Public Document Pack

Havering
LONDON BOROUGH

EXTRAORDINARY COUNCIL MEETING

7.30 pm Wednesday, 26 July 2017
At Council Chamber - Town Hall

Members of the Council of the London Borough of Havering are hereby summoned to attend a meeting of the Council at the time and place indicated for the transaction of the following business

Kathryn Robinson
Monitoring Officer

For information about the meeting please contact:
Anthony Clements tel: 01708 433065
anthony.clements@oneSource.co.uk

Please note that this meeting will be webcast.

Webcast

Members of the public who do not wish to appear in the webcast will be able to sit in the balcony, which is not in camera range.

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

AGENDA

1 PRAYERS

2 APOLOGIES FOR ABSENCE

To receive apologies for absence (if any).

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 ANNOUNCEMENTS BY THE MAYOR, BY THE LEADER OF THE COUNCIL OR BY THE CHIEF EXECUTIVE

To receive announcements (if any).

5 HAVERING LOCAL PLAN (Pages 1 - 3194)

NOTE: The deadline for amendments is midnight, Monday 24 July 2017.

To consider a report of Cabinet on the Havering Local Plan (attached, subject to approval by Cabinet).

6 MOTIONS (Pages 3195 - 3198)

Motions paper attached.

This page is intentionally left blank

Havering
LONDON BOROUGH

COUNCIL, 26 JULY 2017

REPORT OF CABINET

HAVERING LOCAL PLAN

At its meeting on 19 July 2017, Cabinet is due to consider a report (attached) on the Havering Local Plan.

This report explains that a new Having Local Plan is being prepared and will, in due course once adopted, replace key elements of the Havering Local Development Framework which has been in place since 2008. A Local Plan sets out the long term strategic planning policies and objectives, opportunities for development and clear planning policies on what will or not be permitted and where.

The Local Plan will also enable important planning and regeneration initiatives such as the Council's two housing zones, its estates renewal programme and the opportunities arising from Crossrail to be reflected.

The report seeks Member approval for public consultation on the Proposed Submission version of the Local Plan and formal submission to the Secretary of State for public examination. In the event that this consultation requires amendments to the Local Plan before its formal submission delegated authority is sought to enable the appropriate adjustments to be made.

Subject to agreement of the report by Cabinet, Cabinet recommends that Council:

(i) Approve the proposed Submission Havering Local Plan (as included as Annex 1) and changes to the 2008 adopted Proposals Map (as included as Annex 2) and procedural and evidence documents (listed below) for publication and public consultation under Regulation 19 of the Regulations prior to submission to the Secretary of State;

- **Consultation Statement 2017 (Annex 5);**
- **Duty to Co-operate Statement 2017 (Annex 6);**
- **Health Impact Assessment (Annex 7);**
- **Equalities Impact Assessment 2017 (Annex 8)**
- **Sustainability Appraisal 2017 (Annex 9)**
- **Habitats Regulation Assessment 2017 (Annex 10);**
- **Outer North East London Strategic Housing Market Assessment 2016 (Annex 11)**

- **Outer North East London Strategic Housing Market Assessment: Update for Havering 2016 (Annex 12)**
- **Housing Position Statement (Annex 13)**
- **Retail and Commercial Leisure Needs Assessment 2015 (Annex 14)**
- **Employment Land Review 2015 (Annex 15)**
- **Open Space, Allotments and Sport and Recreation Needs Assessment 2016 (Annexes 16-21) comprising of:**
  - **Open Space Assessment Report**
  - **Open Space Standards Paper 2016**
  - **Indoor Sport and Leisure Facilities Assessment Report 2016**
  - **Indoor Sport and Leisure Facility Strategy 2016**
  - **Playing Pitch Strategy Assessment Report 2016**
  - **Playing Pitch Strategy and Action Plan 2016**
- **Infrastructure Delivery Plan 2017 (Annex 22)**
- **Gypsy and Traveller Accommodation Assessment 2017 (Annex 23)**
- **Gypsy and Traveller Position Statement 2017 (Annex 24)**
- **Town Centre Position Statement 2017 (Annex 25)**
- **Wind Resource Evidence Base 2016 (Annex 26)**
- **Green Belt Study 2016 (Annex 27)**
- **Residential Car Parking Standards 2017 (Annex 28)**
- **Viability Assessment 2017 (Annex 29)**
- **Strategic Flood Risk Assessment 2016 (Annex 30)**
- **Transport Position Statement 2016 (Annex 31)**
- **Havering Strategic Modelling Technical Note 2016 (Annex 32)**
- **Havering SINC Review 2017 (Annex 33)**

