



# Havering

L O N D O N B O R O U G H

## **RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY AGENDA**

**6.00 pm**

**Tuesday  
23 June 2015**

**Havering Town Hall,  
Main Road, Romford**

Members 6: Quorum 2

**COUNCILLORS:**

Robert Benham  
Michael Deon Burton (Chairman)  
Osman Dervish  
Phil Martin  
Ron Ower  
Reg Whitney

**For information about the meeting please contact:  
Richard Cursons 01708 432430  
richard.cursons@onesource.co.uk**

The Working party is responsible for setting a strategic vision for regeneration in Rainham and Wennington and South Hornchurch and for liaising with key players to ensure the vision is understood by other public and private sector partners. Specifically the Working Party will:

- Review the existing regeneration vision for the area and renew and revise it as necessary, agreeing a new overall strategic vision to guide regeneration within the area and work with public and private sector partners.
- Ensure that the Council's other strategies and strategic frameworks support this vision wherever possible.
- Engage with local business to support business growth and retention within the area.
- Lobby to ensure all necessary infrastructure is in place to support any development within the area.
- Work to ensure that local people benefit as much as possible from new business opportunities within the area.
- Work to ensure that any new housing development is appropriate to the needs of the people of Havering, designed to meet local needs and developed in the best possible way to allow local people access to new homes.
- Ensure sufficiently strong partnership arrangements are in place with the GLA and other key bodies to ensure sufficient influence to deliver the agreed programme.

The Working Party will be an Advisory Committee and as such may make recommendations to the Executive but any decisions in relation to matters within the remit of the Working Party will be taken through the normal executive decision making processes of the Council.

### **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

**Rainham & Wennington and South Hornchurch Working Party, 23 June 2015**

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **3 DISCLOSURE OF PECUNIARY INTERESTS**

Members are invited to disclose any pecuniary interest in any of the items on the agenda at this point of the meeting.

*Members may still disclose any pecuniary interest in an item at any time prior to the consideration of the matter.*

### **4 MINUTES** (Pages 1 - 6)

To approve as a correct record the minutes of the meeting of the Committee held on 24 February 2015 and to authorise the Chairman to sign them.

### **5 A1306 MASTERPLAN AND PLANNING FRAMEWORK UPDATE**

Members are asked to receive a presentation.

### **6 HOUSING ZONE FUNDING OVERVIEW** (Pages 7 - 14)

Report attached.

### **7 MINERAL EXTRACTION** (Pages 15 - 18)

Report attached.

### **8 URGENT BUSINESS**

To consider any other item in respect of which the Chairman is of the opinion, by reason of special circumstances which will be specified in the minutes, that the item should be considered at the meeting as a matter of urgency

**Andrew Beesley**  
**Committee Administration**  
**Manager**

**MINUTES OF A MEETING OF THE  
RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY  
Havering Town Hall, Main Road, Romford  
24 February 2015 (6.00 - 8.00 pm)**

**Present:**

**COUNCILLORS**

<b>Conservative Group</b>	Robert Benham and Garry Pain (In place of Osman Dervish)
<b>Residents' Group</b>	Barry Mugglestone and Reg Whitney
<b>UKIP Group</b>	Phil Martin
<b>Independent Residents Group</b>	Michael Deon Burton (Chairman)

Apologies were received for the absence of Councillor Osman Dervish.

All decisions were taken with no votes against.

The Chairman reminded Members of the action to be taken in an emergency.

**9 MINUTES**

The minutes of the meeting held on 16 September 2014 were agreed as a correct record and signed by the Chairman.

**10 HOUSING ZONE UPDATE INCLUDING GLA PROCUREMENT & BEAM PARK STATION**

A presentation was given on the area of Rainham and Beam Park. It was noted that there had been a two-stage approval with the GLA and a decision would be given in April 2015. Officers stated that there were a number of GLA owned sites in the area, particularly in the neighbouring borough of Barking and Dagenham, where the Housing Zone bid would have a good influence and be very timely.

Members discussed the need for more homes but also the necessary infrastructure including health and school establishments. Officers stated that this would all be identified as part of the plan, and it was thought that two new primary schools would be proposed for the area. It was noted that de-designated industrial land could now be used for residential use. There

existed a growing housing need in Havering and with a slight upturn in the property market this area was a good regeneration opportunity for Havering.

