act 2011. Neighbourhood plans are development and land use documents led by members of the community. Neighbourhood plans must be developed in general conformity with the strategic policies in the relevant local, regional and national planning policy documents and guidance.</u></p> <p><u>The Neighbourhood Planning Regulations sets out the procedure and key milestones in developing a neighbourhood plan. In order for a neighbourhood plan to be adopted and form part of the Development Plan Framework, they must be voted on and agreed by a majority vote, in a local Referendum.</u></p>	For consistency with National Policy and to explain clearly the role of Neighbourhood Planning
MM4	29	Strategic Policy – Regeneration Areas	<p>Amend Strategic Policy – regeneration Areas (Bullet 1) as follows:</p> <p>...delivered to the highest standards of urban design, <u>respect for the historic environment</u>, environmental sustainability, and social inclusion and respecting local context...”</p>	To ensure consistency with national policy and accuracy within the Plan.
	29	Table 1	Amend text at bottom of Table 1 as follows:	

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			<p>...In the London plan (2016, the Earls Court and West Kensington Opportunity Area has a minimum target of 6,500 dwellings 7,500 homes and 9,500 jobs across both LBHF and RBKC. It is anticipated that 6,500 homes and 8,500 jobs could be accommodated in LBHF. In addition to this capacity in the Earls Court and West Kensington opportunity Area, the FRA is considered to have the capacity to deliver an additional 500 homes and 500 jobs making an overall total of 7,000 homes and 9,000 jobs. In the figures above, 7,000 dwellings have been allocated to that part of ECWK Opportunity Area that is within LBHF and 1000 to the area that is within RBKC.</p>	
	45	HRA	<p>Add new bullet point (as bullet 10) to the policy follows: <u>...be based on a thorough assessment of the heritage significance of the area and respond positively to local character and history, conserving and taking opportunities to enhance the significance of heritage assets...</u></p>	
	51	HRA2	<p>Amend bullet point 5 as follows: <u>...Ensure that the tunnel entrances and exits avoid, or where this is not possible, have minimal impact on the amenity of residents and the local environment, including the significance and setting of heritage assets..</u></p> <p>Amend bullet point 10 as follows: <u>...be of a coherent urban design that has regard to the setting and context of the regeneration area, including its scale and character, heritage assets and archaeology and should take opportunities to re-unify areas of severed townscape sensitively...</u></p>	

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MM5	43	WCRA3	Amend 4 th bullet point as follows: "Provide affordable housing <u>and affordable workspace</u> in accordance with Policy H03 <u>and Policy E1</u> "	To ensure consistency with national policy and within the Plan.
MM6	56, 59	FRA FRA1	Amend fifth bullet point of Policy FRA as follows: <ul style="list-style-type: none"> provide for the improvement of the West Kensington, Gibbs Green and Registered Provider estates, <u>including the potential for renewal of and additions to all or parts of the estates</u> Amend third bullet point of Policy FRA1 as follows: <ul style="list-style-type: none"> provide for improvement to the West Kensington, Gibbs Green and Registered Provider estates, <u>including the potential for renewal of and additions to all or parts of the estates</u>, as part of the comprehensive approach to the regeneration of the Opportunity Area;... 	To ensure flexibility and policy effectiveness.
MM7	69	HO1	Amend HO1 policy as follows: "The council will work with partner organisations and landowners to exceed the London Plan (2016) <u>minimum</u> target of 1,031 additional dwellings a year up to 2025..." e) Ensuring that new dwellings meet local needs and are available for occupation by people living in London....	To ensure consistency with national policy.

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			<p>g) working to return vacant homes to use and ensure that <u>all</u> new homes are occupied <u>and vacant homes are returned to use to meet local and London needs;</u></p> <p>...</p> <p>Insert additional sentence to follow 'g' at Policy H01 – Housing Supply:</p> <p>h) <u>where possible, support applications for self and custom builds that are in accordance with the relevant Local Plan policies.</u></p> <p>Amend Table 2 'Indicative Housing Targets' as follows:</p>	
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Area	2015/20 2016/20	2020/25 2021/25	Total 10 years	2025/30 2026/31	2030/35 2031/35	Total 20 years 10 Plan Period (up to 2035)
White City Regeneration Area/Opportunity Area **	1,000 <u>2,200</u>	2,500 <u>3,500</u>	3,500 <u>5,700</u>	1,500 <u>100</u>	1,000 <u>200</u>	6,000
Hammersmith Town Centre	200 <u>700</u>	600 <u>0</u>	800 <u>700</u>	1,000 <u>1,050</u>	1,000 <u>1,050</u>	2,800
Fulham Regeneration Area **	1,500 <u>1,100</u>	2,500 <u>600</u>	4,000 <u>1,700</u>	1,500 <u>5,300</u>	1,500 <u>0</u>	7,000
South Fulham Riverside	1,500 <u>2,700</u>	1,500 <u>800</u>	3,000 <u>3,500</u>	500 <u>200</u>	500 <u>300</u>	4,000
Rest of the borough	1,000 <u>2,000</u>	700 <u>200</u>	1,700 <u>2,200</u>	700 <u>0*</u>	0*	2,400 <u>2,200</u>
Total	5,200 <u>8,700</u>	7,800 <u>5,100</u>	13,000 <u>13,800</u>	5,200 <u>6,650</u>	4,000 <u>1,550</u>	22,200 <u>22,000</u>
Average/year	1,040 <u>1,740</u>	1,560 <u>1,020</u>	2,600 <u>1,380</u>	1,040 <u>1,330</u>	800 <u>310</u>	1,110 <u>820</u>

