



A new Local Plan for Havering

January 2015

www.havering.gov.uk



Havering
LONDON BOROUGH



The Council is preparing a Local Plan for Havering to set out the future planning policies and priorities for the Borough.

The new Havering Local Plan will eventually replace our Local Development Framework (LDF) from 2008.

This is the first of two stages of consultation on the Local Plan and seeks to determine your views on the key strategic priorities for the Borough over the next 15 years and how these priorities should be addressed in the new Local Plan.

This consultation follows on from the Council's wider consultation on the Budget Proposals that took place from September to December 2014.

Background Information

Havering was one of the first London Boroughs to adopt its Local Development Framework and now needs to prepare a new plan because the Government and the London Mayor have revised their own planning policies.

Our new Plan has to be consistent with the National Planning Policy Framework (NPPF) and in general conformity with the London Plan 2011 and its subsequent alterations. The NPPF has a focus on sustainable economic growth and a presumption in favour of sustainable development.

The Local Plan will need to be informed by a robust evidence base which the Council is currently progressing.

Key priorities

The strategic priorities (not in any priority order) that we believe the Local Plan should be addressing are:

- Business growth and economic activity
- New housing provision
- Town centre development
- Transport Infrastructure
- Social Infrastructure including schools and health provision
- Culture and leisure provision
- Protecting and enhancing the Green Belt
- Environmental management and climate change
- Waste management and minerals extraction
- Delivering high quality design
- Protecting and enhancing Havering's heritage assets

Question 1:

Do you agree that these are the right priorities for the new Havering Local Plan?

How to comment

This consultation runs for 6 weeks from xx to xx.

You can respond online at www.havering.gov.uk/????????????????

Copies of this questionnaire are available on the Havering website at

www.havering.gov.uk/planning

Alternatively you may request a copy from developmentplanning@havering.gov.uk or 01708 432522.

Responses may be sent via email to developmentplanning@havering.gov.uk or by post to:

**Development Planning, London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3BD**

Business Growth and Economic Activity

The Council is committed to securing economic growth and ensuring that Havering has a competitive and strong economy. We will also seek to encourage innovation and investment in Havering. This is particularly important given the current economic climate and Government's priorities.

The new Local Plan will set out where employment land and businesses are going to be located.

It is important that local people have access to training and skills development to enable them to take advantage of and compete for future jobs in Havering.

Housing

Making sure there are enough high quality homes in Havering to meet local need will help make the borough a place where people will want to live and are able to stay.

The London Plan sets out how many new homes must be provided in Havering. It also identifies broad locations for residential development including Romford Town Centre and London Riverside in the south of the borough.

Havering is mainly suburban with detached and semi-detached homes with flatted development concentrated mainly in Romford. We want new residential development to respect and improve the character of an area by re-enforcing and adding to the positive aspects of the built environment.

Our Plan must consider the appropriate type, size, density and affordability of homes that are needed to meet demand.

Question 2:

How should the Local Plan support business growth, training opportunities and a strong local economy?

Question 3:

What do you think the Local Plan priorities for housing should be?

Question 4:

Where do you think new homes should be located?

Town Centres

Havering's town centres are important to the economy and provide shops, services and jobs as well as places where people live.

Romford is the main town centre and serves North East London and parts of Essex. It has a strong retail offer including the historic market and a range of leisure and cultural facilities and services.

Hornchurch, Upminster, Collier Row, Elm Park, Harold Hill and Rainham serve their local communities and offer a range of everyday community, shopping and employment opportunities. An extensive network of local centres also meets the day to day needs of local residents.

Town centres are increasingly used for leisure and cultural activities as well as for shopping and accessing services. Consequently, they need to offer a range of complementary uses in a high quality environment in order to attract consumers and to resist competition from other centres such as Stratford Westfield, Bluewater and Lakeside.

The Local Plan will continue to support vibrant town centres with a choice of shops and a mix of uses to enhance the visitor experience.

Question 5:

How do you think the Local Plan should continue to support the protection, improvement and growth of the Borough's town centres?

Transport Infrastructure

Havering has good access to the rest of London, Essex and the South East via its strategic transport connections and routes including road and rail links and the London Underground. It will also benefit from the arrival of Crossrail in 2018/19.

Havering also has a network of bus routes which serve residential, employment and other key destinations across the Borough.

The Plan will seek to make sure new development is located where it will be well served by public transport.

It will seek to minimise the impact of travel by improving local infrastructure (e.g. reducing congestion and improving public transport services) and by promoting a wide range of high quality, convenient and environmentally friendly transport options including, cycling and walking.

Social Infrastructure

There are a range of services and facilities that are needed to serve existing and new residents and to ensure social inclusion, health and wellbeing and an improved quality of life. These facilities include childcare, schools, healthcare, facilities for older adults, community centres, places of worship and cemeteries and crematoria.

The Plan will seek to protect and enhance existing community facilities and essential services and provide for future needs in the borough. It will need to consider population changes within Havering and the impact this will have on the services and facilities required.

