



Haverling

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
28 February 2017**

**Committee Room 3A -
Town Hall**

Members 6: Quorum 2

COUNCILLORS:

Michael Deon Burton (Chairman)
Osman Dervish
Jason Frost
Phil Martin
Ron Ower
Reg Whitney

**For information about the meeting please contact:
Taiwo Adeoye 01708 433079
taiwo.adeoye@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, 28 February 2017

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 INTERESTS

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

Members may still disclose any 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 Working Party held on 1 November 2016 and to authorise the Chairman to sign them.

5 LOCAL PLAN - UPDATE (Pages 7 - 10)

6 EXCLUSION OF THE PUBLIC

To consider whether the public should now be excluded from the remainder of the meeting on the grounds that it is likely that, in view of the nature of the business to be transacted or the nature of the proceedings, if members of the public were present during those items there would be disclosure to them of exempt information within the meaning of paragraph 1 of Schedule 12A to the Local Government Act 1972; and, if it is decided to exclude the public on those grounds, the Committee to resolve accordingly on the motion of the Chairman.

7 DEVELOPER APPOINTMENT (Pages 11 - 14)

Andrew Beesley
Head of Democratic Services

**MINUTES OF A MEETING OF THE
RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY
Committee Room 3A - Town Hall
1 November 2016 (6.30 - 8.05 pm)**

Present:

COUNCILLORS

Conservative Group Osman Dervish and Jason Frost

Residents' Group Reg Whitney

**East Havering
Residents' Group** Ron Ower

UKIP Group Phil Martin

**Independent Residents
Group** Michael Deon Burton (Chairman)

Also present:

Councillor Graham Williamson who it was agreed could speak at the meeting.

Chris Barter, Programme and Project Manager, Economic Development (CB)
Martyn Thomas, Development and Transportation Manager (MT)
Anthony Clements, Principal Committee Officer

All decisions were taken with no votes against.

10 CHAIRMAN'S ANNOUNCEMENTS

The Chairman gave details of the arrangements in case of fire or other event that might require the evacuation of the meeting room or building.

11 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

Apologies were received from Tom Dobrashian, Head of Economic Development.

12 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

13 **MINUTES**

The minutes of the meeting of the Working Party held on 26 July 2016 were agreed as a correct record and signed by the Chairman.

14 **LONDON RIVERSIDE BID RENEWAL**

Officers explained that the London Riverside Business Improvement District (BID) covered the area to the south of the railway line. The BID had been in operation for 10 years and was a credible voice of the business community. The bid was funded by a figure equivalent to 1.5% of a company's business rates with individual contributions capped at £2,000 per year.

The area could see an increase in employment to 12,000 jobs with business rates, currently at £10.6 million, rising to £23-24 million. Planning permission for a new business park had now been applied for with the Beam Reach 5 scheme having launched that day. Additionally, CEME start-up space had opened for small to medium sized businesses.

A ballot on whether to continue with the BID would take place in February 2017. The BID had brought down levels of crime in the area with improved security and a reduction in flytipping. There was however currently no public transport to the BID area and the BID was lobbying for the introduction of bus routes. The bid had also arranged for planting and greening to take place.

The Council was talking to the SEGRO industrial company about companies it wished to bring into the BID area and had also identified six priority firms in the area that it wished to keep in the borough. There would be a gap between the Havering BID area and the equivalent area in Barking & Dagenham at the River Beam as this was a strategic flood reservoir that could not be built on.

The BID used mobile security patrols and bailiffs to track Traveller convoys and there was also a tri-borough group that monitored Traveller activity. Councillor Dervish added that Travellers were prosecuted for flytipping and their caravans could be removed. Councillor Deon Burton noted that a multi-agency approach had dealt with the recent Traveller incursion at Willoughby Drive.