(ii) Approve the Proposed Submission Documents, as set out in (i) above and relevant supporting documentation as the final documents for submission to the Secretary of State under Regulation 22 of the Regulations, subsequent to public consultation provided that only non-material and minor amendments are required.

(iii) Delegate authority to the Director of Neighbourhoods, following consultation with the Cabinet Member for Housing, to finalise and approve the proposed Submission Documents, as set out in (i) above for submission to the Secretary of State, including to:

- **make non material/minor amendments to the proposed submission documents;**

- **undertake any further consultation required arising as a result of the Regulation 19 consultation;**

- **make modifications to the Submission Documentation during and as a result of the Examination process; and**

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

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET
19 JULY 2017

Subject Heading:	Havering Local Plan
Cabinet Member:	Councillor Damian White Deputy Leader of the Council and Cabinet Member for Housing
SLT Lead:	Steve Moore, Director of Neighbourhoods
Report Author and contact details:	Martyn Thomas martyn.thomas@havering.gov.uk Tel :01708432845
Policy context:	National Planning Policy Framework (2012) London Plan 2015 (consolidated with Alterations since 2011) A City for all Londoners: London Mayor (2016) Havering Vision – Havering - Making a Greater London (2017) Havering Local Development Framework (2008)
Financial summary:	The total estimated cost of delivering the Local Plan is £536,800. Of this sum, £263,550 has been incurred between 2014 and June 2017. The remaining £273,250 will be incurred during 2017/18 and 2018/19 in relation to public consultation and examination, associated technical evidence and professional advice. The costs will be met from a combination of Planning Delivery Grant, and existing Neighbourhoods budgets. A funding gap of £166,200 currently exists, which will be met by a combination of reprioritisation of Neighbourhoods budgets and a one off contribution from the Business Risk Reserve. Further detail is set out in section 19 of the report.
Is this a Key Decision?	Yes - Significant effect on two or more Wards

When should this matter be reviewed? July 2019 (One year after likely adoption)

Reviewing OSC: Towns and Communities

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[x]
Places making Havering	[x]
Opportunities making Havering	[x]
Connections making Havering	[x]

SUMMARY

1. Havering must have an up to date Local Plan for the Borough. A Local Plan is part of the statutory Development Plan for an area. It sets out the long term strategic planning priorities and objectives, opportunities for development and clear planning policies on what will or will not be permitted and where.

2. The report explains that a Havering Local Plan is being prepared and will, in due course once adopted, replace key elements of the Havering Local Development Framework (LDF) which has been in place since 2008.

3. Since the LDF was adopted, the Government has published the National Planning Policy Framework (NPPF) and the London Mayor has revised his London Plan. Both provide an important planning context for the preparation and delivery of Havering's Local Plan.

4. Importantly, the new Local Plan will be a very important tool in enabling the Council to deliver its vision: Havering - Making a Greater London. The Plan has been prepared alongside the preparation of the vision and is fully consistent with it.

5. The Local Plan will also enable important planning and regeneration initiatives such as the Council's two Housing Zones, its estates renewal programme and the opportunities arising from Crossrail to be reflected.

6. The Proposed Submission Local Plan includes a spatial strategy setting out the key elements of the proposed approach to planning in Havering over the plan period of 15 years including: the main growth in homes and jobs being focussed on Romford and Rainham and Beam Park, continued protection of the Green Belt, maintaining a prosperous economy in the borough, a focus on high quality development and creating good places for people to live, work and visit and for businesses to invest in, promotion of some key infrastructure improvements linked to transport and places and making sure there are enough schools and community facilities.

