Examination into the Havering Local Plan 2016 - 2031

Draft Schedule of Proposed Modifications to the Havering Local Plan following the Examination in Public Hearing sessions in October 2018 and May 2019

August 2019

Proposed Main Modifications to the Havering Local Plan

The purpose of this Proposed Main Modifications schedule

The schedule has been published to set out the proposed main modifications to the **submission Havering Local Plan (March 2018)** following :

- the Regulation 19 consultation in Autumn 2017
- the submission of the Local Plan to the Secretary of State in March 2018; and
- the Examination in Public hearing sessions in October 2018 and May 2019

How to use this Proposed Main Modifications schedule

The proposed Main Modifications are arranged in plan 'order' and each have a unique number.

Each of the proposed Main Modifications (Column 1) is identified with a prefix : 'MM' followed by a number (1-30).

In all cases, all the proposed modifications for an individual policy and / or the supporting explanatory text (sometimes referred to as 'reasoned justification') have been dealt with under **a single** modification number.

The page number (Column 2) refers to the submission Local Plan. Column 3 refers to the policy number or paragraph of explanatory text in the submission Local Plan.

Column 4 sets out the detail of the proposed Main Modification to the policy and / or the explanatory text. For convenience, at the start of the text, it also identifies the relevant section of the Local Plan.

For both text in the policy and the supporting explanatory text, the proposed Main Modifications are expressed in the conventional form of ~~strikethrough~~ for deletions and <u>underlining</u> for proposed additions of text or numbering changes.

For each proposed modification, any changes proposed to the ‘headline’ policy text are set out first. These are then followed by proposed changes to the explanatory text (where appropriate). In some cases there are no proposed modifications to the policy text and the proposed modification only encompasses modifications to the explanatory text.

In most cases, aside from minor additional changes which fall outside the scope of this proposed main modifications schedule, text in the submission Local Plan which it is proposed to retain as **unchanged** in the adopted Local Plan (subject to the outcome of the Examination and Member approval) is **not** included in this document. The exceptions to this are those instances where its inclusion in this document is helpful for clarity and assisting in placing the proposed modification into its context.

It should be noted that the proposed Main Modifications for policies 3, 11 and 24 (dealing with housing supply, gypsy and traveller accommodation and parking provision and design, respectively), and which formed an important part of the Examination hearings, are more extensive compared to other proposed Main Modifications and, for this reason, the proposed Main Modifications are set out in this document within the preceding and following text in the submission Local Plan which remains unchanged.

The commentary describing the proposed modifications to policy text will refer to specific paragraphs (for example, first or second). This will always reflect the submission version of the Local Plan unless a proposed modification earlier in the policy has required deletion or addition of text. In such cases, the reference to third or fourth paragraph, for example, will take account of the necessary adjustments if the modification is adopted. For convenience, the position of the paragraph in the submission Local Plan is shown in brackets (for example, ‘was second’. Paragraph numbers in the submission Local Plan which are adjusted as a result of additional or deleted text are shown in the strikethrough and underline format to show the original number and the proposed new number (for example, 7.8.~~6~~9).

The source or the reasons for the modifications are provided in Column 5 (the right-hand column). The ‘reasons’ refer to hearing sessions of the Local Plan Examination. Details of these and the schedule for them are included in Annex 1 at the end of this document.

London Borough of Havering

August 1 2019

Schedule of Proposed Main Modifications

Col. 1	Col. 2	Col. 3	Col. 4	Col. 5
Ref. Number	Page	Policy/ Para.	Proposed Main Modification	Source / Reason for proposed modification
MM1	4	New para. 1.1.8	**Section 1 Overview : 1.1 What is the Local Plan?** Insert additional final paragraph after 1.1.7 : 1.1.8 On adoption of this Local Plan the following documents that form part of the current Local Development Framework (2008) will be superseded: • Core Strategy (2008) • Development Control Policies (2008) • Proposals Map (2008) • Site Specific Allocations (2008) • Romford Area Action Plan (2008) • Sustainable Design and Construction (2009) • Planning Obligations (2013) will be superseded by the introduction of Havering CIL (2019)	In response to discussions on Day 1 of the hearing sessions (Matter 1). The proposed modification : • ensures that the Local Plan is in accordance with Reg 8(5) of the Town and Country Planning (Local Plans) (England) Regulations 2012. This requires that a statement

				must set out which documents will be superseded by a new Local Plan.
MM2	10	Strategic Objectives	**Section 3 : Strategic Objectives** Add new criterion to paragraph 3.2.1 as follows : <u>xxii.</u> <u>Support greater use of the River Thames for freight and passenger transport</u> and renumber the final criterion as xxiii.	In response to discussions on Day 5 of the Hearing session (Matter 8). The proposed modification recognises the potential of the river for freight transport in line with the Mayor of London's strategies and the Council's transport policies.
MM3	13	Boroughwide Strategy for Growth	**Section 5 : Boroughwide Strategy for Growth : 5.1 Spatial Strategy** Amend / insert additional text in paragraph 5.1.1 as follows : 5.1.1 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	In response to discussions on day 1 of the hearing session (Matter 3) and to reflect national planning

		Para. 5.1.11	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.	policy.
MM4	16	Policy 1	**Section 6 : Strategic Development Areas : 6.1 Romford Strategic Development Area** Update and amend the first paragraph of the policy as follows: **Residential Development** Over the plan period the Council will support the delivery of over 6,000 ~~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. Insert text and renumber the policy criteria from ix. onwards (including ix.) as follows : **Connectivity** 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: ~~x.~~ ix Continue to work with partners to secure significant improvements to Romford station; ~~xi~~. x Support the delivery of Crossrail services to Romford and improvements to the public realm in the vicinity of the station; ~~xii~~. 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;	In response to discussions on Day 1 of the hearing sessions (Matter 2). The proposed modifications: • update the housing figures included in the policy in line with Policy 3 and the Housing Position Statement : Technical Update (May 2019) • clarify that only major

			~~xiii~~. xii Actively pursue opportunities with TfL and other partners to tunnel the western section of the ring road; ~~xiv~~. xiii Work with TfL to improve accessibility into Romford Town Centre for active travel users; ~~xv~~. 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; ~~xvi~~. 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; ~~xvii~~. 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. ~~xviii~~. xvii Require developers of major sites to improve active travel links between Romford Station, Waterloo Road and Bridge Close; ~~xix~~. xviii Support development proposals that better integrates The Brewery with South Street; ~~xx~~. xix Require proposals for development along the River Rom to improve the 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 ~~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. Renumber the policy criteria and insert text as follows : **Social infrastructure** 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: ~~xviii~~. xxi Romford Leisure Centre ~~xix~~. xxii New and enhanced public open spaces ~~xx~~. xxiii A new health hub, including the sexual health services relocated from Queens	developments will be required to secure improved improvements in connectivity • evidence that school provision has been taken into account and will be included in the Bridge Close development • emphasise the importance of mixed uses being secured in the Romford Strategic Development Area and clarify the

			Hospital; ~~xxi~~ xxiv. Additional school places in line with the Council's Commissioning Plan and Schools Expansion Programme over the Plan period; ~~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 ~~xxiii.~~ xxvi. A 6/8FE secondary school in the second phase of the Plan period (5-10 years); 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. Renumber the policy criteria and insert text as follows : **Design and Heritage** 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. The Council will support proposals that: ~~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; ~~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 retailers. To achieve	role of the Romford Masterplan • clarify floor to ceiling height requirements • clarify requirements about tall buildings • explain the Council's approach to the Romford Masterplan • corrects a numbering error in the policy criteria

			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 this will include residential, 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. To facilitate delivery of these uses, the design of the ground floor of a mixed use development within RSDA should have a minimum floor-to-floor height of ~~4.5~~ 3.5m to allow flexibility for future changes and adaptability over time. 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 3.5m to 4m ~~to achieve appropriate ceiling heights.~~ ~~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; ~~xxv~~. xxx. Make a positive contribution towards public realm improvements in the Market Place; ~~xxvi~~. xxxi. Demonstrate how the proposed scheme responds to wider development opportunities, movement and environmental enhancements in the town centre; ~~xxvii~~ .xxxii On major development sites open up access to the River Rom and positively incorporate the river into the development scheme(s); ~~xxviii~~. xxxiii. Optimise the design and location of development including the incorporation of resilience measures to address potential flood risk, where appropriate; and ~~xxix~~. xxxiv. 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. 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". To determine the appropriate scale, height and form of development with the Romford Strategic Development Area the Council have commissioned consultants 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. [2] at least ~~4,750~~ 5,000 homes will be built over the first 10 years of the plan period Proposed modifications to explanatory text : Text added to, and deleted from, paragraph 6.1.22 of the explanatory text as follows : 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 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 the Council 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.	

MM5	22	Policy 2	**Section 6 : Strategic Development Areas : 6.2 Rainham and Beam Park Strategic Development Area** Amend and add new text to the fourth paragraph of the policy as follows : **Commercial Development** A new local centre adjoining Beam Park Station will be delivered providing between 3,500 and 4,000 sq m of floor space through the provision of new modern retail and commercial units. The Council will support development that creates a vibrant mix of active ground floor uses with apartment blocks above within the Beam Park Local Centre. New commercial development will be required to incorporate generous floor to ceiling heights of ~~3.75~~ 3.5m to 4m at ground floors of buildings in Beam Park Centre, and ~~3m at ground floors of buildings~~ along New Road to provide for flexibility for use as either retail or commercial spaces in the future. Insert a new fifth paragraph in the policy as follows : To achieve a vibrant and thriving area there will need to be a mix of uses throughout the Rainham and Beam Park Strategic Development Area It is envisaged that this will include retail, commercial, leisure and arts uses. Add a new policy criteria xx. and renumber the remaining criteria as follows : **Design and Heritage** To ensure the successful transformation of the area, the Council will support development proposals which:	In response to discussions on Day 1 of the hearing sessions (Matter 1). The proposed modifications : • emphasise that mixed uses will be required in the Rainham Strategic Development Area • clarify requirements about floor to ceiling heights • recognise the importance of heritage considerations • highlight the Council's

			xv. Adopt an integrated and comprehensive approach without prejudice to the achievement of the wider vision for the area as set out in paragraph 2.2.5; xvi. Provide a layout that facilitates a coherent urban structure across the area as a whole and demonstrate that the layout achieves a coherent structure both in its own right, and in terms of its facilitation of future phases; xvii. Better link the existing settlements of South Hornchurch and Orchard Village with Rainham Village, and transform New Road (the A1306) from a traffic dominated corridor into an attractive high quality green urban street commensurate with the adjoining new residential neighbourhoods; xviii. Overcome the barrier presented by the river and the industrial sites and bring significant enhancement of the wider area as an attractive place; xix. Respond positively to the context within Rainham Village strengthening and enhancing the character of this historic village; xx. <u>Take account of and positively respond to the various listed buildings and their settings;</u> xxi. Orientate buildings with their front and main entrance towards streets and open spaces to provide overlooking and natural surveillance and to help to create a place with a strong sense of place that is safe and welcoming; xxii. Have buildings designed at street corners that 'turn the corner' and address both street spaces; xxiii. Provide a good sense of enclosure to streets and public spaces with buildings positioned along consistent building lines; xxiv. Avoid adverse effects on the nearby Ingrebrourne Marshes SSSI and Inner Thames Marshes SSSI and seeks to achieve enhancements to these sites, where possible; and xxv. Optimise the design and location of development including the incorporation of resilience measures to address potential flood risk and explores opening up culverts, where appropriate. Add new text to the end of the final sentence of the policy as follows :	commitment to further planning work being undertaken to guide developmen t on key sites