Councillor Dervish regularly discussed Traveller enforcement with the Borough Commander and felt that the possible tri-borough police arrangements may allow more resources for this work. Officers added that a large rise in Traveller incursions had been seen with 50-60 in Havering so far this year. Councillor Dervish felt that officers did have the necessary resources to deal with this but it was important to try to ensure a quicker response from the Police. The Police had new powers in this area and

training had been provided for Police officers. Complaints about Traveller behaviour should therefore be reported to the Police.

The Board NOTED the update.

15 **DEVELOPMENT PARTNER APPOINTMENTS**

It was explained that the Council was in the process of making Compulsory Purchase Orders on a total of 11 sites to the north of the A1306. Following inquiries and the endorsement of the Secretary of State, it was hoped the Orders would be in place by mid-2018. An outline planning application for all the sites was expected to be submitted in December or January and it was planned to appoint a developer in partnership with Mercury Land Holdings. Bids were currently being considered from three short-listed applicants. It was confirmed that any businesses currently operating illegally on some of the sites would be removed under the Compulsory Purchase Orders. At present the Orders covered the whole site although areas could be removed once the Orders had been granted. Following inquiries and the endorsement of the Secretary of State, it was hoped the Orders would be in place by mid-2018.

Councillor Whitney felt it was important for development in the area to have good quality housing such as that seen on the former Harold Wood Hospital site and officers confirmed that development proposals were a key criterion of the bids and would be assessed against the master plan for the area. Poor developments could also be picked up by the Regulatory Services Committee. Members remained concerned however that poor quality building such as that planned at Dover's Corner was not permitted.

Councillor Williamson was also concerned that previous development mistakes were not repeated. He supported the strategic vision for the area but felt that a balance was needed between over-development. It was felt that local communities should be asked what was wanted in an area and the focus should be on building sustainable communities.

The decision by the former Forward Planning Committee or equivalent to limit the maximum height of buildings had been changed by later Councils. It was noted that the Dovers Corner application had been received before the master plan was adopted. Developers were advised that poor applications were likely to be turned down by the Regulatory Services Committee but it was still an option for developers to submit an application if they wished.

There would be an energy centre on site at the A1306 development supplying heating etc for the new properties.

The Working Party NOTED the situation.

16 DEVELOPMENT SITE UPDATES

It was confirmed that the Dovers Corner application had been deferred for plans to be revised on the design of the housing and other issues. Councillor Deon Burton was concerned that if the Council was too rigid, the developer could go to a higher authority. Councillor Martin added that the heating scheme at Orchard Village had led to fuel poverty for some residents and felt it was essential that developers were asked to give details of the heating scheme to be used. Councillor Williamson added that the heating scheme for the Somerfield site development also needed to be considered. Officers responded that the master plan did require developers to justify their choice of heating system. CB added that developers could be asked about the accuracy of heating cost estimates that were given to residents.

The suggestion of not supplying car parking for affordable homes was also a concern to Members who felt this could be challenged legally. Officers had held a pre-application meeting with the developers of the Somerfield site and indicated that they were not happy with the scheme. Some changes to the scheme were currently being worked on. Officers confirmed that the recent Council motion concerning parking would be enacted. The Mayor of London's London Plan and Low Emission policies would also impact on this issue.

MT added that the new Mayor of London has been adopting a similar approach to his predecessor by encouraging less use of cars and more cycling, walking etc. Havering had to show a robust case to justify local solutions although the previous Mayor had given outer London boroughs some more flexibility with this. Boroughs had to show a rising population and a lack of alternatives to car use in order to justify the provision of additional parking spaces in a scheme.

Councillor Williamson felt there was an opportunity to manage parking better and Councillor Whitney felt it should be understood that there was likely to be more car ownership in Havering. People would make use of bikes or public transport but would also own cars. This needed to be emphasised to the Government and the Mayor of London.

Councillor Dervish explained that the master plan would mean some tenants would not have cars in the hub areas. Compromises would be needed here as housing numbers would not be allowed to slip. Councillor Martin remained concerned about the Somerfield site, particularly given the poor state of the development in Orchard Village. Councillor Ower felt that these concerns could be picked up during the planning stage.