Add the following new text after paragraph 6.9:
The Build to Rent or Private Rent sector has the potential to boost the supply of private rental accommodation across the borough. The SHMA identifies that private renting is high and is increasing in the borough; between 2001 and 2011 the private rented sector increased from 23% to 33%. Bearing this in mind, Build to Rent may offer a greater range and choice to private renters.
The council recognises that the financial model of Build to Rent is different to traditional, private market housing and there will be

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		<p><u>separate viability concerns when considering Build to Rent schemes. Nevertheless, a range of tenures will be expected to provide accessible housing for all, subject to viability. On such schemes, affordable housing may be delivered by discount market rent using the London Living Rent (or lower) as the Council's preferred benchmark. The Council's Housing Strategy may also be used in setting appropriate rent levels to ensure schemes are affordable locally. The quantum of affordable housing units will be subject to the specifics on a scheme. Long-term covenants will be required on any scheme to ensure developments are rental for at least 15 years with a 'clawback' mechanism in place where units are sold out of the Build to Rent sector during the covenant period. Importantly, affordable housing should be maintained in perpetuity and managed by the Build to Rent provider.</u></p> <p><u>An integral part that makes Build to Rent development different is the management of the site. The council will expect that any developers will identify a suitable, long term, experienced management team in place when coming forward with any applications that will deliver high-quality housing for its residents.</u></p> <p><u>When considering Build to Rent schemes, it will be important to consider the nature of build to rent development. Higher turnover is anticipated in Build to Rent schemes which may have a wider impact in terms of the sense of community in the area and other high-street parking issues and impacts. Evidence of mitigating these issues and/or ways of managing these issues may be required by the council.</u></p> <p>Insert new text on Self Build and Custom Housebuilding as follows: <u>The Self-build and Custom Housebuilding Act 2015 requires local authorities to keep a register of individuals and associations of individuals seeking to acquire serviced plots of land to build houses for those individuals to occupy as homes. Self-build typically refers to individuals seeking to build their own home and to occupy them. The</u></p>	
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			<p><u>council has produced a self-build register, where individuals may register their interest.</u></p> <p><u>Self build and custom housebuilding refers to individuals or groups of individuals interested in buying land and building a home to occupy. The London SHMA found that self-build provides 4% of all new homes in England. In London, the figures indicate that self-build accounts for 1.9% and 3.5% of annual housing output in London.</u></p> <p><u>The London SHMA has found from a survey conducted in 2013 that 13% of adults in London were actively researching self-build, in line with the national average. Results from the same survey found that 2% of adults in London were doing something about this in terms of acquiring land, submitting a planning application, or starting construction. Those likely to complete a self-build project within a year was 1%.</u></p> <p><u>There are a number of broad barriers to delivering or undertaking such a project which indicates why there are such low output levels in London and nationally: the high cost of land, access to finance – self-build is considered as relatively risky, which in turn favour high-density development and builders able to capitalise on economies of scale. Self-build typically takes place in small infill sites, end of terrace spaces, backland sites, gardens, garages, and small industrial sites. In parts of London where land values are lower, sites which would not have interest from developers, such as on the fringe of industrial sites, there are greater opportunities to take place.</u></p> <p><u>In Hammersmith and Fulham, where land prices are high and the supply of available land for development is so competitive, these factors do not provide the best conditions for self-build or custom housebuilding to take place. Whilst the council is supportive in principle, this will continue to be monitored and assessed through the AMR and self-build register.</u></p>	
MM8	73	HO3 and supporting text	Amended wording to the proposed policy, as follows:	To ensure consistency with national policy