			Policies for specific opportunity sites in the Rainham and Beam Park Strategic Development Area will be addressed in the Site Specific Allocations Local Plan and / or a forthcoming Supplementary Planning Document as the Council considers appropriate in due course.	
MM6	27	Policy 3	**Section 7 : Successful Places to live : 7.1 Housing Supply** Amend / insert additional text to the first paragraph of the policy as follows : Ensuring an adequate supply of high quality housing in Havering is essential to ~~ensuring that the borough is~~ 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. Delete the first sentence from the second paragraph of the policy : ~~Over the full 15 year Plan period, at least 17,550 new homes will be built in Havering.~~ Replace the deleted sentence of the second paragraph of the policy (as above) with new text and update the figures and amend the text in the itemised points with the following : 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: 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;	In response to : • third party representations submitted at Regulation 19 stage consultation • discussions on Days 2 and 7 of the hearing sessions (Matter 3) • post hearing advice from the Inspector (as set out in document IPHD001)

			iii. ~~700~~ 300 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~~ 1,500 homes on other major sites outside of the Strategic Development Areas and Council housing estates; and v. ~~2,790 homes on small sites across borough.~~ 1,500 homes on small sites across the borough and through vacant units returning to use. Add new criteria viii. and ix. and renumber following criteria as follows : The delivery of new homes will also be achieved by: 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;	The proposed modifications : • reflect the evidence in the Housing position Statement Technical Update (May 2019) • explain the Council's approach to addressing housing targets (the application of a 'stepped' approach) and identifies the relevant targets and 'milestones' • ensure that the Local Plan is consistent with national

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

Insert additional final paragraph to the policy and add a new table (Table 1) as follows :

Over the course of the whole Plan period, Havering will aim to deliver at least 17,551 new homes. Delivery will be phased over the 15 year plan period as follows :

Table 1: Phased Targets

	Phase 1:	Phase 2:		Phase 3:
Targets ~~requirements~~ for net additional homes	2016/17- 2020/21	2021/22- 2024/25	2025/26	2026/27- 2030/31
Minimum dwellings per annum	700	1,640	1,641	1,170
Total	3,500	8,201		5,850
10 Year Total	11,701			
15 Year Total	17,551			

Proposed modifications to explanatory text :

7.1.1. London and the South East are experiencing significant development pressures and

planning policy as set out in the National Planning Policy Framework (2012) which formed the national planning policy context for the Examination hearings of the Local Plan

- ensure that the Local Plan is consistent with the London Plan (2016) which formed the regional planning policy context for

			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. 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. 7.1.3 Based on this evidence, the London Plan sets out average annual 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. Amend paragraph 7.1.4 of the explanatory text as follows: 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 and exceed 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. 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	the Examination hearings of the Local Plan • set out the Council's commitment to a review of the Local Plan immediately after it has been adopted

			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 projections[(3)]. 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. 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 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, Havering is making every effort to increase housing supply and deliver the homes that are needed in regard to both quantity and quality. Amend and update paragraph 7.1.7 of the explanatory text as follows: 7.1.7 Over the first 10 years of the Plan period (2016-2026), the Council has identified capacity to deliver at least 13,453 ~~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.	

			Add two new paragraphs to the explanatory text as 7.1.8 and 7.1.9 and renumber the following paragraphs as follows : 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. 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 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. 7.1.~~8~~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. 7.1.~~9~~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.	

			7.1.~~10~~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. Renumber and amend paragraph 7.1.11 of the explanatory text as follows : 7.1.~~11~~13 Full details of the Council's land supply and the approach to delivery housing over a 10 year period is set out within the Housing Position Statement May 2019: Technical Update supporting this Local Plan. This also includes a~~n action plan~~ Housing Implementation Strategy addressing the initiatives underway to increase housing supply. Add a new paragraph 7.1.14 to the explanatory text and renumber following paragraphs as follows: 7.1.14 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. This review will begin immediately after adoption of the Local Plan. 7.1.~~12~~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. 7.1.~~13~~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.

7.1.~~14~~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 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.~~15~~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.

Update and renumber Table 1 as follows:

Table ~~1~~ 2: Housing Supply 2016-2026

Source of Supply	Net additional 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*1	~~1,725~~ 170	~~3,409~~ 5,159	~~4,770~~ 5,329	6,730	
			~~Large~~ Major sites within the Rainham and Beam Park Strategic Development Area*	~~951~~ 590	~~2,071~~ 2,515	~~3,022~~ 3,105	3,105	
			LBH Estate Regeneration Schemes (outside the Strategic Development Areas)	~~-55~~ -34	~~370~~ 410	~~315~~ 376	1,288	
			~~Large~~ Other major sites outside the Strategic Development Areas*	~~1,758~~ 1,129	~~192~~ 461	~~1,950~~ 1,590	1,590	
			Small sites	~~930~~ 540	~~930~~ 900	~~1,860~~ 1,440	2,340	
			Vacant units returning to use	~~130~~ 78	130	~~260~~ 208	338	
			Completions 2016/17 and 2017/18	880	NA	880	880	
			Surplus from 2015/16	525	NA	525	525	
			Total	~~5,075~~ 3,353	~~7,102~~ 9,575	~~12,177~~ 13,453	16,796	
MM7	29	Policy 4	**Section 7 : Successful Places to live : 7.2 Affordable housing** Amend / insert additional text in the first paragraph of the policy as follows : Havering residents should have access to high quality, affordable new homes and the Council will seek to maximise affordable housing provision from development proposals. All developments of ~~more than 10 dwellings~~ 10 or more dwellings or residential developments with a site area of more than 1,000 square metres are required to provide at least 35% affordable housing based on habitable rooms					In response to discussions on Day 6 of the hearing sessions (Matter 3). The proposed modifications :

[1] *Includes sites with planning permission

			Amend the second paragraph of the policy as follows : Proposals which do not meet the 35% threshold, or require public subsidy to do so, will be required to submit a detailed viability assessment. The Council will also apply a review mechanism to ensure that the maximum affordable housing contributions ~~is~~ are secured if viability improves over time. Proposed modifications to explanatory text : Add new text to the end of paragraph 7.2.2 of the explanatory text as follows : 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 (2017~~6~~) 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. Update paragraph 7.2.5 of explanatory text as follows : 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 (2017~~6~~). Applicants will be required to pay for an independent viability assessment by a third party where requested by the Council. The Council will use review mechanisms to ensure that new development delivers the appropriate amount of affordable housing as viability improves. Amend paragraph 7.2.7 of the explanatory text as follows : 7.2.7 Where a development proposal is considered to under-develop a site, the Council will consider negotiating an increase in the number of dwellings, and thus affordable	• clarify the threshold at which the policy will apply • clarify the overall policy target and confirm that it accords with the London Plan (2016) and its associated Affordable Housing and Viability guidance documents

			housing provision, or consider refusing the application. The Council has established that development sites of more than 1000 square metres are potentially able to be configured to deliver ~~more than 10 residential~~ 10 or more residential dwellings and, therefore, contribute to affordable housing provision.	
MM8	31	Policy 5	**Section 7 : Successful places to live : 7.3 Housing Mix** Add to, and delete, text from the first, second and third paragraphs of the policy as follows : 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 3 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 3 is justified having regard to individual site circumstances including location, site constraints, viability and the achievement of mixed and balanced communities. 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 3 does not apply to such proposals ~~. particularly in achieving the provision of 3 bedroom units.~~	In response to discussions on Day 6 of the hearing sessions (Matter 3). The proposed modifications : • will better enable the Council to secure the dwelling mix it seeks (based on the SHMA) • clarifies the circumstances that will apply to the provision of specialist housing

MM9	32	Policy 6	**Section 7 : Successful Places to live : 7.4 Specialist accommodation** Amend / insert additional text in policy criteria vii. and viii. as follows : The provision of appropriate housing to meet the specialist needs of local people will be supported where it can be demonstrated robustly that: i. There is an identified need within the borough; ii. The site has access to essential services and shops by walking and cycling; iii. The site is well served by public transport; iv. The proposal contributes to a mixed, balanced and inclusive community; v. The site is suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of and/or care; vi. An appropriate level of amenity space is provided to meet the needs of the intended occupants taking account of the need for an attractive outlook; vii. Consideration has been given to ~~all possible~~ future needs and the development can be easily adapted to meet the needs of future occupants; viii. The proposal does not have any <u>unacceptable</u> adverse impacts on the surrounding area and will not be likely to give rise to significantly <u>unacceptable</u> greater levels of noise and disturbance to occupiers of nearby residential properties; ix. The proposal meets the parking requirements set out in Policy 24 and will not have an unacceptable impact on parking conditions and traffic congestion in the area; and x. Adequate provision for visitor and carer parking facilities is provided, and where appropriate, provision is made for the safe and convenient storage of wheelchairs and mobility scooters. xi. meet other identified prioritised local need; or xii. The existing accommodation will be adequately re-provided to an equivalent or	In response to discussions on Days 6 and 7 of the hearing sessions (Matter 3). The proposed modifications : • respond to third party representations submitted at Regulation 19 stage consultation • make reference to the updated Havering Specialist Older Persons Accommodation report (2018) • update strategic older

			better standard on-site or elsewhere within the borough. Proposed modifications to explanatory text : Add a new paragraph 7.4.5 to the explanatory text as follows : 7.4.5 The London Plan 2016 states that boroughs should identify and address the local expression of older persons strategic housing needs, informed by indicative requirements set out in Annex A5 of the London Plan 2016. Havering's indicative requirement was identified as being 185 additional units per year. Renumber and amend paragraph 7.4.5 of the explanatory text as 7.4.6 as follows: 7.4.~~5~~ 6 In 2015, the Council ~~undertook a review of the~~ commissioned a report to identify the locally expressed need for specialist older people's housing within the borough. This ~~review~~ report looked at both the current and projected need for housing for older people and the specific types of specialist accommodation required. This report employed a model which draws heavily on both the GLA's model and the Housing LIN model, but then applies local information to ensure its relevance to Havering. The ~~review~~ report found that: • There is a current and projected surplus of affordable Sheltered Housing Schemes in Havering and this is projected to continue even with projected population growth in the number of older people living in Havering. • There is a current and projected deficit in sheltered/ retirement housing for lease and sale within Havering. • There is a current and projected deficit in enhanced and extra care housing and specialist housing available for older people when their current home is no longer suitable due to physical and/or mental frailty or affordability Delete paragraph 7.4.6 as follows :	persons housing target from 185 units per year to 255 units per year

			~~These finding are in line with the indicative annual benchmark for the provision of additional specialist older person accommodation which is set out in the London Plan. In Havering, a need for 185 additional units per year has been identified of which 135 should be for private sale and 50 for intermediate sale. No need was identified for affordable rent products due to the current surplus.~~ Add a new paragraph 7.4.7 to the explanatory text and renumber the following paragraphs as follows : 7.4.7 In 2018, the report was reviewed and reached the same conclusions listed above. Overall, an annual need for 255 owner occupier/ intermediate housing was identified. The report will continue to be reviewed every *3* years so that the Council is able to maintain an up-to-date understanding of identified need within the borough taking into account changes in demographic projection, technological and building innovations and older person's assessment of how their own housing needs are best met. 7.4.~~7~~8 To meet the needs of Havering's population, and as part of the Council's estate regeneration programme, the Council is proposing to close four sheltered housing schemes and redevelop three others. Three of the four sites that are closing will be regenerated to provide high quality general needs housing and one will provide high quality general needs flats for residents over the age of 55.Of the three sheltered schemes for redevelopment, two will become Older People's Villages offering a range of housing options designed to support a variety of needs within a community setting. One sheltered scheme will become an Extra Care scheme offering residents the benefit of additional support to meet increasing needs. 7.4.~~8~~9 In addition, there will be considerable financial investment focused on the remaining twelve sheltered schemes over the next two years. This will enable the Council to improve facilities and services within sheltered schemes, which will support the needs of older people and encourage our residents to remain independent for as long as possible to improve their quality of life and reduce the financial burdens on local health and social care services.	

