

Proposed Modifications to Havering Local Plan 2016-31 Proposed Submission Version

Note: Proposed policy modifications with PM numbers are those proposed prior to the EIP and those with EP are those proposed following the examination (as at 25/3/19)

Proposed Modification Number	Section / paragraph of Local Plan	Proposed Modification	Main Modification or Additional Change
1. Overview			
PM1	Insert new paragraph after 1.1.7	This Local Plan will replace the Havering Core Strategy and Development Control Policies Development Plan Document 2008 and the policies within the Romford Area Action Plan 2008. The Site Specific Allocations Development Plan Document 2008 and the site specific allocations within the Romford Area Action Plan will remain in place until replaced by the forthcoming Site Specific Allocations Local Plan.	Additional Change
PM2	Section 1.2 Commenting on the Local Plan	Delete	Additional Change
2. Vision for Havering			
PM3	Paragraph 2.2.7	The employment area to the south of Rainham and Beam Park will have retained its role as a strategically important industrial area and will have benefited from transformational new developments and an intensification of employment uses in a safe and secure environment.	Additional Change
PM4	Paragraph 2.2.17	2.2.17 Havering's Green Belt, green and open spaces, biodiversity and heritage assets will continue to be valued and enhanced, recognising their contribution to Havering's character and future resilience , the appeal of the borough as a place to live, work and visit and the health and well-being and overall quality of life for residents. Havering's existing green spaces will continue to offer an array of recreation and leisure opportunities and, by 2031, will be more attractive and usable, as well as more accessible to residents.	Additional Change

PM5	Paragraph 2.2.19	2.2.19 Over the lifetime of the Plan the Council will seek to maintain an appropriate aggregate land bank needed to support construction whilst ensuring that the individual and cumulative impacts of extraction are minimised, and that sites are restored at the earliest opportunity to a high standard to contribute to the borough's environmental and social well-being.	Additional Change
3. Strategic Objectives			
PM6	Objective xiv.	Proactively conserve, enhance, and ensure greater understanding of Havering's designated and non-designated heritage assets, their settings and wider historic environment subject to viability	Additional Change
PM7	Objective xv	Increase the quantity , quality and accessibility of Havering's public open spaces and maintain and enhance biodiversity and geodiversity;	Additional Change
PM8	Additional Objective to be added	Support greater use of the river Thames for freight and passenger transport	Main Modification
4. Havering in the wider sub-region			
5. Borough wide Strategy for growth			
PM9	Paragraph 5.1.1	Paragraph 5.1.1 Havering's population is expected to grow to over 293,000 (1) over the next 15 years. The Strategy underpinning the Local Plan seeks to ensure that there is the necessary growth in homes, jobs and critical infrastructure to support and sustain new and existing communities whilst also preserving conserving and enhancing the borough's most valuable assets and maintaining it's long established and strongly supported character and appearance as an outer London sub-urban borough.	Additional Change
PM10	Paragraph 5.1.5	Romford is identified as a metropolitan centre in the London Plan and is the largest town centre in the borough. Romford has scope for development across a number of well-located and well connected sites. The Local Plan recognises its potential for significant regeneration and intensification. Romford is already a key transport hub in Havering with more than 25 bus routes using the town centre. From 2019, it will benefit from improved rail services as a result of the arrival of Elizabeth line services through Crossrail. Its potential has been recognised by its designation as a Mayoral Housing Zone and the Local Plan will provide the means to assist in accelerating the delivery of new homes on a number of sites in and around the town	Additional Change

		centre. A minimum of 5,300 new homes will be delivered in the Romford Strategic Development Area. This plan also envisages business growth and an expanded leisure and cultural role for Romford. The next London Plan will re-affirm the role of Romford by designating it as an Opportunity Area in recognition of its potential to address an important part of Havering's growth potential.	
PM11	Paragraph 5.1.11	Havering is one of London's greenest boroughs with extensive open spaces and more than half of the borough designated as Metropolitan Green Belt as identified on the Proposals Map. The spatial strategy of the Local Plan is to optimise the use of brownfield land for meeting the demand for new homes and business growth and to provide continued protection for Havering's Green Belt, and its most valuable open spaces and its ecological assets. The Thames Chase Community Forest will be enhanced in line with the Thames Chase Plan	Additional Change
PM12	Paragraph 5.1.15	Havering is one of London's greenest boroughs with extensive open spaces and more than half of the borough designated as Metropolitan Green Belt as identified on the Proposals Map. The spatial strategy of the Local Plan is to optimise the use of brownfield land with suitable brownfield sites being developed first for meeting the demand for new homes and business growth and to provide continued protection for Havering's Green Belt and its most valuable open spaces. A Brownfield Land Register has been prepared which lists the brownfield sites that have the potential to be used for future housing in the borough.	Main Modification
PM13	Key Features of the Spatial Strategy	Working with Highways England and other partners to minimise the adverse impact on Havering and its local residents and the environment of the Government's preferred option for a Lower Thames Crossing.	Additional Change
PM14	Key Features of the Spatial Strategy	Improvements to the borough's existing leisure facilities (as set out in Policy 18) and new facilities in Romford Town Centre and Rainham and Beam Park.	Additional Change
PM15	Key Features of the Spatial Strategy	Protecting and enhancing the Green Belt and Havering's open spaces and ecological assets;	Additional Change
PM16	Key Features	Preserving Conserving and enhancing the Havering's rich heritage and historic	Additional

	of the Spatial Strategy	environments.	Change
6. Strategic Development Areas			
EP1	Policy 1 Romford Strategic Development Area	<p>Connectivity</p> <p>Romford is the most accessible and well connected area within the borough and has an important role as a transport hub. The Council will support proposals that further enhance connectivity and will:</p> <ul style="list-style-type: none"> ix. Continue to work with partners to secure significant improvements to Romford station; x. Support the delivery of Crossrail services to Romford and improvements to the public realm in the vicinity of the station; xi. Support the delivery of a new east-west shared use link from the railway station across the River Rom to the existing and new residential areas to the west; xii. Actively pursue opportunities with TfL and other partners to tunnel the western section of the ring road; xiii. Work with TfL to improve accessibility into Romford Town Centre for active travel users; xiv. Work with the Barking Havering Redbridge University Hospital NHS Trust and TfL to improve links to Queens Hospital including increasing bus capacity at Queens interchange; xv. Require developers seeking to develop land adjacent to the ring road to address its perception as a barrier for active travel including opportunities for its greening; xvi. Support development which improves the quality of the pedestrian environment, including the greening of the town centre with new street trees and planting and enhanced provision for pedestrians and cyclists. xvii. Require developers of major sites to improve active travel links between Romford Station, Waterloo Road and Bridge Close; xviii. Support development proposals that better integrates The Brewery with South Street; xix. Require proposals for development along the River Rom to improve the 	Additional Change

		<p>quality and setting of the river and to provide continuous, safe and accessible links alongside the river to promote active travel and improve north-south connectivity; and</p> <p>xxi. xx Support development proposals that deliver an enhanced link between the Market Place, St Edward the Confessor Church, North Street and the Trinity Methodist Church, improving the quality of the pedestrian environment along Angel Way.</p> <p>Social infrastructure</p> <p>To support growth in the Romford Strategic Development Area and to assist in ensuring it is a successful place to live, the Council will work with developers and service providers to ensure the delivery of:</p> <p>xviii. xxi Romford Leisure Centre</p> <p>xix. xxii New and enhanced public open spaces</p> <p>xx. xxiii A new health hub, including the sexual health services relocated from Queens Hospital;</p> <p>xxi-xxiv. Additional school places in line with the Council's Commissioning Plan and Schools Expansion Programme over the Plan period;</p> <p>xxii-xxv. Additional primary school provision equivalent to 3 forms of entry (FE) in the first 5 years of the Plan and a further 6FE need for primary school places beyond the first five years. A 3 form of entry primary school (630 places) has been approved on the Bridge Close development site and the new school should be sufficient to meet demand for the additional primary places needed over the next five years. A further 6FE need for primary school places beyond the first five years</p> <p>xxiii. xxvi. A 6/8FE secondary school in the second phase of the Plan period (5-10 years);</p> <p>Development proposals that generate a primary school child yield equivalent to one additional form of entry will be expected to provide adequate space on site for the provision of a school. The Council will only support proposals without this provision where it can be robustly demonstrated that existing or planned education provision can cater for the additional demand for school places.</p>	
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		<p><i>Design and Heritage</i></p> <p>The Council will require development in Romford town centre to be of high architectural and urban design quality. Development and uses must be appropriate to and will be expected to improve the function, appearance, and character of the town centre.</p> <p>The Council will support proposals that:</p> <p>xxii. xxvii. Create active streets with strong and well-articulated frontages to all existing and proposed pedestrian routes, particularly at ground floor level, avoiding blank facades and exposed service areas;</p> <p>xxiii. xxviii. Incorporate generous floor to ceiling heights at ground floor level to provide for flexibility and adaptability over time and respond to the needs of different retailer</p> <p>xxiv. xxix. Positively respond to the sensitive nature and urban fabric within the Conservation Area, views of St. Edward the Confessor Church and the historic crossroads where South Street, the High Street and the Market Place meet;</p> <p>xxv. xxx. Make a positive contribution towards public realm improvements in the Market Place;</p> <p>xxvi. xxxi. Demonstrate how the proposed scheme responds to wider development opportunities, movement and environmental enhancements in the town centre;</p> <p>xxvii. xxxii. On major development sites open up access to the River Rom and positively incorporate the river into the development scheme(s);</p> <p>xxviii. xxxiii. Optimise the design and location of development including the incorporation of resilience measures to address potential flood risk, where appropriate; and</p> <p>xxix. xxxiv. Respond to the local character and context and make a positive contribution to the skyline</p> <p>Tall buildings may be acceptable in the vicinity of the station subject to high quality design and strong public realm propositions at ground level. Proposals for tall buildings within the Conservation Area and north of the railway line along south street are inappropriate. The heights of proposed new buildings in this area will</p>	
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		need to respond positively to the historic context. Elsewhere in the town centre the height of proposed buildings should respond to local character and context, and make a positive contribution to the skyline in Romford town centre.	
PM17	Policy 1 Romford Strategic Development Area	Over the plan period the Council will support the delivery of over 5,300 (2) new high quality homes within the Romford Strategic Development Area in well managed residential and mixed use schemes that provide attractive places to live and which are well integrated with the existing community.	Additional Change
PM18	Policy 1 Romford Strategic Development Area	iv. Positively transforms the Market Place into a high quality civic-space, accommodating a reconfigured....	Additional Change
PM19	Policy 1 Romford Strategic Development Area	xxviii. Romford Leisure Centre	Additional Change
PM20	Policy 1 Romford Strategic Development Area	xxii. A 3 form of entry primary school (630 places) has been approved on the Bridge Close development site and the new school should be sufficient to meet demand for the additional primary places needed over the next five years. A further 6FE is needed for primary school places beyond the first five years.	Main Modification
EP2	Policy 1 Romford Strategic Development Area	xxviii. Incorporate generous floor to ceiling heights at ground floor level to provide for flexibility and adaptability over time and respond to the needs of different retailer. To achieve a vibrant and thriving Town Centre there will need to be a mix of uses throughout the Romford Strategic Development Area (RSDA). It is envisaged that	Additional change

		<p>this will include retail, commercial, leisure and arts uses. It is intended that the preferred locations for these different uses within the Town Centre will be identified through the ongoing master planning process for Romford.</p> <p>To facilitate delivery of these uses, the design of the ground floor of a mixed use development within RSDA to have a minimum floor-to-floor height of 4.5 metres to allow flexibility for future changes of use flexibility and adaptability over time.</p> <p>This is a recommended dimension for floor-to-floor height, as the floor-to-ceiling height in retail or commercial development will depend on individual occupier fit out requirements. Commercial buildings, given their likely increased service requirements will generally require a minimum floor-to-ceiling height of 3.5 to 4.0m to achieve appropriate ceiling heights.</p>	
EP3	Policy 1 Romford Strategic Development Area	<p>xxix. Respond to the local character and context and make a positive contribution to the skyline. Tall buildings may be acceptable in the vicinity of the station subject to high quality design and strong public realm propositions at ground level. Proposals for tall buildings within the Conservation Area and north of the railway line along south street are inappropriate. The heights of proposed new buildings in this area will need to respond positively to the historic context. Elsewhere in the town centre the height of proposed buildings should respond to local character and context, and make a positive contribution to the skyline in Romford town centre</p> <p>A tall building is generally understood to be anything which is of significantly greater height than its context. As Historic England note in the Tall Building Advice Note 4: "In a successful plan-led system, the location and design of tall buildings will reflect the local vision for an area, and a positive, managed approach to development, rather than a reaction to speculative development applications".</p> <p>To determine the appropriate scale, height and form of development with the Romford Strategic Development Area the Council have commissioned consultants</p>	Additional Change

		to work with the Council to develop a masterplan for Romford Town Centre. This piece of work will involve analysis, characterisation and building height studies to provide evidence to support a local height definition for tall buildings and the identification of appropriate locations with the Romford Strategic Development Area for such buildings beyond the definition within the Local Plan. The Romford Masterplan is envisaged to be adopted as a Supplementary Planning Document and will therefore provide clarity in due course in this area.	
PM21	Policy 1 Romford Strategic Development Area	xxix: Proposals for tall buildings within the Conservation Area and north of the railway line along south street are inappropriate	Additional Change
PM22	Paragraph 6.1.12	Market Place is one of Romford's greatest assets and has potential to provide a key public civic space within the town centre.	Additional Change
EP4	Paragraph 6.1.5	Reflecting the significant opportunities that Romford offers and the importance of successfully integrating new schemes with existing developments and communities the Council is preparing a detailed Masterplan for Romford which will be taken forward as a Supplementary Planning Document. The Romford Masterplan will also be used to shape strategic policies within the Town Centre and identify development briefs, site opportunities and regeneration areas in greater detail.	Additional Change
PM23	Add at the end of Paragraph 6.1.17	In addition, the Council will seek enhancements to the biodiversity value and water quality of the river in line with the requirements of Policy 31.	Additional Change
PM24	Paragraph 6.1.22	Education provision is particularly challenging in Romford. Existing schools within the area are already at full capacity and whilst the Council's school expansion programme will assist in meeting future demand, this will not offer sufficient capacity over the Plan period. In order to meet the need for primary school places in the Romford area a 3 form of entry primary school (630 places) has been approved on the Bridge Close development site and the new school should be sufficient to meet	Main Modification

		<p>demand for the additional primary places needed over the next five years. over the next five years an additional 3FE will be needed. 1FE is likely to be delivered through expansion of an existing school and a new 2FE school will be needed. There is a further 6FE need for primary school places beyond the first five years. This will need to be delivered through new schools. This will be addressed via the Site Specific Allocation Plan that will identify specific sites for future schools. If further sites come forward for housing development then we will need to assess whether further education provision will be needed. A 6/8FE secondary school is required in the second phase of the Plan period (5-10 years). The Council will seek to identify sites suitable for additional education provision through the Romford Masterplan and Site Specific Allocations Local Plan.</p>	
PM25	Paragraph 6.1.25	<p>The reference to a minimum 700 units for primary and 3,000 units for secondary triggering the need for part of the development site to be set aside to provide a publicly funded school, are only average figures. The specific tenure and unit size breakdown for each development will be used to calculate the child yield using the publicly available GLA population calculator.</p>	Additional Change
PM26	Insert a new paragraph between paragraphs 6.1.25 and 6.1.26	<p>Havering's Indoor Sport and Leisure Facilities Strategy 2016-31 supports the provision of the new Romford Leisure Development which has now opened and offers a 25 m pool and 15 m learner pool, an ice rink, gym and studio space and which hosts the London Raiders Ice Hockey Team.</p>	Additional Change
PM27	Figure 3 Romford Strategic Development Area	<p>Update the Strategic Development Area boundary to reflect the revised proposed boundary set out in Proposals Map Booklet Addendum 2018</p>	Main Modification
PM28	Policy 2 Rainham and Beam Park Strategic Development	<p>New clause between xix and xx;</p> <p>Take account of and positively respond to the various listed buildings and their settings;</p>	Additional Change