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			<p>Housing development should increase the supply and improve the mix of affordable housing to help achieve more sustainable communities in the borough.</p> <p><u>For developments of 11 or more self-contained dwellings, and on sites with the capacity for 1011 or more such self-contained dwellings, affordable housing should be provided having regard to in line with the following:</u></p> <ol style="list-style-type: none"> a. a borough wide target that at least 50% of all dwellings built between 2015-25 should be affordable; b. 60% of additional affordable housing should be for social or affordable renting, especially for families and 40% should be a range of intermediate housing; c. affordable dwellings should be located throughout a new development and not concentrated on one part of the site; d. the provision of affordable rented and social rented housing in ways that enable tenants to move into home ownership. <p>In negotiating for affordable housing in a proposed development, the council will seek the maximum reasonable amount of affordable housing and take into account:</p> <ul style="list-style-type: none"> • site size and site constraints; and • financial viability, applying the principles set out in the Viability Protocol (Appendix 9) and having regard to the the individual circumstances of the site and the availability of public subsidy; • <u>individual circumstances and characteristics of the site;</u> • <u>site specific infrastructure;</u> • <u>availability of public subsidy; and</u> • <u>CIL charge.</u> 	
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			<p><u>Planning applications for developments of 11 or more self-contained dwellings, and on sites with the capacity for 110 or more such dwellings, will not be required to provide viability information, where they:</u></p> <ul style="list-style-type: none"> • <u>deliver 50% or more affordable housing on site;</u> • <u>are consistent with the relevant tenure split within this policy (see also paragraph 6.29); and</u> • <u>meet all of the other relevant Local Plan policy requirements and obligations.</u> <p><u>For the avoidance of doubt, in circumstances where the three requirements set out immediately above are satisfied, the council will regard that affordable housing provision as "the maximum reasonable amount of affordable housing.</u></p> <p>In exceptional circumstances, a financial contribution may be required to provide affordable housing off-site where other sites may be more appropriate or beneficial in meeting the borough's identified affordable housing needs.</p> <p>In addition, there should be no net loss of social/affordable rented housing on any development sites <u>as part of any development proposals.</u></p>	
	74	Para 6.18	<p>Amend para 6.18 as follows:</p> <p><u>In order to maximise affordable housing supply, the council will seek affordable housing contributions on schemes of 11 or more dwellings. In addition, on schemes of 10 or less dwellings that have a maximum combined gross floorspace of more than 1,000 square metres (gia), the council will also seek negotiate affordable housing where there is</u></p>	To be in accordance with national policy.

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			<p>considered to be capacity for more units. In determining capacity, the council will take into account the guidance included in London Plan (2016) policy 3.13 and supporting supplementary planning guidance. for example in schemes where dwellings are large in floorspace terms but below 11 units and could yield a larger number of average sized homes the application of affordable housing policy will apply. 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 (2016) threshold for sites with the capacity for 10 or more self contained dwellings. The affordable housing proportion should be calculated in relation to gross rather than net provision i.e, it should be based on the total number of units proposed in the final development.</p>	
	75	Para 6.28	<p>Add further paragraph following 6.28:</p> <p><u>'The council will seek the maximum reasonable amount of affordable housing on any development. Vacant Building Credit (VBC) was introduced by Central Government in 2014 to incentivise the redevelopment of disused and vacant buildings on brownfield sites by offering developers a financial credit equivalent to the existing gross floor space when calculating the affordable housing contribution. Any increase in floorspace, affordable housing contributions will be required. When assessing applications, it is important to apply the Government's intended purpose for VBC.</u></p> <p><u>In an area of high affordable housing need, VBC has the potential to decrease the affordable housing supply across the borough. In order to mitigate against this potential loss, VBC will not be applicable where there is evidence of the following:</u></p> <p><u>-The building is not covered by an extant planning permission or recently expired planning permission for the same or substantially the same development;</u></p>	To update in line with national policy

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			<p>The building has been left vacant for the sole purpose of redevelopment; and, <u>The building, at the time of application, is not in any legal use</u></p>	
	75	Para 6.29	<p>Amend paragraph 6.29 as follows:</p> <p>In considering the mix of tenure that is appropriate for additional dwellings to be built in the borough, the council has had regard to the London Plan (2016) affordable housing policies and to our own <u>its</u> assessment of the housing market, including housing need and how this can be met. <u>In considering appropriate rent levels for the various tenures, the council will be led by our Housing Strategy to ensure that all new affordable homes are affordable to people who live or work in the Borough.</u></p>	The additional wording seeks to clarify the key considerations when negotiating affordable housing.
	75	Para 6.30	<p>Amend para 6.30 as follows:</p> <p>It is recognised that in negotiating for affordable housing, specific site constraints and financial viability may affect the amount of affordable housing that can be achieved on that site. The council encourages pre-application <u>early</u> discussions with applicants <u>which should include information on during the pre-application stage when</u> financial viability appraisals are required with planning applications. The council will apply the principles and requirements set out in the Viability Protocol (Appendix 9) when receiving and assessing financial viability appraisals submitted with planning applications and in negotiating Section 106 Agreements, to ensure the maximum reasonable level of affordable housing is provided and that other plan requirements are met. <u>Financial viability appraisals will not be required where a proposal will deliver 50% or more affordable housing on site, has a tenure split in line with our policy and meets all other relevant Local Plan policy requirements and obligations.</u></p>	The additional wording seeks to clarify the key considerations when negotiating affordable housing.
	76	Para 6.31	<p>Amend final two sentences in para 6.31 as follows:</p>	The additional wording seeks to clarify the key considerations when