7. The preparation of the Proposed Submission Local Plan has already encompassed extensive engagement with external stakeholders and public consultation as legally required. Key stakeholders such as the Mayor of London have been involved throughout the work on the Local Plan and the views of the wider community have been canvassed.

8. The preparation of the Local Plan requires the Council to engage with local authorities that adjoin Havering as well as those further afield so that Havering can discharge its Duty to Co-operate responsibilities.

9. The opportunity has been taken to review and update the Local Development Scheme (LDS). This sets out the programme for further work on the Local Plan and linked documents and Member approval is sought for this.

10. The report seeks Member approval for public consultation on the Proposed Submission version of the Local Plan and formal submission to the Secretary of State for public examination. In the event that this consultation requires amendments to the Local Plan before its formal submission delegated authority is sought to enable the appropriate adjustments to be made.

RECOMMENDATIONS

1. That Cabinet:

   (i) Approve the Council's responses to the representations received during consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 ("the Regulations") and additional representations received during the preparation of the Proposed Submission Havering Local Plan as set out in the Havering Local Plan Consultation Response Statement (as included in Annex 5);

   (ii) Approve the Local Development Scheme for publication (as included in Annex 3)

2. That Cabinet endorse and make the following recommendations to Council.

   That Council:

   (i) Approve the proposed Submission Havering Local Plan (as included as Annex 1) and changes to the 2008 adopted Proposals Map (as included as Annex 2) and procedural and evidence documents (listed below) for publication and public consultation under Regulation 19 of the Regulations prior to submission to the Secretary of State;

   - Consultation Statement 2017 (Annex 5);
   - Duty to Co-operate Statement 2017 (Annex 6);
   - Health Impact Assessment (Annex 7);
   - Equalities Impact Assessment 2017 (Annex 8)
   - Sustainability Appraisal 2017 (Annex 9)
   - Habitats Regulation Assessment 2017 (Annex 10);
   - Outer North East London Strategic Housing Market Assessment 2016 (Annex 11)

- Outer North East London Strategic Housing Market Assessment: Update for Havering 2016 (Annex 12)
- Housing Position Statement (Annex 13)
- Retail and Commercial Leisure Needs Assessment 2015 (Annex 14)
- Employment Land Review 2015 (Annex 15)
- Open Space, Allotments and Sport and Recreation Needs Assessment 2016 (Annexes 16-21) comprising of:
  - Open Space Assessment Report
  - Open Space Standards Paper 2016
  - Indoor Sport and Leisure Facilities Assessment Report 2016
  - Indoor Sport and Leisure Facility Strategy 2016
  - Playing Pitch Strategy Assessment Report 2016
  - Playing Pitch Strategy and Action Plan 2016
- Infrastructure Delivery Plan 2017 (Annex 22)
- Gypsy and Traveller Accommodation Assessment 2017 (Annex 23)
- Gypsy and Traveller Position Statement 2017 (Annex 24)
- Town Centre Position Statement 2017 (Annex 25)
- Wind Resource Evidence Base 2016 (Annex 26)
- Green Belt Study 2016 (Annex 27)
- Residential Car Parking Standards 2017 (Annex 28)
- Viability Assessment 2017 (Annex 29)
- Strategic Flood Risk Assessment 2016 (Annex 30)
- Transport Position Statement 2016 (Annex 31)
- Havering Strategic Modelling Technical Note 2016 (Annex 32)
- Havering SINC Review 2017 (Annex 33)

(ii) Approve the Proposed Submission Documents, as set out in 2(i) above and relevant supporting documentation as the final documents for submission to the Secretary of State under Regulation 22 of the Regulations, subsequent to public consultation provided that only non-material and minor amendments are required.

(iii) Delegate authority to the Director of Neighbourhoods, following consultation with the Cabinet Member for Housing, to finalise and approve the proposed Submission Documents, as set out in 2(i) above for submission to the Secretary of State, including to:

- make non material/minor amendments to the proposed submission documents;

- undertake any further consultation required arising as a result of the Regulation 19 consultation;

- make modifications to the Submission Documentation during and as a result of the Examination process; and

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

REPORT DETAIL

1. Purpose and content of this report

1.1 This report is to:

- outline progress on the Havering Local Plan; and
- secure Member approval for the Proposed Submission Havering Local Plan to be the subject of public consultation and formally submitted to the Planning Inspectorate (Secretary of State).