Members discussed the current medical facilities and the pressure that more houses would put on the local hospitals. Officers explained that they were in consultation with Public Health Trust and it was hoped that clinics in the area would reduce the strain on the hospitals. A Member stated that he was on the Passenger Transport Liaison Committee, given there would be between 8,000 and 12,000 more residents in the borough this was a concern that Queen's Hospital would be investigating.

Members noted that approximately 3457 new homes would be provided, these would be of a mixed density including some family homes and more flats closer to the station. Officers were working to include better transport links to the area in the form of extra bus routes and the new Beam Park Station. The cost of the station would be approximately £18 million and it was thought that the station would be in place by 2020.

A number of possible challenges were discussed including the low land values, fragmented land ownership and the dominance of the A1306. Officers highlighted the vision and stated that there was potential as the area could be an asset for a sustainable environment.

Members discussed transport links to the areas, it was hoped that by extending the bus routes into the area this would assist young people in accessing employment opportunities together with the new station at Beam Park. Members discussed the proposed Linear Park on the A1306, in relation to the maintenance. There were a number of sites in the area currently which were poorly maintained and make the "gateway" into the borough look very untidy.

#### **11 LONDON RIVERSIDE BID OPPORTUNITY STUDY AND GLA PROCUREMENT OF DELIVERY PARTNER**

A presentation was given on the London Riverside BID Opportunity Study. A Business Improvement District (BID) was established in March 2007, with a successful renewal in 2012 for a further 5 years. Officers detailed a number of key features of the London Riverside BID. Members noted that Havering, the businesses in the area and the GLA worked together as part of the BID. The area provided the highest payment of business rates in the borough so it was important that the joint working with the GLA continued to make the area much more viable.

Members noted the initial recommendations for the area as a whole. These included the target sectors, environmental improvements, public transport links and a cohesive approach. The particular preferred options for active involvement in a number of areas in the London Riverside were also discussed including specific recommendations for the Freightmaster Estate,

Ferry Lane/ eastern A13 junction, Beam Reach 6, Rainham Marshes and Ford Motor Company.

Members enquired about leisure activities and facilities being provided in the area. Officers stated that a feasibility study had been carried out and this was not seen to be a viable business in the area. Officers stated that they may look to provide a “pop-up” business in the summer months to attract footfall.

## **12 A1306 PLANNING FRAMEWORK**

An update was given on the A1306 Framework. Officers stated that the framework would need the backing of Members, stakeholders and the wider community as they did not want to impose the project on the community. It was important to have community engagement and there would be an exhibition in the Rainham Library and at Orchard Village. Officers would feedback on the framework in Summer 2015. Following endorsement by Cabinet, this would then be established into the Local Plan and give a framework for developers to follow in relation to any developments in the area.

Officers stated that advertising of the consultation would be included in the next edition of “*Living*” which would go to all households and all members would be invited to a stakeholder event as part of the consultation.

Members discussed concerns about the A1306 currently being used by traffic from the A13 when an accident occurred. Officers stated that they would look to make this more difficult since there would be new homes in the area and the area needed to be more residential. There would also be more scope for bus routes in the area. Members discussed concerns about the flood plains and how the houses would be constructed in the area to take account of this.

Members discussed the cleaning regime that currently took place on the A1306. The current grass verge in the area was not maintained and there was concern that this would be the case for the Linear Park. Officers would speak with StreetCare colleagues about the issues raised.

## **13 OAPF UPDATE/CONSULTATION**

The Opportunities Area Planning Framework (OAPF) was one of a suite of documents which supported the London Plan produced by the Mayor. Havering, Newham and Barking and Dagenham were defined as opportunity areas in the plan as London Riverside will provide approximately 7000 new jobs. Officers had already commented on the document and the latest version of the document would be launched on 25 February 2015. The document would give guidance for Economic Development and

Planning in Havering by setting out the styles and community issues as well as transport which was a key part of the document.

#### 14 **BUS STUDY UPDATE - ROUTE OPTIONS**

An update was given on the Bus Study that had been carried out. Officers stated that at present no bus route accessed the London Riverside area which meant businesses have difficulty in recruiting to jobs as employees needed access to a car. The current bus routes ended either at Rainham Station or CEME. It was hoped to be able to get a route to the area from Romford, a business case would be given to TfL to demonstrate that the service was necessary and would be financially viable.