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			<p><u>The council favours traditional intermediate housing products such as shared ownership which can provide properties that remain affordable over a longer period of time.</u> The council will, therefore, need to weigh the needs of different groups when considering development proposals. Where Starter Homes are substituted for affordable housing in development proposals, the council will expect them to replace affordable home ownership products (primarily shared ownership) rather than affordable rented housing.</p>	negotiating affordable housing.
	77	Para 6.33	<p>Add additional text to paragraph 6.33 as follows:</p> <p>“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. <u>It is important for the council to ensure that housing developments are inclusive for all residents. The council recognises that spreading of affordable housing units may not be practical in all schemes. For example, separate service cores may be necessary between private and all affordable housing units to maintain affordable service charges and to aid good housing management when locating affordable tenures.</u>”</p>	For clarity in response to consultation comment
MM9	84	HO10	<p>Amend HO10 as follows:</p> <p><u>The council will seek to address the joint Gypsy and Traveller accommodation needs over the Plan period, as identified in the Gypsy and Traveller Accommodation Needs Assessment (2016).</u></p> <p>The council will work closely with the Royal Borough of Kensington and Chelsea, and any other relevant partners to protect, improve and, if necessary, increase the capacity of the existing gypsy and traveller site at Westway Stable Way.</p> <p><u>Applications for additional sites should meet the requirements set out in the Planning Policy for Traveller Sites (2015).</u></p>	To demonstrate a commitment to securing consistency with national policy.

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		Para 6.63	<p>6.63 ... Following engagement with the local traveller community an assessment of the need for traveller pitches was carried out in accordance with the Gypsy and Traveller Accommodation Needs Assessments (DCLG 2007). This study suggested a need for extra pitches for an additional five families by 2020(38). The assessment identified that 3 additional pitches are required in the first five years, 9 in total over the plan period. The council is currently working with RBKC and the local traveller community to determine how best to meet the identified needs. Both authorities are working together to determine how best to meet this identified need where possible, in accordance with further Site Appraisal work. <u>The Council will seek to address the findings from the GTANA its assessment and to meet its needs by undertaking a Site Appraisal Study in 2017 and producing an Options Paper thereafter. The Council and RBKC will explore all available options in meeting the objectives of national policy in order to identify a National Planning Policy Framework compliant supply of sites during the course of 2018, if not earlier. This will be reported upon in the Council’s annual monitoring report. Sites identified will be assessed against the agreed methodology with RBKC, in accordance with the NPPF and the PPTS. Any subsequent planning applications should be considered against the criteria set out in the PPTS along with relevant planning policies and guidance.</u></p>	
MM10	120	OS2	<p>Amend Policy OS2 as follows:</p> <p>The council will seek to reduce open space deficiency and to improve will protect and enhance the quality of, and access to, existing open space by:</p>	<p>To clarify the Policy for reasons of effectiveness and consistency with national policy.</p>

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			<p>a. refusing development on public open space and other green open space <u>of strategic and borough-wide importance as identified in the council's Open Space Hierarchy (see Appendix 3 and Proposals-Policies Map)</u> unless it can be demonstrated that such development <u>will not harm</u> would preserve or enhance its open character, <u>and its function as a sport, leisure or recreational resource, and its contribution to biodiversity and visual amenity; ...</u></p>	
MM11	125	RTC1	<p>Add bullet point (e) and (f) to Policy RTC1 as follows:</p> <p>e. <u>promoting use of the River Thames for transport uses, including passengers and freight</u></p> <p>f. <u>seeking improvements to the tidal foreshore in line with the requirements of the Thames River Basin Management Plan and the Thames Estuary 2100 Plan.</u></p>	For reasons of policy effectiveness.
MM12	91	6.80	<p>Amend para 6.80 as follows:</p> <p><u>The borough currently faces real socio-economic difficulties, including acute affordable housing need and high levels of deprivation.</u> Continued economic growth in the borough will require a growing work force. These jobs will not go to workless-unemployed 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. This is also important in addressing social inequalities across the borough. Where major developments come forward that do not employ and/or train local people in their construction/operation, they will aggravate this situation. This is because local unemployed people will not be moving into the local labour market, and the growth in jobs related to those developments will have to be met by workers from outside the local</p>	To ensure policy effectiveness and legal robustness.

