



MINUTES OF A CABINET MEETING
Council Chamber - Town Hall
Wednesday, 19 July 2017
(7.30 - 9.30 pm)

Present:

Councillor Roger Ramsey (Leader of the Council), Chairman

Councillor Damian White

Councillor Wendy Brice-Thompson

Councillor Osman Dervish

Councillor Melvin Wallace

Councillor Ron Ower

Councillor Joshua Chapman

Councillor Jason Frost

Cabinet Member responsibility:

Housing

Adult Social Services and Health

Environment and Community Safety

Culture and Community
Engagement

Housing Development Company
and OneSource Management

Deputy Cabinet Member for Housing

Deputy Cabinet Member for
Environment, Regulatory Services &
Community Safety

Apologies were received for the absence of Councillors Robert Benham and Clarence Barrett.

14 DISCLOSURES OF INTEREST

There were no declarations of interest.

15 HAVERING LOCAL PLAN

Councillor Damien White Deputy Leader of the Council and Cabinet Member for Housing presented the report of Martyn Thomas, to Cabinet for approval.

The agenda for the meeting was indeed a very long document which had been some time in the making to the testament of the Planning Policy Team. The Lead Member thanked Martyn Thomas and his team for a very comprehensive document which had been made available to all Councillors with the support of the team who were available to answer queries and

address any concerns. A drop-in session would also be arranged to address any outstanding issues.

The Deputy Leader stressed the importance for Havering to have an up to date Local Plan (LP) for the Borough. It will help set out the Council's long term strategic planning priorities and objectives. Since 2008 there has been a huge change in the Borough in relation to demographics and development. Whilst this has presented new challenges it also presents new opportunities. The LP will help identify opportunities for development in Havering; and provide clear planning policies on what will or will not be permitted and where.

It is crucial that development is dealt with in a measured way and a new LP is being prepared for Havering. When the new Plan is adopted it will replace key elements of the current Plan (the Havering Local Development Framework (LDF)) which has been in place since 2008.

The new plan will cover a plan period of 15 years from 2016 – 2031. It will help the Borough to:

- make sure that The Council get the development that Havering needs
- ensure that new developments are designed to a high standard and are well located
- protect and retain the things that are valued most in Havering.
- deliver and achieve the themes in The Council's latest vision, Havering – Making a Greater London with focus on – Places, Communities, Opportunities and Connections.

Since the LDF was adopted, the Government has published a new national planning policy document (the National Planning Policy Framework (NPPF)) and the London Mayor has revised his planning policies in the London Plan. Havering has to reflect the requirements of both of these in the preparation and delivery of its own new Local Plan. It is important that the LP is viewed as sound by Planning Inspectors and it will also ensure that Havering is equipped to support the delivery of its regeneration plan including two Housing Zones in Romford and Rainham and Beam Park. Crossrail will present many opportunities for the Borough and bids to the Mayor of London will be strengthened.

There will be an opportunity to shape crucial aspects of the Borough and housing targets will be re-set for the next 15 years. It will enhance Havering's reputation when dealing with partners.

The proposed Plan includes a spatial strategy which is referenced at pages 44-45 of the agenda in a very effective overview. The Plan will retain the growth areas and protect and enhance the Green Belt and the Borough's open spaces.

As part of its strategy the Council has looked at the scope for the Green Belt to provide land for new homes but the Council are satisfied that the Green Belt in Havering fulfils its purpose and that given the significant opportunity for new homes in development in the Boroughs built up area there is no justification to release any aspects of the Green Belt.

The focus will be on high quality development and the Borough will seek to champion best quality design. It is necessary to identify and promote key infrastructure within that development.

The decision of Cabinet is the start of the process. The LP is capable of challenge from a number of different authorities and Basildon has already indicated an objection together with Essex Council.

There is a wider consultation with partners such as the Clinical Commissioning Group (CCG) regarding health facilities. There must be engagement with neighbouring boroughs to enable Havering to discharge its legal obligations.

The programme of future work is set out in the Local Development Scheme.

It is important to clarify the intended approach in the part of the Local Plan dealing with renewable energy projects.

In line with Government requirements, the Council commissioned a specialist technical study to inform the Local Plan about wind energy projects, specifically, the potential scope for wind turbines to be sited in Havering subject to them securing planning permission.

The study identifies that several sites in the Green Belt in Havering are technically, potentially suitable for wind turbines (subject to securing planning permission). The potential sites include parts of Dagnam Park and Bedfords Park in Harold Hill.