	Area		
PM29	Paragraph 6.2.5	There are a number of development opportunities within public and private ownership. The GLA are an important landowner in the area and are bringing forward the Beam Park site for residential and mixed use development with Persimmon Countryside Properties PLC	Additional Change
PM30	Paragraph 6.2.9	The Employment Land Review recommended the retention of the Rainham Steel office building. The site is of a good quality and is compatible with the housing development that will take place in the area. However, in the long term if Rainham Steel were to relocate from this location, the Council would not wish to retain the site for industrial use due to its prominent location and close proximity to the new residential development. The Council will seek a residential redevelopment in this scenario.	Additional Change
PM31	Insert new paragraph between 6.2.11 and 6.2.12	The central area in Rainham Village is designated as a Conservation Area and comprises a number of listed buildings including the grade I listed Church of St Helen & St Giles and the grade II* listed Rainham Hall.	Additional Change
PM32	Insert a new additional paragraph between paragraphs 6.2.18 and 6.2.19	Havering's Indoor Sport and Leisure Facilities Strategy 2016-31 recommends that a detailed feasibility study is undertaken to identify a 'right sized' facility to meet the needs of existing and future residents in the south of the Borough. The Strategy also identifies a need to improve the quality of existing school sports hall facilities, including Chafford Sports Complex.	Additional Change
PM33	Figure 4 Rainham and Beam Park Strategic Development Area	Show River Beam on Figure 4	Additional Change
7. Successful Places to Live			

EP5	Policy 3 Housing Supply	<p>Ensuring an adequate supply of high quality housing in Havering is essential to making the borough a place where people want to live and where residents are able to stay and prosper. The Council will take a pro-active approach to increasing the amount of housing within the borough and will encourage the effective and efficient use of land by reusing previously developed land.</p> <p>Over the full 15 year Plan period, at least 17,550 new homes will be built in Havering.</p> <p>In line with the London Plan 10 year housing target for Havering, at least 11,701 new homes will be built in Havering over the first 10 years of the Plan period. This will include the delivery of at least:</p> <ul style="list-style-type: none"> i. 5,300 5,000 homes on major sites in the Romford Strategic Development Area; ii. 3,000 homes on major sites in the Rainham and Beam Park Strategic Development Area; iii. 700 200 homes through the intensification and renewal of existing Council housing estates outside the Strategic Development Areas; iv. 400 homes on two large previously developed sites within the Green Belt; and iv. 1000 homes on other major sites outside of the Strategic Development Areas and Council housing estates; and v. 1,500 homes on small sites across the borough and through vacant units returning to use. 	Main Modification
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		<p>The delivery of new homes will also be achieved by:</p> <ul style="list-style-type: none"> vi. Promoting mixed use development in town centres and designated out of town centre locations; vii. Prioritising all non-designated land for housing when it becomes available; viii. Supporting the re-use of brownfield sites when they become available ix. Supporting residential development proposals around stations where it is compatible with the character of the local area. Major development proposals around stations will be subject to design review; x. Supporting appropriate development of infill, under-utilised and vacant sites in the borough's sub-urban areas; xi. Resisting the net loss of residential development; xii. Supporting initiatives to bring back empty residential properties into use; xiii. Supporting self-build initiatives; and xiv. Seeking to optimise residential output and densities consistent with the density matrix set out in the London Plan <p>Over the course of the whole Plan period, Havering will aim to deliver at least 17,551 new homes.</p> <p>Delivery will be phased over the 15 year plan period as follows.</p>	
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Table 1: Phased Targets				
	Phase 1:	Phase 2:		Phase 3:
Requirements for additional homes net	2016/17-2020/21	2021/22-2024/25	2025/26	2026/27-2030/31
Dwellings per annum	700	1640	1641	1170
Total	3,500	8,201		5850
10 Year Total	11,701			
15 Year Total	17,551			
<p>7.1.1 London and the South East are experiencing significant development pressures and there is a need to increase the supply of housing to meet the demands of the growing population. The NPPF requires local planning authorities to identify and meet their full objectively assessed needs for housing.</p> <p>7.1.2 Havering forms part of the London-wide housing market area with all of the other London boroughs. The Mayor of London, through the preparation of the 2015 London Plan sought to identify both the need for new housing and the potential supply across London. The GLA's Strategic Housing Market Assessment (SHMA) 2013 identifies a need for a minimum of 490,000 new homes in London between 2015-2026 (or 49,000 new homes per annum). In comparison, the GLA Strategic Housing Land Availability Assessment 2013 found that London has capacity for at least 420,000 additional homes or 42,000 per annum.</p> <p>7.1.3 Based on this evidence, the London Plan sets out average annual</p>				

		<p>minimum housing supply targets for each borough until 2025. For Havering, the target is a minimum of 11,701 new homes over the period 2015-2025. The London Plan states that the annual average (1,170) should be rolled forward for the remainder of the Plan period.</p> <p>7.1.4 As a result of the cumulative deficit of identified housing supply across the capital, the London Plan states that boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target. Boroughs are expected to draw on the housing benchmarks in developing their housing targets, augmented where possible with extra housing capacity to close the gap between identified housing need and supply in line with the requirement of the NPPF. In line with the requirements of the London Plan, the Council will seek to deliver the minimum target set in the Plan, being 11,701 over a 10 year period. Over the 15 year lifetime of this Local Plan Havering's minimum housing target is therefore 17,550 as reflected in Policy 3., Havering will seek to deliver at least 17,551 new homes.</p> <p>7.1.5 At a sub-regional level, Havering forms part of the Outer North East London Housing Market Area with the London Boroughs of Barking and Dagenham and Redbridge. The Council has worked with these authorities to prepare a sub-regional SHMA. A subsequent update has been prepared for Havering taking into account updated GLA household projections¹. The 2016 SHMA Update for Havering indicates that Havering's full Objectively Assessed Need is for 30,052 new homes over the period 2011-2033 or 1,366 homes per annum.</p> <p>7.1.6 Through the Local Plan process, the Council has sought to identify all sources of potential housing supply and identify sustainable development sites in order to close the gap between the housing target set in the London Plan and its objectively assessed need requirement. With two Strategic</p>	
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¹ GLA 2015 Round Household Projections - Long Term Trends

		<p>Development Areas in Romford and in Rainham and Beam Park (both with Housing Zone status), an ambitious estates regeneration programme for its own homes, the establishment of the Council's own housing company, opportunities across a range of well-located brownfield sites and working pro-actively and collaboratively with developers to bring forward sites in private ownership, the Council is making every effort to increase housing supply and deliver the quantity and quality of homes that are needed.</p> <p>7.1.7 Over the first 10 years of the Plan period (2016-2026), the Council has identified capacity to deliver at least 13,294 11,947 new homes in addition to bringing 260 existing vacant units back into use (see Table 2). This exceeds the minimum 10 year target set out in the London Plan but falls slightly short of meeting the objectively assessed need identified through the Outer North East London SHMA. The Council recognises that Havering's objectively assessed housing need is higher than its identified sources of housing capacity. Policy 3, therefore, sets out a positive and proactive approach to housing development to increase the supply over the plan period. As part of managing the overall approach to housing growth in Havering, the Council adopts a general presumption in favour of housing to meet the identified housing need in the borough, and prioritises housing use on all non-allocated land when it becomes available</p> <p>7.1.8 Due to the nature of the housing supply in the Local Plan, the Council has applied a stepped approach to housing delivery over the first 10 years of the plan period. The stepped approach targets are set out in Table 1.</p> <p>7.1.9 The stepped approach is explained and justified in detail within the Housing Position Paper 2019: Technical Update. It involves having phased housing targets that are lower in the first 5 years of the plan period (Phase 1). These targets then increase in the second five years of the plan period (Phase 2). The stepped approach reflects the longer lead in times for the development of sites in the Strategic Development Areas and the Council's</p>	
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		<p>estates regeneration programme. It represents a level of house-building that is achievable over the first 10 years of the plan period, while ensuring that Havering is able to meet its 10 year target. The targets are a minimum and should not preclude the development of more housing to meet the borough's objectively assessed need, particularly within the first 5 years of the Plan period.</p> <p>7.1.10 Through the Duty to-Co-operate, the GLA have confirmed that London forms one housing market area and unmet housing need is being addressed at the London wide level, with all boroughs seeking to identify additional capacity over and above the level identified in the current London Plan.</p> <p>7.1.11 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the Plan Period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the Plan Period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.</p> <p>7.1.12 A significant proportion of new housing development will be delivered in the two Strategic Development Areas and predominantly on large sites within these areas. Work is already underway in Havering to bring these sites forward and whilst construction will start within the first five years of the Plan, completion is more likely to be towards the end of this period and into the second phase. The Council is making every effort to bring forward these sites as quickly as possible in order to boost housing supply and meet the short term need for housing.</p> <p>7.1.13 Full details of the Council's land supply and the approach to delivery</p>	
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		<p>housing over a 10 year period is set out within the Housing Position Statement 2019: Technical Update supporting this Local Plan. This also includes an action plan addressing the initiatives underway to increase housing supply.</p> <p>7.1.14 The Housing Position Statement 2019: Technical Update identifies specific deliverable and developable sites for the first 10 years of the Plan. The Council is committed to ensuring that there is a sufficient supply of housing over the 15 year plan period and beyond and will therefore undertake an early review of the Plan. This review will begin within 18 months of the adoption of the Draft London Plan.</p> <p>7.1.15 As part of its strategy, the Council has looked at the scope for the Green Belt to provide land for new homes. It has undertaken a review against the functions of the Green Belt as set out in the NPPF. The Council is satisfied that all of the Green Belt in Havering fulfils its purpose and that having regard to the significant opportunities for new homes to come forward in Havering's built up area, there is no planning justification for releasing land from the Green Belt. Opportunities do exist on previously developed sites within the Green Belt at St George's Hospital in Hornchurch and Quarles Campus in Harold Hill.</p> <p>7.1.16 In seeking to meet its objectively assessed housing need the Council explored and tested a number of alternative development strategies in its Sustainability Appraisal (SA) Report. The SA report demonstrates that the development strategy chosen by the Council is the most sustainable approach.</p> <p>7.1.17 The Council supports self-build initiatives to give local residents the opportunity to design, build and own their homes. Since May 2016, the Council has published a register for individuals and groups to express an interest in acquiring self-build and custom build plots in Havering. The</p>	
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Council will continue to monitor this register to gather up to date evidence of the level of interest for these types of homes and accordingly seek to make provision for meeting this need within the Site Specific Allocations Local Plan.

7.1.18 Development densities should reflect the density matrix in the London Plan. However, the Council recognises that when determining an application, density is only one of a number of considerations and the density matrix should not be applied mechanistically. The Council will place a high priority on the quality and design of the scheme, the local context and the relationship with surrounding areas when determining whether a scheme is acceptable. It will always aim to optimise residential output and densities consistent with the London Plan for different types of location within the borough through encouraging higher densities of housing development in places with good levels of public transport accessibility.

Table 4-2: Housing Supply 2016-2026

Source of Supply	Net addition al Homes 0-5 years	Net additional Homes 5-10 years	Total 10 year supply	Total 15 year supply
Large Major sites within the Romford Strategic Development Area*2	1,725 1,364 427	3,224 3,409 4,892	4,949 4,770 5,319	6,269
Large Major sites within the Rainham and Beam Park Strategic Development Area*	1,011 954 390	2,329 2,071 2,761	3,340 3,022 3,151	3,151

² *Includes sites with planning permission

		LBH Estate Regeneration Schemes (outside the Strategic Development Areas)	55 86	12 370 351	42 315 265	1,288
		Large Other major sites outside the Strategic Development Areas*	1,322 1,758 1,114	120 192 392	1,442 1,950 1,506	1,506
		Small sites	744 930 540	930 900	1,674 1,860 1440	2340
		Vacant units returning to use	404 130 78	130	234 208	338
		Completions 2016/17 and 2017/18	880	NA	880	880
		Surplus from 2015/16	525	NA	525	525
		Total	5,436 5,075 3,868	6,745 7,102 9,426	12,181 12,177 13,294	16,297
PM34	Policy 3 Housing Supply	Insert new clause The delivery of new homes will also be achieved by: Supporting the reuse of brownfield sites when they become available				Main modification
PM35	Policy 3 Housing Supply	Insert new clause The delivery of new homes will also be achieved by: Supporting residential development proposals around stations where it is compatible with the design and character of the local area. Major development proposals around stations will be subject to design review.				Main modification

PM36	Paragraph 7.1.7	Over the first 10 years of the Plan period (2016-2026), the Council has identified capacity to deliver at least 11,917 47 new homes in addition to bringing 260 234 existing vacant units back into use (see Table 1).	Additional Change																								
PM37	Insert a new additional paragraph between paragraphs 7.1.11 and 7.1.12.	The Housing Position Statement identifies specific deliverable and developable sites for the first 10 years of the Plan. The Council is committed to ensuring that there is a sufficient supply of housing over the 15 year plan period and beyond and will therefore undertake an early review of the Plan.	Additional Change																								
PM38	Table 1	<table border="1"> <thead> <tr> <th>Source of Supply</th> <th>Net additional homes 0-5 years</th> <th>Net additional homes 5-10 years</th> <th>Total 10 year Supply</th> </tr> </thead> <tbody> <tr> <td>Large sites within the Romford Strategic Development Area*(1)</td> <td>1,361 1,725</td> <td>3,409 3,224</td> <td>4,770 4,949</td> </tr> <tr> <td>Large sites within the Rainham and Beam Park Strategic Development Area*</td> <td>954 1,011</td> <td>2,071 2,329</td> <td>3,022 3,340</td> </tr> <tr> <td>LBH Estate Regeneration Schemes (outside of the Strategic Development Areas)</td> <td>-55</td> <td>370 12</td> <td>315 -43</td> </tr> <tr> <td>Large sites outside of the Strategic Development Areas</td> <td>1,758 1,322</td> <td>192 120</td> <td>1,950 1,442</td> </tr> <tr> <td>Small Sites</td> <td>930 744</td> <td>930</td> <td>1,860 1,674</td> </tr> </tbody> </table>	Source of Supply	Net additional homes 0-5 years	Net additional homes 5-10 years	Total 10 year Supply	Large sites within the Romford Strategic Development Area*(1)	1,361 1,725	3,409 3,224	4,770 4,949	Large sites within the Rainham and Beam Park Strategic Development Area*	954 1,011	2,071 2,329	3,022 3,340	LBH Estate Regeneration Schemes (outside of the Strategic Development Areas)	-55	370 12	315 -43	Large sites outside of the Strategic Development Areas	1,758 1,322	192 120	1,950 1,442	Small Sites	930 744	930	1,860 1,674	Additional Change
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		Vacant units returning to use	130 104	130	260 234	
		Completions 2016/17	585	0	585	
		TOTAL	5,075 5,436	7,102 6,745	12,177 12,181	
PM39	Paragraph 7.2.2	The Outer North East London SHMA estimates that of the 30,052 new homes needed in Havering over the period 2011-2033, 35% (10,520) of these are required to be affordable. The Council, therefore, considers it appropriate to seek at least 35% affordable housing from new developments. This is also consistent with the London Plan and the Mayor's Draft Affordable Housing and Viability Supplementary Planning Guidance (2016) (2017) which includes a long term strategic aim for 50% of new homes to be affordable and a 35% threshold approach as detailed in paragraph 7.2.4				Additional Change
PM40	Paragraph 7.2.5	The Council supports a transparent approach to viability in line with the Mayor's Draft Affordable Housing and Viability Supplementary Planning Guidance (20167).				Additional Change
PM41	Policy 5 Housing Mix	The Council will support development proposals that provide a mix of dwelling types, sizes and tenures. All housing schemes should include a proportion of family sized homes and reflect the recommended housing mix identified in Table 2 unless; When considering the mix of dwelling sizes appropriate for a particular development proposal, the Council will have regard to it can be robustly demonstrated that a variation to the mix in Table 2 is justified having regard to individual site circumstances including location, site constraints, viability and the achievement of mixed and balanced communities.				Main modification