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			<p>area. This will aggravate existing circumstances by increasing pressure on the already overstretched supply of housing, and on local transport infrastructure. It will also fail to address the social inequalities across the borough. Accordingly, in order for major developments to be sustainable, particularly having regard to the social and economic strands of sustainability, they must comply with the policy.</p>	
MM13	102	TLC4	<p>Amend point c) as follows: ... The number of <u>existing non-A1</u> uses that may adversely impact on the quality of the parade or cluster, such as betting shops and amusement centres...</p>	To ensure a justified and effective policy.
MM14	105	TLC6	<p>Amend Policy and text as follows:</p> <p>Policy TL6 To ensure that shopping areas remain diverse and balanced, the council will seek to limit the amount <u>manage</u> the and concentration of betting shops, pawnbrokers <u>and</u> payday loan shops in areas of high concentration.</p> <p>Planning permission for <u>Any proposal for a new betting shops, pawnbrokers or payday loan shops will be considered against the provisions of Policyies TLC2 and TLC3 not be permitted in the prime retail frontage of town centres or within 400 metres of the boundary of an existing or permitted betting shop, pawnbrokers or payday loan shop.</u></p> <p>Outside of these areas, planning permission and will only be granted for a betting shop, pawnbrokers or payday loan shop may be granted permission, in accordance with the quotas that apply, and where it can be demonstrated that the proposal:</p>	To ensure a justified and effective policy.

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	106	6.118	<ul style="list-style-type: none"> • <u>will not impact adversely on residential the amenity, character and function of an area;</u> • <u>and will add to the vitality of the existing shopping parade or cluster; and</u> • <u>will not result in negative cumulative impacts due to an unacceptable concentration of such uses in one area.</u> <p>When considering proposals for hot food takeaways (class A5) and in addition to the quota policies that will apply, the council will take into account <u>proximity to areas where children and young people are likely to congregate, such as schools, parks and youth facilities the location and nature of the proposal with regard to the proximity of existing hot food takeaways, its compatibility with surrounding uses and, as applicable, available evidence relating to potential health impacts.</u></p> <p>6.118 Although hot food takeaways provide a service for the community, the council is concerned about the potential health impacts of hot food takeaways, <u>particularly on children and young people. Therefore, In the case of proposals for class A5 uses (hot food takeaways), consideration will be given to the proximity of schools and similar facilities, as well as the prevalence and clustering of takeaways and relevant evidence relating to potential health impacts arising from the type of use proposed. when assessing the acceptability of these uses.</u></p>	
MM15	134	DC3	<p>Amend DC3 as follows:</p> <p>In these areas identified as <u>potentially</u> appropriate for tall buildings, any proposal will need to demonstrate that it:</p>	To ensure consistency with national policy.

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			<p>...</p> <p>d) has no harmful impact in terms of <u>had full regard to the significance of heritage assets including the setting of, and views to and from, such heritage assets, has no unacceptable harmful impacts, and should have due regard to Historic England’s guidance on tall buildings...</u></p>	
MM16	137	DC5	<p>Amend DC5 as follows:</p> <p>...</p> <p>Fascia signs and projecting signs should not be overly large and should be designed to be appropriate to the <u>styles scale and design</u> of the shopfront (see section on shopfront guidance in the Planning Guidance Supplementary Planning document)...</p>	To ensure an effective and justified policy.
MM17	138	DC6	<p>Amend policy wording in DC6 as follows:</p> <p>...</p> <p>Replacement windows should respect the architectural character of the building and its surroundings. In this respect, <u>It</u> will be important that the design <u>and material</u> of the replacement windows matches the original windows <u>as closely as possible</u>, in terms of material, type and size, method of opening, profile and section and sub-division. ...</p>	To ensure an effective and justified policy.
MM18	142	DC8	<p>Amend Policy DC8 as follows:</p> <p>The council will conserve the significance of the borough's historic environment by protecting, restoring and enhancing it's <u>its</u> heritage assets. These assets include: listed buildings, <u>conservation areas</u>, historic parks and gardens, the scheduled monument of Fulham Palace Moated site, unscheduled archaeological remains and buildings and features of local interest. When determining applications for</p>	To ensure a justified and effective policy consistent with national policy.