			7.4.~~9~~10 There is a need for both specialist and long term housing solutions to be found for people with a learning disability, mental health conditions, substance misuse and older looked-after children within Havering. Work is underway to identify the demand for supported housing as part of the Council's housing development programme work. 7.4.~~10~~11 For residents with a special educational need and disability who have reached 16 years of age, the Council is developing an integrated post-16 strategy that will include identifying housing needs and setting out suitable housing options. This will include the development of further supported living schemes and work to ensure that existing housing options are identified, such as the ground floor flats or bungalows that enable individuals to live independently (with appropriate support) in the community. 7.4.~~11~~12 All development proposals for specialist accommodation should meet an identified and up to date local need. It is important that any new provision reflects the requirements of the local community in terms of the type, location and design of accommodation. 7.4.~~12~~13 Specialist housing should be located in areas that have good public transport connections and access to essential services by walking and cycling. This will enable residents to integrate into the local community and avoid social isolation. 7.4.~~13~~14 Careful consideration should be given to the design of specialist accommodation to ensure that it is tailored to the needs of the intended occupants and that it is easily adaptable for future occupants who may have different needs. Residents should have access to high quality and usable outdoor amenity space. In circumstances where the intended occupants are unlikely to use outdoor space, it will still be important for an attractive outlook to be provided which should incorporate soft landscaping.	
MM10	34	Policy 7	**Section 7 : Successful Places to live : 7.5 Residential design and amenity** Amend / insert additional text in policy criteria iv, v., vi. and viii. as follows : To ensure a high quality living environment for residents of new developments, the Council	In response to the discussions on Day 6 of the hearing sessions (Matter 3).

			will support residential developments that: iv. Meet the National Space Standards and the London Plan requirement for floor to ceiling heights of 2.5m; ~~v. Adhere to the London Plan policies in regards to 'Lifetime Homes Standards' and 'Lifetime Neighbourhoods';~~ v. Are sited and designed to maximise daylight and sunlight; vi. 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; vii. Provide both balconies and communal amenity space in flatted schemes; and viii. Maximises the provision of ~~Provide~~ dual aspect accommodation unless exceptional circumstances are demonstrated; Proposed modifications to explanatory text : Delete paragraph 7.5.3 from the explanatory text and renumber following paragraph as follows : ~~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.~~ 7.5.4~~2~~3 The Council will expect the impact of development proposals to be assessed following the methodology set out in the most recent version of Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice". Depending on the scale of the development a Daylight and Sunlight Report may be required to fully assess the impacts. Add a new paragraph 7.5.4 to the explanatory text as follows:	The proposed modifications: • identify floor to ceiling heighjts as identified in National Space Standards • ensure that the policy is consistent with the London Plan (2016) • recognise the importance of the provision of green infrastructure in development • recognise the importance of dual aspect

			7.5.4 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 benefits such as 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. Amend the start of paragraph 7.5.5 of the explanatory text as follows : 7.5.5 High quality green infrastructure and ~~A~~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.	accommodation being provided
MM11	38	Policy 10	**Section 7 : Successful Places to live : 7.8 Garden and Backland Development** Insert additional criterion v. in the policy as follows : Proposals for residential development on garden and backland sites in Havering will be supported when they: i. Ensure good access and, where possible, retain existing through routes; ii. Retain and provide adequate amenity space for existing and new dwellings; iii. Do not have a significant adverse impact on the amenity of existing and new occupants; iv. Do not prejudice the future development of neighbouring sites; ~~and~~ v. Do not result in significant adverse impacts on green infrastructure and biodiversity that cannot be effectively mitigated and; vi. Within the Hall Lane and Emerson Park Character Areas as designated on the	In response to the discussions on Day 6 of the hearing sessions (Matter 3). The proposed modification : • ensures that the impacts of development on green

			Proposals Map, the subdivision of plots and garden development will not be supported , unless it can be robustly demonstrated that the proposal would not have an adverse impact on the character of the area and that the proposed plot sizes are consistent with the size, setting and arrangement of properties in the surrounding area.	infrastructure are taken into account and mitigated.
MM12		Policy 11	**Section 7 : Successful Places to live : 7.9 Gypsy and Traveller accommodation** Delete the first paragraph and its criteria i. and ii. of the policy as follows : ~~The Council will meet the identified current and future accommodation needs of Gypsies and Travellers and Travelling Showpeople in Havering by:~~ ~~i. Formalising seven existing private sites providing a maximum of 33 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~~ ~~ii. Retaining and protecting the existing Travelling Showpeople plot at Fairoaks, St Marys Lane.~~ Delete the second paragraph in the policy and criteria iii. – vi. as follows : ~~Proposals brought forward for permanent Gypsy and Traveller pitches on the sites identified on the Proposals Map will be required to demonstrate:~~ ~~iii. A suitable layout of the site;~~ ~~iv. That the site has essential services such as water, power, sewerage, drainage and waste disposal;~~ ~~v. High quality boundary treatment and landscaping of the site; and~~	In response to : • third party representations submitted at Regulation 19 stage consultation • discussions on Days 3 and 8 of the hearing sessions (Matter 4) • post hearing advice from the Inspector (as set out in

			vi. ~~The removal of ancillary equipment and structures not part of the residential accommodation.~~ Delete the third paragraph and criteria vii. – xii. in the policy as follows : ~~Development of any additional permanent or temporary Gypsy and Traveller pitches must meet an up to date and evidenced need and will be determined in accordance with the National Planning Policy for Traveller Sites. Proposals must also satisfy the criteria below in addition to criteria iii-vi above:~~ ~~vii. The site has safe and convenient access to the highway and public transport services;~~ ~~viii. There is provision within the site for parking, turning and servicing;~~ ~~ix. The site has reasonable access to local services and community facilities such as healthcare, schools and shops;~~ ~~x. The proposal would not result in significant adverse impacts on the amenity of occupiers of neighbouring sites;~~ ~~xi. The proposal would not result in significant adverse impacts on the visual amenity of the local area; and~~ xii. ~~Sites at risk of flooding should be subject to the sequential and exception~~ Insert new first and following paragraphs as follows : 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 and those who do not	IPHD002) The proposed modifications: • ensure that the policy is consistent with national planning policy including Planning Policy for Traveller Sites(2015) • reflect the Gypsy and Traveller Accommodation Assessment Update report (July 2019) • reflect other evidence base work supporting the Local Plan on this

			meet the planning definition (as set out in Planning Policy for Traveller Sites (2015)) are met for the period 2016-2021. The Council has undertaken a Gypsy and Traveller Accommodation Assessment. The Update report (July 2019) identifies this need for the period 2021-2026 as: • 136 pitches for households who meet the definition • 33 pitches for households who do not meet the definition • 2 pitches from undetermined households • 5 plots for Travelling Showpeople The allocated sites for Gypsies, Travellers and Travelling Showpeople considered to meet the identified accommodation needs for 2016-2021 are identified on the Proposals Map and listed in Appendix X. The sites are only to be used for accommodation for Gypsies, Travellers and Travelling Showpeople. These sites will be removed from the Green Belt and inset within it. Once such use ceases then the land is to revert to Green Belt. Any proposals on these sites for uses other than accommodation for Gypsies, 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. Provision for pitches and plots to meet the needs of Gypsies, Travellers and Travelling Showpeople on the sites identified on the Proposals Map (and listed in Appendix X) and on new sites will be supported in a planning application where the Council considers that: i. The site has a suitable site layout which demonstrates that the site is able to accommodate the number of pitches and plots sought; ii. The site has essential services such as water, power, sewerage, drainage and waste disposal or is capable of being provided with these;	topic focussed on site capacity and deliverability

			iii. The site is provided with high quality boundary treatment and landscaping in accordance with Policy 27 of this Plan; iv. The site has safe access to the highway and public transport services and will not result in unacceptable impact on the capacity and environment of the highway network; v. The site has a reasonable location with regard to access to local services and community facilities and does not place undue pressure on local infrastructure and services (such as healthcare, schools and shops); vi. The proposal would not result in unacceptable adverse impacts on the amenity of other site occupants and the occupiers of neighbouring sites; vii. The proposal would not result in unacceptable adverse impacts on the visual amenity of the local area; viii. Sites at risk of flooding should be subject to the sequential and exception tests. In addition to the criteria above, the Council will also give weight to the following criteria when assessing proposals for sites for Gypsies, Travellers and Travelling Showpeople : i. sites being well planned or soft landscaped so as to positively enhance the environment and increase its openness; ii. promoting opportunities for healthy lifestyles such as ensuring adequate landscaping and play areas for children; iii. sites not being enclosed with hard landscaping, high walls or fences such that the site and its residents appear isolated from the rest of the community Proposals for sites for Gypsies, Travellers and Travelling Showpeople which are not the subject of an allocation through this Local Plan (as identified on the Proposals Map and listed in Appendix X) will be required to demonstrate need through an up to date and robust needs assessment with verifiable evidence relating to the definition in Planning Policy for Traveller Sites (2015). Where appropriate, the Council will seek to retain approved sites for Gypsies, Travellers and	

			Travelling Showpeople in the light of the challenges of identifying suitable sites for these communities. It is unlikely that there will be scope for sites in the urban area to address the accommodation needs of Gypsies, Travellers and Travelling Showpeople in the period after 2021. Following detailed assessment of the sites allocated in the Local Plan (as identified on the Proposals Map and identified in Appendix X), the Council expects that the majority of the accommodation needs arising for the period 2021-2026 could be met within existing sites or within land adjoining them where this is in the control of households on the existing site. Future need in the latter periods of the Local Plan period (2021-31) as a result of new household formation will be addressed against relevant national policy and the criteria set out above. The Council recognises the adverse impacts associated with unauthorised encampments and will continue to use management arrangements (including enforcement action) to deal with these. Proposed modifications to explanatory text : Amend paragraph 7.9.1 of the explanatory text and include a new table as follows : 7.9.1 The Havering Gypsy and Traveller Accommodation Assessment (GTAA) ~~2017~~ Update report (July 2019) provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation in ~~the borough up to 2031.~~ Havering for the plan period 2016-2031. ~~The Assessment identifies a need for 33 additional pitches for the Gypsy and Traveller households who meet the planning definition as set out in the National Planning Policy for Traveller Sites. Of the 33 pitches needed, 26 pitches are required within the first 5 year period of the Plan (2016 – 2021), and the remaining 7 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).~~The report identifies additional need for Gypsy and Traveller households by 5 year periods for households who meet the planning definition and those who do not meet the planning definition (as defined in Planning Policy for Traveller Sites (2015)) as well as those households for which need was undetermined. The table below summarises this:

Table 4 (new table)

Additional need for Gypsy and Traveller households by 5- year periods

Years	0-5	6-10	11-15	
	2016-21	2021-26	2026-31	Total
Meet Planning Definition	136	18	20	174
Undetermined	2	0	1	3
Do not meet Planning Definition	33	5	5	43
TOTAL	171	23	26	220

Delete paragraph 7.9.2 of the explanatory text as follows :

~~7.9.2 The GTAA demonstrates that all Gypsy and Traveller families living in the borough currently occupy private sites within the Green Belt. There are no public sites within the borough. The biggest constraint when trying to identify suitable land to meet the need for~~