Concerns were expressed by Councillor Deon Burton that developers may have manipulated the consultation process for the Beam Park development.

CB added that there would be an opportunity to meet the developers on 10 November when the consultation would be presented.

17 RIVER CROSSING UPDATE

Officers advised that Highways England had been consulting on a new Lower Thames Crossing and Transport for London (TfL) had been consulting on a package of river crossings.

The Council had responded re the Lower Thames Crossing via Councillor Benham and Highways England was hoping to announce its decision in late 2016 or early 2017. The outcome was uncertain at this stage and officers would keep the Working Party advised.

The Leader of the Council and MT had recently attended a meeting of the Thames Estuary 2050 Growth Commission where it had been agreed that a further river crossing was needed for East London.

As regards the TfL consultation, the new Mayor of London had been revisiting the work of his predecessor. The Bexley-Rainham bridge was not being progressed any further at this stage and this issue was likely to be covered in the Mayor's new Transport Strategy. Councillor Williamson was concerned that any Bexley-Rainham bridge would undermine the BID and officers emphasised that decision makers did understand this.

The Silvertown tunnel had been agreed and MT would confirm the southside location of this.

18 URGENT BUSINESS

There was no urgent business raised.

Chairman

This page is intentionally left blank

**Rainham, Wennington and South Hornchurch Working Party – Tuesday
February 28 2017**

Havering Local Plan – Update

1. Background

Work on preparing a new local plan for Havering started in 2013/14.

The purpose of the new plan is to :

- reflect the Government's National Planning Policy Framework and the latest London Plan
- provide an up to date plan for Havering to take account of emerging strategies and programmes such as the borough's two housing zones and the frameworks prepared for Rainham and Romford
- provide a context for the preparation of the Havering Community Infrastructure Levy

An update on the progress with the preparation of the Havering Local Plan was presented to Cabinet in late 2015.

The report provided an update on the progress of the Local Plan to date including details of the initial Local Plan consultation that took place earlier in 2015 and the preparation of evidence base to support the Plan.

More recently, the work on the local plan has focussed on ensuring that the Council's new 'Vision' is properly taken account of and reflected in the plan as it is essential that planning decisions are taken which will help secure the delivery of the 'Vision'.

2. Local Plan Update

Since reporting to Cabinet in December 2015 significant progress has been made on preparing the Local Plan as detailed below.

Developing a robust evidence base

The Local Plan is required to be supported and justified by a credible and robust evidence base.

The key pieces of evidence that have progressed since December 2015 are set out below.

These documents will be finalised and published prior to the consultation on the Pre-Submission version of the Local Plan.

- **Green Belt Study** – assesses Havering's Green Belt against the purposes of green belt as set out in the National Planning Policy Framework. A Green Belt Topic Group was set up by the Towns and Communities Overview and Scrutiny Sub-Committee to scrutinise and better understand the process

involved in green belt land designation within the local plan system. Several meetings and a tour of green belt sites have taken place and the Topic Group has seen the report prepared. The report provides a context for assessing the seventy plus site proposals that have been submitted by third parties for sites to be removed from the Green Belt.

- **Outer North East London Strategic Housing Market Assessment** This study has been undertaken with the London Boroughs of Barking and Dagenham and Redbridge. It outlines the objectively assessed need for private and affordable housing within the housing market area for the outer north east London area. Prior to the publication of this study updated population and household projections were published by the GLA. Work is underway to ensure that these projections are reflected in the SHMA.
- **Residential Car Parking Standards Study** will set out the evidence to inform local car parking standards within the Plan.
- **Infrastructure Delivery Plan** –identifies the infrastructure needed to support the population and housing growth over the plan period. The study covers transport, water supply, wastewater and its treatment, energy, telecommunications, utilities, waste, health, social care, education and burial space. Much of this work will inform the emerging Havering Community Infrastructure Levy.
- **Transport Background Paper** brings together a number of transport evidence base documents to support the Plan.
- **Strategic Flood Risk Assessment (SFRA) 2016** - Havering's SFRA Level 1 was published in 2014 and provides a robust depiction of flood risk across the borough. Since the report was finalised the Environment Agency has published revised climate change projections which are required to be taken into account. An update of the 2014 SFRA has therefore been produced.
- **Open Space, Allotments and Sport and Recreation Needs Assessment** - provides a comprehensive assessment of the borough's existing supply of and future need for open spaces, allotments and sports facilities (both indoor and outdoor).
- **Gypsy and Traveller Accommodation Needs Assessment** – provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation within the Borough.
- **Town Centre Audits** The surveys provide an up to date understanding of the uses and vacancies within each town centre. The Audit will inform decisions on any updates to the town centre designations within the Local Plan.
- **Local Plan Viability Assessment** –seeks to determine the likely impact that the policies and standards in the Local Plan will have on the viability of developments within the borough. The purpose of the viability assessment is