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		<p>development affecting heritage assets, the council will apply the following principles:</p> <p>a. the presumption will be in favour of the conservation, restoration and enhancement of heritage assets, and proposals should secure the long term future of heritage assets. The more significant the designated heritage asset, the greater the presumption should be in favour of its conservation;</p> <p>b. development <u>development applications</u> affecting designated heritage assets, including alterations and extensions to buildings will <u>normally</u> only be permitted if the significance of the heritage asset is conserved or enhanced or where there is less than substantial harm and the harm is outweighed by the public benefits of the proposal.</p> <p>c. development <u>applications</u> should conserve the setting of, make a positive contribution to, or reveal the significance of the heritage asset. The presence of heritage assets should inform high quality design within its <u>their</u> setting;</p> <p>d. applications for development affecting non-designated heritage assets (buildings and artefacts of local importance and interest) will be determined having regard to the scale and impact of any harm or loss and the significance of the heritage asset <u>in accordance with paragraph 135 of the National Planning Policy Framework</u>;</p> <p>e. particular regard will be given to matters of scale, height, massing, alignment, materials and use;</p> <p>f. where changes of use are proposed for heritage assets, the proposed use, and any alterations that are required resulting from the proposed use should be consistent with the aims of conservation of the asset's character and significance, <u>including securing its optimum viable use</u>;</p> <p>g. applications should include a description of the significance of the asset concerned and an assessment of the impact of the proposed development <u>proposal</u> upon it or its setting which should be carried</p>	
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			<p>out with the assistance of a suitably qualified person. The extent of the requirement should be proportionate to the nature and level of the asset's significance.</p> <p><u>Where archaeological remains of national significance may be affected applications should also be supported by an archaeological field evaluation;</u></p> <p>h. proposals which involve harm to, or loss of, substantial harm, or less than substantial harm any designated <u>to the significance of a</u> heritage asset will be refused unless it can be demonstrated that they meet the criteria specified in paragraph 133 <u>and 134</u> of the National Planning Policy Framework;</p> <p>i. where a heritage asset cannot be retained in its entirety or when a change of use is proposed, the developer should ensure that a suitably qualified person carries out an analysis (including photographic surveys) of its design <u>and significance</u> before it is lost, in order to record and advance the understanding of heritage in the borough. The extent of the requirement should be proportionate to the nature and level of the asset's significance;</p> <p>j. the proposal respects the principles of accessible and inclusive design;</p> <p>k. <u>where measures to mitigate the effects of climate change are proposed, the applicants will be required to demonstrate how they have considered the significance of the heritage asset and tailored their proposals accordingly;</u></p> <p>l. expert advice will be required to address the need to evaluate and conserve archaeological remains, and to advise on the appropriate mitigation measures in cases where excavation is justified; and</p> <p>m. securing the future of heritage assets at risk identified on English Heritage's national register, as part of a positive strategy for the historic environment.</p>	
MM19	146	DC9	Amend DC9 as follows:	To ensure a clear, flexible and justified policy.