The Council strongly emphasises that:

- the study was one of a number undertaken as a “supporting document” to meet technical requirements intended to inform the Council in the preparation of a Local Plan
- the Council does not support the identification of either Dagnam Park or Bedfords Park as sites with potential for wind turbines and there is no site identification in the Local Plan for Dagnam Park or Bedfords Park or any other sites
- the Council has no intention of developing wind turbines at Dagnam Park or Bedfords Park or at any of its other parks in Havering

Additionally, national planning policy says that renewable energy projects in the Green Belt are ‘inappropriate development’. In order to proceed, proposals must demonstrate ‘very special circumstances’ and must satisfy all other relevant planning requirements. Further, wind turbine proposals must also show that they have addressed community concerns and have the backing of the community before planning permission can be considered.

It is recommended therefore to amend the Local Plan to address these points as a point of clarification and the proposed amendment was seen by all to be included at page 117 of the agenda pack.

The Deputy Leader also corrected a mistake at page 88 of the agenda which makes reference in paragraph 9.4.2 to “average gross income”. This should read, “average gross household income”.

Policies 8 (dealing with Houses in Multiple Occupation), 21 (Affordable Work Space) and 29 (Green Infrastructure) are all key aspects. The HMO guidance and the Use Classes Order will be made available to Members in addition to the East London Planning Policy.

Once developed, the Local Plan will be used to work with developers to ensure the best possible schemes for Havering which will be kept under review. There will also be further documents to come through Supplementary Planning Documents.

The Local Plan will ensure the Borough is in optimum position to negotiate infrastructure to accompany regeneration and development.

Whilst Basildon Council has asked that the Cabinet meeting be postponed there is no need for that and Havering will continue to liaise under the duty to cooperate.

All Members agreed that there was a lot to go through and had spent a considerable time in doing so. It was important the Borough was able to deliver what was proposed as there had been an issue over the Romford Market development. There should be a real commitment in place to deliver infrastructure.

The Council are working with partners to achieve this. There is huge scope for development but it has to be right for Havering. The Plan seeks to encourage people to choose Havering as a place to live and work and this must be of quality. The Urban Design Panel will assist in this aspect. There is an Infrastructure Delivery Plan in place and the Council have been asked to bid for funding through the GLA. Every possible avenue will be explored to draw on all available resources.

More resources will be required as the Council plans for an ever increasing population. It is important that the Borough is able to keep up with the pace of development and deliver.

The Council are part of the planning process and have to have the appropriate detail in place to facilitate development not thwart it. If necessary the LP will have to pass on Public Enquiry and must be robust to achieve the best possible outcomes for Havering. What might be technically possible is different to the eventual outcomes and the Council are in dialogue with the GLA. One aspect of challenge focuses on land availability.

Affordable housing is needed and parking to accompany development is of concern and is recognised and addressed in the Local Plan. The Council need to make developments for the people of Havering not just in relation to migration. Outcomes are needed for the sons and daughters of Havering residents.

There has been a recent award of £33 million for regeneration on the Waterloo Estate which recognises the commitment of the Borough to deliver affordable housing. There must be a multi-level rent rates mix to accommodate as many individuals as possible within the Borough.

**Cabinet agreed to receive the proposed amendment and for the reasons set out in the report:
Cabinet decided as follows:**

1. HAVERING LOCAL PLAN

Cabinet:

- **AGREED to an amendment to The Havering Local Plan 2016 – 2031 (Proposed Submission Version) as follows:**

Amendment to Policy 36 (page 117 of the Cabinet Agenda pack) – Low Carbon design, decentralised energy and renewable energy

No change to the Policy 'headline' but additional text (in red) and consequential renumbering to the explanatory text.

12.8.4 In line with Government requirements set out in Written Ministerial Statement (HCWS42), a Local Plan Wind Resource technical feasibility study (2016) has been prepared. This has identified a number of potentially suitable locations for wind turbines in the borough subject to proposals satisfying planning policy requirements. These have been reflected in the Areas Suitable for Wind Energy Development designated on the Proposals Map. The Wind Resource Study identifies potential for wind turbines in the north of the borough within parts of Dagnam Park and Bedfords Park. These are Council owned parks. The Council does not intend to bring forward or support proposals for wind turbines at Dagnam Park and Bedfords Park or at any of its other parks.

