

Appendix 2

Local Planning Policy

- A) Local Planning policy is currently set out in Havering's Local Development Framework. The Core Strategy and Development Control Policies Development Plan Document (DPD) 2008 identifies London Riverside as one of Havering's key residential development areas.
- B) Sites along and to the south of New Road are identified in the Site Specific Allocations DPD (2008). The Rainham West site (SSA12) covers both south and north of the A1306. South of the A1306 is designated for residential with ancillary uses (67%) and compatible employment uses (33%).
- C) North of the A1306, comprehensive residential redevelopment of the blocks defined by the roads running perpendicular to the A1306 is encouraged. Where this is not possible development must not prejudice the development of adjoining sites. Development either side of the A1306, must embrace the road frontage and seek to integrate the new and existing communities north and south of New Road.
- D) Havering Council are currently producing a new Local Plan which, will set out both strategic and development management policies for Havering covering the period up to 2031/32.
- E) Consultation on a new Local Plan ran from Monday 9 February until Monday 23 March 2015. It is anticipated that consultation on the Submission Version of the Local Plan will take place in mid-2016 with formal adoption anticipated in 2017.
- F) An Employment Land Review (2015) has been prepared as a key part of the evidence base for the emerging Local Plan. The study recommends that the Council could consider a change of use away from industrial employment uses at Rainham West (North of the A1306) comprising 1.7ha.
- G) Havering's Local Development Framework was prepared prior to the publication of the NPPF and adoption of the London Plan FALP (2015), and prior to the recent preparation of up to date evidence relating to employment land supply and need. It also predates the most recent version of the London Riverside Opportunity Area Framework (OAPF) and the designation of the Beam Park Rainham Housing Zone.

Regional Planning Policy

- A) The London Plan 2015 (Consolidated with Alterations since 2011) sets out the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The London Plan forms part of the Development Plan for Havering alongside Local Planning Policies.
- B) London Plan policy 3.3 seeks to significantly increase the supply of housing across London and seeks to ensure that boroughs exceed the relevant minimum borough annual average housing target. In Havering this equates to a minimum ten year target (2015-2025) of 11,701 homes i.e. an annual monitoring target between 2015-2025 of 1,170 homes.

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- C) The London Plan identifies Opportunity Areas and Intensification Areas (Policy 2.13). Opportunity areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvements to public transport accessibility.
- D) The London Plan designates London Riverside as an Opportunity Area and sets out an indicative employment capacity of 16,000 jobs with a minimum of 26,500 new homes planned for the area for the plan period to 2035. The policy establishes the strategy of managed release of surplus industrial land for housing and other complementary uses, and recognises the need for improved public transport capacity.
- E) London Riverside Opportunity Area Planning Framework (OAPF) identifies the area to the north of the A1306 as land for comprehensive development delivering more compact residential led urban communities. The OAPF was adopted and became planning policy in November 2015.

National Planning Policy Framework (NPPF 2012)

- A) The National Planning Policy Framework was published in March 2012 replacing all, the Planning Policy Statements, Planning Policy Guidance, circulars and other documents set out within its Annex 3. The NPPF contains a presumption in favour of sustainable development which is stated as having an economic, social or environmental role
- B) The development of the Order land will have an economic, social and environmental role and the relevant policies are:
 - In relation to the economic role the NPPF encourages the use of the planning system "as contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, including the provision of infrastructure
 - In relation to the social role the NPPF encourages the use of the planning system as "supporting strong, vibrant and health communities by providing the supply of housing required to meet the needs of present and future generation: and by creating a good quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural wellbeing"
- C) As the Housing Zone Gateway Delivery Strategy is promoting outcomes with social economic and environmental benefit in the great public interest the use of CPO as a tool to facilitate this is supported planning policy at the national, regional and local level.

Appendix 3

Consultation and Community Involvement Activity

As the Housing Zone Gateway Delivery Strategy is a programme being delivered within the context of the Master Plan / Planning Framework the land owners and business owners were consulted as the proposal emerged.

The consultation activity included:

- Member group briefings and meetings with local ward councillors and Presentations to the Rainham Wennington and South Hornchurch Working Group
- Meeting with local stakeholders
- Advertising the consultation process through Living in Havering Magazine
- Sending out a brochure about the development including a questionnaire to local land owners, residents and businesses.
- Creation of a dedicated website providing information of the regeneration proposals and setting out the consultation activity (public event dates and venues etc.)
- Letters to land owners and business owners inviting input into the master plan, views and feedback on the regeneration proposals as well as offering the chance to meet officers to discuss their requirements and concerns or to attend the publicised drop in events held at local centres (Rainham Library, Mardyke Centre etc)
- Flyers and leaflets publicising the last phase of public consultation held between 21 September to 2 November 2015
- Face to face meetings with land owners and business owners to elicit their views and to understand their requirements re potential relocation.