			~~Gypsy and Traveller pitches in Havering is the Green Belt.~~ Insert a new paragraph 7.9.2 in the explanatory text as follows : 7.9.2. Additionally, the GTAA Update report (July 2019) identified that there are 5 Travelling Showpeople households in Havering and all meet the planning definition in national planning policy. Delete paragraph 7.9.3 of the explanatory text as follows : ~~7.9.3 In accordance with National Planning Policy, Gypsy and Traveller pitches are inappropriate development in the Green Belt and can only be permitted in very special circumstances. However, the Council has not been able to identify any suitable and deliverable land within the built-up area that could be used for the Gypsy and Traveller accommodation.~~ Insert a new paragraph 7.9.3 in the explanatory text as follows : 7.9.3. The Council is committed to an early review of this Local Plan. It 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 (2015) and focus its attention on looking for sites in the built up area including sites that are within Council ownership. Delete paragraph 7.9.4 of the explanatory text as follows : ~~7.9.4 Policy 11 therefore seeks to meet the need identified in the GTAA through the allocation~~	

			~~and intensification of sites within the Green Belt.~~ Insert a new paragraph 7.9.4 in the explanatory text as follows : 7.9.4. The GTAA Update report (July 2019) is supported by an up to date and detailed Pitch Deliverability Assessment to determine whether the current identified need for pitches could be accommodated within the existing boundaries of established sites. Further work based on this evidence has also encompassed looking at the scope for existing sites to be expanded to accommodate existing and future needs where the households on a site have ownership or control of adjoining land. This work encompassed assessing the capacity of individual sites to accommodate further accommodation units of the types typically used by Gypsy and Traveller families including park homes, touring caravans and 'day-rooms'. It provided for reasonable separation between units and access arrangements. It did not encompass detailed feasibility studies as to the capability of sites to accommodate further units as will be required when a full planning application comes forward for the site(s) . Delete paragraph 7.9.5 of the explanatory text (including the list of sites) as follows : ~~7.9.5 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:~~ • ~~Tyas Stud Farm rear of Latchford Farm - maximum of 5 pitches~~ • ~~Vinegar Hill - maximum of 4 pitches~~ • ~~Hogbar Farm West - maximum of 3 pitches~~ • ~~Ashlea View, Tomkyns Lane - maximum of 2 pitches~~ • ~~Benskins Lane - maximum of 10 pitches~~ • ~~Fairhill Rise - maximum of 2 pitches~~ • ~~Hogbar Farm East - maximum of 4 pitches~~ • ~~Lower Bedfords Road - maximum of 1 pitches~~	

			~~• The Caravan Park, Putwell Bridge - maximum of 2 pitches~~ Insert a new paragraph 7.9.5 in the explanatory text as follows : 7.9.5 The GTAA Update report (July 2019 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. Delete paragraph 7.9.6 of the explanatory text as follows : ~~7.9.6 The sites are all currently in Gypsy and Traveller use and they have all been identified within the GTAA as contributing to the overall need for pitches in line with the definition of Gypsies and Travellers in the Planning Policy for Traveller sites 2012. The maximum number of pitches on each site takes into account the need arising from each site as identified in the GTAA and an understanding of what facilities and space a pitch typically requires. Further details are set out in the Gypsy and Traveller Position Statement that supports this Local Plan.~~ Insert a new paragraph 7.9.6 in the explanatory text as follows : 7.9.6 National planning policy says that Gypsy and Traveller pitches are inappropriate development in the Green Belt and can only be permitted in exceptional 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. Delete paragraph 7.9.7 of the explanatory text as follows :	

			~~7.9.7 The GTAA also identified need for up to 29 additional pitches for "unknown households", that is, households whose travelling status was not able to be determined through the assessment. These households either refused to be interviewed, or were not on site at the time of fieldwork. It is not possible to identify sites to meet an unknown need.~~ Insert a new paragraph 7.9.7 in the explanatory text as follows : 7.9.7 The policy seeks to meet the needs identified in the GTAA Update report (July 2019) through the allocation, 'regularisation', intensification or appropriate expansion of existing Gypsy and Traveller sites within the Havering Green Belt. This follows the Council's conclusion that exceptional circumstances can be demonstrated for 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, intensification or expansion of established sites would cause no further harm to the Green Belt subject to proposals satisfying the criteria in the policy. Delete paragraph 7.9.8 of the explanatory text as follows : ~~7.9.8 Where further sites are proposed the Council will ensure that they are required to meet legitimate additional borough. 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.~~ Insert a new paragraph 7.9.8 in the explanatory text as follows : 7.9.8 The Council is removing these sites from the Green Belt and 'insetting' them within it. This is so that planning applications for Gypsy, Traveller and Travelling Showpeople accommodation on these sites do not need to demonstrate exceptional 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 Gypsy, Traveller and Travelling Showpeople sites. Delete paragraph 7.9.9 of the explanatory text as follows : ~~7.9.9 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.~~ Insert new paragraphs 7.9.9 – 7.9.24 in the explanatory text as follows : 7.9.9 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, 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. 7.9.10 The Council will expect planning applications to be submitted from the adoption of the Local Plan to 'regularise' these sites. All planning applications for these sites will be assessed against the relevant policies of this Local Plan and Planning Policy for Traveller Sites (2015). Proposals will be expected to provide a satisfactory residential environment for the occupiers on the site. **(a) Need from households who met the planning definition in Planning Policy for Traveller Sites (2015)** 7.9.11 The GTAA Update report (July 2019) 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). Table 5 15 -year need for Gypsy and Traveller households who meet the planning definition	

Years	0-5 2016-21	6-10 2021-26	11-15 2026-31	Total
Met Planning Definition	136	18	20	174

Source : Havering GTAA Update report (July 2019)

7.9.12 Of the 174 pitches, 136 pitches are needed within the first 5-year period of the Plan (2016-2021) to meet current need and the remaining 38 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 existing 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.

7.9.13 The Pitch Deliverability Assessment concluded that 129 pitches of the necessary 136 pitches needed in the first 5 years of the plan period could be accommodated within existing site boundaries or through the expansion of sites on land owned by the Travellers.

7.9.14 It is not currently possible to meet the current need for 7 pitches for households on 2 unauthorised sites within their 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.

7.9.15 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)

7.9.16 The GTAA Update report (July 2019) identified a 15-year need for 43 pitches for households that did not meet the planning definition of a Traveller. Of these, a total of 33 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.

Table 6 15-year need for Gypsy and Traveller households who do not meet the planning definition

Years	0-5 2016-21	6-10 2021-26	11-15 2026-31	Total
Did not meet Planning Definition	33	5	5	43

Source : Havering GTAA Update report (July 2019)

7.9.17 The Pitch Deliverability Assessment that was completed concluded that the identified need for 33 pitches in the first 5 years of the Local Plan period (2016-21) can be met within the boundaries of the existing sites.

7.9.18 The sites where an allocation to meet the need identified above are identified on the Proposals Map and are listed in Appendix X. These allocations include any existing temporary or unauthorised pitches.

(c) Need from 'undetermined' households

7.9.19 The GTAA Update report (July 2019) also identified need for up to 3 pitches for 'undetermined' households. There is a need for 2 pitches in the first 5 years of the Local Plan

period (2016-2021) and a need for a further 1 pitch 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.

Table 7 15-year need from 'undetermined Gypsy and Traveller households

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

Source : Havering GTAA Update report (July 2019)

(d) Future need

7.9.20 National planning policy requires that the Council indicate broad locations for growth for meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople for years 6-10 of the plan period of this Local Plan. In practice, the Council expects that it will have initiated a full review of the Local Plan immediately after its adoption and this will provide the opportunity for a comprehensive review of how accommodation needs may be addressed including on sites within the urban area (see paragraph 7.9.2 above).

7.9.21 In the light of the other land-use priorities in Havering, particularly, the need to provide enough new homes, the Council considers that it may be unlikely that adequate sites will be identified in the built up areas. Notwithstanding that, at this stage, the Council considers that the work it has undertaken to support the preparation of this Local Plan (paragraph 7.9.4) provides it with up to date and robust information about the potential, if necessary, for existing sites to accommodate further growth in either their current form or with modest expansion into adjoining land that is within the control of the households occupying the current sites. The Council considers that in the event that sites in the urban area cannot be identified, or would not provide enough capacity, then growth in years 6-10 could be located on some of the

			existing sites in the Green Belt or extensions to them. In coming to this conclusion, the Council has also taken into account that it is likely that there may be changes to the levels of needs arising from the existing households and these will be identified in a future update of the GTAA. 7.9.22 Following detailed work (see paragraph 7.9.4 above), the Council considers that the existing sites at : • Ashlea View, Tomkyns Lane • Church Road • Haunted House Wood • Laburnham Stables • The Old Forge, Hubbards Chase • Tyas Stud Farm • Willow Tree Lodge may have the potential to accommodate household growth in years 6-15. 7.9.23 When considering planning applications for Gypsy and Traveller pitches and Travelling Showpeople plots, the Council will take into account the policy criteria outlined in Policy 11 in addition to the requirements of national policy. In general, proposals for Gypsy and Traveller sites and Travelling Showpeople plots are inappropriate development in the Green Belt and any additional sites will only be approved when exceptional circumstances have been demonstrated in line with national Policy. **(e) Transit sites** 7.9.24 There have been low levels of unauthorised encampments in Havering in recent years. The GTAA Update report (July 2019) indicates that the majority were short-term visiting family or friends, transient and passing through the borough. Since 2016, there has been an increase in the number of encampments on industrial land that have involved the criminal	

dumping of waste. It is considered that transit provision would not address any issues related to this activity. Under these circumstances, the Council does not intend to provide any new transit pitches or emergency stopping places. It will monitor the movements of gypsy and travellers into Havering and it will continue to use management arrangements (including enforcement) for dealing with unauthorised encampments.

Appendix X

Sites identified in Policy 11 for Gypsy and Traveller accommodation

Site	Planning Status	5-Year Need Meet Planning Definition	5-Year Need Do Not Meet Planning Definition	Total 5-Year Need
66-72 Lower Bedfords Road	Unauthorised	0	3	3
Ashleigh View, Tomkyns Lane	Unauthorised	5	0	5
Church Road, Blossom Hill View	Unauthorised	1	0	1
Church Road, Cherry Blossom View	Unauthorised	2	0	2
Church Road, Cherry Tree View	Unauthorised	3	0	3
Church Road, Dunromin	Unauthorised	1	0	1
Church Road, Meadow Rise	Unauthorised	4	0	4
Church Road,	Unauthorised	3	0	3

				Meadow View						
				Church Road, Paddock View	Unauthorised	2	0	2		
				Church Road, Plot 3	Unauthorised	1	0	1		
				Church Road, Plot 13	Unauthorised	1	0	1		
				Church Road, Plot 14	Unauthorised	1	0	1		
				Church Road, Springfield	Unauthorised	2	0	2		
				Church Road, The Oak View	Unauthorised	1	0	1		
				Church Road, The Oak	Unauthorised	1	0	1		
				Church Road, The Schoolhouse	Unauthorised	1	0	1		
				Church Road, Willow View	Unauthorised	1	0	1		
				Crow Lane (r/o 21)	Tolerated	2	0	2		
				Fairhill Rise	Unauthorised	3	4	7		
				Gravel Pit Coppice, Benskins Lane	Unauthorised	14	0	14		
				Haunted House Wood	Planning permission	0	0	0		
				Haunted House Wood	Unauthorised	1	4	5		
				Hogbar Farm	Unauthorised	8	8	16		
				Hogbar Farm East	Unauthorised	10	0	10		
				Hogbar Farm West	Unauthorised	1	6	7		

Laburnhum Stables	Planning permission	4	0	4			
Laburnham Stables	Temporary	5	0	5			
Laburnham Stables	Unauthorised	1	0	1			
Railway Sidings, North Ockendon	Planning permission	1	0	1			
Railway Sidings, North Ockendon	Temporary	10	2	12			
The Caravan Park, Putwell Bridge	Unauthorised	3	2	5			
The Grove, Prospect Road	Unauthorised	5	0	5			
The Old Forge, Hubbards Chase	Planning permission	2	0	2			
Tyas Stud Farm	Temporary	5	0	5			
Vinegar Hill	Unauthorised	18	4	22			
Willow Tree Lodge	Planning permission	6	0	6			
TOTAL	-	129	33	162			

Sites identified in Policy 11 for Travelling Showpeople plots

Years	**Planning status**	**5-Year Need (Meet Planning Definition)**	**5-Year Need (Do Not Meet Planning Definition)**	**Total**

<table>
<tr><td></td><td></td><td></td><td>
<table>
<tr><td>Fairoaks, St Mary's Lane</td><td>Authorised</td><td>5</td><td>0</td><td>5</td></tr>
<tr><td>TOTAL</td><td></td><td>5</td><td>0</td><td>5</td></tr>
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</td><td></td></tr>
<tr><td>MM13</td><td>41</td><td>Policy 12</td><td>

Section 8 : Thriving communities : 8.1 Healthy Communities

Amend the second paragraph of the policy as follows :

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 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.