		Where proposals are seeking to provide retirement, sheltered or extra care housing, the Council recognises that there may be a need for greater flexibility with regard the mix of units to be provided within Developments and the housing mix as set out in table 2 does not apply to such proposals - particularly in achieving the provision of 3 bedroom units.	
EP6	Policy 5 Housing Mix	When considering the mix of dwelling sizes appropriate for a particular development proposal, the Council will have regard to individual site circumstances including location, site constraints, viability and the achievement of mixed and balanced communities. In all cases, the Council will require developers to demonstrate how they have sought to maximise the proportion of family units through the design of the scheme	No Change
PM42	Table 2 Housing Mix	Table 2 Borough Wide Housing Mix	Additional Change
EP7	7.4 Specialist accommodation on Policy 6	The provision of appropriate housing to meet the specialist needs of local people will be supported where it can be demonstrated robustly that: <ul style="list-style-type: none"> i. There is an identified need within the borough; <p>Current need has been identified by the Council in the Review of Older Persons Accommodation Report (2015) and the model the Council has developed for identifying need. This model draws heavily on both the GLA's model and the Housing LIN model, but then applies local information to ensure its relevance to Havering. This model will be updated regularly to into account changes in demographic projection, technological and building innovations and older person's assessment of how their own housing needs are best met. Getting the balance between enabling older person to remain in "normal" housing and the need for specialist housing is the key and will be reviewed every 3 years.</p>	Additional Change
EP8	7.4 Specialist	vii. Consideration has been given to all possible future needs and the development	Additional

	accommodation Policy 6	can be easily adapted to meet the needs of future occupants;	Change
EP9	7.4 Specialist accommodation Policy 6	viii. The proposal does not have any unacceptable adverse impacts on the surrounding area and will not be likely to give rise to significantly unacceptable levels of noise and disturbance to occupiers of nearby residential properties;	Additional Change
PM43	Policy 7 Residential Design and Amenity	iv. Meet the National Space Standards and the London Plan requirement for floor to ceiling heights of 2.5m ;	Additional Change
PM44	Policy 7 Residential Design and Amenity	Adhere to the London Plan policies in regards to 'Lifetime Homes Standards' and 'Lifetime Neighbourhoods'	Additional Change
PM45	Policy 7 Residential Design and Amenity	vii. Incorporate an appropriate level of high quality, usable green infrastructure and amenity space that is designed to be multi-functional and offer a range of environmental benefits and leisure and recreation opportunities;	Additional Change
PM46	Policy 7 Residential Design and Amenity	ix. Maximises the provision of Provide dual aspect accommodation unless exceptional circumstances are demonstrated ;	Additional Change
PM47	Paragraph 7.5.3	Developments will be expected to deliver 'lifetime' homes and 'lifetime' neighbourhoods reflecting the six principles relating to access, services and amenities, built and natural environments, social network and well-being, and housing. By developing homes which are adaptable to change based on the needs of residents, it will facilitate greater pride and sense of community.	Additional Change
PM48	Insert a new additional	New development in Havering should be of a high quality and offer a good quality living environment for residents. Dual aspect accommodation offers a range of	Additional Change

	paragraph between paragraphs 7.5.4 and 7.5.5	benefits such better daylight, a greater chance of direct sunlight for longer periods, natural cross ventilation, mitigating pollution, offering a choice of views, greater flexibility and adaptability. In line with the Mayor's Housing SPG 2016 developments should minimise the number of single aspect dwellings Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.	
PM49	Paragraph 7.5.5:	High quality green infrastructure and Amenity space provides many benefits in terms of opportunities for recreation and leisure, and enhancing quality of life through improved health, reduced stress levels, child development through play spaces and interaction with the natural environment.	Additional Change
PM50	Policy 10 Garden and Backland Development	Insert new clause Do not result in adverse impacts on green infrastructure and biodiversity that cannot be effectively mitigated.	Main Modification
EP10	Policy 10 Garden and Backland Development	Do not result in significant adverse impacts on green infrastructure and biodiversity that cannot be effectively mitigated.	Additional Change
PM51	Policy 10 Garden and Backland Development	v. designated designated	Additional Change
PM52	Policy 11 Gypsy and Traveller Accommodation	i. Formalising seven existing private sites providing a maximum of 33 70 pitches for Gypsies and Travellers. These sites are identified on the Proposals Map and the maximum number of pitches that will be permitted on each site is identified in paragraph 7.9.5; and	Main Modification
PM53	Paragraph 7.9.1	The Havering Gypsy and Traveller Accommodation Assessment (GTAA) 2017 8 provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation in the borough up to 2031. The Assessment identifies a need for 3370 additional pitches for the Gypsy and	Main Modification

		Traveller households who meet the planning definition as set out in the National Planning Policy for Traveller Sites. Of the 33 70 pitches needed, 26 57 pitches are required within the first 5 year period of the Plan (2016 – 2021), and the remaining 7 13 pitches in the latter part of the plan period. No additional need has been identified for plots for Travelling Showpeople over the 15 year plan period (2016-2031).	
PM54	Paragraph 7.9.5	<p>The sites are identified on the Proposals Map and are listed below. In order to provide firm controls and prevent further intensification, a maximum number of pitches will be permitted on each site as set out below:</p> <ul style="list-style-type: none"> • Tyas Stud Farm rear of Latchford Farm - maximum of 5 pitches • Vinegar Hill - maximum of 412 pitches • Hogbar Farm West - maximum of 34 pitches • Ashlea View, Tomkyns Lane - maximum of 2 pitches • Benskins Lane - maximum of 412 pitches • Fairhill Rise - maximum of 2 pitches • Hogbar Farm East - maximum of 47 pitches • Lower Bedfords Road - maximum of 43 pitches • The Caravan Park, Putwell Bridge - maximum of 2 pitches • Willow Tree Lodge - maximum of 3 additional pitches (1 pitch already has permanent planning permission) • Church Road- maximum of 18 pitches 	Main Modification
PM55	Paragraph 7.9.8	Where further sites are proposed the Council will ensure that they are required to meet legitimate additional borough need . When considering applications for Gypsy and Traveller sites and Travelling Showpersons plots, the Council will take into account the policy criteria outlined in Policy 11 in addition to the requirements of National Policy.	Additional Change
EP11	Policy 11 – Whole Policy	Revised Policy 11 Gypsy and Traveller and Travelling Showpeople accommodation	Main Modification

	<p>Delete current proposed Policy 11 and replaced with new Policy 11</p>	<p>The revised policy below and explanatory text beneath replaces Policy 11 in the Submission Havering Local Plan.</p> <p>The Council will seek to ensure that the accommodation needs of Gypsies and Travellers and Travelling Showpeople who meet the planning definition of a traveller (as set out in Planning Policy for Traveller Sites (2015)) and those who do not meet the planning definition (as set out in Planning Policy for Traveller Sites (2015)) are met for the period 2016-2021. The Council will seek to ensure that appropriate forms of accommodation are provided where it has been clearly demonstrated that this aligns with the criteria below.</p> <p>All the Gypsy and Traveller and Travelling Showpeople sites considered to meet the identified accommodation needs for 2016-2021 are identified on the Proposals Map and listed in Appendix X. These sites will be removed from the Green Belt and inset within it.</p> <p>The sites are only to be used for Gypsy and Traveller and Travelling Showpeople accommodation. Once such use ceases or in the event that the need is able to be met through the use of sites not in the Green Belt then the land is to revert to Green Belt. Any proposals for uses other than accommodation for Gypsy and Travellers and Travelling Showpeople will be considered as if the land remained in the Green Belt and planning policies for the Green Belt will apply to such proposals.</p> <p>To this end, provision to meet the needs of Gypsies and Travellers and Travelling Showpeople pitches on new sites and those on the sites identified on the Proposals Map and listed in Appendix X will be supported in a planning application where the Council considers that:</p> <ol style="list-style-type: none"> i. Need is adequately demonstrated through an up to date and robust needs assessment with verifiable evidence relating to the definition in national policy; ii. The site has a suitable site layout which demonstrates that the site is able to 	
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		<p>accommodate the number of pitches sought;</p> <ul style="list-style-type: none"> iii. The site has essential services such as water, power, sewerage, drainage and waste disposal or is capable of being provided with these; iv. The site is provided with high quality boundary treatment and landscaping in accordance with Policy 27 of this Plan; v. The site has safe and convenient access to the highway and public transport services and will not result in unacceptable impact on the capacity and environment of the Highway network; vi. The site is in a sustainable location with access to local services and community facilities and does not place undue pressure on local infrastructure and services (such as healthcare, schools and shops); vii. The proposal would not result in significant adverse impacts on the amenity of other site occupants and the occupiers of neighbouring sites; viii. The proposal will demonstrate and achieve neighbourliness in its interaction with its neighbours and the surrounding neighbourhood; ix. The proposal is well planned or soft landscaped so as to enhance the environment and increase its openness and promotes opportunities for healthy lifestyles for residents; x. The proposal would not result in significant adverse impacts on the visual amenity of the local area; xi. Sites at risk of flooding should be subject to the sequential and exception tests. xii. Arrangements can be put in place to ensure the proper management of the site in line with the policy requirements above. <p>Future need in the latter periods of the Local Plan period (2021-31) as a result of new household formation will be addressed against the criteria set out above and through any subsequent monitoring and review of the Local Plan.</p> <p>Development of any additional permanent or temporary Gypsy and Traveller pitches will be determined in accordance with the Planning Policy for Traveller Sites (2015). The sites will be expected to be in sustainable locations and have access to</p>	
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		<p>local services. Proposals must meet an up to date and evidenced need and the criteria above.</p> <p>Reasoned explanation / justification</p> <p>7.9.1. The Havering Gypsy and Traveller Accommodation Assessment (GTAA) Update Report 2019 provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation in Havering for the plan period 2016-2031.</p> <p>7.9.2. The Council is committed to an early review of the Local Plan and this will provide the opportunity to review the GTAA as a key part of the evidence base to ensure that the need for gypsy and traveller accommodation is understood and recognised through appropriate provision. The preparations for an early review of the Local Plan will also provide the opportunity for the Council to assess the scope for further sites and to identify these in its next Local Plan. In doing this, the Council will have regard to the Planning Policy for Traveller Sites (PPTS) and focus its attention on looking for sites in the built up area including sites that are within Council ownership.</p> <p>7.9.3. The GTAA is supported by a detailed Pitch Deliverability Assessment to determine whether the current identified need for pitches could be accommodated within the existing boundaries of established sites.</p> <p>7.9.4. The GTAA Update Report identifies that all Gypsy and Traveller families living in Havering currently occupy private sites within the Havering Green Belt. There are no public sites within the borough and there are no sites in the built up area. The biggest constraint when trying to identify suitable land to meet the need for Gypsy and Traveller pitches in Havering is the Green Belt.</p> <p>7.9.5. National planning policy says that Gypsy and Traveller pitches are inappropriate development in the Green Belt and can only be permitted in very</p>	
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	<p>special circumstances. However, despite repeated and extensive efforts, the Council has not been able to identify any suitable and deliverable non-Green Belt land within the built-up area that could be used for Gypsy and Traveller accommodation.</p> <p>7.9.6. The policy seeks to meet the needs identified in the GTAA through the allocation, regularisation and intensification of existing Gypsy and Traveller sites within the Havering Green Belt. This follows the Council's conclusion that very special circumstances can be demonstrated from a significant level of need for pitches for Gypsies and Travellers; a lack of any alternative suitable and deliverable non Green Belt land; and that the allocation, regularisation and intensification of established sites would cause no further harm to the Green Belt subject to proposals satisfying the criteria in the policy.</p> <p>7.9.7. The Council is removing these sites from the Green Belt and insetting them within it. This is so that planning applications for Gypsy and Traveller and Travelling Show people accommodation on these sites do not need to demonstrate very special circumstances to be approved. The Council wishes to make it clear that these alterations to the Green Belt boundary are limited and exceptional in order to meet the specific identified needs for Traveller sites.</p> <p>7.9.8. Although the sites are removed from the Green Belt, the Council emphasises that the only acceptable use of these sites will be for accommodation for Gypsies and Travellers and Travelling Showpeople. The Council will regard the sites as remaining within the Green Belt and subject to Green Belt policies in the event of other proposals being submitted for them.</p> <p>7.9.9. The Council will expect planning applications to be submitted from the adoption of the Local Plan to 'regularise' these sites. The Council will consider appropriate enforcement action in the event of applications not being submitted and planning permissions granted for individual sites. All planning applications for these sites will be assessed the relevant policies of this Local Plan and the detailed</p>	
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management criteria set out above and included within Planning Policy for Traveller Sites (2015). Proposals will be expected to provide a satisfactory residential environment for the occupiers on the site and to make appropriate provision for the safe and convenient movement and parking of vehicles within the site.

(a) Need from households who met the planning definition in Planning Policy for Traveller Sites (2015)

7.9.10. The GTAA identifies a 15-year need for 174 pitches for Gypsy and Traveller households who met the planning definition of a Traveller as set out in the Planning Policy for Traveller Sites 2015 (PPTS).

Years	0-5	6-10	11-15	Total
	2016-21	2021-26	2026-31	
Met Planning Definition	135	18	21	174

7.9.11. Of the 174 pitches, 135 pitches are needed within the first 5-year period of the Plan (2016-2021) to meet current need and the remaining 39 pitches in the latter part of the Local Plan period (2021-2031) to meet future need through new household formation. No specific additional need has been identified for plots for Travelling Showpeople over the 15-year plan period (2016-2031). However, the households living on the yard stated that they are looking to expand the yard on to adjacent land that they own, and that this will meet all of their current and future needs.

7.9.12. The Pitch Deliverability Assessment concluded that 128 pitches of the necessary 135 pitches could be accommodated within existing site boundaries.

7.9.13. It is not currently possible to meet the current need for 7 pitches for households on 2 unauthorised sites within the current site boundaries due to land ownership issues. The Council will explore alternative provision to meet this need on other sites in the borough including through the use of other land at existing sites in the ownership of members of the Travelling Community.

7.9.14. The sites where an allocation has been made are identified on the Proposals Map and listed in Appendix X. These allocations include any existing temporary or unauthorised pitches.

(b) Need from households who did not meet the planning definition in Planning Policy for Traveller Sites (2015)

7.9.15. The GTAA identified a need for 39 pitches for households that did not meet the planning definition of a Traveller. Of these, a total of 29 pitches are needed in the first 5 years of the Local Plan period (2016-2021) and a further 10 pitches are needed in the latter part of the Local Plan period (2021-2031). All of this need arises from existing sites located in the Green Belt.

Years	0-5	6-10	11-15	Total
	2016-21	2021-26	2026-31	
Did not meet Planning Definition	29	5	5	39

7.9.16. The Pitch Deliverability Assessment that was completed concluded that the identified need for 29 pitches in the first 5 years of the Local Plan period (2016-21) can be met within the boundaries of the existing sites.

7.9.17. The sites where an allocation to meet the need identified above are

identified on the Proposals Map and are listed in Appendix 1. These allocations include any existing temporary or unauthorised pitches.

(c) Need from ‘undetermined’ households

7.9.18. The GTAA also identified need for up to 6 pitches for ‘undetermined’ households. There is a need for 3 pitches in the first 5 years of the Local Plan period (2016-2021) and a need for a further 3 pitches in the latter part of the Local Plan period (2021-2031). Any need arising from undetermined households will be determined against the criteria set out in Policy 11.

Years	0-5	6-10	11-15	Total
	2016-21	2021-26	2026-31	
Undetermined	3	1	2	6

(d) Future need

7.9.19. Where further sites are proposed for households that meet the planning definition of a Traveller the Council will ensure that they are required to meet legitimate additional borough need.

7.9.20. When considering applications for Gypsy and Traveller sites and Travelling Showpersons plots, the Council will take into account the policy criteria outlined in Policy 11 in addition to the requirements of national policy.

7.9.21. In general, proposals for Gypsy and Traveller sites and Travelling Showpersons plots are inappropriate development in the Green Belt and any additional sites will only be approved when very special circumstances have been demonstrated in line with National Policy.

7.9.22. Where further sites are proposed for households that do not meet the planning definition of a Traveller the Council will ensure that they are required to meet legitimate additional borough need.