Officers suggested that initially the 103 route would be extended down to the area around the Tilda Rice plant, with a further four other routes to be included. In the long term it was hoped to have a route from east to west, from Havering Riverside into Barking and Dagenham. Officers would update at the next meeting with further information.

#### 15 **ROYALS UPGRADE AND LANDSCAPING**

A presentation on the Rainham Royals was given. Members noted that it was built 15 years ago to provide space for the Royals organisation to provide youth services to the local community. There were over 30 community groups that used the facility including a nursery.

Funding had been secured totalling £500,000 from the GLA, Veolia North Thames Trust and London Borough of Havering. A new second floor had been delivered together with a refurbishment of the ground and first floors and a new upgraded lift had been installed. The project also involved revitalising the area of public realm next to the Royals utilising £25k from Veolia North Thames Trust. The project was nearing completion and included the planting of new trees, improved seating and upgraded fencing. Volunteers had been used for the planting and already a drop in vandalism to the area had been noticed.

The centre was due to have an official opening day in Spring 2015, the date would be circulated to Members in the future.

#### 16 **CEME - EAST LONDON UNIVERSITY TECHNICAL COLLEGE**

A technical school currently being delivered from a temporary site at CEME was now looking for a new permanent building. It was hoped that the school would be sited at CEME however the landowner (Fords) would not allow this due to potential contaminated ground. Officers explained that they were



keen that the school stayed in the south of the borough, and were looking to find an alternative building.

**17 DATES OF FUTURE MEETINGS**

The Committee noted the dates of the future meetings:

Tuesday 12 May 2015 at 6:00pm  
Tuesday 8 September 2015 at 6:00pm  
Tuesday 1 December 2015 at 6:00pm

**18 URGENT BUSINESS**

A Member asked if there were any policies which could help protect local businesses. The Member advised that there had been a dry-cleaners, cobblers and key cutting service in Rainham, however due to the same services being provided by Tesco these smaller businesses had now closed. Officers stated that some planning policies sought to protect the makeup of smaller shopping parades but there was nothing specific that guaranteed particular businesses. Whilst there needed to be a balance of some frontages, such as banks and hot food takeaways, there was nothing that protect businesses from competition.

---

**Chairman**

This page is intentionally left blank

## Rainham, Wennington and South Hornchurch Working Group – Overview of Housing Zone Funding.

**Author: Christopher Barter, Economic Development Programme and Projects Manager**

### 1. Background.

Following the submission of LBH's Housing Zone proposal in Sept 2014, a number of discussions have been had with GLA officers. These have centred on form of funding requested, whether non recoverable or recoverable grant. Some elements of social infrastructure asks, funding for leisure provision and for a new primary school were not deemed to be eligible as was a request for funding support for Programme Management costs. However, the core asks of funding for site assembly, remediation, A1306 improvements, Beam Park station and social housing grant remain and these were approved by the GLA Housing Zone Challenge Panel on 5<sup>th</sup> Feb 2015.

The agreed HZ proposal is for a total ask of £29.06m comprised of £14.84m grant, £14.22m repayable grant. LBH will contribute £18.66m (not including the New Plymouth and Napier houses investment). Table below outlines activities.

- This will deliver 3,457 new homes (941 affordable)
- A1306 transformed into a boulevard
- Transport: the new Beam Park Station and bus extensions
- Programme of site assembly for housing development.
- Social and physical infrastructure – health, leisure, education and energy network
- Access to open spaces
- Robust Planning Framework and Masterplan design guide.

The Rainham and Beam Park Housing Zone submission has been formally approved by the GLA's Housing Investment Group on the 13<sup>th</sup> May and a public announcement from the Mayor confirming Housing Zone status will be made on 25<sup>th</sup> June.

The GLA held a launch event on the 9<sup>th</sup> June for the disposal of Beam Park, this included an announcement of the Housing Zone and of the £8.6 TfL Growth Funding for Beam Park Station.