Amend policy criteria iii. as follows :

The Local Plan will promote health and wellbeing by:

i. Directing new development to well-connected locations to enable active travel (refer to Policy 3);
ii. Promoting well designed and safe places (refer to Policy 26);
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);
iv. Supporting the delivery of essential community services (refer to Policies 16 and 17);
v. Providing and protecting open space, leisure and recreation facilities (refer to Policy 18);
vi. Supporting measures to promote walking and cycling (refer to Policy 23);
vii. Supporting the provision of multifunctional green infrastructure (refer to Policy 29);

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In response to discussions on Day 5 of the hearing sessions (Matter 7).

The proposed modifications :

- clarify what constitutes major developmen t
- recognises the harmful effect of overconcent ration of uses with negative health impacts
- clarifies that developers of **major**

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			viii. Seeking environmental improvements, minimising exposure to pollutants and improving air quality (refer to Policies 33 and 34); and ix. Avoiding contributing to factors that affect climate change, and contribute to prevention measures that militate against the effects of climate change (refer to Policies 32 and 36). Amend the final paragraph of the policy as follows : Developers <u>of major sites</u> are required to consider wider local/regional primary care and other health strategies, as appropriate, to take into account how any developments can contribute to the aims and objectives of those strategies. Proposed modifications to explanatory text : Insert new text as paragraph 8.1.5 as a new final paragraph as follows : <u>8.1.5 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.</u>	sites are required to consider wider local / regional primary care and other health strategies, as appropriate , and to take into account how any developmen ts can contribute to the aims and objectives of those strategies • highlights the role of active design and the need for this to be in HIAs.
MM14	42	Policy 13	**Section 8 : Thriving communities : 8.2 Town Centre development**	In response to discussions on

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<td>Para. 8.2.2</td>
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Proposed modifications to explanatory text :

Amend / insert additional text within and at the end of paragraph 8.2.2 of the explanatory text as follows :

8.2.2 The Havering Retail and Commercial Leisure Needs Assessment Quantitative Update Addendum (2015~~8~~) identified a quantitative need for the borough for comparison goods of up to ~~49,500~~ 20,720 square metres, for convenience goods of up to ~~13,200~~ 10,851 square metres and for commercial leisure floorspace (A3, A4 and A5 uses) of up to ~~21,000~~ 10,620 square metres gross by 2031 (see Table 8). The largest proportion of the retail and commercial leisure development will be accommodated within Romford Metropolitan Town Centre, and the reminder 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.

Insert new table as follows :

Table 8

Floor space Needs (Gross) from 2017 -2031 (Comparison, Convenience and Commercial Leisure)

<table>
<tr><td>Year</td><td>2017</td><td>2021</td><td>2026</td><td>2029</td><td>2031</td></tr>
<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>
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Day 4 of the hearing sessions (Matter 7).

The proposed modifications:

• provide up to date evidence from the Havering Retail and Commercial Leisure Needs Assessment Quantitative Update Addendum (2018)
• clarify when the additional retail space will be needed (after the Local Plan has been reviewed)
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<table>
<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>
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Source : Havering Retail and Commercial Leisure Needs Assessment (2018) Quantitative Update Addendum (Peter Brett Associates)
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<tr>
<td>MM15</td>
<td>46</td>
<td>Policy 15</td>
<td>
Section 8 : Thriving communities : 8.4 Culture and creativity

Delete criteria iv. and vi. from the policy and renumber the remaining criteria as follows :

The Council is committed to sustaining and enhancing Havering's cultural offer and creating inclusive and diverse communities by:

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;
</td>
<td>
In response to discussions on Day 4 of the hearing sessions (Matter 7).

The proposed modifications :

• recognise that it is inappropriate and unrealistic to require all major mixed use schemes to include arts and cultural facilities
• recognise that it is
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			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.	inappropriate to seek to secure financial contributions from development (particularly where there is a Community InfrastructureLevy in place)
MM16	49	Policy 17	**Section 8 : Thriving communities : 8.6 Education** Amend criteria vi. and viii.of the policy as follows : Development proposals for 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 and pickups can be catered for safely ~~on site~~; and vii. There is no significant adverse impact on the amenity of existing residents.	In response to discussions on Day 4 of the hearing sessions (Matter 7). • the proposed modification clarifies the requirements that privately operated

				and owned nurseries must address
MM17	53	Policy 19	**Section 9 : Opportunities to prosper : 9.1 Business Growth** Amend criteria iv. of the policy as follows : The Council is committed to building a strong and prosperous economy in Havering and will encourage and promote business growth by: i. Protecting designated Strategic Industrial Locations for industrial uses as set out in the London Plan; ii. Protecting designated Locally Significant Industrial Sites for B1 (b) (c), B2 and B8 uses; iii. Directing office development to Romford Metropolitan Centre and the borough's district centres as part of mixed-use developments; iv. Requiring large scale residential proposals within Romford Town Centre to incorporate high quality flexible business space, subject to viability, <u>and 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.</u> v. Supporting the development of high quality affordable and flexible business spaces of varied unit sizes to meet the needs of small and medium sized enterprises (SMEs) and start-up businesses (see Policy 21); vi. Supporting development proposals that improve the physical appearance, attractiveness and competitiveness of employment areas; vii. Supporting the sustainable growth and expansion of business and enterprise in rural areas; viii. Supporting the development of a hotel within, or in close proximity, to the Rainham Employment Area to support business growth and opportunities in this area; ~~and~~	In response to discussions on Day 5 of the hearing sessions (Matter 6). The proposed modifications : • clarify the targets for office employment floorspace • recognise the importance of site characteristic • set out the Council's intention to work with the Port of London Authority to

			ix. Supporting the London Riverside and the emerging Romford Town Centre Business Improvement Districts; Additional criteria x. and xi. be added to the policy : x. 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 for freight transport; and 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. The borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs) are shown on the Proposals Map. Proposed modifications to explanatory text : Additional text added to the end of paragraph 9.1.4 of the explanatory text as follows : 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. 9.1.5 The Havering Employment Land Review (ELR) (2015) found that there is a gross	realise infrastructure improvement and greater use of the River Thames for freight • recognise the potential of Havering in regard to logistics In response to discussions on Day 5 of the hearing sessions (Matter 6). The proposed modifications: • reflect the Employment Land Review (2015) and provides an overall figure for

			demand for 350 hectares of industrial land (B2 and B8 Use Classes) in Havering over the Local Plan period up to 2031/2. It notes that the vast majority of the existing Strategic Industrial Locations (SILs) are located away from residential areas with direct access to the strategic road network. The Locally Significant Industrial Sites (LSISs) are well functioning industrial employment areas with an on-going demand for space to service industrial and logistical occupiers. They are areas that remain the most suitable locations for accommodating Havering's industrial and warehousing demand. The Review also recommends the designation of Freightmaster Estate in Rainham as a Strategic Industrial Location. Amend paragraph 9.1.6 of the explanatory text as follows : 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. Add a new final paragraph 9.1.13 to the end of the explanatory text as follows : 9.1.13 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.	release of Locally Significant Industrial Land and non-designated industrial land (see MM 17 below) • provide a 'signpost' to Policy 20 which addresses Locally Significant Industrial Sites and Non-designated Industrial land
MM18	55	Policy 20	**Section 9 : Opportunities to prosper : 9.2 Loss of Industrial land** Amend the policy title as follows : **~~Loss of industrial land~~ Loss of locally significant industrial sites and non-designated**	In response to discussions on Day 5 of the hearing sessions (Matter 6).

			<u>land</u> Add a new opening paragraph to the policy as follows : <u>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.</u> Delete criteria ii. from the second paragraph (was first paragraph) as follows : The Council will only support the loss of non-designated industrial land and floorspace in Havering where it can be demonstrated that: i. 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; ~~ii. The existing employment land use causes unacceptable detrimental effects, that cannot be mitigated, on the amenity of nearby residential areas; and~~ iii. There is no market interest in the site following one year of continuous active marketing. Add new third and fourth paragraphs to the policy as follows : <u>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.</u> <u>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</u>	The proposed modifications : • set out that the Council will keep the provision of Locally Significant Industrial Land and non designated industrial sites under review • clarify the criterion against which the loss of non designated land will be assessed and deletes a criterion linked to the environmental impacts of such uses

			loss. Proposed modifications to explanatory text : Amend paragraph 9.2.1 of the explanatory text as follows : 9.2.1 Locally Significant Industrial Sites (LSISs) are of local significance for industry and warehousing. ~~N~~on-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). Delete paragraph 9.2.2 of the explanatory text as follows : ~~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.~~ Add new text as replacement paragraph 9.2.2 of the explanatory text as follows : 9.2.2 In line with 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. Add a new paragraph 9.2.3 to the explanatory text as follows : 9.2.3 Although the focus of Policy 20 is to seek to protect Locally Significant Industrial Sites	• recognise that the spatial strategy of the Local Plan will require that wider land use objectives are considered when proposals come forward to release land which is no longer needed for employment uses • clarify that the Council will require the re-provision of non-designated industrial land where it is located

			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. Some scope for 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. Amend paragraph 9.2.3 and renumber as 9.2.4 of the explanatory text as follows : 9.2.~~3~~4 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 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. Renumber paragraphs 9.2.4 and 9.2.5 of the explanatory text as 9.2.5 and 9.2.6 as follows : 9.2.~~4~~5 As part of managing the overall approach of housing delivery in Havering, the Council recognises that there may be locations where the quality of residential environment is being	within a wider area of commercial uses unless the policy accepts that the loss is acceptable In response to discussions on Day 5 of the hearing sessions (Matter 6). The proposed modifications : • clarify the purpose of the policy • highlight the importance of Locally Significant Industrial Sites for industry and warehousin g in Havering

			compromised by the operation nearby industrial use, for example due to noise or access issues. In these cases the relocation of that offending industrial activity would be reasonable way forward in mitigating the adverse amenity issues may be acceptable. Every case will be treated on its own merits. 9.2.~~5~~6To demonstrate a lack of market demand an applicant should submit transparent and robust marketing evidence that the site has been vacant and that a thorough continuous marketing exercise has been undertaken and sustained in the local area for a 12 month period. Marketing must be through a commercial agent that sets out the competitive price that genuinely reflects the market value of the property in relation to its use, condition, quality and location. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs. Add a new final paragraph 9.2.7 to the explanatory text as follows : 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.	• recognise the importance of some flexibility being included as to which industrial land is safeguarded • acknowledge that there is pressure in Havering to accommodate a range of important land uses including housing and infrastructure as well as industry and employment
MM19		Policy 21	**Section 9 : Opportunities to prosper : 9.3 Affordable workspace** Amend the first paragraph of the policy as follows :	In response to discussions on Day 5 of the