1.2 The report:

- outlines the reasons why the Havering Local Plan has been prepared (Section 2)
- identifies the structure and key contents of the Proposed Submission Local Plan including the Spatial Strategy (Section 3)
- explains how the Proposed Submission Local Plan has been prepared (Sections 4-9)
- updates the Local Development Scheme (Section 10)
- sets out the next steps including the forthcoming public consultation and the Examination in Public (Sections 11-15)

2. Why the Havering Local Plan has been prepared

2.1 There are several reasons why the Council is bringing forward a Local Plan for Havering and these are summarised below:

The existing planning framework for Havering needs to be updated

2.2 The Havering Local Development Framework has served the borough well since it was adopted in 2008. However, it is essential that Havering has an up to date planning framework in place to ensure the borough is able to respond positively to change over the next 15 years.

2.3 The Council must also be in a position to influence that change to ensure the borough remains a place where people want to live, work, visit and where businesses can prosper and invest.

2.4 Once adopted, the Local Plan will replace the Core Strategy and Development Control Policies Development Plan Document 2008 and the policies within the Romford Area Action Plan 2008.

Planning changes and challenges

2.5 Since the Local Development Framework was adopted, a number of significant changes and challenges have taken place with implications for planning and regeneration in Havering that include:

- new planning policies from the Government and the London Mayor (2012 and 2015, respectively);
- the preparation of Havering's new vision: Havering - Making a Greater London;
- a growing and changing population;
- the delivery of two Housing Zones in Havering to accelerate the delivery of new homes in Romford and Rainham and Beam Park;
- the Council's commitment to regeneration across twelve housing estates;
- making sure that Havering provides new homes;
- making sure that Havering optimises the benefits from Crossrail;
- the need to secure improved transport infrastructure particularly north-south connections;
- the need to secure the provision of early years and school places, health care and other key community facilities required to support a growing and changing population;
- the need to address increasing health inequalities and the wider determinants of health and well-being;
- making sure that Havering provides the right numbers and types of jobs;
- the need to create the right conditions to attract investors to the borough;
- the need to strengthen our town centres and improve their vitality and viability;
- providing a formal (statutory) framework to support further work by the Council and its partners to support the regeneration of Havering (such as the emerging Romford Masterplan); and
- pressure for the release of land in Havering's Green Belt.

2.6 The Havering Local Plan will provide the opportunity to put in place a new planning framework to address these challenges and opportunities up until 2031.

A tool to deliver the Council's vision and its other strategies

2.7 It is particularly important that Havering in its primary tool for land-use planning is able to inform how it intends to take forward the delivery of its new vision (adopted by the Council earlier this year).

2.8 Preparing a Local Plan also provides the scope to give emphasis to the importance of the new homes coming forward through its established Housing Zones and the regeneration of twelve Council housing estates.

2.9 The Local Plan will help the Council to securing major infrastructure investment needed to complement and support change and growth in Havering.

Responding to change in Havering

2.10 An up to date Local Plan will mean that Havering will be best placed to respond to proposals for change in the borough as planning legislation requires that planning decisions be taken in the context of the Development Plan for an area.

2.11 It follows that it is essential that a Council have an up to date Plan if it is to effectively control and guide development to secure the best outcomes for its borough including making better places. A Local Plan with up to date policies and evidential documents, influences significantly the Council's ability to respond to proposals for housing and protect the green belt.

2.12 Without an up to date Local Plan that has properly addressed housing supply issues, the Council is at a disadvantageous position to deal with housing proposals that may not meet Havering's priorities and objectives.

Making sure that Havering has the key role in planning decisions

2.13 Without an up to date Local Plan, there is a significant risk that the Council's ability as the Local Planning Authority to influence and control development will be eroded.

2.14 The risk is that schemes would proceed that the Council consider have an adverse impact on Havering. More decisions on planning in Havering would pass to the Secretary of State and Planning Inspectorate for determination and the Council will be less likely to be able to defend their own decisions.