## 2. Programme.

The overall Housing Zone programme is comprised of 11 areas of activity, funded by a combination of LBH funding and GLA direct and recoverable grant and external funding:

No.	Transaction type	Site	Intervention	GLA & LBH Amount	Status
1	Recoverable Grant	Zone wide	<p><b>A1306 Masterplan, Planning Framework and Technical Studies.</b>            Series of assessments undertaken to accelerate planning and give prospective development partners certainty of likely level of additional costs            Including air quality, flood risk, ground contamination, waste management and gas mains assessments.            Commissioned and facilitated by LBH to identify obstacles to development, establish mitigation strategies and associated costs of remediation.</p>	£0.19m £0.005m LBH	A1306 Masterplan, Planning Framework and technical studies underway.  Completion June/July
2	Recoverable Grant	Zone wide	<p><b>Health Centre.</b>            Land assembly within developments for multi GP practices to support new communities            LBH purchasing land, attracting in commercial partner to undertake development. (which may be Council Housing Company)</p>	£0.5m	
3	Grant. Recoverable Grant	Zone wide	<p><b>A1306 Improvements.</b>            The A1306 will be configured as a boulevard, undergoing a major upgrade and place making to complete its transition from a dual carriageway industrial arterial road to an</p>	£2.5m (grant) £0.25m (loan)	TfL have indicated proposals would be viewed favourably as a Major Scheme submission for part funding £3.8m.

No.	Transaction type	Site	Intervention	GLA & LBH Amount	Status
			attractive street with active frontages. New residential and mixed use development will be matched by an upgraded pedestrian environment, improved crossings and junctions, cycle improvements, street trees and an innovative linear park, a landscaped green corridor connecting new communities. Major junction revisions and accesses into key development sites are planned. Its transformation will reprofile the carriageway allocating defined space for cyclists, pedestrians and vehicles		Work is underway to prepare a Step 1. Major Scheme submission in September
4	Grant. Recoverable Grant	Zone wide	<p><b>Linear Park.</b> Acting as the centre piece to the Beam Park and Rainham Housing Zone. It will connect Rainham Town Centre with the new Beam Park train station, linking those who live, work, learn, travel and relax within this new Garden Suburb with a high quality walking and cycling route set within landscaped surroundings. This will be punctuated with public amenities, such as children’s play facilities, seating, cycle storage, drinking water fountains, wildlife habitats and community food growing areas. It will also include extensive tree planting, SUDS, bus stop facilities and on-street parking while maintaining appropriate vehicle access.</p> <p>This investment is justified through improved viabilities through major place shaping uplift of the area and ensuring the scheme is delivered as a whole and values rise across the development sites rather than piecemeal as developer contributions become available.</p>	£0.76m (Grant) £1m (Recoverable grant)	

No.	Transaction type	Site	Intervention	GLA & LBH Amount	Status
5	Recoverable Grant	Beam Park and Somerfield	<p><b>New Road Access for Buses.</b> A new station at Beam Park is the key catalyst for the successful delivery of high quality residential development at Beam Park, Somerfield and the adjacent residential and employment sites. Opening of the station is planned for 2019/ 20, however, planned residential redevelopment on Beam Park and Somerfield is anticipated to commence before the new station is operational. To give the new community reasonable access to the regional transport network, without reliance on the car, it is proposed to provide an interim bus service linking the developments with the Rainham Station Interchange. This is best practice in a number of large development schemes as it ensures that residents have access to community facilities and employment spaces. It also ensures residents become use to public transport modes, therefore allowing higher density housing delivery.</p>	£0.75m	May add to transport consultants commission for A1306
6	Grant. Recoverable Grant	A1306 Site Assembly Phase 1	<p><b>A1306 Site assembly Phase 1.</b> LBH have identified a number of priority sites to acquire, most of which are either vacant or in bad neighbour uses that would either deliver new housing directly or whose acquisition will enable comprehensive development on adjoining sites. Together their redevelopment will significantly uplift the urban environment and hence improve viability.</p>	£3.65m (grant) £5.42m <b>£1.2m LBH</b>	Development Manager appointed

No.	Transaction type	Site	Intervention	GLA & LBH Amount	Status
			<p>The site assembly process will be led by the London Borough of Havering with an additional resource of a dedicated Development Manager, employing external specialist support where necessary. Funding will be utilised to support fees for professional planning and legal teams to facilitate business relocations and site preparations. Surveyors will also be appointed to assist with transactional sales, at which point the recoverable grant will be paid back to the GLA from the land disposal proceeds. A second phase initiated 5 years later, would then acquire additional sites if the market has not brought them forward for redevelopment. Intended that Housing Company would bring forward majority of these sites.</p>		
7	Grant	Dovers Corner	<p><b>Sewer and gas main diversion.</b></p> <p>The Dovers Corner site currently has marginal viability that may preclude the provision of affordable housing (submission for grant to support affordable housing is included on another transaction sheet). In addition, due to high abnormal costs caused by the presence of a sewer and high pressure gas main along the northern frontage, the site cannot be developed to its full potential capacity. Diverting the sewer and gas main will release 0.25ha additional developable land and allow for the delivery of at least an additional 11 houses.</p>	£1.5m	Still some uncertainty if prospective developer will co-operate on this.