The results of the public consultation on the Master Plan and Planning Framework showed that 80% of the local stakeholders were in favour of the change proposed in the area.

As part of the engagement with the A1306 businesses, officers managed to make contact with 30 businesses. While naturally most of the businesses expressed concern about business continuity and their livelihoods they generally acknowledged and accepted the proposals for change in the area and were happy with the reassurances officers gave them about business and relocation support.

Appendix 4

Glossary of Terms CPO Programme

Compulsory Purchase Process

Formulation

This is the first stage in the CPO process .The acquiring authority (the Council) decides what land is required for a particular purpose and that they are prepared to use CPO in order to achieve this. The Council will obtain cabinet approval in principle to the use of CPO powers.

The acquiring authority (the Council) will determine how much land they need for the scheme .This will involve feasibility studies and walking the site/inspections and recording of site information.

Please note that this is the stage the Council is currently at in relation to the CPO.

Resolution to Make the CPO

This is the next stage in the CPO process after the Council has agreed in principle to CPO, completed initial due diligence and investigations and established a proposed CPO boundary.

The resolution will define the land to be acquired (usually by reference to a plan) and state the purpose for which the land is required.

This is the formal resolution to use CPO powers.

Referencing

This is the process of collecting and recording information on the land ownership and occupation.

The Council will be seeking to identify everyone who has a legal interest in or right to occupy the land they propose to acquire.

Making the Order

This occurs once the information gathering exercise is complete. The CPO will have a heading or title which identifies the general area within which the land is situated and the year in which the CPO will be made.

The main body of the CPO will contain details of the Act authorising the acquisition, the purpose for which the CPO is being made and the name of the acquiring authority.

CPO Schedule and map

This is a schedule showing land ownerships within the CPO which will be attached to the Order. It sets out the names of owners and occupiers and any persons who enjoy rights over the land which will be acquired and persons likely to be entitled to make a claim for

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compensation if the value of their land is reduced due to any works carried out on land being compulsorily acquired.

Statement of Reasons.

The Council must prepare a document known as Statement of Reasons for making the Order. This will set out the Council's reasons for acquiring the land and will accompany the CPO.

Notification and publicity

A Notice must be published for two successive weeks in one or more local newspapers and must be published for two successive weeks in one or more local newspapers and must also be fixed on or near the land covered by the Order.

Individual Notices

The Council must serve notice setting out the effects of the Order on every qualifying person. This should include every owners, leaseholder, tenant and occupier of any land comprised in the CPO or any other person who may have a right to claim compensation either because they own rights in the order lands or value of the land will be reduced by works being carried out on the land being compulsorily acquired.

Notifications of the making of the CPO invite submission of objections to the relevant Government minister. If objections are received and not withdrawn the Minister will either arrange for a public local inquiry or where all the remaining objectors agree to it – arrange for the representations to be considered through the written representations procedure.

Objections

The notification of Making the CPO will invite the submission of objections to the relevant Government minister.

If Objections are received and not withdrawn the Minister will either arrange for a public local inquiry to be held or where the remaining objectors agree to it – arrange for the objections to be considered through the written representations procedure.

After the closing date of the objections if he/she considered that written representations are not appropriate Minister will write to the remaining objectors and the Council indicating that an inquiry is to be held. The date of the letter indicating an inquiry is to be held is known as the relevant date.

The Inquiry

The Council must serve a Statement of Case on the minister and each remaining objector. This must be done six weeks after the "relevant date". This sets out the full particulars of the case and justifies the reason for making the CPO.

Objectors are allowed to inspect all the relevant documents and may be asked by the Minister to provide their own statement of case.

Date of Inquiry

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The Inquiry should normally be held within 22 weeks of the "relevant" date. Objectors and the Council will be given 42 days notice of the date, time and place of the Inquiry. 14 days before inquiry site notices must be posted and a press notice may be required.

Decision

Following the Inquiry and after considering the Inspectors report the Minister will decide to confirm, modify or reject the CPO and will write to all relevant parties.

Confirmation

As soon as the decision letter has been received the Council must publicise the decision in one or more local newspapers.