2.15 It is likely that the extent of the influence and control of the London Mayor on planning decisions in Havering would also increase without an up to date Local Plan, through Mayoral 'Call-in' of planning applications pursuant to Section 2A of the Town and Country Planning Act 1990 and criteria in the Mayor of London Order 2008.

Co-ordinating with other schemes and strategies

2.16 Without an up to date Local Plan, the Council would also lose its ability to influence the co-ordination of development and ensure that individual schemes are consistent with other schemes and that sufficient infrastructure is provided across the borough (including schools, medical facilities and transport).

2.17 The Council will be in much stronger position to push for the improved infrastructure needed to support growth if it can show that it is identified through the Local Plan process, with a sound evidence base and thorough consultation.

Being ahead of other strategies changing

2.18 The Government is expected to review the National Planning Policy Framework in due course and this may adjust the national planning policy context against which local plans are prepared.

2.19 Additionally, it is understood that the Mayor of London is in the early stages of reviewing and updating several strategies for London that include planning and transport. Bringing forward a Local Plan for Havering now provides the opportunity to progress the preparation of the Local Plan against the current known Mayoral strategies which are broadly well suited to Havering.

Helping with Havering's responses to other strategies and supporting its bids for funding

2.20 An up to date Local Plan will help the Council to:

- respond to policy strategies prepared by other parties including the Government, the London Mayor and nearby authorities; and

- prepare and submit bids for funding to support its planning and regeneration ambitions (such as its annual submission to Transport for London for funding for transport projects and programmes).

Reputational advantage

2.21 Havering is more likely to be considered, by investors, central government, residents and businesses as a borough that 'has a plan' and 'knows where it's going' if it has an up to date Local Plan. It will show that Havering is positive, and pro-active and keen to engage with developers and their partners to deliver a better borough.

2.22 Over time, it will assist the Council in developing relationships with developers who have an established record of working with partners (such as local authorities) to bring forward schemes of high quality. It will assist developers by providing a climate of greater certainty in which they will make their investment decisions.

3. The Proposed Submission Havering Local Plan

Overview

3.1 The Proposed Submission Local Plan responds to the key planning challenges (as set out in Section 2), has considered representations received to previous consultations (as set out in Section 5), and incorporates the findings from the evidence base (as described in Section 7).

The structure and format of the proposed Submission Local Plan

3.2 The Plan has been structured to reflect the themes in the Council's vision: 'Havering – Making a Greater London'. Several policies are cross-cutting and will help secure the objectives of the overall Local Plan. It includes:

- Section 1: Overview;
- Section 2: Vision for Havering;
- Section 3: Strategic objectives;
- Section 4: Havering in the wider sub-region;
- Section 5: Borough-wide strategy for growth;
- Section 6: Strategic Development Areas;
- Section 7: Successful Places to Live;
- Section 8: Thriving Communities;
- Section 9: Opportunities to Prosper;
- Section 10: Connections;
- Section 11: High Quality Places;
- Section 12: Green Places;
- Section 13: Minerals;
- Section 14: Delivery and Implementation;
- Annexes – covering various technical and supporting topics

The Local Plan Strategy

3.3 In general terms, the approach in the Proposed Submission Local Plan has been to deliver a realistic, flexible and positive strategy for land use planning for the period to 2031 and ensuring that Havering remains a place where people want to live, work and visit and businesses can invest and prosper.

3.4 The proposed strategy:

- broadly reflects the approach to planning and regeneration that has underpinned the Council's previous statutory and non-statutory planning policies and frameworks as well as more recent important initiatives such as

the delivery of two Housing Zones in Romford and Rainham and Beam Park

- takes account of current planning priorities particularly the importance of ensuring that Havering has the necessary infrastructure to support planned change and growth and the need for new homes that will arise over the period of the plan.

3.5 The proposed spatial approach is to direct the major growth to two strategic development areas in Romford and Rainham and Beam Park as these areas have the capacity to accommodate new homes, jobs and infrastructure. By doing this, and optimising opportunities for new homes in the rest of the built up area, this will provide the most sustainable means of providing the necessary new homes needed in Havering. It will also enable robust commitment to be provided to maintaining Havering's established Green Belt.