No.	Transaction type	Site	Intervention	GLA & LBH Amount	Status
8	Grant	Dovers Corner	<p><b>Affordable Housing Grant.</b></p> <p>Grant funding to support a RP purchase of affordable housing units on Dovers Corner a private sector owned site. Will accelerate housing delivery directly as secures much needed affordable housing units that would not be otherwise secured without this funding. In addition will assist a private sector housing company to bring forward a large housing site of 400+ units. 36 units – 24 affordable rent and 12 first steps (LCHO)</p>	£1.62m	Still some uncertainty if prospective developer will co-operate on this.
9	Grant Recoverable Grant	Beam Park Station Circ. £17m	<p><b>Beam Park Station</b></p> <p>A new station at Beam Park will act as the catalyst for the delivery of a major proportion of this development. Without a new station development viabilities are marginal which would potentially result in low development densities, poor design and quality and isolated estates. Development interest would remain low with a commensurate effect on both the prospective residential and commercial investment in the large residential brownfield sites at Beam Park, Somerfield and north of the A1306, Courier Road and Beam Reach 5 employment sites. It will improve access for the large and relatively deprived</p>	<p>£0.8m (grant)</p> <p>£8.8m (loan)</p> <p>£8.8m TfL</p> <p>£0.3m LBH</p>	<p>Network Rail commissioned to complete GRIP 3+ and 4 stages.</p> <p>TfL Growth Fund contribution of £8.8m confirmed – Station fully funded on current costs.</p> <p>Looking at Housing Zone constructing platforms and GLA development partner delivering station building as an integrated development.</p>



No.	Transaction type	Site	Intervention	GLA & LBH Amount	Status
			existing communities between Dagenham Dock and Rainham that currently have poor access to public transport of any kind.		
10	Grant	HRA infill sites	<p><b>Affordable housing grant.</b>            Traditional grant/gap funding to aid the delivery of 42 no. affordable units on three HRA owned 'infill' sites. Sites to be delivered directly by LBH's in-house development team. These HRA sites require grant funding to be delivered for much needed affordable housing. Without this support the sites will remain in their current use. The intention is for the Housing Zone to provide this grant support and thus accelerate housing delivery. 36 no. affordable rent and 6 no. shared ownership units (First Steps)</p> <p>Delivery programmed for 2015/16 – 2016/17.</p>	£1.32m £8.61m LBH	
11	LBH Funding	To be identified	One 3FE primary school	£8.5m LBH	
			<p><b>TOTAL GLA Funding</b></p> <p><b>Total LBH Funding</b></p>	£29.06m £18.6m	

### **3. Supporting Infrastructure.**

The original submission requested grant funding for a new 3FE Primary School and a contribution to improving the leisure facilities at Chafford School. Both those requests were deemed ineligible by the GLA. However, the scale of housing development planned makes the provision of social infrastructure an imperative and work is continuing to secure capital funding for education and leisure provision. The Group Director, Communities and Resources has indicated that funding would be found for one 3FE Primary School, the GLA have in compensation, agreed to increase the funding available for the A1306 project.

Leisure provision is currently unfunded however, options are being explored through the current procurement of a leisure operator.

## Planning Policy for Minerals - Briefing Note June 2015

### **Key points**

Minerals are needed to support the economy and day to day life. Minerals can only be worked where they occur in viable quantities and qualities.

Planning policy is set out by the Government, London Mayor and Havering's own Local Development Framework (LDF)

The Mayor supports a sustainable approach to minerals and encourages use of local supplies and maximising re-use and recycling of construction, demolition and excavation waste.

London has to have a 'land-bank' with a seven year supply (more than 5m tonnes) to 2031.