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		<p>The council will require a high standard of design of advertisements, which should be in scale and in keeping with the character of their location and should not have an unacceptable impact on public, including road, impact adversely on public safety. The council will resist excessive or obtrusive advertising and illuminated signs which adversely affect the character and appearances of the neighbourhood or the site/building, residential amenity or public safety. The design of advertisements should be appropriate to their context and should generally be restrained in quantity and form. Advertisements should normally be located at ground floor level and relate to the commercial zone of the street frontage and the architectural design of the facade.</p> <p>All forms of advertisements displayed above ground floor level would in many circumstances result in visual clutter in the street scene and detract from the architectural composition and scale of the buildings to which they relate. Further detailed guidance for shopfronts and advertisements in conservation areas is included in the Planning Guidance Supplementary Planning Document.</p> <p><u>Hoardings</u></p> <p>Hoardings and other large advertisements, such as digital screens, will be acceptable where they are of an appropriate scale with their surroundings and where they do not have a detrimental impact on areas sensitive to the visual impact of hoardings such as conservation areas, listed buildings and other heritage assets, residential areas, open spaces or waterside land.</p> <p><u>Advertisement Shrouds</u></p> <p>Buildings that are being renovated or undergoing major structural work and require scaffolding or netting around them, may be considered suitable for temporary advertisement shrouds. Advertisement shrouds are when commercial advertising forms part of a protective screen secured on scaffolding to screen buildings works</p>	
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	147	Para 6.233	<p>being carried out. This will not be permitted where the advertisement would <u>not</u> impose a detrimental impact on the building or street scene in terms of the size, illumination and/or content; and where the advertisement would <u>not</u> be harmful to residential amenity or public safety. Where advertisement shrouds are considered to be acceptable, they should be accompanied by a 1:1 depiction of the building and only be displayed for a limited period related to the reasonable duration of the building works.</p> <p>Advertisement shrouds on heritage assets will only be acceptable where the revenue generated directly contributes to the restoration of the heritage asset. In order to avoid premature or prolonged periods of display, which could be harmful to amenity, the council will require evidence of a signed building contract where the display of an advertisement shroud is linked to building works. Where planning permission for building works is required, consent for an advertisement shroud will only be granted once planning permissions has been granted and all pre-commencement conditions have been discharged.</p> <p>The display of estate agents boards within Regulation 7 areas will not be permitted.</p> <p>Amend the supporting text to include the following information deleted from the policy.</p> <p><u>All forms of advertisements displayed above ground floor level would in many circumstances result in visual clutter in the street scene and detract from the architectural composition and scale of the buildings to which they relate. Further detailed guidance for shopfronts and advertisements in conservation areas is included in the Planning Guidance Supplementary Planning Document.</u></p>	
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			<p><u>Advertisement shrouds are when commercial advertising forms part of a protective screen secured on scaffolding to screen buildings works being carried out. Buildings that are being renovated or undergoing major structural work and require scaffolding or netting around them, may be considered suitable for temporary advertisement shrouds.</u></p> <p><u>Advertisement shrouds on heritage assets will only be acceptable where the revenue generated directly contributes to the restoration of the heritage asset. Advertisement shrouds on heritage assets will only be acceptable where the revenue generated directly contributes to the restoration of the heritage asset. In order to avoid premature or prolonged periods of display, which could be harmful to amenity, the council will require evidence of a signed building contract where the display of an advertisement shroud is linked to building works. Where planning permission for building works is required, consent for an advertisement shroud will only be granted once planning permissions has been granted and all pre-commencement conditions have been discharged.</u></p> <p><u>The display of estate agents boards within Regulation 7 areas will not be permitted.</u></p>	
MM20	148	DC11	<p>Amend Policy DC11 as follows:</p> <p>Amend bullet e) as follows:</p> <p>...</p> <p>e) do not result in <u>an unacceptable any adverse</u> impact on the amenity of adjoining properties or on the local, natural and historic environment <u>during and post construction...</u></p>	To ensure a justified and effective policy.

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			<p>Amend last bullet as follows:</p> <p>...</p> <p><u>l. provide a construction traffic management plan as part of the CMS to ensure that traffic and construction activity does not cause unacceptable harm to pedestrian, cycle, vehicular and road safety....</u></p>	
MM21	153	CC1	<p>Amend Policy CC1 as follows:</p> <p>Amend bullet point (d) to add text as follows:</p> <p><u>...including heat networks if this can be done without having an unacceptable impact on air quality; and ...</u></p>	To ensure a justified and effective policy consistent with national policy.
MM22	162/ 163	Para 6.280 – 6.285	<p>Amend the justification for Policy CC6 in paragraphs 6.280 to 6.285 inclusive in line with the changes shown in KD4 and EX15.</p>	To ensure justified and effective policies consistent with national policy.
	165	Policy CC8	<p>Amend Policy CC8 as follows:</p> <p>...The council will ensure that development takes account of major hazards identified by the Health and Safety Executive, namely:</p> <ul style="list-style-type: none"> • Fulham North Holder Station, Imperial Road; • Fulham South Holder Station, Imperial Road; and • Swedish Wharf, Townmead Road. 	
MM23	167	CC10	<p>Amend Policy CC10 as follows:</p> <p>The council will seek to reduce the potential adverse air quality impacts of new developments by:</p> <p>a. <u>requiring all major developments which may be impacted by local sources of poor air quality or may adversely contribute to local air quality to provide an air quality assessment that considers the potential impacts of pollution from the development on the site and on</u></p>	To ensure a justified and effective policy consistent with national policy.

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			<p>neighbouring areas and also considers the potential for exposure to pollution levels above the Government’s air quality objective concentration targets. <u>The assessment should include separate consideration of the impacts of (i) the construction/demolition phase of development and (ii) the operational phase of development with appropriate mitigation measures highlighted for each phase;</u></p> <p>b. requiring 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 exceedances of the Government’s air quality objectives;</p> <p>c. requiring mitigation measures that reduce exposure to acceptable levels where developments are proposed that could result in the occupants being particularly affected by poor air quality;</p> <p>d. <u>requiring developments to be 'air quality neutral' and resist development proposals which would materially increase exceedances of local air pollutants and have an unacceptable impact on amenity or health unless the development mitigates this impact through physical measures and/or financial contributions to implement proposals in the Council's Local Air Quality Management Plan; and</u></p> <p>e. <u>requiring all decentralised energy schemes to demonstrate that they can be used without having an unacceptable impact on air quality. Where this is not possible, CHP systems will not be prioritised over other air quality neutral technologies.</u></p>	
MM24	184	Para 7.11	<p>Add additional text as follows:</p> <p><u>...In limited circumstances, such as in the case of particularly large developments, where the Council concludes that the costs of administering and monitoring the development would satisfy the relevant tests in regulation 122 CIL Regulations (as amended), it will</u></p>	To ensure a justified policy.