3.6 There is a clear recognition of the importance of securing new infrastructure to support growth and tackle existing issues and to make sure that the community in Havering is well served by the schools and health facilities it requires.

3.7 The Local Plan recognises that parking provision needs to reflect local circumstances.

3.8 Provision for gypsy and traveller households will be made for those who meet the statutory definition with robust criteria for new sites.

3.9 The Local Plan identifies the key elements of its underlying Spatial Strategy as:

Housing Growth:

- Delivery of at least 17,550 high quality homes over the 15 year Plan period;
- Delivery of over 5,300 new homes in the Romford Strategic Development Area;
- Transformation of Rainham and Beam Park Strategic Development Area providing a new, well connected residential community of a least 3,000 homes served by Beam Park Station;
- Residential intensification of the borough's district centres, with proposed development compatible with their character, function and scale;
- Intensification and renewal of existing Council housing estates providing an improved housing stock; and
- At least 700 additional homes across the borough, outside of the Strategic Development Areas.

Economic Growth:

- Regeneration of Romford Town Centre, providing a more diverse and higher quality retail, leisure, cultural and employment offer;
- Directing an appropriate scale of retail, culture, service industries and office development to the boroughs network of town centres comprising of: Romford Metropolitan Centre, District Centres at Collier Row, Elm Park, Harold Hill, Hornchurch, Rainham and Upminster and 75 Local Centres including a new centre at Beam Park.
- Protection of the borough's Strategic Industrial Locations for continued industrial use;
- Protection of the borough's Locally Significant Industrial Sites for continued industrial and employment use;
- Intensification of the borough's industrial areas to optimise the use of the land and support transformational new developments to maximise the economic benefits for Havering;

Transport infrastructure:

- Improved public transport access to central London via Crossrail services at Romford, Gidea Park and Harold Wood and a new railway station at Beam Park on the Essex Thameside Line;
- Remodelling of Gallows Corner roundabout to increase safety, improve air quality and smooth motor vehicle traffic flows;
- Improved north-south links within the borough, connecting Rainham and Beam Park, Romford and Harold Hill;
- Increased capacity at Junction 28 of the M25;
- Remodelling of sections of the Romford Ring Road;
- Improvements to the A127 through the A127 Growth Corridor project;
- Working with Highways England to minimise the impact on Havering and its residents of the Governments preferred option for a Lower Thames Crossing.

Social infrastructure:

- Delivery of an early years and schools expansion programme to increase the number of early years and school places for new and existing residents;
- New early years and school provision in the growth areas of Romford and Rainham and Beam Park;
- New health facilities at the former St George's Hospital Site, Romford Town Centre, Rainham and Beam Park and in the north-west of the borough;
- Improvements to the borough's existing leisure facilities and new facilities in Romford Town Centre and Rainham and Beam Park.

Havering's most valued assets:

- Protecting and enhancing the Green Belt and the borough's open spaces;
- Preserving and enhancing the borough's rich heritage and historic environments;

The Proposals Map for the Havering Local Plan

3.10 Local Plans must include a Proposals Map to indicate land-use designations. The Map is required to illustrate geographically the policies in the Local Plan and it must be based on, or reproduced from, an Ordnance Survey map. The preparation of the Local Plan must show how a previously adopted Proposals Map (in this case, the one within the 2008 Havering LDF) will be changed by the new planning policies.

3.11 A Proposals Map Changes Booklet has been prepared to set out the changes to the Havering LDF Proposals Map (2008) (Annex 2). It reflects the policies in the Proposed Submission version of the Havering Local Plan.

3.12 A full version of the Proposals Map incorporating any changes resulting from the Examination will be prepared on adoption of the Havering Local Plan.

Taking the Havering Local Plan forward

3.13 It is envisaged that the Local Plan will be the first of a number of documents bought forward and will be the centrepiece of a 'suite' of planning documents.

3.14 The key document to be brought forward after this Local Plan will be a Site Specific Allocations Local Plan. This will identify individual sites for development and will set out the specific land uses, quantum and type of development. The Site Specific Allocations Local Plan has a critical role in delivering the priorities, objectives and strategy set out in this Local Plan.

