

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