Appendix X

Gypsy and traveller sites identified in Policy 11 Gypsy and Traveller accommodation

Sites identified to meet the need for pitches for Gypsies and Travellers and Travelling Showpeople who meet the definition in Planning Policy for Traveller Sites (2015)

Site	Planning Status	GTAA 5-Year Need
Laburnham Stables	Permanent	4
Railway Sidings	Permanent	1
The Old Forge	Permanent	2
Willow Tree Lodge	Permanent	6
Laburnham Stables	Temporary	5
Railway Sidings	Temporary	10
Tyas Stud Farm	Temporary	5
Crow Lane (r/o 21)	Tolerated	2
Ashleigh View	Unauthorised	5
Blossom Hill View, Church Road	Unauthorised	1
Cherry Blossom View, Church Road	Unauthorised	2
Cherry Tree View, Church Road	Unauthorised	3
Dunromin, Church Road	Unauthorised	1
Fairhill Rise	Unauthorised	3
Gravel Pit Coppice	Unauthorised	14
Hogbar Farm	Unauthorised	8

Hogbar Farm East	Unauthorised	10
Hogbar Farm West	Unauthorised	1
Laburnham Stables	Unauthorised	1
Meadow Rise, Church Road	Unauthorised	4
Meadow View, Church Road	Unauthorised	3
Paddock View, Church Road	Unauthorised	2
Plot 3, Church Road	Unauthorised	1
Plot 13, Church Road	Unauthorised	1
Plot 14, Church Road	Unauthorised	1
Springfield, Church Road	Unauthorised	2
Putwell Bridge Caravan Park	Unauthorised	3
The Grove	Unauthorised	5
The Oak View, Church Road	Unauthorised	1
The Oak, Church Road	Unauthorised	1
The Schoolhouse, Church Road	Unauthorised	1
Vinegar Hill	Unauthorised	18
Willow View, Church Road	Unauthorised	1
TOTAL		128

Sites identified to meet the need for pitches for Gypsies and Travellers and Travelling Showpeople who do not meet the definition in Planning Policy for Traveller Sites (2015)

Site	Planning Status	GTAA 5-Year Need
Railway Sidings	Temporary	4
Lower Bedfords Road	Unauthorised	3
Fairhill Rise	Unauthorised	4
Hogbar Farm	Unauthorised	8
Hogbar Farm West	Unauthorised	6
Putwell Bridge Caravan Park	Unauthorised	2
Vinegar Hill	Unauthorised	4

		TOTAL		29	
8. Thriving Communities					
PM56	Policy 12 Healthy Communities	The Council will seek to maximise the potential health gains from development proposals and ensure that any negative impacts are mitigated. All major development proposals must be supported by a Health Impact Assessment (HIA) to demonstrate that full consideration has been given to health and wellbeing and the principles of active design.			Main Modification
EP12	Policy 12 Healthy Communities	All development proposals of 10 or more units (defined as major developments) must be supported by a Health Impact Assessment (HIA) to demonstrate that full consideration has been given to health and wellbeing and the principles of active design.			Additional Change
PM57	Policy 12 Healthy communities	Policy 12 Healthy communities iii. Promoting the diversification of uses within town centres and managing the overconcentration of uses that can have a negative health impacts such as betting shops and fast food takeaways (refer to Policy 13);			Additional Change
EP13	Policy 12 Healthy Communities	Developers of major sites are required to consider wider local/regional primary care and other health strategies, as appropriate, to taken in to account how any developments can contribute to the aims and objectives of those strategies.			Additional Change
PM58	Paragraph 8.1.4	To ensure that health and wellbeing is given full consideration in the future development of the borough a Health Impact Assessment should be undertaken by developers for all major developments. HIAs can help to identify aspects of development that can be enhanced to achieve the greatest health gains and where there is a need to mitigate for any potential negative impacts. The level of detail included in the HIA should be commensurate with the size and type of development proposed. Developers should use the Council's Health Impact Assessment template when undertaking their assessments.			Additional Change

	Insert new paragraph after 8.1.4	When undertaking Health Impact Assessments, full consideration should be given to the principles of Active Design as set out in Sport England and Public Health England's Active Design Guidance. Active design is about designing and adapting where we live to encourage activity in our everyday lives.	Main Modification
PM59	Insert new paragraph between paragraphs 8.4.2 and 8.4.3.	Havering is identified by the Mayor of London's in the Thames Estuary Production Corridor, which seeks to develop facilities for artistic and creative production from Eastern London to Southend. The Thames Estuary Production Corridor vision document already identifies Rainham's Centre for Engineering and Manufacturing Excellence as contributing to the production corridor of creative industries.	Additional Change
PM60	Policy 13 Town Centre Development	<p>The Council will seek to enhance the vitality and vibrancy of Havering's town centres, maintaining their important role for local communities.</p> <p>Applications for new main town centre uses will be subject to the sequential test as defined in the NPPF. An impact assessment will be required for retail, leisure and office developments over 200 square metres in edge or out of centre locations. Preference will be given for edge of centre and out of town centre developments to be located on existing out of centre sites designated on the Proposals Map and / or in accessible locations that are well connected to town centres.</p> <p>The Council will support development proposals within town centres that:</p> <p>i. Are appropriate to the scale and function of the town centre's position within the Town Centre Network (see Map 1 'Havering Town Centre Hierarchy');</p> <p>The Council will not support proposals for single use retail developments which do not optimise the development potential of the site. within, on the edge or outside of town centres</p>	Additional Change
PM61	Paragraph	The Havering Retail and Commercial Leisure Needs Assessment Quantitative	Additional

	8.2.2	<p>Update Addendum (20158) identified a quantitative need for the borough for comparison goods of up to 49,50020,720 square metres, for convenience goods of up to 13,20010,850 square metres and for commercial leisure floorspace (A3, A4 and A5 uses) of up to 21,00010,620 square metres gross by 2031.</p> <p>Table 3</p> <p>Floor space Needs (Net) from 2017 -2031 (Comparison, Convenience and Commercial Leisure)</p> <table border="1" data-bbox="631 676 1832 1198"> <thead> <tr> <th>Year</th> <th>2017</th> <th>2021</th> <th>2026</th> <th>2029</th> <th>2031</th> </tr> </thead> <tbody> <tr> <td>Comparison</td> <td>-3,724</td> <td>-3,345</td> <td>8,179</td> <td>15,303</td> <td>20,722</td> </tr> <tr> <td>Convenience</td> <td>8,235</td> <td>5,822</td> <td>8,299</td> <td>9,829</td> <td>10,851</td> </tr> <tr> <td>Commercial Leisure</td> <td>14</td> <td>2,426</td> <td>6,403</td> <td>8,921</td> <td>10,619</td> </tr> </tbody> </table> <p>Source : Havering Retail and Commercial Leisure Needs Assessment (2018 Quantitative Update Addendum (Peter Brett Associates)</p>	Year	2017	2021	2026	2029	2031	Comparison	-3,724	-3,345	8,179	15,303	20,722	Convenience	8,235	5,822	8,299	9,829	10,851	Commercial Leisure	14	2,426	6,403	8,921	10,619	Change
Year	2017	2021	2026	2029	2031																						
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Commercial Leisure	14	2,426	6,403	8,921	10,619																						

EP14	Paragraph 8.2.2	The largest proportion of the retail and commercial leisure development will be accommodated within Romford Metropolitan Town Centre, and the remainder spread across the district centres where further scope for development and enhancement has been identified. This extra comparison retail space will not be required till after the Local Plan has been reviewed.	Additional Change																								
EP15	Table 3	<p>Table 3</p> <p>Floor space Needs (Gross) from 2017 -2031 (Comparison, Convenience and Commercial Leisure)</p> <table border="1" data-bbox="631 715 1823 1236"> <thead> <tr> <th>Year</th> <th>2017</th> <th>2021</th> <th>2026</th> <th>2029</th> <th>2031</th> </tr> </thead> <tbody> <tr> <td>Comparison</td> <td>-3,724</td> <td>-3,345</td> <td>8,179</td> <td>15,303</td> <td>20,722</td> </tr> <tr> <td>Convenience</td> <td>8,235</td> <td>5,822</td> <td>8,299</td> <td>9,829</td> <td>10,851</td> </tr> <tr> <td>Commercial Leisure</td> <td>14</td> <td>2,426</td> <td>6,403</td> <td>8,921</td> <td>10,619</td> </tr> </tbody> </table> <p>Source : Havering Retail and Commercial Leisure Needs Assessment (2018 Quantitative Update Addendum (Peter Brett Associates)</p>	Year	2017	2021	2026	2029	2031	Comparison	-3,724	-3,345	8,179	15,303	20,722	Convenience	8,235	5,822	8,299	9,829	10,851	Commercial Leisure	14	2,426	6,403	8,921	10,619	
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PM62	Paragraph 8.2.3	Although overall performing well, the other district and metropolitan centres are subject to the over proliferation of non-retail uses and have a number of vacancies in prominent locations. The vitality and vitality of these town centres could therefore also be adversely impacted by out of centre development.	Additional Change
PM63	Paragraph 8.2.4	<p>Another consideration is the impact on planned assessment in town centres. Significant investment has been planned in the Romford and Rainham and Beam Park SDAs. The former includes Romford Metropolitan Centre and the latter includes Rainham District Centre and the new Beam Park Local Centre. To make sure that out of centre proposals out of town centres do not adversely affect the vitality and viability of existing town centres, and make sure future investments are optimised, the setting of a significantly lower locally specific threshold for impact assessments than that specified in the NPPF is justified.</p> <p>With regards to the average size of retail premises in town centres, district centres in Havering are made up mostly of small shops, with the average floor space being below 200 sq m. In Romford the average floor space is generally higher, although this varies between frontages. The threshold for impact assessments for edge and out of town centre development is therefore set at 200 sq m in the Local Plan.</p>	Additional Change
PM64	Paragraph 8.2.5	However, in promoting diversification of development and uses, the Council is concerned to ensure that the retail function of town centres is not undermined. In promoting diversity, acceptable upper floor uses would include residential, office and leisure uses. Subject to the Council being satisfied that an appropriate residential environment will be provided, r Residential development at the ground floor level in town centres may be encouraged in locations beyond the designated frontages such as the periphery of centres will not be supported . In terms of shop front design, laminated glass and internal security grills are preferred above external shutters.	Additional Change

PM65	Paragraph 8.2.6	The Council has designated primary and secondary frontages within its metropolitan centre and six district centres. These are shown on the Proposals Map with a schedule of properties within these frontages listed in Annex 6. These designated frontages borough's metropolitan and district centres are considered to be the borough's primary shopping areas within the borough's metropolitan and district centres.	Additional Change
PM66	Paragraph 8.2.7	Within primary frontages, the Council will seek to increase the amount of retail floorspace, resist the loss of shops and prevent the clustering of certain uses where this would harm the town centre's primary shopping function, character and appearance. Use Class A1 should be the principal and most dominant land use as this contains the most important shopping facilities, those which attract the greatest number of customers and those which contribute most to the vitality and viability of the respective centres Use Class A1 should be the principal and most dominant land use as this contains the most important shopping facilities, those which attract the greatest number of customers and those which contribute most to the vitality and viability of the respective centres.	Additional Change
	Paragraph 8.2.8	In secondary frontages and local centres, the Council will seek to maintain a majority significant proportion of retail uses. However, a wider mix of uses will be promoted, especially those non-retail uses that provide services which complement shopping facilities. Such uses should provide active frontages, support street activity and generate a similar level of pedestrian movement to a retail use, and are open during the day (retail hours).	Additional Change
PM67	Paragraph 8.2.9	The over concentration of particular uses can impact negatively on the amenity of adjacent uses and adversely affect the vitality and viability of the town centre.	Additional Change
EP16	Policy 15 Culture and creativity	Culture and creativity The Council is committed to sustaining and enhancing Havering's cultural offer and creating inclusive and	Additional Change

	<p>diverse communities by:</p> <ul style="list-style-type: none"> i. Safeguarding the borough's existing diverse range of creative arts, cultural and performance spaces, professional sporting and entertainment facilities and their related facilities, and refusing to grant planning permission to development proposals that will result in their loss unless replacement facilities of equivalent or greater quality and quantity are provided on site or within the vicinity which meets the needs of the local community or particular groups, or it has been demonstrated that there is no demand for another similar use on site; ii. Supporting development which enhances and diversifies the cultural offer within the borough's metropolitan centre of Romford, and the six district centres of Hornchurch, Collier Row, Harold Hill, Upminster, Elm Park and Rainham to contribute more effectively to their regeneration and town centre renewal; iii. Permitting temporary use of vacant commercial buildings, and cleared sites for performance and creative work where they contribute positively to the regeneration, vitality and character of the area; iv. Requiring provision of arts and cultural facilities in major mixed-use developments; v. iv Encouraging a diverse range of evening and night time activities including expanding opening hours of existing daytime facilities such as shops, cafés, medical facilities, libraries and theatres to integrate leisure and other uses to promote and sustain customer cross over; vi. Seeking contributions from developments that result in additional need for cultural and leisure facilities to enhance existing facilities or provide new facilities; vii. v Ensuring that development proposals are designed to be inclusive; viii. vi Working proactively with operators, landowners, stakeholders to maximise the positive impacts and mitigate the negative impacts of art, cultural and leisure activities; and ix. vii Supporting planned improvement to existing arts, cultural and performance spaces, including creative work and related facilities. 	
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PM68	Policy 16 – Social Infrastructure	c. Make use of an innovative delivery of social infrastructure;	Additional Change
PM69	Policy 16 – Social Infrastructure	f. Explore the possibility to co-locate, in multi-use buildings with complimentary services; and	Additional Change
PM70	Policy 16 – Social Infrastructure	g. Are provided in multi-use , flexible, adaptable and healthy buildings.	Additional Change
PM71	Policy 16 – Social Infrastructure	Stakeholders Applicants will be encouraged to consider funding arrangements for reasonable on-going maintenance costs.	Additional Change
PM72	Policy 16 – Social Infrastructure	The suitability of redundant social infrastructure premises for accommodating other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments will be considered by the Council. The assessment should take account of site constraints and consider the feasibility and viability of retaining the site for alternative social infrastructure provision.	Additional Change
PM73	Policy 16 – Social Infrastructure	The following paragraph was included at the end of the Social Infrastructure policy, however it should have been the first paragraph of the support text: Social infrastructure covers a variety of health, community, cultural, sports and leisure facilities. It encompasses burial spaces, places of worship, health and education facilities, social care facilities, nurseries, theatres, sports pitches, swimming pools, and many other uses that provide a social function.	Additional Change
PM74	Paragraph 8.5.6	The Council will, however, not permit proposals which would result in a loss of social infrastructure in an area of defined need for that type of social infrastructure without a convincing demonstration by the developer that an equivalent replacement provision re-provision (in terms of size, usefulness, attractiveness, safety and quality) has been made. If the disposal of assets is part of an agreed	Additional Change

		programme of social infrastructure consolidation, the loss of social infrastructure in areas of defined need may be acceptable. The Council will also give consideration to the viability of retaining existing social infrastructure provision.	
PM75	Paragraph 8.5.7	The future demand for burial space in the borough has been identified through the Council's Infrastructure Delivery Plan. Sufficient supply of multi-faith/interdenominational plots has been identified for the full Local Plan period. With regards to demands for burials meeting specific Muslim requirements arising from the wider North East London, including Havering, sufficient capacity has been identified until around 2028 2024. The Council will support burial provision when the local need for such facilities can be demonstrated, based on up-to-date evidence. only support applications for burial space which meet an unmet need.	Additional Change
PM76	Policy 17 Education	Proposals with innovative and flexible design solutions and the shared use of open space and sports facilities will be considered favourably where it enables the delivery of a new school in an area of identified need and where the existing sports facility can accommodate additional play without compromising quality and accessibility for existing users.	Additional Change
PM77	Policy 17 Education	Proposals for educational uses in the Green Belt, including the expansion of existing schools may be considered as very special circumstances where it can be robustly demonstrated that there are no suitable alternative sites within the appropriate education planning area and there is a demonstrable need or demand for additional school places	Additional Change
EP17	Policy 17 Education	vi. Drop offs and pickups can be catered for safely on site ; and	Additional Change
PM78	Policy 17 Education 8.6.9 Policy change	Development proposals for privately operated and owned nurseries will also be expected to demonstrate that : v. They meet the floorspace requirements as set out in the statutory framework for the early years foundation stage vi. Drop offs can be catered for safely on site	Additional Change

		<p>vii There is no significant adverse impact on the amenity of neighbours</p> <p>Amendment / addition to explanatory text :</p> <p>Childcare facilities should be safe, accessible for all, and provide both indoor and outdoor learning opportunities. There has been an increase in Havering in planning applications for nurseries in residential areas. Although these proposals can contribute towards meeting a local need, it is important that residential amenity and highway safety are preserved. As privately owned and operated nurseries generate significant traffic during peak hours, proposals will be expected to provide sufficient car-parking including pick-up and drop-off points on-site. It is recognised, however, that it may not always be possible or appropriate for pick-up and drop-off points to be provided within Council school sites which also include Early Years provision. The conversion of a detached dwellings is typically more suitable than the conversion of a semi-detached property, as both the traffic and amenity impact on surrounding dwellings is more likely to be acceptable. The type of dwelling and relation to neighbouring dwellings will therefore be considered in determining proposals involving nurseries.</p>	
PM18	Policy 17 Education 8.6.9	<p>Childcare facilities should be safe, accessible for all, and provide both indoor and outdoor learning opportunities. There has been an increase in Havering in planning applications for nurseries in residential areas. Although these proposals can contribute towards meeting a local need, it is important that residential amenity and highway safety are preserved. As privately owned and operated nurseries generate significant traffic during peak hours, proposals will be expected to provide sufficient car-parking including pick-up and drop-off points on-site. It is recognised, however, that it may not always be possible or appropriate for pick-up and drop-off points to be provided within Council school sites which also include Early Years provision.</p>	
PM79	Policy 18 Open space, sports and recreation	<p>ix. Support improvements to the borough's sports and recreation facilities in line with the recommendations in the Indoor Sport and Leisure Facilities and Outdoor Playing Pitch Strategies 2016 including...</p>	Additional Change
PM80	Paragraph	In applying Policy 18, open space will encompass parks and gardens, natural and	Additional