3.15 Thereafter, it is expected that the opportunity will arise to bring forward new and updated Supplementary Planning Documents (SPDs) and other masterplans and frameworks. Some of these may be topic-specific or specific to particular areas of Havering depending on their purpose and content.

3.16 The opportunity has been taken in preparing the new Local Plan to 'signpost' these where possible. However, the Council will keep this under review and it is committed to bringing documents forward on a timely basis which will support and reinforce the Local Plan and assist the Council and / or prospective developers in its delivery.

3.17 As the Local Plan nears adoption a comprehensive review of the current SPDs will take place to help identify what existing/new Supplementary Planning Documents are necessary or appropriate.

3.18 The Council will be required to robustly monitor the Local Plan to make sure that it delivers the Council's objectives and priorities. If the need arises, then the Local Plan can be reviewed and revised (in part or wholly) if it is out of step with what the Council is seeking to achieve and or in the light of other circumstances such as changes in wider planning, transport and regeneration policies.

3.19 It is intended that the Local Plan will provide an opportunity for the Council to take steps to develop more positive engagement with prospective developers. This will encompass earlier discussions on the desired outcomes for sites and more clarity on the approach to matters such as urban design.

3.20 To reflect a growing priority on securing high quality schemes, it is expected that design review panels may be set up and key sites and schemes may be the subject of design / architectural competitions.

3.21 The Proposed Submission Local Plan recognises the importance of infrastructure improvements in Havering to support the growth identified in it. A key part of the delivery of the Local Plan will be for the Council to continue to engage with a wide range of stakeholders such as the London Mayor to secure the timely and effective delivery of this infrastructure if the ambition of the Local Plan is to be realised. It is recognised that the costs of securing this infrastructure may be very considerable and that the present funding for it is uncertain. The Council will work closely with stakeholders and partners to identify suitable funding and to encourage the future provision of appropriate funding streams. It is likely that the funding for some major elements of infrastructure will be determinant on several funding streams being identified to jointly combine for this. The Council will welcome the development of appropriate innovative funding mechanisms which may help secure infrastructure.

3.22 In parallel, the Council will review how it deals with planning applications and ensure that Members take full account of the strategic objectives behind proposals. It is intended that these several initiatives will help the Council and its partners deliver better places.

4. How the Havering Local Plan has been prepared

4.1 In December 2014, the Council agreed to prepare a Local Plan for Havering and approved initial consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.2 Local Plans should avoid repeating policy requirements set out elsewhere (such as the National Planning Policy Framework and the London Plan). The opportunity has therefore been taken to prepare a Local Plan which whilst 'fit for purpose', and well suited to taking Havering through to 2031, is as concise and focussed as possible.

4.3 The Council is keen to ensure that Havering benefits from an up to date Local Plan so that it has the best opportunity to control development and deliver the ideal programmes and projects it wants to. The preparation of the Local Plan has addressed this in the way that it has been prepared. In the interest of providing up to date planning policies as soon as possible, the preparation of the Plan has focussed on initial consultation under Regulation 18 of the

Regulations and the Regulation 19 consultation that will take place if the recommendations in this report are agreed.

4.4 Whilst formal consultation took place in spring 2015, the door has effectively been open with comments and proposals for individual sites (including those within the Green Belt) being welcomed throughout the preparation of the Proposed Submission Local Plan. Additionally, officers have engaged closely with staff of the London Mayor at all stages. The Duty to Co-operate responsibility has been reviewed and is considered to have been robustly discharged.

5. How consultation and engagement has been addressed in preparing the proposed Submission Havering Local Plan

5.1 The Proposed Submission Local Plan has been shaped through ongoing consultation and engagement with a wide range of stakeholders involving local people, businesses, community groups, external partners, and statutory Consultees. Regulation 18 of the Regulations sets out specific statutory requirements to consult and take into consideration the representations of appropriate business groups, bodies and residents.

5.2 Members have also had the opportunity to comment on the preparation of the Local Plan throughout the process and feedback has been incorporated. Topic specific briefings were provided to Cabinet Members and Members across the Council were recently afforded the opportunity to attend briefings to discuss the Local Plan. A briefing on the Local Plan for all Members took place before this Cabinet meeting and was attended by more than 30 Members from across the Council.