Havering, Redbridge, Hounslow and Hillingdon maintain London's land-bank. Havering's share is at least 1.75m tonnes. (Hillingdon 1.75m, Redbridge and Hounslow 0.7m each)

Havering's LDF identifies and safeguards minerals in the borough.

Havering's LDF sets out detailed criteria which proposals for minerals working must satisfy including factors such as traffic, environment and nature conservation and requires sites to be restored to the highest standards and an appropriate beneficial after-use.

### **Detailed briefing**

Planning policy relating to minerals extraction in Havering is set out in the National Planning Policy Framework (NPPF) 2012, the London Plan 2015 (consolidated with alterations since 2011) and Havering's Local Development Framework (LDF) 2008.

This briefing note relates to land won sand and gravel which occur naturally in Havering and can only be extracted where they naturally occur.

### **The Minerals Landbank**

The NPPF emphasises the importance of ensuring a sufficient supply of minerals to provide the infrastructure, buildings energy and goods that the country needs.

The London Plan states that London should make provision for the maintenance of a landbank (i.e. seven years supply) of at least 5 million tonnes of land won aggregates throughout the plan period until 2031.

The landbank is the sum (in tonnes) of all permitted reserves of minerals with valid planning permission including dormant sites and current non-working sites. Seven years is the time considered necessary to obtain planning permission for a minerals extraction site and bring operations into full production.

The London Plan 2015 identifies four minerals boroughs in London (Havering, Redbridge, Hillingdon and Hounslow) which must maintain this landbank. Havering's landbank apportionment is at least 1.75million tonnes.

The London Plan requires mineral planning authorities to identify and safeguard aggregate resources in LDF.

Havering's Local Development Framework (2008) sets out Minerals Safeguarding Areas on its Proposals Map and seeks to ensure that planning permission for new mineral's extraction sites is only granted to those applications within these areas and which satisfy a number of criteria (see below).

### **Determining planning applications for minerals extraction**

With regards to determining Planning applications the National Planning Policy Framework (paragraph 144) states that local planning authorities should:

- give great weight to the benefits of the mineral extraction, including to the economy;
- as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites, Scheduled Monuments and Conservation Areas;
- ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
- ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
- provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards,
- not normally permit other development proposals in mineral safeguarding
- areas where they might constrain potential future use for these purposes;

In addition to the above the Havering Core Strategy and Development Control Policies Development Plan Document (DPD) sets out additional provisions in Policy DC42.

Planning permission for minerals extraction will be granted within the specific sites/preferred areas shown on the proposals map provided:

- That the proposed extraction will not result singularly or cumulatively in significant adverse impacts on the environment or human health by ensuring:
  - o minimisation of environmental disturbance for the period of the operation by means of, for example, tree planting and land grading schemes, visual screens, acoustic baffles, siting of plant and buildings, limitation of working hours, direction of working and by relating excavation to progressive restoration to minimise the extent of the area open at any one time
  - o particle emissions meet EC and UK standards
  - o there are no adverse noise and dust impacts
  - o there is no significant adverse effect on safety and amenity from vehicular traffic. When considering the traffic implications the Council will not only consider the effect on roads and the amenity of residents in the vicinity of the site but also along routes leading to the site through built-up areas and through the countryside
  - o there are no significant long term adverse effects on the landscape
  - o it does not create land instability

- ensure ancillary buildings, structure, plant or equipment in the Green Belt are essential to the operation and preserve the open nature of the Green Belt, and that their materials are sympathetic to the landscape and their impact is minimised by appropriate siting and screening where necessary
  - there is no significant adverse effect on sites of protected or priority species or habitats, sites of historical, geological or archaeological importance
  - there is no significant adverse effect on ground or surface waters, flooding, and air quality.
- the site workings are restored to the highest standards and secure a beneficial and acceptable after use in line with Green Belt objectives
  - sites within the Thames Chase are provided to a high quality after-use
  - where extraction involves grade 1, 2 or 3A agricultural land, that where appropriate it is restored to its former physical characteristics, and that extraction is phased to ensure the maximum amount of land is retained in agricultural use.

### **Planning Policy Links**

National Planning Policy Framework 2012

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

London Plan 2015 (Consolidation with Alterations since 2011)

<https://www.london.gov.uk/priorities/planning/london-plan>

Havering Local Development Framework 2008

<https://www.havering.gov.uk/Pages/Category/Local-Development-Framework.aspx>

This page is intentionally left blank