

Outer London Commission: The London Borough of Hammersmith and Fulham Submission

Hammersmith and Fulham is an inner London Borough and is not within the definition of Outer London. However, it has a significant relationship with Outer West London. It forms the nexus of some of the radial growth corridors and is a significant location for businesses with major employment opportunity sites, adjacent or linked with West London.

The London Borough of Hammersmith and Fulham (H&F) have summarised their comments in relation to Parking Policy, Strategic Outer London Development Centres and Town Centres and these are provided in the sections below.

1. Parking Policy

H&F's main concern is to do with the issue of more flexibility in car parking standards in Outer London to permit more parking. H&F consider that the London Plan is already very flexible in respect of car parking standards, allowing up to ten times more office parking in Outer London than Inner London, and fifteen times more than in Central London and note that this could double in areas identified through a DPD. Therefore, H&F's view is that there is no need to consider more flexibility.

H&F go on to note that it is generally well established that the availability of a workplace parking space is the main determinant of whether someone drives to work or not but increasing office car parking would contradict this and increase car use, which in turn would increase congestion, some of it inner London and H&F.

With reference to the example given of GSK in the Outer West London submission, H&F comment that GSK have a reputation as being one of the pioneers and best practitioners of Workplace Travels Plan but they are unlikely to have done this without the incentive of limits on car parking.

H&F conclude that the effects of competition with areas outside London on outer London centres is not underestimated but just allowing more parking seems to be an easy option that could lead to more problems, particularly in terms of congestion as more areas increase their parking to keep up with or ahead of competing areas. Development with limited parking is thriving in central and inner London and the factors in this success could be studied.

2. Strategic Outer London Development Centres

H&F welcome the identification of the White City Opportunity Area (WCOA) and Park Royal as a Strategic Outer London Development Centres (SOLDCs) in the London Plan and the recognition of the role that they might play in the development of outer west London. H & F through its recently adopted Core Strategy policies and regeneration initiatives is actively seeking to promote the regeneration of both of these areas.

WCOA is the subject of an emerging Opportunity Area (OA) Planning framework and development proposals are progressing through a number of significant planning applications and outline approvals. It is envisaged that development in this OA could bring forward significant office development focusing on the creative industries sector in line with its SOLDC role. In addition to the focus on media industries, the WCOA offers scope to extend the bio-medical research facilities at Hammersmith Hospital related to Imperial College. Phase one of a major mixed use campus

development has been approved. This additional role should be acknowledged in any review/SPG to the London Plan

Within the part of the Park Royal OA situated within H&F and specifically at Old Oak Common Sidings, H&F are actively promoting the development of a HS2 interchange and/or Crossrail station, with connections to the North and West London lines and Underground services. This will necessitate a revised planning framework for the area of Park Royal within H&F. It would have the potential to provide a significant number of new jobs and homes that should benefit neighbouring areas in outer west London in the longer term. However, it would require a strategic review of its current status as a Strategic Industrial Location and may require modification to the nature of its SOLDC role.

3. Outer Town Centre Renewal Initiatives

H&F welcome the intended preparation of SPG on town centres if it provides much needed clarity on the management of the town centre hierarchy and detail on the relationship of town centres of different status. It could also provide more information on carrying out town centre health checks etc. It is stated that the SPG might provide guidance on the SOLDCs. However, given that a number of the SOLDCs are also OAs there is the potential for too much guidance for these areas. There is also concern that this would not cover all areas across London expected to have significant growth for example it would exclude the OAs not designated as SOLDCs.