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			secure the payment of those costs by the developer via the <u>Section 106 agreement.</u>	
MM25	220	Appendix 6 Indicator HO1	Delete indicative borough target with: Indicative borough target: 1,410 per year average.	Not considered necessary as a target.
	220	Appendix 6 Indicator HO3	<ol style="list-style-type: none"> 1. Add text under Monitoring Indicator to read, "<u>Total sum of commuted payments approved for affordable housing</u>". 2. Change text under the target and direction to read the following: "<u>At least 50% of all additional dwellings built between 2015–25</u>". 	To improve indicator.
	220	Appendix 6: Monitoring Indicators Policy HO4	Housing Policy HO4: Housing quality & density- delete indicator " percentage of homes permitted meeting COSH Level 3,4, 5 & 6 "	To delete reference to COSH
	221	Appendix 6: Monitoring Indicators Housing Policy HO6	<p>The monitoring indicator for Policy H06 to be updated to delete reference to lifetime homes and include reference to building regulations part M4(2) and M4(3). Amend Appendix 6 as follows:</p> <p>Housing policy HO6: Accessible housing</p> <p><u>Monitoring Indicator</u></p> <p>-Number and percentage of homes granted permission that meet achieving the Lifetime Homes standards <u>Building Regulation requirement M4(2) 'accessible and adaptable dwellings'</u>.</p> <p>- Number and % of homes granted permission that meet Building Regulation requirement M4(3) 'wheelchair user dwellings' Building that</p>	To update monitoring indicator to be in line with national policy

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			<p>are wheelchair accessible in developments providing ten or more residential units</p> <p><u>Target and Direction</u></p> <p>All new dwellings to be built to 'life homes' standards with 10% to be wheelchair accessible.</p> <p><u>90% of new housing should meet Building regulation requirement M4(2) 'accessible and adaptable dwellings'.</u></p> <p><u>10% of new housing should meet Building Regulation requirement M4(3) 'wheelchair user dwellings' designed to be wheelchair accessible.</u></p>	
	222	Appendix 6 Indicator E2	<p>Change to the text under monitoring indicator to read:</p> <p><u>"Employment Land Supply"</u> as opposed to Employment Land Available.</p>	To improve indicator.
	222	Appendix 6: Monitoring Indicators Policy E3	<p>Employment Policy E3: provision for visitor accommodation and facilities- in "Target and Direction" column amend as follows:</p> <p><u>"London Plan: 40,000 additional hotel bedrooms by 2021 2036"</u></p>	To update year
	225	Appendix 6 Indicator DC8	<p>Change the text under monitoring indicator for DC8 to read:</p> <p><u>"The number of listed buildings at risk."</u></p> <p>Change the Target and Direction text to the following:</p>	To improve indicator.

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			<u>"Reduce the number of buildings at risk as a percentage of the total number of listed buildings in the borough."</u>	
	224	Appendix 6: Monitoring Indicators Policy OS1	Open Space Policy OS1: protecting parks and open spaces- amend monitoring indicator as follows: "Net change in total area of public open space"	For clarity
	225	Appendix 6 Indicator CC3	Amend as follows: " Policy: CC3 <u>CC4: Minimising flood risk and reducing water use surface water run off with Sustainable Drainage Systems;</u> Monitoring indicator: Average % reduction in surface water flows for major developments; Target: Minimum reduction of 50% in peak flows compared to pre-development. <u>Maximise reductions in peak surface water discharges compared to pre-development;</u> Data Source: LBHF (Flood Risk Assessment <u>or SuDS Strategy</u>) Report".	To correct erroneous reference to Policy CC3 when the indicator relates to CC4.
	226	Appendix 6 Indicator CC10	Add Indicators for Policy CC10 as follows: - " <u>Monitoring Indicator: How many permitted developments integrated emissions reduction measures</u> "; Target: No Target; Data Source: LBHF". " <u>Monitoring Indicator: How many permitted developments integrated exposure reduction measures</u> "; Target: No Target; Data Source: LBHF".	Indicator added for CC10 as air quality is considered to be an important issue that should have an associated indicator.