12.8.5 The Study identifies what areas are potentially suitable for large, medium or small turbines. Smaller turbines would not normally be allowed on sites suitable for larger wind turbines as this could reduce the potential for wind energy production.

12.8.6 To demonstrate compliance with the Written Statement (HCWS42) dated (18 June 2015) all proposals for wind turbines should be accompanied by a consultation statement, which sets out how the proposal has been subject to meaningful pre-application consultation with the

affected local community. Following statutory consultation **with the relevant local community** as part of the planning application process, the applicant should be able to demonstrate that the planning impacts identified by affected local communities have been addressed in full.

- **APPROVED** the Council's responses to the representations received during consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 ("the Regulations") and additional representations received during the preparation of the Proposed Submission Havering Local Plan as set out in the Havering Local Plan Consultation Response Statement (as included in Annex 5 of the Agenda);
- **APPROVED** the Local Development Scheme for publication (as included in Annex 3 of the Agenda)
- **ENDORSED and made the following recommendations to Council:**

That Council:

- **APPROVE** the proposed Submission Havering Local Plan (as included as Annex 1 of the Agenda as amended above) and changes to the 2008 adopted Proposals Map (as included at Annex 2) and procedural and evidence documents (listed below) for publication and public consultation under Regulation 19 of the Regulations prior to submission to the Secretary of State;
 - Consultation Statement 2017 (Annex 5);
 - Duty to Co-operate Statement 2017 (Annex 6);
 - Health Impact Assessment (Annex 7);
 - Equalities Impact Assessment 2017 (Annex 8)
 - Sustainability Appraisal 2017 (Annex 9)
 - Habitats Regulation Assessment 2017 (Annex 10);
 - Outer North East London Strategic Housing Market Assessment 2016 (Annex 11)
 - Outer North East London Strategic Housing Market Assessment: Update for Havering 2016 (Annex 12)
 - Housing Position Statement (Annex 13)
 - Retail and Commercial Leisure Needs Assessment 2015 (Annex 14)
 - Employment Land Review 2015 (Annex 15)
 - Open Space, Allotments and Sport and Recreation Needs Assessment 2016 (Annexes 16-21) comprising of:
 - Open Space Assessment Report

- Open Space Standards Paper 2016
 - Indoor Sport and Leisure Facilities Assessment Report 2016
 - Indoor Sport and Leisure Facility Strategy 2016
 - Playing Pitch Strategy Assessment Report 2016
 - Playing Pitch Strategy and Action Plan 2016
 - Infrastructure Delivery Plan 2017 (Annex 22)
 - Gypsy and Traveller Accommodation Assessment 2017 (Annex 23)
 - Gypsy and Traveller Position Statement 2017 (Annex 24)
 - Town Centre Position Statement 2017 (Annex 25)
 - Wind Resource Evidence Base 2016 (Annex 26)
 - Green Belt Study 2016 (Annex 27)
 - Residential Car Parking Standards 2017 (Annex 28)
 - Viability Assessment 2017 (Annex 29)
 - Strategic Flood Risk Assessment 2016 (Annex 30)
 - Transport Position Statement 2016 (Annex 31)
 - Havering Strategic Modelling Technical Note 2016 (Annex 32)
 - Havering SINC Review 2017 (Annex 33)
- **APPROVE** the Proposed Submission Documents, as set out above and relevant supporting documentation as the final documents for submission to the Secretary of State under Regulation 22 of the Regulations, subsequent to public consultation provided that only non-material and minor amendments are required
 - **DELEGATE** authority to the Director of Neighbourhoods, following consultation with the Cabinet Member for Housing, to finalise and approve the proposed Submission Documents, as set out above for submission to the Secretary of State, including to:
 - make non material/minor amendments to the proposed submission documents;
 - undertake any further consultation required arising as a result of the Regulation 19 consultation;
 - make modifications to the Submission Documentation during and as a result of the Examination process; and

- make submissions to the Planning Inspectorate in support of the Submission Local Plan during the Examination process.

Reasons for the Decision

- The Local Plan has been prepared to comply with legislation and to ensure that Havering has an up to date development plan.
- This will better enable the Council to ensure it is able to control and influence growth and change in the Borough and to deliver its vision: Havering: Making a Greater London.

Other Options Considered:

- The option of not taking forward a Local Plan and continuing to rely on the Local Development Framework was considered and rejected for the following reasons:
 - It is a statutory requirement for every local planning authority to have a Local Plan; and

Chairman