There is increasing pressure for school places and healthcare provision to meet the needs of a growing population. The Council has a legal duty to ensure that there are sufficient school places for all children who live in the borough and might require one. The Plan will consider how this demand will be met taking into account a range of options such as new free schools and expansion of existing schools.

Question 6:

What do you think the transport priorities in Havering are and how should the Plan address them?

Question 7:

How do you think the Plan should address the need for community facilities and services including schools and health provision?

Green Belt

Over half of Havering is in the Green Belt which separates it from the rest of London to the west and the built up area of Essex to the north and east.

The Green Belt seeks to prevent urban sprawl and safeguards the countryside from encroachment. The Plan will continue to protect the Green Belt from inappropriate development.

National planning policy states that Green Belt boundaries should only be altered when preparing a Local Plan. Preparing the new Plan is the chance to review the current Green Belt boundary and determine whether any changes are needed.

Suggestions for any revision to Havering's Green Belt Boundary should be put forward during this consultation.

The current Green Belt boundary is shown on the Council's Proposals Map 2008 which can be viewed online at: www.havering.gov.uk/greenbelt

Climate Change and Sustainability

Climate change is an ongoing issue that will need to be addressed in the new Plan by seeking to reduce greenhouse gas emissions and improving our resilience to the impacts of climate change.

The Plan will set out the standards and expectations the Council has on developers, to ensure that growth and development in the Borough is carried out in a sustainable way, is reducing energy consumption and limiting its impact on the environment.

The Plan will need to ensure that the risk of flooding is considered in the location and design of new development in order to minimise the impact on people and the environment.

The Borough is designated as an Air Quality Management Area. The Plan must seek to protect and improve air quality in Havering.

Question 8:

How do you think the Local Plan should protect and enhance the Borough's Green Belt?

Question 9:

Do you have any suggestions for revisions to the Green Belt boundary? The full details of each site including a site location map should be submitted in response to this question.

Question 10:

How do you think the Local Plan should seek to address Climate Change and Sustainability?

The Natural Environment

Havering has an extensive and varied network of open space and parks (including Rainham Marshes, Hornchurch Country Park and Bedfords Park) which offer informal recreation and leisure opportunities. The natural environment contributes to the attractiveness of an area, health and well-being and the overall quality of life for residents.

The borough's open spaces and waterways also support a wealth of wildlife and biodiversity which is important for flood protection, improving air and water quality, moderating noise and education purposes.

The Local Plan will seek to protect and enhance existing open space and biodiversity, recognising its importance and the benefits it provides.

Question 11:

How do you think the Local Plan should manage the Natural Environment?

Waste and Minerals

Havering is committed to minimising the production of waste, reducing the use of landfill and increasing the recycling of household and commercial and industrial waste.

Together with our neighbouring London boroughs Havering adopted a Waste Plan in 2012. Its main purpose is to ensure there is sufficient waste management capacity across the four boroughs by safeguarding existing waste facilities and allocating sites for new facilities.

Havering is one of four areas identified in the London Plan as contributing to the future provision of materials for building (sand and gravel) needed in London.

The Plan will need to ensure that policies for minerals extraction help achieve the Borough target set out in the London Plan. It will also need to consider the environmental issues associated with minerals extraction including restoring the land after use of the sites.

Design

Good design helps create successful and attractive places which provide everyone with a high quality of life and where people want to live and work and add economic, social and environmental value to an area.

The Local Plan will promote high quality design which will help to create vibrant, sustainable, safe and accessible places which meet the needs of local people. It will also seek to ensure that development reflects its setting and the character of the area.

Question 12:

How do you think the Local Plan should seek to address the production and management of waste?

Question 13:

How do you think the Local Plan should address the provision of minerals?

Question 14:

How do you think the Local Plan should ensure high quality design?

Heritage

There is a wealth of heritage in Havering: hundreds of listed and locally listed buildings, eleven Conservation Areas, three scheduled monuments, a historic park and garden, and whole areas of land rich in archaeology.

These places are valuable in their own right, and they also have wider benefits for people's quality of life in Havering. It is clear that our built heritage makes a significant contribution to the character, appearance and economic vitality of the Borough.

It is vital for the Local Plan to recognise the importance of the historic environment within the Borough; to identify where our heritage is; and to understand what is important about it. By doing this, the Local Plan will seek to protect the historic environment and ensure that new development is appropriate within the historic context.

Question 15:

How do you think the Local Plan should protect and enhance Havering's heritage assets?

Question 16:

Do you have any additional comments?

Next Steps

The Council will review the responses to this consultation and will use them to inform the preparation of the submission version of the Local Plan. The proposed submission version of the Local Plan will be published for consultation in late 2015 prior to being submitted for an examination in public by an independent planning inspector in spring 2016. The Local Plan is expected to be adopted in Autumn 2016.

Getting information in your language or another format

This is a consultation document for the new Local Plan for Havering. If you would like to get this document in your language or in another format (large print, Braille, audiotape or easy read), please contact the Development Planning team via email developmentplanning@haverling.gov.uk or on 01708 432522.



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