			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 floorspace as affordable workspace~~ support local micro and small businesses through securing affordable workspace within the boroughs network of town centres, Strategic Industrial Locations and Local Significant Industrial Sites. Major commercial and mixed-use developments should provide a minimum of ~~20% of~~ 10% total gross commercial floorspace as affordable workspace for a minimum of 5 years, subject to viability. Add a new second paragraph to the policy as follows : Redevelopment of existing low value employment floorspace, that is reliant on less than market-level rent, will be required to re-provide such floorspace 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. 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. 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. Add a new fifth paragraph to the policy as follows : 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	hearing sessions (Matter 6). The proposed modifications : • enable the Council to set out its commitment to supporting smaller business enterprises and to highlight the role of these in the wider Havering economy • set a realistic and reasonable level of floorspace to be provided as 'affordable' • set out the exceptional

			development. Amend the sixth paragraph (was fourth) of the policy as follows : 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.~~ Add a new seventh paragraph to the policy as follows : 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. Delete the final paragraph of the policy as follows : ~~Redevelopment of existing low value employment floorspace reliant on less than market-level rent will be required to re-provide such floorspace suitable, 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.~~ Proposed modifications to explanatory text : Add a new opening paragraph 9.3.1 in the explanatory text as follows : 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.	circumstances in which financial contributions will be accepted • recognise that development viability may impact on the provision of affordable workspace • set out the challenges linked to affordable workspace provision in the context of wider land use issues in Havering • recognise the importance of the Council maintaining

			Add a new second paragraph 9.3.2 in the explanatory text as follows: 9.3.2 Flexible workspaces are managed, commercial premises, particularly suitable for small/ start-up businesses and which are divided into a collection of small units help 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. Affordable Workspace means flexible workspace which is let to a Workplace Provider and which will allow for occupation by the end users in one or more sectors on terms: • 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) Add new text to the end of paragraph 9.3.3 of the explanatory text : 9.3.3 Havering has a high number of micro and small businesses. Havering's Employment Land Review (2015) reported that over 90% of businesses in the borough are micro companies with up to nine employees and a further 7% are small enterprises with between 10 and 49 employees. The ELR found that in the office sector the key gap in provision is in affordable and flexible serviced office accommodation to meet the needs of small start-up companies, there is also demand for smaller industrial unit space for start-up/young and growing businesses. 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. Delete paragraph 9.3.3 of the explanatory text as follows : ~~9.3.3 An affordable workspace is a workspace provided where rent and service charges, excluding business support services, are on average at least 20% less than~~	a register of affordable workspace • provide detailed information on matters such as cost, size and type linked to affordable workspace • set out the circumstance where off-site provision of affordable workspace may be acceptable and how this can be secured • sets out the importance of dialogue with a Workspace Provider

			~~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). While a level of 80% of market rents may be acceptable in some cases, the Council's preference is for a sliding scale of 60% of markets 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 yield during the initial stages of a company's' development which will reduce as a comp may matures and is likely to be able to pay higher rents. This will also enable a seamless transition to market level rent at the end of the period.~~ Add a new text as paragraph 9.3.4 in the explanatory text as follows : Many small/start-up businesses, with the potential for financial self-sufficiency, 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'. Delete paragraph 9.3.4 of the explanatory text as follows : ~~9.3.4 Major developments should provide 20% of total gross commercial floor space 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 floor space reliant on less than market-level rent to ensure existing~~	

			~~businesses are not displaced.~~ Insert new text in the explanatory text as paragraph 9.3.5 of as follows : 9.3.5 The Council intends to use affordable workspace as a key driver to support a flourishing local economy, and the ~~many SMEs and start-ups 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. 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. Add new text as paragraph 9.3.6 in the explanatory text as follows : 9.3.6 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. Insert additional text in the explanatory text and delete existing text as follows : Cost 9.3.7 In this context, 'affordable' would be defined as rent and service charges (excluding business support services) that are either: • less than 80% than comparable local market rates for a period of 5-years per	

			occupant; or • a sliding scale of 60% of local market rates from years 1 to 2; and 80% from years 3 to 5. The Council will also consider alternative suggestions made by developers. 9.3.8 A sliding scale is preferred as it will allow a larger rent relief during the initial stages, 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 lease. 9.3.9 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. For the purpose of this Policy, 'local market rates' will be defined by: • Use Class comparison • Havering borough comparison or (if sufficient comparator premises do not exist in the borough) across the Thames Gateway corridor Size 9.3.10 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. Type	

			9.3.11 Local market analysis has identified key growth sectors[2] which the Council seek to strengthen. These include: • Construction • Creative & Digital • Logistics • Manufacturing, Engineering & Technology • Medical science & Health/Social Care 9.3.12 These priority sectors will change over time to reflect the needs of the local economy. 9.3.13 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: 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. Off-Site Provision 9.3.14 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. 9.3.15 Off-site provision will be achieved by the Council through: • bringing redundant properties into use;	

[2] These priority sectors will change over time to reflect the needs of the local economy.

			• 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. 9.3.16 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. Workspace Provider ~~9.3.5~~ 9.3.17 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 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. 9.3.18 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. ~~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, with good natural light, suitable for subdivision and configuration fore new sues and activities. The proposal should incorporate flexible design features to provide adaptability for a range of uses and activities. Basic fit-out should be provided to a level beyond shell and core to include: toilets, super-fast broadband connections; shared space for events, 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.~~ The design of workspace for small and micro enterprises will vary, depending on the end occupier or sector. 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: , super-fast broadband connections; 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. • 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.	
MM20	57	Policy 22	**Section 9 : Opportunities to prosper : 9.4 Skills and training** Proposed modifications to explanatory text : Insert a new final paragraph of explanatory text as follows : 9.4.7 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	In response to discussions on Day 5 of the hearing sessions (Matter 6). The proposed modification :

				• clarifies what is meant by 'local' in this policy.
MM21	59	Policy 23	**Section 10 : 10.1 Transport Connections** A new criterion to be added to the end of the policy as follows : <u>xvii.</u> <u>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.</u>	In response to discussions on Day 5 of the hearing sessions (Matter 8). The proposed modification: • sets out the Council's intention to work with partners to explore the opportunitie s for greater use of the River Thames for freight and

				transport to reduce traffic congestion and to support local businesses • better reflects the strategic objectives of the Local Plan
MM22		Policy 24	**Section 10 : Connections : 10.2 Parking provision and design** Delete the first three paragraphs of the policy as follows : ~~The Council will require all development to provide sufficient parking provision in accordance with the maximum parking standards in the London Plan.~~ ~~In areas of the borough that have low public transport accessibility levels (PTAL 0-2), the minimum residential parking standards set out in Table 4 will apply.~~ ~~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.~~ Insert new text and new tables 10 and 10a in the policy as follows :	• ME

London Plan maximum standards apply across the borough (see Table 10 below):.

Table 10 – Residential Parking Standards

PTAL	**Parking Provision**
0-2	See Table 10a (below)
3-6	London Plan standards

In areas of the borough that have low public transport access~~ibility levels~~ (PTAL 0-~~2~~ 1 and areas of 2 defined below) where no improvements are planned, the minimum residential parking standards set out in Table 10a (below) will also apply :

Table 10a 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 existing or planned rail and underground stations. Minimum standards will not apply in other areas of PTAL2. ~~The London Plan parking standards will apply to all other parts of the borough that are PTAL 2.~~

Amend the third paragraph (was fourth) of the policy and criteria iv. as follows :

In all areas, subject to the standards set out in Tables 10 and 10a 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 of parking spaces provided off street as part of the development. Amend the sixth and seventh paragraphs (were seventh) as follows : 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. 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. The Council will support development proposals that provide adequate off street servicing arrangements for commercial vehicles and general servicing. Proposed modifications to explanatory text :	

			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. 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; Insert a new final sentence in paragraph 10.2.3 of the explanatory text as follows : 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 levels of accessibility to public transport. <u>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.</u> 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). Delete paragraph 10.2.5 of the explanatory text and Table 4 as follows :	

~~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). 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.~~

~~Minimum Parking Standards PTAL 0-2~~

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

Insert a replacement paragraph 10.2.5 in the explanatory text as follows :

10.2.5 Table 10a sets out minimum parking standards for PTAL's 0-1 together with areas which are PTAL 2 and are 800m+ away from existing or planned rail and underground stations. Applying minimum standards to some specific 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.

Delete the final sentence of paragraph 10.2.6 of the explanatory text as follows :

10.2.6 Some areas of the borough (such as central Romford and Upminster) have good or very good access to public transport. In areas well served by public transport and therefore with high PTAL levels, the Council has an obligation under the London Plan to reduce private car use and provide fewer parking spaces in comparison to other parts of the borough. ~~The~~

			~~Residential Car Parking Standards Report (2017) found that in Havering, even areas with high PTALs can have higher car ownership levels than the outer London average.~~ Delete paragraph 10.2.7 of the explanatory text as follows : ~~10.2.7 The report also concluded that areas in Havering with higher PTAL scores, which generally lie on the main rail routes, have achieved those scores largely due to the ease of access to and from London rather than because of good local public transport provision in the borough. Driver trips are predominantly locally focused and without the availability of alternative options there is a demand to own and use cars. A key priority is therefore to increase public transport connections and sustainable travel options as detailed in Policy 23. A balance also needs to be struck between the provision of residential parking spaces and wider objectives such as reducing congestion and improving air quality and the use of parking controls to protect the amenity of existing residents. The Council consider it appropriate to set a minimum requirement of 0.5 spaces per unit in areas that would be captured by the London Plan policy as having a standard of less than 1 space per unit~~. Renumber the remaining paragraphs as follows : 10.2.~~8~~ 7 Car clubs and pool car schemes are becoming increasingly popular as a means of reducing the need for people to own a car, particularly in areas of good public transport accessibility where there may only be occasional need to use a car. The Council will expect the inclusion of a publicly accessible car club scheme where the scale of development would support the provision of such a scheme. 10.2.~~9~~ 8 The London Plan has also set out a requirement for electric vehicle charging point parking spaces to be included within a development. Therefore, developments will need to include the minimum required electric vehicle parking spaces as required at the time of the application. 10.2.~~10~~ 9 The Council will expect parking provision to be provided on site, but it is recognised that this may not always be sufficient. In situations where in-curtilage parking is required, it	

			should be located close to the home to avoid inconvenience and increase natural surveillance. Large, isolated car parks should be avoided. Whilst parking will be provided within private areas, it should be recognised that people will wish to park where they consider convenient and this is often on the existing or proposed street. This should be taken into consideration, and parking designed to be convenient for residents so that streets are not dominated by cars. 10.2.~~11~~10 The design and layout of new residential development should take account of the needs of people wishing to cycle through the provision of safe, accessible and secure cycle parking. Developers should aim to make cycle storage as convenient as access to car parking to encourage cycling as a sustainable mode of transport. New flatted development should provide some space either inside the building in a cycle store-room or provide a separate, secure and accessible bike shed within the overall development. 10.2.~~12~~11 To reinforce the need for sufficient off-street parking provision and to encourage occupiers to use the available on-site parking, restrictions to eligibility for on-street parking permits can apply to existing and any future parking restrictions. 10.2.~~13~~12 The Council will use informatives and legal agreements to ensure that future occupants are aware they are not entitled to apply for on-street parking permits.	
MM23	71	Policy 28	**Section 11 : High Quality Places : 11.3 Heritage assets** Amend criteria i., vii. and viii. of the policy as follows : The Council recognises the significance and value of Havering's heritage assets and will support: i. Proposals that seek to ~~sustain or~~ conserve and enhance the significance of heritage assets at risk in the borough; ii. The maintenance of up to date Conservation Area Appraisals and Management Plans;	In response to discussions on Day 6 of the hearing sessions (Matter 9). The proposed modifications: • ensure that