	8.7.2	semi natural green spaces, amenity space, children's play areas, allotments and cemeteries, churchyards and other burial grounds as defined in Havering's Open Space Assessment and Standards Paper (2016) . In addition, waterways are also included as open space recognising their sport, recreation and amenity value, consistent with the definition of open space in the NPPF. Leisure and sSports and recreation facilities encompass indoor sports halls, swimming pools, fitness centres, outdoor sports pitches, playing fields tennis courts and bowling greens.	Change
PM81	paragraph 8.7.8	It is essential that Havering has modern and fit for purpose indoor sports facilities and the Council is actively seeking to upgrade the current provision. Havering's Indoor Sport and Leisure Facilities Assessment and Strategy (2016) found that investment is needed in both community and school sports facilities. Provision will be significantly enhanced by the new Romford Leisure Centre, replacement of Hornchurch Leisure Centre, refurbishment of Chafford Sports Complex and improved facilities at Bretons Outdoor Recreation Centre as recommended by the Strategy in the Indoor Sport and Leisure Facilities and Outdoor Playing Pitch Strategies 2016	Additional Change
9. Opportunities to Prosper			
PM82	Policy 19 Business Growth	iv. Requiring large scale residential proposals within Romford Town Centre to incorporate high quality, flexible business space, subject to viability, up-to-date employment floorspace demand and market signals ;	Additional Change
EP19	Policy 19 Business Growth	iv. Requiring large scale residential proposals within Romford Town Centre to incorporate high quality flexible business space, subject to viability, up-to-date employment floorspace demand and market signals ; progress towards meeting the identified office employment floor space requirement as detailed in Table 10 Local Plan monitoring framework, and in consideration of individual site characteristics not comprised in viability assessments such as configuration, servicing requirements and neighbouring uses.	Additional Change
PM83	Policy 19 Business Growth	Insert new clause Working with the Port of London Authority (PLA) to explore opportunities to improve and develop wharf infrastructure and to explore increasing use of the River Thames	Main Modification

		for freight transport.	
PM84	Policy 19 Business Growth new clause and explanatory text	<p>xi. Supporting the strategic significant growth potential of the Borough in logistics activities of greater than sub-regional importance, as set out in the London Plan.</p> <p>9.1.4 Strategic Industrial Locations (SILs) are locations identified by the Mayor of London, following assessment of future demand, as London's main reservoir of industrial land. They are identified as vital for providing capacity for activities such as logistics, waste management, utilities, land for transport, and industrial 'services to support the service sector', and they are accorded strategic protection by the Mayor of London and London boroughs. The Locally Strategic Industrial Sites (LSISs) are sites identified by the Council as vital for local industrial functions, including availability of low rent accommodation, which support a range of local employment. The Council nevertheless realise the importance of addressing other strategic and local land-use requirements, in particular the pressing need for new homes. The Council will, therefore, keep under review the need for employment land as part of a managed approach in line with the requirements in the National Planning Policy Framework and the London Plan and with regard to meeting the other objectives of this Local Plan.</p> <p>9.1.6 The ELR advises that 24ha of employment land can be released over the Plan period. industrial land previously designated for its local significance can be released from industrial employment uses. The previously designated land recommend for release comprises 2.7 ha at Crow Lane (Romford gas works), 15.4 ha at Rainham West and 1.4 ha at Bridge Close, Romford. The de-designation of these sites will facilitate the delivery of new residential developments and make a significant contribution towards meeting the borough's housing need. Safeguarding SILs and the remaining LSISs will ensure that there is sufficient capacity to meet projected demand for industrial land in the borough going forward over the plan period.</p> <p>Add new paragraph 9.1.13 :</p>	Main Modification

		<p>Policy 20 Loss of Locally Significant Industrial Sites and Non-designated industrial land sets out how the Council will approach proposals for the loss of employment land in these sites.</p>	
PM85	Policy 20 Loss of industrial land	<p>ii. The existing employment land use causes unacceptable detrimental effects, (that cannot be mitigated by design, use of new technologies or greener buildings), on the amenity of nearby residential areas; and</p>	Main Modification
PM86	Policy 20 Loss of Industrial Land	<p>Amend policy title to : Loss of locally significant industrial sites and non-designated land</p> <p>The Council will keep under review the provision of Locally Significant Industrial Sites (LSISs) and non-designated industrial land as part of its commitment to ensuring that Havering has a strong and prosperous economy</p> <p>The Council will only support the loss of non-designated industrial land and floorspace in Havering where it can be demonstrated that:</p> <p>The change of use from industrial employment uses will not lower the industrial capacity of the borough below that necessary to meet projected demand over the planning period as estimated by the most up to date Havering Employment Land Review;</p> <p>The existing employment land use causes unacceptable detrimental effects, that cannot be mitigated, on the amenity of nearby residential areas; and</p> <p>There is no market interest in the site following one year of continuous active</p>	Main Modification

	<p>marketing.</p> <p>Additional text in policy headline:</p> <p>In considering proposals for the loss of LSISs and non-designated industrial land, the Council will take into account the wider land-use objectives of the Local Plan because the release of land which is no longer needed for employment use may assist in securing these.</p> <p>The Council will require the re-provision of non-designated industrial land where it is located within a wider area of commercial uses (such as retail) in the event of proposals being submitted for redevelopment of the wider area except in cases where this policy accepts their loss.</p> <p>Changes to explanatory text :</p> <p>9.2.1 Locally Significant Industrial Sites (LSISs) are of local significance for industry and warehousing. Non-designated industrial land and floorspace comprises land and floor space last used for employment use or land and floorspace which is currently in employment use but does not lie within the area identified and safeguarded as a Strategic Industrial Location (SIL) or a Locally Significant Industrial Site (LSIS).</p> <p>9.2.2 The underlying purpose of Policy 20 is to protect and where possible enhance the employment potential of the existing non safeguarded employment land and floorspace. The policy provides some flexibility which aims to recognise individual site characteristics and allow some very limited loss of employment land and floor space where significant unacceptable detrimental effects on amenity of nearby residential uses and no market interest are clearly demonstrated. The policy thrust is therefore to ensure that not too much industrial land and floorspace is released as this could hinder the long term economic prospects of the borough.</p> <p>Replacement paragraph 9.2.2</p>	
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		<p>In line with the focus on a strong economy in Havering, the purpose of Policy 20 is to protect and where possible enhance the employment potential of the existing Locally Significant Industrial Sites and non-designated employment land and floorspace.</p> <p>New paragraph 9.2.3</p> <p>Although the focus of Policy 20 is to seek to protect Locally Significant Industrial Sites and non-designated industrial land, the Council recognise that the policy should provide for some flexibility in the extent to which industrial land is safeguarded. Providing this scope for some flexibility is important because the Council recognises that in Havering there is considerable pressure to accommodate a range of important land uses including housing and infrastructure as well as industrial / employment. In taking this approach, the Council will always carefully consider up to date evidence as to how the proposed change of use from industrial / employment uses will impact on the overall industrial capacity of Havering over the Plan Period. It will also examine information arising from the marketing of the site to ensure that the site / land is genuinely surplus to employment requirements.</p> <p>9.2.43 As already noted in Policy 19 on Business Growth, the Havering Employment Land Review (ELR) (2015) identified 19.5 hectares of land previously designated for its local significance and an additional 4-5ha from non-designated employment uses to be released over the Plan period making the overall amount of employment land to be released not greater than 24 ha to be released from designated industrial employment use to enable wider regeneration benefits. The ELR further advised that an additional 4 to 5 hectares of employment land could be released from other non-designated sites over the Plan Period, making the overall amount of employment land to be released not greater than 24 hectares. To allow for a loss bigger than the recommended 24 hectares benchmark would undermine Havering's economic development objectives. Companies seeking to expand or start a business in Havering in the future may not have sufficient land or business premises to do so. There are approximately 50 hectares of non-designated industrial sites remaining in the borough. These</p>	
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		<p>generally perform well as employment areas, meeting the needs of local businesses. By resisting further erosion of this type of employment land and floorspace this policy is seeking to maintain business land and spaces for local business.</p> <p>Re-number paragraphs 9.2.4 and 9.2.5 as 9.2.5 and 9.2.6, respectively.</p> <p>Add new paragraph :</p> <p>9.2.7 Some non-designated industrial land and floorspace is located within larger sites that include other uses such as retail. The Council recognises that in such cases redevelopment of the overall site may provide an important opportunity to secure a more advantageous distribution and allocation of land uses having regard to factors such as the characteristics of the site and its surroundings. In such cases, the Council will expect the wider redevelopment proposal to make suitable re-provision for the non-designated industrial land where the policy requires that it is retained. Any subsequent proposals for the loss of the non-designated land will be assessed against the policy requirements in order to ensure that there is no incremental loss of industrial land over the Plan Period.</p>	
PM87	Policy 21 Affordable Workspace	<p>The Council will promote opportunities for start-up and small and medium enterprises by expecting major commercial and mixed-use schemes to provide a minimum of 10% 20% of its floorspace as affordable workspace within the borough's network of town centres, Strategic Industrial Locations and Locally Significant Industrial Sites.</p>	Main Modification
EP20	Policy 21 Affordable Workspace	<p>Affordable workspace The Council will promote opportunities for start-up and small and medium enterprises by expecting major commercial and mixed-use schemes to provide a minimum of 120% of its floor space as affordable workspace within the borough's network of town centres, Strategic Industrial Locations and Locally Significant Industrial Sites. Support local micro and small businesses through securing affordable workspace within the boroughs network of town centres, Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs).</p>	Main Modification

		<p>Major commercial and mixed-use developments should provide a minimum of 10% of total gross commercial floorspace as affordable workspace for a minimum of 5 years, subject to viability.</p> <p>Affordable workspace should incorporate flexible design features to provide adaptability for a range of uses and occupants with basic fit-out provided to a level beyond shell and core.</p> <p>The applicant will be required to demonstrate flexible lease terms for target sectors, and where appropriate make provision for short-term, flexible 'all-in' or 'meanwhile' leases, and/or letting space on a per-desk rather than per sq ft basis with the Workspace Provider. The commercial lease terms to be agreed with the Workspace Provider for target sectors will be secured via legal agreement.</p> <p>Where on site provision is not possible, financial contributions for equivalent off-site provision will be sought and the amount must be to the satisfaction of the Council.</p> <p>The proportion of affordable workspace to be provided within specific schemes will be addressed on a site specific, case-by-case basis, taking into account the viability of the development.</p> <p>Financial contributions will normally only be agreed in exceptional circumstances when it has not been possible to secure appropriate on-site physical space. The amount secured will be dependent on the outcome of a viability assessment and negotiations with the Council.</p> <p>Redevelopment of existing low value employment floor space, that is reliant on less than market-level rent, will be required to re-provide such floor space in terms of design, rents and service charges, for existing uses; subject to scheme viability, current lease arrangements and the desire of existing businesses to remain on-site.</p>	
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PM88		Empty Cell Numbered in Error	N/A
PM89	Insert new paragraph before 9.3.1	The intention of securing and operating affordable workspace in Havering is to use it as a mechanism to strengthen local growth sectors and enable local people to thrive. Havering’s entrepreneurial businesses play an essential role in the local economy. The Council is committed to supporting these organisations and recognises that affordable workspace is a means to do so.	Main Modification (linked to PM87)
PM90	Paragraph 9.3.1	Add to end of paragraph Increasing provision of affordable workspace through contributions from the applicant, or in new premises can help ensure more small businesses have space to stay in the borough and expand.	Main Modification (linked to PM87)
PM91	Paragraph 9.3.2:	<p>Many SME and start ups small/start-up businesses, with the potential for financial self-sufficiency seek affordable small offices studios or workspace with favourable flexible lease or licence conditions but often discover that their particular needs cannot be met by market rent levels. The Council's business survey indicates that the cost of rents and poor availability of suitable premises are main factors in driving businesses out of the borough. have particular needs that often cannot be met by the market, either because affordable rents are unviable for the applicant, or it is below a standard expectation of return. This has been compounded by a significant loss of office floorspace in the borough over the last decade due to particular pressure on the conversion of offices to residential use. The introduction of permitted development rights, which allows office to residential conversion without explicit planning permission means that these losses have been further exacerbated – a trend which is expected to continue. In addition, pressure on providing housing targets in the borough requires the Council to de-designate industrial land, which puts additional pressure on the borough’s industrial employment land to provide smaller light industrial units that encourage small/start-ups businesses to provide ‘services to support the service sector’.</p> <p>Create new paragraph</p>	Main Modification (linked to PM87)

		<p>The Council intends to use affordable workspace as a key driver to support a flourishing local economy, and the provision and preservation of affordable and suitable workspaces that can easily be sub-divided for different uses will increase the opportunities for small business which are essential to Havering's economic vitality and a catalyst for regeneration. The Council will maintain a record of affordable workspace available to small businesses as part of its commitment to growing the havering economy</p>	
PM92	Insert new paragraph after paragraph 9.3.2	<p>Cost and size are the two primary variables to consider in defining affordable workspace, and these are both influenced by the type of workspace to be provided – which in turn is related to the occupant that the space will be marketed towards, usually determined by the economic clusters in the locality.</p>	Main Modification (linked to PM87)
PM93	Paragraph 9.3.3	<p><u>Cost</u> An affordable workspace is a workspace provided where rent and service charges, excluding business support services, are less than 80% on average at least 20% less than comparable local market rates for a 5 year lease term per occupant for the duration of a lease (although it is noted that, for some sectors and locations, much reduced rents may be needed to render them affordable to target occupiers). While a level of 80% of local market rates rents may be acceptable in some cases, the Council's preference is for a sliding scale of 60% of local markets rates rents from years 1 to 2; 80% from years 3 to 5; and 90% thereafter, subject to negotiation. A sliding scale is preferred as it will allow a larger rent relief during the initial stages of a company's development which will reduce as a company business matures and is likely to be able to pay higher rents. This will also enable a more seamless transition to market level rent at the end of the period lease.</p> <p>Create new paragraph:</p> <p>As aforementioned, what is defined as 'affordable' will vary depending on the location and the type of workspace provided rents alone vary considerably across</p>	Main Modification (linked to PM87)

		the borough. Furthermore rents can rise considerably in a short space of time.	
PM94	Insert new paragraphs after 9.3.3	<p><u>Size</u> An affordable workspace unit may be stand-alone premises or a component of a larger workspace area. To maximise flexibility the Council encourages developments that comprise a large area of floorspace to be managed as a series of smaller 'units'. However, this creates complexity in determining whether a proposal meets policy requirements. Where the micro/small floorspace component is provided as a single floorplate, the applicant must demonstrate that the design of the development is orientated towards the operational needs of small businesses. It is acknowledged that a 'unit; may be a physical entity, or a component of a larger floor area.</p> <p><u>Type</u> Local market analysis has identified key growth sectors³ which the Council seek to strengthen. These include:</p> <ul style="list-style-type: none"> • Construction • Creative & Digital • Logistics • Manufacturing, Engineering & Technology • Medical science & Health/Social Care <p>The type of workspace to be provided will be dependent on a number of factors. Where affordable workspace is being provided, early discussions between the applicant and the Council are essential to:</p> <ol style="list-style-type: none"> a) determine the size of the affordable element of the workspace; b) decide which industries are suitable to market the workspace too; and c) help partner the applicant with the most appropriate Workspace Provider – to facilitate the design and planned management of the space. 	Main Modification (linked to PM87)

³ These priority sectors will change over time to reflect the needs of the local economy.

PM95	Paragraph 9.3.4	Major developments should provide a minimum of 10% 20% of total gross commercial floorspace as affordable workspace for a minimum of 5 years, subject to viability. In a redevelopment scheme, the Council will require the re-provision of low value employment floorspace reliant on less than market-level rent to ensure existing businesses are not displaced, unless it can be demonstrated to the Council's satisfaction that the site is no longer suitable for the provision of similar uses.	Main Modification (linked to PM87)
PM96	Insert new paragraphs after paragraph 9.3.4	<p>The proportion of affordable workspace to be provided within specific schemes will be addressed on a site specific, case-by-case basis, taking into account the cost of development.</p> <p>Where genuinely exceptional circumstances can be demonstrated to the Council that the provision of affordable workspace on-site is either inappropriate, or would have an unacceptable impact on the viability of a scheme, financial contributions will be sought to secure equivalent provision off-site.</p> <p>Off-site provision will be achieved by the Council:</p> <ul style="list-style-type: none"> • bringing redundant properties into use; • working in partnership with a stakeholder to secure improvements to existing workspaces, or providing additional workspace; • offering alternative interventions/activities that support start-up/small businesses such as business support. <p>The off-site contribution will be negotiated on a case by case, cost per sq ft basis. This will also be dependent on the outcomes of a viability assessment and discussions with the Council.</p>	Main Modification (linked to PM87)
PM97	Paragraph 9.3.5	Where affordable workspace is to be provided it is important that the applicant initiates dialogue with a Workspace Provider, as nominated by or agreed with the Council, early on in the	Main Modification (linked to

		pre-application stage. .At the planning application stage an agreed Workspace Provider must be identified along with a submitted proposal for assessment by the Council which details the agreement with the Workspace Provider for managing the workspace to an agreed specification; detailing the potential management arrangements and rents to be charged for a minimum of 5 years.	PM87)
PM98	Insert new paragraph after 9.3.5	Applicants will be required to demonstrate likely lease terms for target sectors, and where appropriate make provision for short-term, flexible 'all-in' and 'meanwhile' leases, and where relevant letting space on a per-desk rather than per-square-foot basis.	Main Modification (linked to PM87)
PM99	Paragraph 9.3.6	The design of workspace for small and micro enterprises will vary, depending on the end occupier or sector. New business space should be flexible, In general however, applicants should demonstrate that the workspace incorporates flexible internal arrangements with good natural light, suitable subdivision and configuration for new uses and activities. The proposal should incorporate flexible design features to provide adaptability for a range of uses and occupants. Basic fit-out should be provided to a level beyond shell and core to include: <ul style="list-style-type: none"> • toilets • super-fast broadband connections where appropriate; • meeting room facilities, flexible desk arrangement, flexible space for events shared space and facilities such as communal breakout space, kitchen areas, toilets, bike storage, etc; • good standard of insulation to mitigate any overspill from future alternative uses in the building, grouping of services; • plumbing, electrics, cabling, and communications infrastructure; • light industrial or maker spaces have physical needs for greater floor-to-ceiling heights and service access to accommodate larger equipment and deliveries. 	Main Modification (linked to PM87)

PM100	Insert new paragraph after paragraph 9.3.6	<p>On specific projects other issues may need to be considered, such as the co-ordination of fire alarm provision, access control arrangements, landscaping design, and mobile phone signal strength.</p>	Main Modification (linked to PM87)
EP21	Paragraph 9.3.7	<p>9.3.7 An affordable workspace is a workspace provided where rent and service charges, excluding business support services, are less than 80% on average at least 20% less than comparable local market rates for a 5-year lease term per occupant the duration of a lease (although it is noted that, for some sectors and locations, much reduced rents may be needed to render them affordable to target occupiers). While a level of 80% of local market rates rents may be acceptable in some cases, the Council's preference is for a sliding scale of 60% of local markets rates rents from years 1 to 2; and 80% from years 3 to 5; and 90% thereafter, subject to negotiation. A sliding scale is preferred as it will allow a larger rent relief during the initial stages of a company's development which will reduce as a company business matures and is likely to be able to pay higher rents. This will also enable a more seamless transition to market level rent at the end of the period lease.</p> <p>A sliding scale is preferred as it will allow a larger rent relief during the initial stages, of a company's development which will reduce as a business matures and is likely to be able to pay higher rents. This will also enable a more seamless transition to a market level rent at the end of the period lease.</p>	Main Modification (linked to EP20)
EP22	Paragraph 9.3.8	<p>9.3.8 9.3.8 As aforementioned, what is defined as 'affordable' will vary depending on the location and the type of workspace provided. Rents alone vary considerably across the borough. Furthermore rents can rise considerably in a short space of time.</p> <p>What is defined as 'local market rate' will vary depending on the location and the type of workspace provided Market rates can rise considerably in a short space of time.</p>	Main Modification (linked to EP20)

		<p>For the purpose of this Policy, 'local market rates' will be defined by:</p> <ul style="list-style-type: none"> • Use Class comparison • Havering borough comparison or (if sufficient comparator premises do not exist in the borough) across the Thames Gateway corridor 	
EP23	Paragraph 9.3.10	<p>9.3.10 Local market analysis has identified key growth sectors which the Council seek to strengthen. These include:</p> <ul style="list-style-type: none"> • Construction • Creative & Digital • Logistics • Manufacturing, Engineering & Technology • Medical science & Health/Social Care <p>These priority sectors will change over time to reflect the needs of the local economy.</p> <p>9.3.12 These priority sectors will change over time to reflect the needs of the local economy.</p>	Additional Change
EP24	New heading required	Off-Site Provision	
EP25	Paragraph 9.3.13	<p>9.3.13 Major developments should provide a minimum of 10% of total gross commercial floorspace as affordable workspace for a minimum of 5 years, subject to viability. In a redevelopment scheme, the Council will require the re-provision of low value employment floorspace reliant on less than market-level rent to ensure existing businesses are not displaced, unless it can be demonstrated to the Council's satisfaction that the site is no longer suitable for the provision of similar uses.</p>	Main Modification (linked to EP20)

		<p>9.3.13 Where genuinely exceptional circumstances can be demonstrated to the Council that the provision of affordable workspace on-site is either inappropriate, or would have an unacceptable impact on the viability of a scheme, financial contributions will be sought to secure equivalent provision off-site.</p>	
EP26	Paragraph 9.3.14	<p>9.3.14 The proportion of affordable workspace to be provided within specific schemes will be addressed on a site specific, case-by-case basis, taking into account the cost of development.</p> <p>9.3.14 Off-site provision will be achieved by the Council through:</p> <ul style="list-style-type: none"> • bringing redundant properties into use; • working in partnership with a stakeholder to secure improvements to existing workspaces, or providing additional workspace; • offering alternative interventions/activities that support micro and small businesses such as business support. 	Main Modification (linked to EP20)
EP27	Paragraph 9.3.15 -9.3.17	<p>9.3.15 Where genuinely exceptional circumstances can be demonstrated to the Council that the provision of affordable workspace on-site is either inappropriate, or would have an unacceptable impact on the viability of a scheme, financial contributions will be sought to secure equivalent provision off-site.</p> <p>9.3.16 Off-site provision will be achieved by the Council: bringing redundant properties into use; working in partnership with a stakeholder to secure improvements to existing workspaces, or providing additional workspace; offering alternative interventions/activities that support start-up/small businesses</p>	Main Modification (linked to EP20)

		<p>such as business support.</p> <p>9.3.17 The off-site contribution will be negotiated on a case by case, cost per sq ft basis. This will also be dependent on the outcomes of a viability assessment and discussions with the Council.</p> <p>9.3.15 The off-site contribution will be negotiated on a case by case, cost per sq ft basis. This will also be dependent on the outcomes of a viability assessment and discussions with the Council.</p>	
PM101	Insert new paragraph after paragraph 9.4.6	For the purpose of policy 22 'Local' refers to the location of permanent operation of business or location of resident's home being within the London Borough of Havering	Main Modification (linked to PM87)
10. Connections			
PM102	Policy 23 Transport Connections	i. Maximising the development opportunities supported by Crossrail as well as the benefits from Crossrail for local businesses and residents.	Additional Change
PM103	Policy 23 Transport Connections	<p>insert new clause after xvi.</p> <p>Working with partners including the port of London Authority to explore opportunities for utilising the River Thames for freight and passenger transport to reduce traffic congestion and support local businesses.</p>	Main Modification
PM104	Table 3 Havering Transport Schemes A127 Corridor Aspirations	Working collaboratively with TfL, Essex County Council, Basildon, Southend, Brentwood and Thurrock District Councils examining the A127 Corridor from Gallows Corner in Havering out to Southend. This work will look at the aspirations that various authorities have for improvements along this key route to support growth across South Essex and LB Havering. This work will inform the production of a promotional document that can be used to highlight the importance of the Corridor and to support bids for external funding. With the long term aim of producing a "lobbying" document for external funding	Additional Change
PM105	Table 3 Havering	Transport Scheme : Lower Thames Crossing. Scheme Description: Proposed tunnel crossing of the River Thames east of	Additional Change

	Transport Schemes “ – additional scheme to be included	<p>London. The purpose of the new crossing is to provide relief to journey times and congestion that is currently experienced on the Dartford Crossing whilst also addressing future capacity needs. The scheme extends from its connection with the M25 between Junctions 29 and 30 within the southern part of the Borough eastwards into Thurrock BC. This scheme is being promoted by Highways England and is to be determined by the Secretary of State for Transport as a Nationally Significant Infrastructure Project.</p> <p>Delivery Timescales : 5 – 10 years</p> <p>Key Partners : Highways England</p>	
PM106	Paragraph 10.2.3 add to end of paragraph	The Council considers this is justified and appropriate in Having because the borough is not well provided with public transport services for some journeys and there are no practical alternatives to making journeys by car.	Additional Change
PM107	Paragraph 10.2.5 add to end of paragraph	A lower standard may be appropriate for site with a PTAL of 2 within the Romford Strategic Development Area where this can be justified on a case by case basis.	Additional Change
PM108	Paragraph 10.3.1 add to end of paragraph	The aim is to improve connectivity whether that’s through mobile, wireless or broadband infrastructure.	Additional Change
EP28	Policy 24 Parking provision and design	<p>Parking provision and design</p> <p>The Council will require all development to provide sufficient parking provision in accordance with the maximum parking standards in the London Plan.</p> <p>In areas of the borough that have low public transport accessibility levels (PTAL 0-2), the minimum residential parking standards set out in Table 5 will apply:</p> <p>In the most accessible parts of the borough (where a standard in the London Plan of up to 1 space per unit applies) the Council will expect a minimum of 0.5 parking spaces per unit.</p>	

Table 5 – Residential Parking Standards

PTAL	Parking Provision
0-2	See Table 5a (below)
3-4	London Plan standards
5-6	Minimum standard of 0.5 spaces per unit

Table 5a) Minimum Parking Standards – PTAL 0-2*

1 Bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Less than 1 parking space per unit	Less than 1 parking space per unit	Up to 1.5 spaces per unit	Up to 2 spaces per unit

*Areas of PTAL 2 where minimum standards set out in table 5 will be applied are specifically parts of the borough that are PTAL 2 and are 800 metres or more away from rail stations. The London Plan parking standards will apply to all other parts of the borough that are PTAL 2.

In all areas, **subject to the standards set out in Tables 5 and 5a being met**, the Council will support proposals that:

- i. Consider the location and layout of parking provision at the earliest stage and as an integral part of the design process;
- ii. Locate parking close to people’s homes and in areas with natural surveillance;
- iii. Provide intensive and durable planting in regular intervals that visually screens the continuity of car parking to the front of dwellings and provides a green street scene; and
- iv. Include car club membership **open to all** and provide **on site** car club parking spaces.

Where a development proposal would result in a net loss of car parking spaces the applicant will be required to demonstrate robustly that there is no need for these spaces. Planning conditions and legal agreements may be used to restrict eligibility for on-street residential and commercial parking permits, irrespective of the amount

	<p>of parking spaces provided off street as part of the development.</p> <p>Parking provision in new shopping and leisure developments should serve the area or centre as a whole. It and should not be reserved solely for use in connection with the development proposed and be provided as short stay parking.</p> <p>Disabled parking and cycle parking should be located closest to town centres and the entrance to of the facilities and should include provision for long and short stay use.</p> <p>The Council will support development proposals that provide adequate off street servicing arrangements for commercial vehicles and general servicing.</p> <p>10.2.1 Car parking for development should aim to strike an appropriate balance between meeting the essential parking needs of the site whilst neither acting as a discouragement to using public transport nor adding to demand for on-street parking. Discussion of the appropriate balance should form a key part of Transport Assessments. Travel Plans should be developed to minimise the need for car-based access. Developments should seek to provide the minimum realistic amount of car parking for the scheme without undue risk of overspill parking onto surrounding streets. The allocation of car parking should consider the needs of disabled people, both in terms of quantity and location.</p> <p>10.2.2 Developments will be supported that comply with the London Plan parking standards for all other forms of parking including for cycles, motor-cycles, cars for disabled people, electric vehicle charging points and coaches;</p> <p>10.2.3 The Council's approach to off-street car parking standards is to ensure that parking is not over-provided at destinations served by good public transport (maximum levels of provision), but to recognise and respect the decision many residents make to continue to own a car and ensure that adequate levels of off-street parking are provided in new residential development in areas with lower</p>	
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levels of accessibility to public transport. **The Council considers this is justified and appropriate in Havering because the borough is not well provided with public transport services for some journeys and there are no practical alternatives to making journeys by car.**

10.2.4 The London Plan Parking Standards clearly outline the need for more sustainable travel. The parking standards for outer London boroughs allow for additional parking in comparison to central London boroughs. This is determined by the access to public transport, as identified by the TfL's Public Transport Accessibility Levels (PTAL).

~~10.2.5 The Council's Residential Car Parking Standards Report (2017) draws together a range of evidence to help inform the car parking standards for Havering. The report demonstrates that a significant proportion of the borough has a PTAL of 0-2 reflecting the lack access to rail or underground stations. Havering also has one of the highest levels of car ownership which is above the average for Outer London boroughs. Unsurprisingly, the highest levels of car ownership per household are in the areas with the poorest public transport accessibility. In accordance with the London Plan the Council considers it appropriate to set minimum car parking standards for those areas with the lowest levels of public transport accessibility (see Table 4 below). **Table 5a sets out minimum parking standards for PTAL's 0-1 together with areas which are PTAL 2 and are 800m+ away from rail stations. Applying minimum standards to some parts of the borough that are PTAL 2 recognises that the London Plan provides outer London boroughs with the opportunity to apply a more flexible approach to parking standards in these areas. A lower standard may be appropriate for sites with a PTAL of 2 within the Romford Strategic Development Area where this can be justified on a case by case basis.**~~

Table 5 Minimum Parking Standards — PTAL 0-2

1 bedroom	2 bedrooms	3 bedrooms+
1 parking space per unit	1.5 parking spaces per	2 parking spaces per

		unit	unit	
11. High quality Places				
PM109	Policy 26 Urban Design	i. Are informed by, respect and complement the distinctive qualities, identity, and character and geographical features of the site and local area;		Additional Change
PM110	Policy 26 Urban Design	The Council will require development proposals of a strategic nature to will be subject to an Urban Design Review Panel .		Additional Change
PM111	Paragraph 11.1.8 add to end of paragraph	When designing new residential and mixed use developments consideration should be given to how frequent deliveries will be accommodated.		Additional Change
PM112	Paragraph 11.1.16	<p>The National Planning Policy Framework states that Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. The Council will establish a Design Review Panel comprising of independent specialists and Council representatives</p> <p>The Council supports the use of Urban Design Review Panels and will expect development proposals of a strategic nature to be subject to such as review. For the purpose of this policy development proposals of a strategic nature are those that have potential to significantly impact or alter the character of an area including those that comprise of tall buildings and those that are referable to the Mayor. If an applicant is in doubt about whether a design review is required this should be discussed with the Council's Planning Department at pre-application stage. This will include large development schemes within the Romford and Rainham and Beam Park Development Area.</p>		Additional Change
PM113	Paragraph 11.2.7	Landscaping schemes should demonstrate a commitment to promoting biodiversity, <u>having regard to the Havering Nature Conservation and Biodiversity Strategy (2014).</u>		Additional Change
PM114	Policy 28 Heritage	i. Proposals that seek to sustain or conserve and enhance the significance of heritage assets at risk in the borough.		Additional Change

	Assets		
PM115	Policy 27 Heritage Assets	<p>Insert new clause after vi.</p> <p>Well designed and high quality proposals which would not affect the significance of a heritage asset with archaeological interest, including the contribution made to significance by its setting;</p>	Additional Change
PM116	Policy 28 Heritage Assets	<p>vii. The maintenance of up to date Archaeological Priority Areas; Proposals affecting the significance of a heritage asset with archaeological interest, including the contribution to significance made by its setting, where:</p> <p>a. The proposals are supported by an appropriate assessment of the asset's significance;</p> <p>b. Any harm is minimised, clearly justified and necessary to achieve public benefits that are substantial enough to outweigh loss or harm to the asset's significance; and</p> <p>c. The significance of any asset or part of an asset to be lost is recorded and made publicly accessible.</p>	Additional Change
PM117	Policy 28 Heritage Assets	<p>Substantial harm to, or loss of, a Scheduled Monument or non-designated heritage asset with archaeological interest that is demonstrably of national importance, will only be considered in exceptional circumstances.</p> <p>Where a development proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial. Applications for planning permission that involve substantial harm or total loss of a designated heritage asset are wholly exceptional and will be considered as substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF. Non-designated assets of archaeological interest that are demonstrably of national importance will be considered subject to the above policy.</p>	Additional Change
EP29	Policy 28 Heritage	Where a development proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF)	Additional Change

	assets	<p>depending on whether the harm caused is substantial or less than substantial. Applications for planning permission that involve substantial harm or total loss of a designated heritage asset are wholly exceptional and will be considered as substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF. Non-designated assets of archaeological interest that are demonstrably of national importance will be considered subject to the above policy.</p> <p>Where a development proposal is judged to cause harm to a heritage asset (whether designated or not designated) then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial.</p>	
EP30	Paragraph 11.3.5	<p>11.3.5 The borough's Conservation Areas each have their own special character and architectural and historic interest that contributes to their significance, which needs to be respected by new development within them, and within their setting. For example, the special interests and significance of the Gidea Park Conservation Area, with its individually architect designed 'Arts and Crafts' style Competition and Exhibition houses, are very different to that of Romford Conservation Area, which are based on its historic significance rather than a defined architectural character. Havering's Conservation Areas all have Conservation Area Appraisals and Management Proposals which identify the special interest of each area. There are certain parts of the Borough which, whilst not Conservation Areas, have special and unique characters which add to the townscape and landscape quality of Havering. Developments in these areas should aim to preserve the spacious character of the Emerson Park and Hall Lane, Upminster residential areas to maintain the special character of these areas. Detailed criteria for dealing with applications in the Emerson Park and Hall Lane Special Policy Areas are contained in separate SPDs.</p>	Additional Change
PM118	Paragraph 11.3.5	<p>The borough's Conservation Areas each have their own special character and architectural and historic interest that contributes to their significance, which needs to be respected by new development within them, and within their setting. For</p>	Additional Change

		<p>example, the special interests and significance of the Gidea Park Conservation Area, with its individually architect designed 'Arts and Crafts' style Competition and Exhibition houses, are very different to that of Romford Conservation Area, which are based on its historic significance rather than a defined architectural character.</p> <p> Havering's Conservation Areas all have Conservation Area Appraisals and Management Proposals which identify the special interest of each area.</p> <p>Split into two paragraphs:</p> <p>Proposals for new and replacement buildings and features within a Conservation Area or its setting, will be expected to be of a high quality design. that responds to the important characteristics of the Conservation Area, and which will preserve, enhance or reveal its character and appearance, and significance. For this reason, the Council will not normally accept applications for outline planning permission within Conservation Areas or their setting, and demolition will only be considered where the building, or other element, fails to make a positive contribution to the character or appearance, and significance of the Conservation Area. Where the exercise of permitted development rights would erode the character or appearance of a Conservation Area, or other heritage asset, the Council will seek to sustain their significance, including the contribution to significance provided by their setting, through the use of Article 4 directions.</p>	
PM119	Paragraph 11.3.7	<p>Not all of Havering's heritage assets are designated. There are also many non-designated heritage assets that contribute to the character and distinctiveness of the borough's historic environment including historic parks and gardens of local interest and locally important historic buildings. In order to ensure that these elements of the historic environment are conserved in a manner appropriate to their significance, the Council will work with local communities to promote the identification and maintenance of a list of non-designated heritage assets when these meet its agreed criteria. The proposed Local List Criteria will be subject to Public Consultation. Development proposals affecting non-designated heritage assets will be dealt with in accordance with the NPPF.</p>	Additional Change

PM120	Insert new paragraph after paragraph 11.3.7	Archaeological Priority Areas (APAs) are areas where there is significant known archaeological interest or potential for new discoveries. APAs are used to help highlight where development might affect heritage assets. The Greater London Archaeological Advisory Service is undertaking a review of the APAs across London. Havering's APA review is currently scheduled for 2019.	Additional Change
Green Places			
PM121	Paragraph 12.1.1	<p>Green infrastructure is a network of green spaces and natural features that provide multiple benefits for the environment, economy and community. The benefits of green infrastructure include enhancing biodiversity, alleviating flood risk, providing opportunities for recreation, physical activity and education. defined as a network of green spaces - and features such as street trees and green roofs - that is planned, designed and managed to provide a range of benefits, including: recreation and amenity, healthy living, reducing flooding, improving air quality, cooling the urban environment, encouraging walking and cycling, and enhancing biodiversity and ecological resilience(1).</p> <p>(1) All London Green Grid Supplementary Planning Guidance, Mayor of London 2012</p>	Additional Change
EP 32	Policy 30 Nature Conservation	<p>The Council will protect and enhance the rich biodiversity and goodiversity borough's natural environment and seek to increase the quantity and quality of biodiversity in Havering by:</p> <ul style="list-style-type: none"> i. Protecting Sites of Specific Scientific Interest, Local Nature Reserves and Sites of Importance for Nature Conservation. ii. Conserving and, where possible, extending wildlife corridors; iii. Preserving 'veteran' trees and ancient woodland outside protected areas; iv. Protecting recognised priority species and habitats; and v. Supporting development that provides appropriate new biodiversity features on site. 	Main Modification

		<ul style="list-style-type: none"> <li data-bbox="674 193 1832 496">i. Ensuring developers demonstrate that the impact of proposals on protected sites and species have been fully assessed when development has the potential to impact on such sites or species. Appropriate mitigation and compensation measures will also need to be identified where necessary. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; <li data-bbox="674 528 1832 823">ii. Not permitting development which would adversely affect the integrity of Specific Scientific Interest, Local Nature Reserves and Sites of Importance for Nature Conservation except for reasons of overriding public interest, or where adequate compensatory measures are provided; If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; <li data-bbox="674 855 1832 935">iii. Supporting proposals where the primary objective is to conserve or enhance biodiversity; <li data-bbox="674 935 1832 1015">iv. Encouraging developments where there are opportunities to incorporate biodiversity in and around the development; <li data-bbox="674 1015 1832 1190">v. Supporting developments that promote the qualitative enhancement of sites of biodiversity value, (by supporting proposals that improve access, connectivity and the creation of new habitats. Measures include maintaining trees, native vegetation, and improving and restoring open spaces and green infrastructure for the benefit of wildlife; <li data-bbox="674 1190 1832 1270">vi. Working with partners and local conservation groups to improve conditions for biodiversity in the borough. 	
PM122	Paragraph 12.2.6	London Wildlife Sites Board ...	Additional Change

PM123	Map 2 Havering Wildlife Corridors	Include the Thames Corridor as a wildlife Corridor.	Additional Change
EP33	Policy 31 Rivers and river corridors	<p>Rivers and river corridors</p> <p>Havering's rivers and river corridors fulfil important biodiversity, recreation, placemaking, amenity, freight transport and flood management functions which the Council will seek to optimise.</p> <p>The Council will seek to enhance the river environment by requiring major developments in close proximity to a river to investigate and, where feasible, secure opportunities to restore and enhance rivers and their corridors in line with the Thames River Basin Management Plan (RBMP).</p>	Additional Change
PM124	Policy 31 Rivers and river corridors	To protect and enhance the biodiversity and amenity value of river corridors while accommodating future adaptations to flood defences, the Council will require development to be set back by 8 metres from main rivers, ordinary watercourses and other flood assets, and 16 metres from tidal rivers or defence structures from tidal rivers or defence structures, including tie rods and anchors.	Additional Change
PM125	Policy 31 Rivers and river corridors	ii. Contributes towards the enhancement and extension of a riverside path to enable local communities to enjoy the riverside providing that appropriate lifesaving equipment such as grab chains, access ladders and life buoys are provided along the river edge	Additional Change
PM126	Paragraph 12.3.2	<p>All the Rivers in Havering (Beam, Ravensbourne, Rom, <u>Mardyke, Ingrebourne...</u></p> <p>Add to the end of 12.3.2: For the implementation of this policy, any development within 20m of a main river is considered in close proximity.</p>	Additional Change
PM127	Paragraph	The Thames River Basin Management Plan 2015-2021 (*)...	Additional

	12.3.3	Footnote: * https://www.gov.uk/government/collections/river-basin-management-plans-2015	Change
PM128	Paragraph 12.3.5	For development in river corridors and areas affected by tidal and fluvial flood risk developers should work in partnership with the Environment Agency and the Council to obtain advice on necessary improvement measures, integrating improvements to flood defences in the design of development and creating an attractive riverside’.	Additional Change
PM129	Insert new paragraph after paragraph 12.4.8	In some cases, the discharge or infiltration of surface water may require a permit under the Environmental Permitting Regulations. Developers are therefore advised to review available guidance (1) and seek advice from the Environment Agency at an early stage. (1) https://www.gov.uk/topic/environmental-management/environmental-permits	Additional Change
PM130	Insert new paragraph after paragraph 12.4.8	The Council recognises that flood management measures can support biodiversity, and thereby contribute to the objectives of Policy 30. Developers are expected to seek to integrate such measures into the wider green infrastructure network in line with Policy 29.	Additional Change
PM131	Paragraph 12.5.2 add to end of paragraph	The draft Air Quality Action Plan was published for consultation in early 2018.	Additional Change
PM132	Paragraph 12.6.4 add to end of paragraph	Applicants are also encouraged to consider guidance from the Bat Conservation Trust to minimise the impact of artificial lighting on wildlife (footnote: Bat Conservation Trust, 2014. Artificial lighting and wildlife; Interim Guidance: Recommendations to help minimise the impact artificial lighting. See: www.bats.org.uk/pages/bats_and_lighting.html)	Additional Change
PM133	Paragraph 12.6.5	The Environment Agency should be consulted when the proposed development poses a potential risk to controlled waters due to land contamination having regard to the Environment Agency’s groundwater protection principles (footnote: https://www.gov.uk/government/collections/groundwater-protection). Regard should be given to the Source Protection Zone along the border with Barking & Dagenham, which needs to be protected during development around discharges or pathways to	Additional Change

		groundwater. The Council's leaflet ...	
PM134	Paragraph 12.7.3 Add to end of paragraph	For developments including flatted properties, it will be expected that the required waste management plan adheres with the advice and template provided by the London Waste & Recycling Board (1). (footnote: http://www.lwarb.gov.uk/what-we-do/resource-london/successes-to-date/efficiencies-programme-outputs/) The Council will bring forward further detailed guidance in due course.	Additional Change
PM135	Policy 36 Low carbon design, decentralised energy and renewable energy	The Council will require major development, where feasible, to prioritise connection to any existing or planner decentralised energy networks and, where feasible, integrate combined heat and power systems on site.	Additional Change
EP34	Policy 36 Low carbon design, decentralised energy and renewable energy	iii. There is no unacceptable adverse impact on residential amenity in terms of noise, shadow flicker, vibration and visual dominance; iv. A noise impact assessment, which considers all relevant National and Local guidance, must be conducted, and identify appropriate noise mitigation measures were required to reduce the impacts on the surrounding occupants; and v. It is in compliance with the NPPF and the Ministerial Written Statement (HCWS42) or subsequent national policy and Vi There is no unacceptable adverse impact on highway safety	Additional Change
EP35	Policy 36 Low carbon design, decentralised energy and renewable energy	All stand-alone renewable energy developments should be located and designed to minimise any adverse impacts. Applicants are required to address the following issues in their proposals: impacts on landscape, biodiversity, historic environment, residential amenity, aviation activities, air quality, highway safety, fuel and energy security, including their cumulative and visual impacts. In assessing the likely impacts of potential wind energy development when identifying suitable areas, and in determining planning applications for such development, the Council will follow the approach set out in the National Policy	

		Statement for Renewable Energy Infrastructure (along with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts).	
PM136	Paragraph 12.8.1	Renewable energy supplies and achieving energy efficiency are crucial to meeting the Council’s ambition of reducing carbon emissions, and generating cleaner power locally. Specific requirements relating to minimising carbon dioxide emissions, water efficiency , sustainable design and construction and decentralised energy are set out within the London Plan and will be applied by the Council.	Additional Change
12. Minerals			
PM34	Policy 38 Mineral Extraction	<p>The Council will seek to maintain at least a seven year aggregate landbank, as per the Havering apportionment of at least 1.75 million tons apportionment within the London Plan. In this regard, mineral extraction within Mineral Safeguarding Areas will be supported when proposals in isolation and cumulatively would not unacceptably impact on: have a materially harmful effect on:</p> <ul style="list-style-type: none"> i. Public health and safety; ii. The amenity and quality of life of nearby communities; iii. The natural, built and historic environments; iv. The efficient and effective operation of the road network, including safety and capacity. <p>When necessary, appropriate mitigation measures, to ensure that criteria i-iv iv are complied with will be secured as part of any proposed development by planning condition and/or legal agreement.</p> <p>A Transport Statement or Transport Assessment (as appropriate) will be required with all applications to determine the potential impacts the proposal may have on the road network and ensure reasonable contributions from the developers are received to maintain the roads. Full consideration should be given to the use of the River Thames for the transportation of any materials as part of any submitted transport statement.</p>	

		<p>With regard to site operations and restoration, proposals will be expected to be worked in a phased manner with agreed mitigation measures in place to ensure that the local environment and amenity value is maintained or improved throughout the lifetime of the development. Restoration should be undertaken in accordance with an approved scheme and on a progressive basis and where possible, seek to:</p> <ul style="list-style-type: none"> v. Reduce the reliance on the use of landfill materials; vi. Provide beneficial after-use(s) that secure long lasting community and environmental benefits; and vii. Protect the best and most versatile agricultural land. <p>All restoration proposals will be subject to a five year aftercare period.</p> <p>Any ancillary development including processing plant necessary to facilitate the development should be essential, positioned on-site and of a design to limit adverse landscape impact it must be removed from the site as soon as no longer required for the purpose for which it was installed.</p> <p>In the event of a sufficient land bank, the Council will consider applications on their individual merits. Such applications must demonstrate the following:</p> <ul style="list-style-type: none"> viii. An overriding justification or benefit for the proposed extraction; ix. The scale of the extraction is no more than the minimum essential for the purpose of the proposal; and x. The proposal meets criteria i-iv above. 	
PM137	Policy 38 Mineral Extraction	<p>A Transport Statement or Transport Assessment will be required with all applications to determine the potential impacts the proposal may have on the road network and ensure reasonable contributions from the developers are received to maintain the roads. Full consideration should be given to the use of the River Thames for the transportation of any materials as part of any submitted transport</p>	Additional Change

		statement.	
13. Delivery and Implementation			
PM138	Paragraph 14.0.5	The Council knows that its role and that of other public bodies as land owners is important through direct investment in the provision of land for new homes and infrastructure. To this end, the Council has established its own housing company and , an ambitious estates regeneration programme and has entered into three joint venture partnerships. and The council is also working proactively with other public sector bodies and private developers to bring forward sites in public and private ownership to increase the supply of housing in the borough.	Additional Change
EP36	Paragraph 14.0.19	14.0.19 In due course, the Havering Community Infrastructure Levy (CIL) will enable the Council to secure funding towards the cost of infrastructure to meet the needs arising from new developments. Funds secured through CIL will be used in accordance with the Council's Regulation 123 list.	Additional Change
EP37	Paragraph 14.0.20	14.0.20 Funds secured through CIL will be used to deliver key community infrastructure as such as education, health facilities, libraries, community care, community facilities, and transport projects (except certain site specific works).	Additional Change
EP38	Section 14 Monitoring	14.0.27 The Council recognises has recognised that it will be very difficult to anticipate all the ways in which change will happen in a borough as dynamic as Havering within a wide Metropolitan London and sub- regional context. 14.0.28 The Local Plan took account of the best possible evidence and research information available when it was prepared. Whilst this provided a sound basis for the Plan's overall direction and policies, it is acknowledged that over the Plan Period circumstances may change. In this circumstance, the Council may wish to adjust the Plan's direction or policies. In particular, it is recognised that the latter stages of the Local Plan have been prepared concurrently with revisions to the	Main modification

		<p>National Planning Policy Framework by the Government and the Mayor of London preparing a draft new London Plan. Changes in national and Mayoral planning policy will need to be assessed to ensure that Havering’s planning policies remain appropriate and up to date. It is likely that the new London Plan, when adopted, will contribute towards the Council bringing forward an early review of the Local Plan to ensure that takes account of any changes relevant to Havering to ensure that the Local Plan is in ‘general conformity’ with the London Plan.</p> <p>14.0.29</p> <p>The Council will, monitor the effectiveness of its the Local Plan in delivering its objectives by regularly assessing its performance against a series of identified key monitoring indicators. The Council will publish the results of these assessments via its Authority Monitoring Report on an annual basis.</p> <p>14.0.30</p> <p>The monitoring indicators listed in Table 9 of Annex 8 will be used to monitor the delivery of each local plan policy. The indicators have specifically been selected to address every policy as far as possible. The indicators are supported by relevant targets, where appropriate, and the extent to which the Local Plan secures these targets will be a key consideration in determining the Council’s approach to its review. Progress against the targets (both individually and collectively) will be regarded as ‘triggers’ for the Council considering a review of policies and / or the Local Plan overall.</p> <p>14.0.31</p> <p>The Council will review policies where it is clear that targets are not met on a consistent basis over time and / or where they fail to be met by a significant amount when considered individually. The Council recognises that given the focus on providing new homes, the indicators and targets for Places to live are especially</p>	
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		<p>important. The Housing Position Statement: Technical Update 2019) outlines the Council’s approach to maintaining a five year supply of housing land and meeting its housing targets.</p> <p>In addition to this strategy, the Government’s Housing Delivery Test in the National Planning Policy Framework sets a minimum threshold for housing delivery over a three year period (paragraphs 75 and 215 of the NPPF 2018) . If delivery falls below this threshold, the Council will need to produce an action plan in line with national guidance. The action plan should involve relevant stakeholders in the process and will identify reasons for under-delivery, examine ways to reduce the risk of further under-delivery and set out measures the authority will take to improve delivery.</p> <p>14.0.32</p> <p>Another key task will be to keep under review the need for other documents to be brought forward to support the Local Plan and to help deliver the Council’s priorities which are linked to it. These may come forward as statutory or non-statutory documents and may be topic or area based.</p> <p>14.0.33</p> <p>The Council at this stage does not wish to be prescriptive about this. In all cases it will consider carefully the need for the item and such factors as the most appropriate means of securing its preparation and delivery and its available resources. In the course of preparing the Local Plan, the Council has initiated the preparation of a Masterplan for Romford and expects to bring forward a similar strategy for Rainham and Beam Park.</p>	
A. Annexes			
PM139	Paragraph A.3.5 add to the end of	New libraries have been opened in recent years in Harold Hill and Rainham.	Additional Change

	paragraph		
PM140	Paragraph A.3.32	<p>Havering has a diverse range of important heritage assets. sites and areas. There are currently 6 Grade I and, 15 Grade II* and over 100 Grade II listed buildings located within Havering, as well as 11 designated conservation areas at including; Corbets Tey, Cranham, Gidea Park, Havering-atte-Bower, Langtons, North Ockendon, RAF Hornchurch, Rainham, Romford, St Andrews and St Leonards and one listed garden – Upminster Court Gardens.</p>	Additional Change
PM141	Paragraph: A.3.34	<p>There is just one listed garden in Havering – Upminster Court Gardens, Havering currently has 10 44 sites on the Heritage at in Risk Register, including Romford Conservation Area, 7 grade II and 2 grade II* listed buildings and just 1 scheduled monument. which can be found within the Romford conservation area.</p>	Additional Change
PM142	Glossary Table 10 Affordable Workspace	<p>For the purpose of Policy 21, Affordable Workspace means:</p> <p>Flexible workspace which is let to a Workspace Provider and which will allow for occupation by the end users in one or more sectors on terms:</p> <ul style="list-style-type: none"> • substantially below market levels of rents and charges when compared with an equivalent letting of the space and facilities on the open market; and • at a rate comparable with similar facilities available in Havering or (if sufficient comparator premises do not exist in the borough) across London as a whole; and • at rates which mean that occupation is feasible to a large number of small/start-up businesses in the relevant sector(s). <p>For the purpose of Policy 21, Flexible Workspace means:</p> <p>Managed, commercial premises, particularly suitable for small/start-up businesses and which are divided into a collection of small units held by occupiers on a short-term, easy-in, easy-out basis and with communally-shared services, facilities and support for the entrepreneurial activities of the occupiers.</p>	Main Modification (linked to PM87)

		A workspace provided where rent and service charges, excluding business support services, are on average at least 20% less than comparable local market rates for the duration of a lease (although it is noted that, for some sectors and locations, much reduced rents may be needed to render them affordable to target occupiers).	
PM143	Table 10 Lifetime Homes	-Lifetime Homes Standards- Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.	Additional Change
EP39	Annex 8 Table 10	Replacement table – See Replacement table document.	Additional Change

EP40 - Table 10 Local Plan monitoring framework in the Local Plan

The existing table will be replaced with the following table :

Policy	Strategic objective(s)	Indicators	Target	Data source
Places to live				
Housing (Policies 1,2 and 3)	SOi SOii SOiv SOxvi	Annual net additional dwellings completed	Delivering a minimum of : <ul style="list-style-type: none"> • 700 new dwellings per year during Phase 1 of the Plan Period (2016-2020) • 1,640 new dwellings per year (1641 in 2025) during Phase 2 (2021-2025) of the Plan Period and • 1,170 new dwellings per year 	London Development Database

			during Phase 4 of the Plan Period (2026-2030) in accordance with Policy 3	
		Net additional dwellings completed from the 2015/16 financial year onwards	Meeting the cumulative housing requirement target since (and including) the 2015/16 financial year	
		Net additional dwellings in: i. Romford Strategic Development Area ii. Rainham and Beam Park Strategic Development Area iii. other major sites outside the Strategic Development Areas and the Council's housing estates iv. the Council's housing estates programme outside the Strategic Development Areas v. Small sites and vacant sites returning to use	As set out in Policy 3 of the Local Plan, in line with the London Plan 10 year housing target for Havering, at least 11,701 new homes will be built over the first 10 years of the Plan period comprising the delivery of at least : <ul style="list-style-type: none">• 5,000 homes on Major sites in the Romford Strategic Development Area• 3,000 homes on Major sites in the Rainham and Beam Park Strategic Development Area• 1,000 homes on other Major sites outside the Strategic Development Areas and the Council's Housing estates• 200 homes through the intensification and renewal of existing Council housing estates outside the Strategic Development Areas• 1,500 homes on small sites an vacant sites returning to use	
		Percentage of dwellings built	100%	London

		on previously developed land		Development Database
		Number of dwellings lost to other uses (without re-provision)	Minimal loss of housing to other uses	London Development Database
		Projected net additional dwellings up to the end of the Local Plan period	17,550 net units provided over the Plan Period in accordance with Policy 3	London Development Database London Borough Havering
Affordable housing (Policy 4)	SOi SOiii	Net affordable housing completions (number and as a percentage of net housing completions)	Delivering at least 35% new affordable homes per year on threshold sites in accordance with Policy 4.	London Development Database
		Net affordable housing completions by tenure type (number and as a percentage of net affordable housing completions)	Delivering a tenure mix of 70% social / affordable rent and 30% intermediate provision on threshold sites in accordance with Policy 4	
Housing mix (Policy 5)	SOi SOiii	Net completions by housing size and type	Delivering housing mix comprising : <ul style="list-style-type: none"> • Market Housing : 5% (1 Bed), 15% (2 Bed), 64% (3 Bed) and 16% (4+ Bed) • Affordable Housing : 10% (1 Bed), 40% (2 Bed), 40% (3 Bed) and 10 (4+ Bed) in accordance with Policy 5	London Development Database
Specialist housing (Policy 6)	SOi	Net additional specialist housing completions	Delivering 185 new homes per year comprising : <ul style="list-style-type: none"> • 135 units for private sale; and • 50 units for intermediate sale 	London Development Database

			in accordance with Policy 6	
		Number and proportion of housing completions that meet Building Regulation Requirement M4(2) and M4(3)	<ul style="list-style-type: none"> 90% new build housing to meet M4(2) of the Building Regulations 2015; and 10% new build housing to meet M4(3) of the Building Regulations 2015 <p>in accordance with Policy 7</p>	
		Number and proportion of housing completions that meet the National Space Standards	All new homes to meet National Standard.	
Houses in Multiple Occupancy (Policy 8)	SOi SOii	Net additional HMO completions	Proposals do not result in more than 10% of properties in one street becoming HMOs (including lawful HMOs) in accordance with Policy 8	London Development Database
Conversions and Sub-divisions (Policy 9)	SOii SOiii	Net additional completions arising from: <ul style="list-style-type: none"> i. Conversions of existing non-residential buildings ii. Sub-division of residential developments 	Proposals to increase housing stock in Havering comply with Policy 9 (and Policies 7, 24 and 35)	London Development Database
Garden and backland development (Policy 10)	SOii	Net additional housing completions on garden and backland	Net increase in housing stock secured through development that meets the requirements of Policy 10	London Development Database

Gypsy and Traveller accommodation (Policy 11)	SOiii	Net additional gypsy and traveller pitches and travelling show-persons plots	The provision of gypsy and traveller pitch provision and pitches for travelling show people to reflect the Gypsy and Traveller Accommodation Assessment (2018) in accordance with Policy 11 No net loss of pitches or plots	London Development Database
Thriving communities				
Healthy communities (Policy 12)	SOv	Percentage of major applications submitted with a Health Impact Assessment	All major proposals to be submitted with a Health Impact Assessment in accordance with Policy 12	
Town Centre development (Policy 13)	SOvi	Position of Havering's town centres in the London strategic town centre network	Havering town centres retain their position in the London Strategic town centre network (as defined in the London Plan) in accordance with Policy 13 and Map 1	GLA
		Amount of completed retail floorspace in Havering's metropolitan and district centres	In accordance with Policy 13: <ul style="list-style-type: none"> • make provision for a minimum of 20,722 square metres of comparison floorspace in Havering by 2031 • make provision for a minimum of 10,881 square metres of convenience floorspace in Havering by 2031 • make provision for a minimum of 10,619 square metres of commercial leisure floorspace in 	London Development Database

			Havering by 2031	
		In Havering's primary and secondary frontages, the number and percentage of: <ul style="list-style-type: none"> i. Vacancies ii. A1 and A2 units iii. A5 units iv. Betting shops v. Payday loan shops 	In accordance with Policy 13, ensure that : <ul style="list-style-type: none"> • the proportion of A1 and A2 uses is more than 60% in primary frontages • the proportion of A5 uses to be greater than 10% in primary frontages and to maintain a minimum of 3 units in alternative uses between A5 uses • the proportion of betting shops and pay day loan shops in primary and secondary frontages and local centres to comprise a maximum of 5% or 1 unit (whichever is the greater) and there to be a minimum of 3 units in alternative use between these uses 	London Borough Havering
Eating and drinking (Policy 14)	SOvi	Net additional A3 and A4 units and floorspace in Havering's metropolitan and district centres	Enhancing the quality of Romford and Havering's district centres	London Borough Havering London Development Database
Culture and creativity (Policy 15)	SOvii	Net additional arts, cultural, leisure floorspace in town centres and out of town centres	Enhancing Havering's town centres and out of town locations	London Borough Havering London Development Database
Social infrastructure	SOv SOviii	Net additional floorspace for social infrastructure facilities	Provision of new social and community infrastructure in a timely and efficient	London Development

(Policy 16)			manner and in appropriate locations to support, population, housing, employment and economic growth in accordance with Policies 1, 2 and 16 of the Local Plan and the Infrastructure Delivery Plan	Database
		Average size of GP patients lists	Securing GP medical facilities to improve the ratio for the average number of patients per GP (currently 1:1,991)	London Borough Havering
		Net additional floorspace for educational purposes	Provision of education infrastructure in a timely and efficient manner and in appropriate locations to support, population and housing growth in accordance with the Policies 1, 2 and 17 of the Local Plan and the Infrastructure Delivery Plan	London Development Database
Open space, leisure and recreation	SOxv	Net loss/gain of public open space, playing fields and leisure floorspace	No net loss of open space designated for protection in the Local Plan in accordance with Policy 18	London Development Database
(Policy 18)		Number of open spaces with Green Flag Awards	To maintain and increase the number of open spaces that secure Green Flag status	London Borough Havering
Opportunities to prosper				
Business growth	SOix SOx	Amount of designated and non-designated industrial floorspace lost to non-industrial uses	The amount of industrial land released to other uses will not exceed 24.5 hectares in Havering over the Plan Period in accordance with Policy 19	London Development Database
(Policy 19)				

		Net additional office floorspace	Delivery of additional 17,132 square metres of B1 floorspace in Havering over the Plan Period in accordance with Policy 19	
Loss of locally significant industrial sites and non designated land (Policy 20)	SOix	Amount of employment land lost to residential and/or commercial developments	The amount of industrial land released to other uses in Havering will not exceed 24.5 hectares over the Plan Period in accordance with Policy 19	London Development Database
Affordable workspace (Policy 21)	SOix SOx	Number of affordable workspace units delivered	A net increase in the number of affordable workspaces over the Plan Period in accordance with Policy 21	London Borough Havering
		Net additional affordable workspace floorspace	Provision of a minimum of 10% of floorspace in major commercial and mixed use schemes over the Plan Period in accordance with Policy 21	London Borough Havering
Skills and training (Policy 22)	SOx	Percentage of local labour used in the construction of new developments and end user phase where applicable	In accordance with Policy 22: <ul style="list-style-type: none"> • A minimum local labour target of 20% during construction and end user phase for major commercial or mixed use developments including a proportion of apprenticeships where the length of construction phase allows • A minimum local labour target of 	London Borough Havering

			20% during construction for major residential developments	
Connections				
Transport connections (Policy 23)	SOxi SOxii	Proportion of journeys made by Havering school pupils to school by walking and cycling	Pupil hands up survey data collected via the TfL STARS accreditation scheme to demonstrate that car use is maintained annually at 21% and cycling at 5%.	London Borough Havering
		Number of jobs within a 45 minute public transport journey of each local centre and town centre (as measured in the AM peak)	Provide an annual increasing the number of jobs available within 45 minutes of each town centre and local centre	London Borough Havering
		Progress on the delivery of key transport infrastructure projects as set out in Policy 23 and others that arise over the Plan Period	Feasibility studies progressed in accordance with their respective programmes	London Borough Havering Transport for London
		Car use and car ownership across the borough	Mode share for car use in Havering does not increase above current level of 58%.	London Borough Havering Transport for London
		Number of road accidents (collisions) by age and Ward	Reduce borough wide KSI's to no more than 19 per annum by 2030 on borough roads	London Borough Havering
Parking provision and design (Policy 24)	SOxi	Percentage of completed development schemes meeting the required parking standards	All permissions granted for new development are in accordance with Policy 24	London Borough Havering

Digital connections (Policy 25)	SOxi	Percentage of completed development schemes with access to high speed broadband	All permissions granted for new residential and non-residential properties allow for the provision of superfast broadband in order to allow connection to that network as and when it is made available in accordance with Policy 25	London Borough Havering
High Quality Places				
Urban design (Policy 26)	SOxiv	Number of schemes subject to the Quality Review Panel	Promoting good design in all new development schemes in accordance with Policy 26 Ensuring development makes a positive contribution to place making and local distinctiveness in accordance with Policy 26	London Borough Havering
Landscaping (Policy 27)	SOxiii SOxiv	Number of major applications approved without a detailed landscape scheme	Ensuring that all major developments are supported by a high quality landscaping scheme to make a positive contribution place making and local distinctiveness in accordance with Policy 27	London Borough Havering
Heritage assets (Policy 28)	SOxiv	Number of applications permitted affecting designated heritage assets	All permissions granted which affect a designated heritage asset are in accordance with Policy 28	Historic England
		Number of heritage assets on the Heritage at Risk Register	Annual reduction in the number of assets on the heritage at risk register Heritage assets within Havering are	Historic England

			conserved and enhanced in a manner appropriate to their special interest, character or appearance and significance in accordance with Policy 28	
		Number of Conservation Areas with up-to date Appraisals and Management Plans	Appraisals and Management Plans for each of the Conservation Areas in Havering are less than 5 years old	London Borough Havering
Green Places				
Green infrastructure (Policy 29)	SOxiv	Progress on the key green infrastructure projects as set out in Policy 29	<p>The quality of the features set out in Policy 29 comprising the :</p> <ul style="list-style-type: none"> • All London Green Grid • Thames Chase Community Forest • Rainham Wildspace • Land of the Fanns Landscape Partnership; and • Roding, Beam and Ingrebourne Catchment Partnership) <p>is maintained and expanded</p>	London Borough Havering Natural England
Nature conservation (Policy 30)	SOXV	<p>Changes in areas and populations of biodiversity importance, including :</p> <p>i. Changes in priority habitats and species (by type); and</p>	<p>No net loss of designated bio-diversity sites including :</p> <ul style="list-style-type: none"> • Sites of Special Scientific Interest • Local Nature Reserves ; and • Sites of Importance for Nature 	

		ii. Changes in areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional or local significance	Conservation) in accordance with Policy 30	
Rivers and river corridors (Policy 31)	SOxiv SOxxi	Percentage of main rivers of good or fair chemical and biological quality	In accordance with targets established by Environment Agency	Environment Agency
Flood management (Policy 32)	SOxxi	Number of planning permissions granted contrary to the advice of the Environment Agency	All applications granted are in accordance with Policy 32	Environment Agency
		Number and proportion of developments which incorporate Sustainable Drainage Systems (SuDS)	All applications granted are in accordance with Policy 32	London Borough Havering
Air quality (Policy 33)	SOxviii	Improve air quality in Havering by reducing the level of NO2	40 ugm-3 by 2023 as set out in the Air Quality Action Plan (in line with the annual Air Quality Action Plan tracker)	London Borough Havering
Managing pollution (Policy 34)	SOxviii SOxx	Percentage of main rivers of good or fair chemical and biological quality	All applications granted are in accordance with Policy 34 Net reduction in annual average, hourly peak and daily peak recordings of all monitored pollutants	Environment Agency

On-site waste management (Policy 35)	SOxxvii	Percentage of household waste recycled/re-used/composted	All applications granted are in accordance with Policy 35	London Borough Havering
Minerals				
Mineral reserves (Policy 37)	SOxxii	Loss of mineral safeguarded land to development	No loss of safeguarded land in accordance with Policy 37	London Borough Havering
Mineral extraction (Policy 38)	SOxxii	Production (tonnes) of primary land won aggregates	Production in line with approved schemes for mineral working	London Borough Havering
Secondary aggregates (Policy 39)	SOxxii	Production (tonnes) of secondary/recycled aggregates	Production in line with approved schemes for mineral working	London Borough Havering
Monitoring and delivery				
		Amount of Planning Obligations/CIL funding secured and spent (including by type)	Developer contributions secured to be maximised and spending to be optimised in accordance with identified priorities	London Borough Havering
		Completion of Annual Monitoring Report (including review of LDS milestones)	Timely production of Authority Monitoring Report on annual basis	London Borough Havering

