

CABINET SUPPLEMENTARY AGENDA

17 January 2018

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

10 THE HAVERING LOCAL PLAN (Pages 1 - 4)

The appendix to the Havering Local Plan is now attached.

Andrew Beesley
Head of Democratic Services

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Appendix 1 – Material Modifications

- i. Explicit support for the use of brownfield land for residential development apart from land that has already been protected for other uses such as industrial.

This change is to better reflect the NPPF which the Council is obliged to follow which states:

‘Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value’.

- ii. Subject to proposals being compatible and respecting the existing local character of the area, support for residential development around stations.

This change is to better reflect the NPPF and the current London Plan which seek to direct development to the most accessible locations. The Council will seek to ensure that in all cases new development properly reflects the particular character of Havering.

- iii. Explicit support for the use of the River Thames for freight and transport

This change will enable the Council to support and promote the use of the River Thames for freight and transport. This is desirable in its own right and will assist in maintaining amenity in Havering and will contribute towards reducing congestion on the borough’s highway network and improving road safety.

- iv. A lower level of affordable workspace to be sought (reduced from 20% to 10%)

This change is to reflect concerns raised during the consultation about the viability of such a requirement. The change will provide the affordable workspace policy with a more reasonable basis and will be more business friendly.

- v. Updated Gypsy and Traveller provision to reflect the additional need identified following additional interviews with families who previously declined to be interviewed. The allocation of sites at Church Road and Willow Tree Lodge for continued Gypsy and Traveller use in order to meet the additional identified need. (nb – these sites are already occupied).

As a result of the consultation, certain additional information emerged. A number of gypsy and traveller families, who had previously declined to cooperate with the Council, provided detailed information to enable their needs to be assessed. This change is therefore to ensure that the Council complies

with its overriding duty to plan to meet all the objectively assessed need in its area, and for the local plan to have a robust evidence base.

- vi. Flexibility for development proposals to provide the appropriate mix of housing sizes (number of bedrooms).

The Local Plan seeks to ensure that an appropriate mix of housing is delivered in accordance with the housing need identified in the evidence base. However, it is recognised that in some cases it may be necessary to apply a more flexible approach to facilitate development.

- vii. Provision to ensure that development proposals enhance the biodiversity and water quality of the River Rom.

The Council recognises the importance of maintaining and enhancing the water environment including river courses. The change is to ensure that there is adequate policy provision to secure these enhancements. It will assist the Council in delivering high quality places where people want to live.

- viii. Provision to ensure that backland development does not adversely impact on biodiversity and green infrastructure.

The Council recognises the importance of biodiversity and green infrastructure such as rear gardens because this is a fundamental part of the suburban character of Havering and contributes strongly to its attractiveness as a place where people want to live. The change is to ensure that there is adequate policy provision protect and maintain these important characteristics.

- ix. Provision to ensure that all Major Development proposals are supported by a Health Impact Assessment that includes consideration of Active Design as set out in Sport England and Public Health England's Active Design Guidance.

This change reflects Sport England's consultation response which highlights the importance of this guidance. The Council recognises the importance of the community having the opportunity to choose and enjoy a healthy and active lifestyle.

- x. Support the growth potential of the borough in logistics activities.

Having regard to Havering's location in outer London and being well placed with regard to the strategic highway network serving the south east and further afield, as well as the opportunities for growing the economy of the borough it is important that potential growth in logistics is supported.

- xi. Refinement to the employment land policy provisions to better reflect the requirements of the national planning policy framework.

To ensure that the policies in the Plan provide adequate protection for industrial land whilst acknowledging that in some cases there may be a need to balance the case for industrial uses with other priorities.

xii. Updated position on planned education provision

The Council recognises that the provision of social infrastructure is a very dynamic and rapidly changing context in which planning for the borough has to take place. The change is to acknowledge this and to assist the Council in ensuring that there is a satisfactory provision of important social infrastructure such as schools and health facilities available to the communities in the borough.

xiii. Updates to the Proposals Map to ensure that it accurately reflects the Local Plan following consultation

The Council recognises the importance of the Proposals Map within the portfolio of documents making up the Local Plan. It is important that the Proposals Map accurately records and translates planning policies into an understandable and accessible form for users of the Plan.

xiv. Additional evidence base to support the protection of the Green Belt

More than 80 proposals have been submitted to the Council requesting sites to be removed from the Green Belt. The Council in the Local Plan is committed to ensuring that there is a robust green belt. The Council has undertaken significant testing of each of these proposals against both the requirements of the National Planning Policy Framework and in terms of whether they would represent sustainable development. It has prepared a further evidence base document to explain the work that it has undertaken and to clearly demonstrate that all the sites have been assessed and that the green belt is defensible and there is no planning justification for the removal of these sites from the green belt.

xv. Additional evidence base to justify the approach to housing delivery

The Council is aware that a number of representations to the Local Plan have commented on the approach to housing delivery. In order to address these and to demonstrate confidence in the approach in the Local Plan the Council has undertaken further work in regard to housing delivery to ensure that its evidence base is fully up to date and robust.

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