			iii. The identification, and maintenance, of a local list of non-designated heritage assets that meet agreed selection criteria; iv. Well designed and high quality development in a Conservation Area, or its setting, which preserves, enhances or better reveals the character and appearance of the area and its significance, and which contributes to local character and distinctiveness, taking into account the Conservation Area Appraisal or Management Plan. Where a building (or other element) detracts from the significance of a Conservation Area, its removal will be supported when acceptable plans for redevelopment have been agreed; v. Viable uses, alterations or extensions to a listed building, or development within its setting, which would not be harmful to the significance of the heritage asset, including its historic and architectural interest; vi. Well designed and high quality development within a Registered Park or Garden of Historic Interest, Historic Park or Garden of Local Interest, Area of Special Townscape or Landscape Character, or within their setting, which sustains or enhances the significance of the heritage asset, including its special character and important views; and vii. <u>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;</u> viii. <u>The maintenance of up to date Archaeological Priority Areas;</u> Delete the second paragraph of the policy as follows : ~~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.~~ Add a new final paragraph to the policy as follows : <u>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</u>	the policy is in line with national planning policy

			harm caused is substantial or less than substantial.	
MM24	75	Policy 30	**Section 12 : Green Places : 12.2 Nature conservation** Amend the first sentence of the policy as follows : The Council will protect and enhance the ~~rich biodiversity and geodiversity~~ borough's natural environment and seek to increase the quantity and quality of biodiversity in Havering by : Delete criteria i. – v. of the policy as follows : i. ~~Protecting Sites of Specific Scientific Interest, Local Nature Reserves and Sites of Importance for~~ ~~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.~~ Replace deleted criteria (above) with new criteria i. – vi. as follows : 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; 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;	In response to discussions on Day 6 of the hearing sessions (Matter 9). The proposed modifications : • ensure that the policy accords with national planning policy.

			iii. Supporting proposals where the primary objective is to conserve or enhance biodiversity; iv. Encouraging developments where there are opportunities to incorporate biodiversity in and around the development; 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; vi. Working with partners and local conservation groups to improve conditions for biodiversity in the borough.	
MM25	78	Policy 31	**Section 12 : Green Places : 12.3 Rivers and river corridors** Insert additional text in the second paragraph of the policy as follows : Havering's rivers and river corridors fulfil important biodiversity, recreation, place-making, amenity, freight transport and flood management functions which the Council will seek to optimise. 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).	In response to discussions on Day 6 of the hearing sessions (Matter 10). The proposed modification ; clarifies that the Council will only require **major** developments in close proximity to a river to investigate and where feasible secure opportunities for the restoration and enhancement of these waterways.

MM26	85	Policy 36	**Section 12 : Green Places : 12.8 Low carbon design, decentralised energy and renewable energy** Insert a new fifth paragraph in the policy as follows : 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). Amend criteria iii. and v. and insert additional criteria vi. in the policy as follows : 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.	In response to discussions on Day 6 of the hearing sessions (Matter 10). The proposed modifications : • ensure that the policy is consistent with national planning policy, the National Planning Policy Statement for Renewable Energy Infrastructure and relevant sections of the Overarching National

				Policy Statement for Energy Infrastructure
MM27	87	Policy 38	**Section 13 : Minerals : 13.1 Mineral extraction** Amend the first sentence of the text in the policy as follows : The Council will seek to maintain at least a seven year aggregate land bank, 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 : 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. Insert additional text at the start of the second paragraph of the policy as follows : 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. Add new text to the end of the third paragraph of the policy as follows : 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	In response discussions on Day 6 of the hearing sessions (Matter 11). The proposed modifications: • ensure that the policy is consistent with the London Plan (2016) • highlight the opportunities to use the River Thames for the transport of minerals

			materials as part of any submitted transport statement.	material.
MM28	90	Section 14	**Section 14 : Delivery and Implementation** Amend / insert additional text to paragraph 14.0.5 as follows : **The Council taking the lead** 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. 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. Amend paragraph 14.0.17 of the explanatory text as follows : **Delivering new homes and communities through Havering's Housing Zones** 14.0.17 Major sites in the ~~The~~ Romford Strategic Development Area and the Rainham and Beam Park Strategic Development Area are anticipated to deliver over ~~5,300~~ 6,000 and 3,000 homes, respectively, over the Plan period. Amend paragraph 14.0.27 of the explanatory text as follows : **Monitoring the Local Plan** 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.	In response to discussions on Day 6 of the hearing sessions (Matter 12). The proposed modifications : • highlight that the Council is involved in joint venture schemes to help deliver its ambitious regeneration programmes • provide updated information on the potential for housing in the

			Insert additional text at the end of paragraph 14.0.28 of the explanatory text as follows : 14.0.28 The Local Plan took account of the best possible evidence and research information available when it was prepared. Whilst this gives 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 National Planning Policy Framework (2019) 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 up to date and appropriate for Havering. In the light of these factors, the Council will bring forward an early review of the Local Plan immediately after its adoption. Amend paragraph 14.0.29 of the explanatory text as follows : 14.0.29 Notwithstanding the commitment to an early review of the Local Plan, and pending the adoption of a new strategy, the Council will~~, therefore,~~ monitor the effectiveness of ~~its~~ the Local Plan in delivering its objectives. It will do this 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. Amend paragraph 14.0.30 of the explanatory text as follows : 14.0.30 The monitoring indicators listed in Table 10 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 an important consideration in determining the Council's approach in its review. Insert two new paragraphs in the explanatory text as follows : 14.0.31 The Council will review policies where it is clear that targets are not met on a	Strategic Developme nt Areas in line with the revisions to Policy 3 and the updated Housing Position Statement • recognise that the Local Plan has been prepared concurrently with the preparation of new planning policy guidance from Government and the preparation of a new London Plan • confirm that the Council will review

			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 important. Policy 3 and the Housing Position Statement: Technical Update (May 2019) outline the Council's approach to maintaining a five year supply of housing land and meeting its housing targets. 14.0.32 In addition, the Government's Housing Delivery Test in the National Planning Policy Framework (2019) sets a minimum threshold for housing delivery over a three year period. If delivery falls below this threshold, the Council will need to produce a Housing Action Plan in line with national guidance. The Housing Action Plan 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. Renumber and insert additional text at the end of the final paragraph of the explanatory text as follows : 14.0.33 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 (due to be published in 2020) and it expects to bring forward a similar strategy for Rainham and Beam Park. These items reflect the importance of these areas to the overall spatial strategy for development in Havering and the commitment of the Council to working with its partners to ensure that the borough is provided with up to date and appropriate planning and regeneration strategies to guide development and to enable the Council to deliver its place-making role.	the Local Plan immediately after its adoption (in line with the commitments elsewhere in the Local Plan) • 'signpost' the proposed modifications to the Local Plan in regard to its monitoring (See Main Modification 28/29) • updates the Local Plan in regard to the Housing Delivery Test set out in national planning policy guidance

<table>
<tr><td></td><td></td><td></td><td></td><td>• updates the Local Plan in regard to the preparation of Masterplans for Romford and Rainham and Beam Park</td></tr>
<tr><td>MM29</td><td>112</td><td>Glossary - Table 10</td><td>Delete the following text in Table 10 of the Glossary (A.9):
<table><tr><th>Term</th><th>Definition</th></tr><tr><td>~~Affordable Workspace~~</td><td>~~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).~~</td></tr></table>
and insert additional text is added to Policy 21 to explain ‘affordable workspace’.</td><td>In response to discussions on Day 5 of the hearing sessions (Matter 6).

The proposed modification :

• provides clarity on what is defined as ‘Affordable Workspace’ in Policy 21.</td></tr>
<tr><td>MM30</td><td>107</td><td>A.8</td><td>Annexes : A8 Monitoring</td><td>In response</td></tr>
</table>

		Monitoring	A.8.1 Monitoring is a vital tool in ensuring the Local Plan is being implemented as intended. Havering Council produces an Authority Monitoring Report on an annual basis which will report on the progress of the indicators below. The Authority Monitoring Report will be published by the end of December each year and will cover the previous financial year. All indicators in the table will be monitored on this basis unless otherwise stated. Delete Table 10 as follows : ~~**Local Plan monitoring framework**~~	discussions on day 6 of the hearing sessions (Matter 12). The proposed modification replaces the table in the submission Local Plan with a wholly new table that clarifies the targets and indicators that will be used to monitor the adopted Local Plan.

~~**Policy**~~	~~**Strategic Objective**~~	~~**Indicators**~~	~~**Source of Data**~~
~~**Successful Places to Live**~~			
~~Housing Supply~~	~~SOi, SOii, SOiv, SOxvi~~	~~Net additional dwellings~~	~~London Development Database~~
		~~Net additional dwellings over the previous five year period or since the start of the relevant Local Plan period, whichever is longer~~	
		~~Net additional dwellings in:~~ ~~i. Romford Strategic Development Area~~ ~~ii. Rainham Strategic Development Area~~ ~~iii. Each District dentre~~ ~~iv. Council Housing Estates~~	
		~~Percentage of dwellings built on previously developed land~~	
		~~Number of dwellings lost to other uses (without re-provision)~~	
		~~Projected net additional dwellings up to the end of the Local Plan period~~	
~~Affordable Housing~~	~~SOi, SOiii~~	~~Net affordable housing completions (number and as a percentage of net housing completions)~~	~~London Development Database~~

			-		~~Net affordable housing completions by tenure type (number and as a percentage of net affordable housing completions)~~		
			~~Housing Mix~~ -	~~SOi, SOiii~~	~~Net completions by housing size and type~~	~~London Development Database~~	
			~~Specialist Housing~~	~~SOi~~	~~Net additional specialist housing completions~~	~~London Development Database~~	
			~~Residential Design and Amenity~~	~~SOi~~	~~Number and proportion of housing completions achieving the Lifetime Homes Standards~~	~~London Development Database~~	
					~~Number and proportion of housing completions that meet Building Regulation Requirement M4(2) and M4(3)~~		
					~~Number and proportion of housing completions that meet the National Space Standards~~		
			~~Houses in Multiple Occupancy~~	~~SOi SOiii~~	~~Net additional HMO completions~~	~~London Development Database~~	
			~~Conversions and Sub-divisions~~	~~SOii, SOiii~~	~~Net additional completions arising from:~~ ~~i. Conversions of existing non-residential buildings~~ ~~ii. Sub-division of residential developments~~	~~London Development Database~~	
			~~Garden and Backland Development~~	~~SOii~~	~~Net additional housing completions on garden and backland~~	~~London Development Database~~	
			~~Gypsy and Traveller Accommodation~~	~~SOiii~~	~~Net additional gypsy and traveller pitches and travelling showpersons plots~~	~~London Development Database~~	
			~~**Thriving Communities**~~				
			~~Healthy Communities~~	~~SOv~~	~~Percentage of major applications submitted with~~	~~LBH~~	