to show (in general terms) that the cumulative impact when considering the Plan as a whole does not put the implementation of the Plan at risk.

- **Wind Energy Assessment** seeks to identify areas within the borough that are potentially suitable for the development of wind turbines. This is in response to the Written Ministerial Statement (HCWS42) on the 18th June 2015 and the subsequent amendments to the Planning Practice Guidance which states that Local Planning Authorities should only grant planning permission for wind turbines if the development site is in an area identified as suitable for wind energy development in a Local Plan.
- **Sustainability Appraisal** - seeks to ensure that the promotion of sustainable development is integrated in the plan making process. It is a key tool used to appraise the environmental, economic and social effects of plans, strategies and policies.

Meeting the Duty to Co-operate responsibility

The Havering Local Plan must be prepared in accordance with the 'Duty to Co-operate' which places a legal duty on local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation on strategic cross-boundary matters.

Since December 2015 officers have carried out a programme of engagement with neighbouring boroughs and other public bodies including those such as the GLA and the Environment Agency.

This has included individual meetings as well as formal duty to co-operate workshops with neighbouring boroughs in November 2016 and January 2017.

Additionally, the opportunity has been taken through 'topic specific' meetings with bodies such as Transport for London to discuss the Council's strategic transport objectives as reflected in the 'Vision' and the emerging local plan. These encompass measures such as improving the 'connectivity' between Rainham and other parts of the borough (particularly Romford), looking at the scope to remodel Gallows Corner and measures to address the 'barrier' provided by the Ring Road in Romford.

Publication of the Direction of Travel – Engagement

A Local Plan 'Direction of Travel' document was published in November 2016 as a way of engaging with and keeping stakeholders up to date and providing further detail on the emerging strategy and policy approach that will be reflected in the Pre-Submission Local Plan.

The preparation of the Direction of Travel is not a statutory requirement and has been prepared to inform stakeholders and assist in the process of preparing a new Plan.

Copies of the Direction of Travel document have been made available to Members.

Responses received to the Direction of Travel Document will be collated and reported to Cabinet alongside the Pre-Submission version of the Local Plan in due course.

3. Member engagement on the local plan

Officers are preparing a draft of the Pre-Submission Local Plan which will be discussed at a series of briefings with Cabinet Members throughout January - March 2017.

Additionally, with the support of Executive Members, the emerging local plan is being discussed informally by officers with the various individual political groups represented on the Council. Discussions have already taken place with the Residents' Group and meetings with the remaining groups are being arranged. These meetings provide an opportunity for Members to find out about the emerging plan and to raise topics linked to it.

4. Progressing the local plan in 2017

Work is currently taking place to prepare Proposed Submission version of the local plan for formal Member consideration in Spring – Summer.

Publication of the Pre Submission version of the Local Plan will be subject to Cabinet and Council approval.

The indicative timetable for the progression of the Local Plan is:

- Consultation (under Regulation 19) on the Pre-Submission version to commence in Spring – Summer 2017
- Submission - Summer 2017
- Examination – Autumn - Winter 2017 / 18 (subject to the availability of the Planning Inspectorate)
- Adoption – Spring - Summer 2018

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank