

From: Kevin Reid
Sent: 19 December 2016 11:08
To: Your Views
Subject: FW: GLA- A City for all Londoners consultation

Please see and record response from LB Hammersmith & Fulham

Best regards

Kevin Reid

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From: Butler Matt: H&F [<mailto:Matt.Butler@lbhf.gov.uk>]
Sent: 16 December 2016 23:30
To: Kevin Reid
Subject: GLA- A City for all Londoners consultation

Dear Kevin,

Please find below our comments on the Mayor's City for all Londoners consultation.

Thank you once again for the opportunity to comment on this publication. I hope you find the comments beneficial and I look forward to further engagement and discussions with the GLA on this and other emerging policy and guidance from the Mayor.

Part 1: Accommodating Growth

- LBHF supports many of the principles outlined by the Mayor and the need to plan for and accommodate the large increase in population growth across London. However, it is crucial that a significant number of the new homes required are accessible to low-income families and key workers and more could be said on this and with greater emphasis.
- LBHF agree with the importance of focusing higher density development around good public transport nodes and mention is made of Crossrail 2. It is therefore of great benefit and logical for the Mayor and the new London Plan to support and promote a new Crossrail 2 station at Imperial Wharf. This would facilitate many thousands of new homes in the area above that already projected. There would be major economic, social and environmental regeneration benefits from a new station in this location.
- LBHF support the reference to environmental measures to protect the health of Londoners but there is no mention of the importance of protecting and improving existing health facilities, there should be a strong new policy to assist local authorities in preventing the loss and/or downgrading of key health facilities such as Charing Cross Hospital.
- There should also be reference to promoting electric cars and charging points and measures to improve and protect air quality such as the recommendations established through LBHF Air Quality Commission. Furthermore, reference should be made to the importance of the River Thames in providing more sustainable travel.

- LBHF supports the more vigorous approach to viability appraisals but more stringent guidance is required similar to the Viability Protocol LBHF is seeking to adopt in our emerging Local Plan.

Part 2: Housing

LBHF supports the Mayor's aspirations to support the delivery of housing for all across London. In particular:

- The council supports better working with the GLA to improve rough sleeping and growing homelessness;
- LBHF supports the 50% affordable housing target and the development of the Homes for Londoners Board;
- LBHF supports the GLA working with public sector land owners in order to unlock new housing sites. There are some concerns with the Mayor's intention to work with the NHS 'to unlock their surplus sites.' LBHF is fully aware of the financial pressure the NHS is under to deliver services and is aware that developing sites is a short term fix. However, with a growing and ageing population LBHF is keen to maintain, and where necessary expand, the NHS services in this borough and across London as their services are imperative to the residents and visitors of London. It is particularly important as the poor and less mobile are the ones at most risk from a shrinking health service. Therefore LBHF would encourage the GLA to be careful when considering 'surplus' land or sites in relation to the NHS' long term role in society and as a health service in London.
- Furthermore, the document focusses upon public sector land owners providing affordable housing, whilst this is supported the council is keen to ensure that there is the same emphasis upon the private sector to deliver too. Any profits from public sector owned land will go back into supporting the overall services they deliver.
- LBHF supports the range of housing, in particular the delivery and focus upon key worker housing, 'build to rent' development in appropriate scales across London (some understanding of whether it helps in increasing overall affordability and the 'housing crisis' would be useful and interesting).
- LBHF is keen to support the delivery of housing on the OPDC area and to ensure the greatest level of benefit to the local and wider region in the borough can be made.

Part 3: Economy

LBHF are supportive of the aspirations for London's Economy. Many of the priorities identified in 'A city for all Londoners' are also reflected in the borough's emerging Local Plan. In particular:

- LBHF supports the promotion of a vibrant night time scene, which also helps attract young workers to West London.
- LBHF support the priorities to support small and medium-sized businesses by protecting existing workspace, identifying new workspace areas and including places of work in new housing developments.
- LBHF support the objective to make sure that new commercial developments include affordable business space, in line with different and changing business demands.

We welcome further detail and discussion on these matters as part of the London Plan review.

Part 4: Environment, Transport and Public Space

In terms of the environmental aspects of the document, we would certainly agree that it is vital to protect and enhance London's environment.

- We support the sentiments expressed in the Environment, Transport and Public Space chapter that tackling environmental issues in London requires detailed consideration of a wide range of factors.
- Sustainability issues need to be considered across all aspects of London's future development, whether it

is provision of new housing, increasing employment opportunities or generally promoting growth across the capital.

- An increasing population uses more resources such as water, generates more waste and requires more energy as well as needing access to better transport, more jobs, better infrastructure such as schools, health care etc and access to open space.
- The environment is an issue that must be integrated at every level of London's future growth and development otherwise there is a danger that unsustainable practices and resource use will continue and create impacts that will become increasingly difficult to manage as climate change progresses.
- Waste - There is no mention of waste in the document. Given the Mayor's aims for increasing housing development and growing pressure on land in London, the management of waste is and will continue to be a key strategic issue for London which the new London Plan will need to address.
- River Thames - Although public spaces including waterways are recognised as important to the character of the city, there is also no specific mention of the River Thames, which is of strategic importance to London and particularly benefits LBHF. The new London Plan should continue to recognise the importance of the River Thames and protect and promote its use for recreation, transport as well as its ecological and historic benefits. In LBHF's emerging Local Plan there are a number of policies which relate to the River Thames.
- Housing and Infrastructure - Increases in housing development need to be coordinated with provision of necessary infrastructure to support developments. LBHF welcomes the importance given to the delivery of physical infrastructure such as transport improvements and particularly important is the provision of digital / super fast broadband but also social infrastructure e.g., schools, health etc. needs to be recognised as equally important. The Mayor states that he will work with infrastructure providers to develop a common strategic investment programme for the capital covering transport, water, energy, waste, green infrastructure and digital but there is no inclusion of social infrastructure.
- Tall Buildings - the Mayor states that he sees tall buildings as continuing to play a role in the future of London and that they must make a positive contribution to the streetscape and skyline, relate to activities on the ground floor, as well as consider impacts on local daylight, wind turbulence, glare, and noise. However, the impact of tall buildings on heritage assets and views is also an important consideration which should be taken into account when assessing the appropriateness of tall buildings. This also links with the Mayor's aims to protect heritage assets.
- Basements - LBHF supports the Mayor's intention to include a new policy in the London Plan to protect existing residents and the local environment from the construction of 'mega basements' in residential areas. In its emerging Local Plan, LBHF has prepared a revised planning policy to help protect against basement development in the borough and is also considering implementing an Article 4 direction to restrict permitted development rights for basement extensions to single dwelling houses.

We look forward to seeing the Mayor's detailed Environment Strategy in 2017.

Part 5: A City for all Londoners

LBHF supports the overall aims for increasing social integration, and making more inclusive communities, which are safer, healthier and happier. LBHF's emerging Local Plan Spatial Vision advocates many of the Mayor's aims for a more inclusive and healthier city, including 'improving local health and adult social care provision' and 'delivering social and digital inclusion' in LBHF.

Similarly to the Mayor, improving the health of the borough is an important aim for the Council and it's therefore necessary that residents have good access to health care facilities including hospitals. However, with the recent closure of Hammersmith Hospital A&E and the proposed closure of Charing Cross Hospital A&E, this is a real concern for the Council and its residents and the Mayor should help the council protect Charing Cross.

Regards.

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