						~~a Health Impact Assessment~~		
				~~Town Centre Development~~ -	~~SOvi~~	~~Position of Havering's town centres in the London strategic town centre network~~	~~GLA~~	
						~~Amount of completed retail floorspace in Havering's metropolitan and district centres~~	~~London Development Database~~	
						~~In Havering's primary and secondary frontages, the number and percentage of:~~ ~~i. Vacancies~~ ~~ii. A1 and A2 units~~ ~~iii. A5 units~~ ~~iv. betting shops~~ ~~v. payday loan shops~~	~~LBH~~ -	
				~~Eating and Drinking~~	~~SOvi~~	~~Net additional A3 and A4 units and floorspace in Havering's metropolitan and district centres~~	~~LBH~~ ~~London Development Database~~	
				~~Culture and creativity~~	~~SOvii~~	~~Net additional arts, cultural and leisure floorspace in town centres and out of town centres.~~	~~LBH~~ ~~London Development Database~~ -	
				~~Social infrastructure~~	~~SOv, SOviii~~	~~Net additional floorspace for social infrastructure facilities~~	~~London Development Database~~	
						~~Average size of GP patient lists~~	~~LBH~~	
				~~Education and Early Years Provision~~	~~SOviii~~	~~School places vs demand for school places~~	~~LBH~~	
						~~Net additional floorspace for educational purposes~~	~~London Development Database~~	

			~~Open Space, Leisure and Recreation~~	~~SOxv~~	~~Net loss/gain of public open space, playing fields and leisure floorspace~~	~~London Development Database~~	
					~~Number of open spaces with Green Flag Awards~~	~~LBH~~	
			~~**Opportunities to Prosper**~~				
			~~Business Growth~~	~~SOix, SOx~~	~~Amount of designated and non-designated industrial floorspace lost to non-industrial uses~~	~~London Development Database~~	
					~~Net additional office floorspace~~	~~London Development Database~~	
					~~Net additional employment floorspace by type~~	~~London Development Database~~	
					~~Births, deaths, and survival of enterprises~~	~~National Statistics~~	
			~~Loss of Industrial Land~~	~~SOix~~	~~Amount of employment land lost to residential and/or commercial developments~~	~~London Development Database~~	
			~~Affordable workspace~~	~~SOix, SOx~~	~~Number of affordable workspace units delivered~~	~~LBH~~	
					~~Net additional affordable workspace floorspace~~	~~LBH~~	
			~~Skills and Training~~	~~SOx~~	~~Percentage of local labour used in the construction of new developments and end user phase where applicable~~	~~LBH~~	
			~~**Connections**~~				
			~~Transport Connections~~	~~SOxi, SOxii~~	~~Proportion of journeys made by Havering school pupils to school by walking and cycling~~	~~LBH~~	
					~~Car use and car ownership across the borough~~	~~LBH~~	
					~~Number of road accidents (collisions) by age and by Ward~~	~~LBH~~	
					~~Progress on the delivery of key transport infrastructure projects as set out in Policy 23~~	~~LBH~~	
			~~Parking provision and~~	~~SOxi~~	~~Percentage of completed development schemes~~	~~LBH~~	

			~~design~~		~~meeting the required parking standards~~	
			~~Digital Connections~~	~~SOxi~~	~~Percentage of new developments with access to high speed broadband~~	~~LBH~~
			~~**High Quality Places**~~			
			~~Urban Design~~	~~SOxiv~~	~~Number of schemes nominated for and/or awarded a design award~~	~~LBH~~
					~~Number and proportion of major applications reviewed by a Design Review Panel~~	~~LBH~~
			~~Landscaping~~	~~SOxiii, SOxiv~~	~~Number of proportion of major applications approved without a detailed landscape scheme~~	~~LBH~~
			~~Heritage Assets~~	~~SOxiv~~	~~Number of heritage assets on the Heritage at Risk Register~~	~~Historic England~~
					~~Number of Conservation Areas with up-to date Appraisals and Management Plans~~	~~LBH~~
			~~**Green Places**~~			
			~~Green Infrastructure~~	~~S0xiv~~	~~Progress on the key green infrastructure projects as set out in Policy 29~~	~~LBH and external partners~~
			~~Nature Conservation~~	~~SOxv~~	~~Changes in areas and populations of biodiversity importance, including:~~ ~~i. Changes in priority habitats and species (by type); and~~ ~~ii. Changes in areas designated for their intrinsic environmental value; including sites of international, national, regional, sub-regional or local significance~~	~~LBH~~ ~~Natural England~~
			~~Rivers and River Corridors~~	~~SOxiv, SOxx~~	~~Percentage of main rivers of good or fair chemical and biological quality~~	~~Environmental Agency~~
			~~Flood Management~~	~~SOxxi~~	~~Number of planning permissions granted contrary to the advice of the Environmental Agency~~	~~Environmental Agency~~
					~~Number and proportion of developments which incorporate Sustainable Drainage Systems~~	~~LBH~~

		~~(SuDS)~~	
~~Air Quality~~	~~SOxviii,~~	~~Concentrations of two main air pollutants (NO2 & PM10) at monitoring stations~~	~~LBH~~
~~Pollution~~	~~SOxviii, SOxx~~	~~Percentage of main rivers of good or fair chemical and biological quality~~	~~Environmental Agency~~
~~On-site waste management~~	~~SOxvii~~	~~Percentage of household waste recycled/re-used/composted~~	~~LBH~~
~~Low Carbon design and renewable energy~~	~~SOxix~~	~~Number of developments where on-site renewable energy generation is integrated~~	~~LBH~~
		~~Percentage of energy generation by type from renewable sources~~	~~LBH~~
~~**Minerals**~~			
~~Mineral Reserves~~	~~SOxxii~~	~~Loss of mineral safeguarded land to development~~	~~LBH~~
~~Mineral Extraction~~	~~SOxxii~~	~~Production (tonnes) of primary land won aggregates~~	~~LBH~~
~~Secondary Aggregates~~	~~SOxxii~~	~~Production (tonnes) of secondary/recycled aggregates~~	~~LBH~~
		~~Use of primary won materials~~	~~LBH~~

Insert replacement table as follows :

Table 10 Local Plan monitoring framework in the Local Plan

Policy	**Strategic objective(s)**	**Indicators**	**Target**	**Data source**
Places to live				
Housing	SOi SOii	Annual net additional dwellings completed	Delivering a minimum of :	London Development

			(Policies 1,2 and 3)	SOiv SOxvi		• 700 new dwellings per year during Phase 1 of the Plan Period (2016/2017-2020/2021) • 1640 new dwellings per year during Phase 2 (2021/2022-2024/2025) of the Plan Period and 1641 (2025/2026) • 1170 new dwellings per year during Phase 4 of the Plan Period (2026/2027-2030/2031) in accordance with Policy 3	Database	
					Net additional dwellings completed from the 2015 financial year onwards	Meeting the cumulative housing requirement target since (and including) the 2015 financial year		
					Net additional dwellings in: i. Romford Strategic Development Area ii. Rainham Strategic Development Area iii. Council housing estates outside the Strategic Development Areas iv. Other major sites outside the Strategic Development Areas and Council housing estates v. Small sites and through vacant units	Sites within Havering being delivered in accordance with the numbers set out within Policies 1,2 and 3 to achieve the following over the first 10 years of the Plan Period : • At least 5,000 new homes on Major sites in the Romford Strategic Development Area (including Twelve Estate Regeneration Programme sites) • At least new 3,000 homes on Major sites in the Rainham and Beam Park Strategic		

						returning to use	Development Area (including Twelve Estate Regeneration Programme sites) • At least new 300 homes through the Twelve Estates Programme (these sites are outside the Strategic Development Areas) • At least 1,500 homes on other major sites outside the Strategic Development Areas and Twelve Estates Regeneration Programme sites • At least 1,500 homes on small sites		
						Percentage of dwellings built on previously developed land	100%	London 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	Delivering a tenure mix of 70% social / affordable rent and 30%		

					type (number and as a percentage of net affordable housing completions)	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 : • 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 255 new homes per year in accordance with Policy 6 until updated by subsequent reviews of the Havering Specialist Older Persons Accommodation Report (2015)	London Development Database	
				SOi	Number and proportion of housing completions that meet the National Space Standards	All new homes to meet National Standard.	London Development Database	
			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-	SOii SOiii	Net additional completions arising from:	Proposals to increase housing stock in Havering comply with	London Development	

			divisions **(Policy 9)**		i. Conversions of existing non-residential buildings ii. Sub-division of residential developments	Policy 9 (and Policies 7, 24 and 35)	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 showpersons 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	GLA	

							Map 1		
						Amount of completed retail floorspace in Havering's metropolitan and district centres	In accordance with Policy 13: • 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 Havering by 2031 •	London Development Database	
						In Havering's primary and secondary frontages, the number and percentage of: i. Vacancies ii. A1 and A2 units iii. A5 units iv. Betting shops v. Payday loan shops	In accordance with Policy 13, ensure that : • 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	London Borough Havering	

						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		
			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 **(Policy 16)**	SOv SOviii	Net additional floorspace for social infrastructure facilities	Provision of new social and community infrastructure in a timely and efficient 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	London Development 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	Provision of education	London	

					for educational purposes	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	Development Database	
			Open space, leisure and recreation **(Policy 18)**	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	
					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 **(Policy 19)**	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	
					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-	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	

			designated land **(Policy 20)**					
			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: • 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 20% during construction for major residential developments	London Borough Havering	
			Connections					
			Transport	SOxi	Proportion of journeys	Pupil hands up survey data	London	

			connections **(Policy 23)**	SOxii	made by Havering school pupils to school by walking and cycling	collected via the TfL STARS accreditation scheme to demonstrate that car use is maintained annually at 21% and cycling at 5%.	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	London Borough Havering	

						network as and when it is made available in accordance with Policy 25		
			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 conserved and enhanced in a manner appropriate to their special interest, character or appearance and significance in accordance with Policy 28	Historic England	

					Number of Conservation Areas with up-to date Appraisals and Management Plans	Appraisals and Management Plans for 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	The quality of the features set out in Policy 29 : • All London Green Grid • Thames Chase Community Forest • Rainham Wildspace • Land of the Fanns Landscape Partnership; and • Roding, Beam and Ingrebourne Catchment Partnership) is maintained and expanded	London Borough Havering Natural England	
			Nature conservation **(Policy 30)**	SOXv	Changes in areas and populations of biodiversity importance, including : i. Changes in priority habitats and species (by type); and ii. Changes in areas designated for their intrinsic	No net loss of designated bio-diversity sites including : • Sites of Special Scientific Interest • Local Nature Reserves ; and • Sites of Importance for Nature Conservation) in accordance with Policy 30		

					environmental value including sites of international, national, regional and sub-regional or local significance			
			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	ugm-3	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	SOxvii	Percentage of household	All applications granted are in	London	

			waste management **(Policy 35)**		waste recycled/re-used/composted	accordance with Policy 35	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	
					Use of primary won materials			
			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)	Production of Authority Monitoring Report	London Borough Havering	

Annex 1 : Schedule of hearing sessions at the Examination into the Havering Local Plan

Hearing sessions took place between Tuesday –Thursday October 9 -11 2018, Tuesday – Thursday October 16-18 2019 and Wednesday May 29 - Thursday May 30 2019

Matter Number	Day(s) Number	Topic(s)	Date(s)
1	1	Legal and procedural matters and the Duty to Co-operate	Tuesday October 9 2018
2	2	Spatial Strategy and Strategic Development Areas	Tuesday October 9 2018
3	2,6 and 7	Housing requirement / Supply and other Housing policies	Wednesday October 10 2018 Thursday October 18 2018 Wednesday May 29 2019
4	3 and 8	Gypsy and traveller accommodation	Thursday October 11 2018 Thursday May 30 2019

5	**4**	**Green Belt**	**Tuesday October 16 2018**
6	**5**	**Economy and Employment**	**Wednesday October 17 2018**
7	**4**	**Town Centres and Communities**	**Tuesday October 16 2018**
8	**5**	**Connections**	**Wednesday October 17 2018**
9	**6**	**High quality places**	**Thursday October 18 2018**
10	**6**	**Green Places**	**Thursday October 18 2018**
11	**6**	**Minerals**	**Thursday October 18 2018**
12	**6**	**Infrastructure, Implementation and Monitoring**	**Thursday October 18 2018**