5.3 Additionally, the process of ensuring that the preparation of the Local Plan is in accordance with the statutory requirements including the Duty to Co-operate and whether it meets the tests of soundness contained in the NPPF, has been integral to the preparation of the Proposed Submission Local Plan.

5.4 The initial consultation under Regulation 18 took place in spring 2015 and invited representations on what the Local Plan ought to contain.

5.5 The Council has taken an open approach to the preparation of the Local Plan and has continued to accept comments and submissions throughout the process and outside of the statutory consultation period.

5.6 In autumn 2016, a Local Plan Direction of Travel Document was published to provide an update on the progress of the Local Plan and set out in further detail the emerging direction. It was also intended to facilitate on-going engagement and provided an opportunity for further comments. In line with its strong cross-Council working ethos, the opportunity has also been taken for work on the Local Plan to be informed by earlier work on regeneration initiatives such as the Masterplans and Frameworks prepared for Romford and Rainham.

5.7 A key consultee in the preparation of the Havering Local Plan is the London Mayor. The publication of the 'A City for all Londoners' document by the Mayor in late 2016 has informed the preparation of the Proposed Submission Local Plan particularly the approach to meeting and responding to 'good growth'. Officers consider that there is much to commend in the document and it will be beneficial to future wider discussions with the Mayor if it can be demonstrated that the new Local Plan has taken a positive stance to this as far as reflecting it in the Local Plan is concerned.

5.8 In the course of preparing the Proposed Submission Local Plan, officers have engaged on several occasions with officers from the Mayor's London Plan team and Transport for London to support, and inform, the preparation of the Local Plan.

5.9 Transport for London officers have also assisted Council staff in regard to addressing issues raised by adjoining authorities through the Duty to Co-operate meetings (see below).

5.10 It is envisaged that informal liaison with Mayoral staff will continue as the Local Plan progresses towards the Examination stage (see below). Notwithstanding this, it is very much hoped that the London Mayor will find much in the new Local Plan that he can support.

5.11 Members will note that later in this report reference is made to the Examination that will take place to assess the technical 'soundness' of the Local Plan. One of the issues that an Inspector will consider is the extent to which the Local Plan is in 'general conformity' with the London Plan as this is a statutory requirement.

5.12 All comments received from stakeholders during the preparation of the Proposed Submission Local Plan have been taken into consideration.

5.13 Initial consultation under Regulation 18 ran for a 6 week period in February – March 2015. The Council specifically sought views on the issues facing Havering and options for tackling these issues. The document was made available on-line and was sent to more than 700 stakeholders on the Local Plan Consultation Database which includes statutory bodies, local amenity and residents' groups, businesses and individual residents. There were 73 separate consultee responses raising almost 500 comments.

5.14 A key element of the consultation sought comments from residents and key stakeholders on preservation and/or development of the Havering Green Belt. Interested parties were invited to submit comments on the extent of the Green Belt and to identify any changes in the boundary that they considered would be appropriate. Almost 80 responses were submitted from parties suggesting that the Green Belt boundary should be changed. The consultation responses have been robustly considered in the light of the specific study that the Council has undertaken into the Green Belt.

5.15 A comprehensive Consultation Statement has been prepared to set out further details on the consultation process. It identifies each of the comments received throughout the preparation of the Local Plan and provides a detailed response to each of them including saying how the comments have been reflected in the Proposed Submission Local Plan.

5.16 This Consultation Statement is required to support the formal submission of the Local Plan. Members are recommended to approve this (Annex 5).

6. How the preparation of the proposed Submission Havering Local Plan has met the Duty to Co-operate

6.1 The Havering Local Plan is being prepared in accordance with the Duty to Co-operate, which places a legal duty on local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation on strategic cross-boundary matters.

6.2 Officers have held several meetings with their counterparts from adjoining and nearby authorities to address strategic cross boundary issues. To support this work, and to recognise the importance of a wider strategic perspective being reflected in the work on the Local Plan, officers secured attendance from GLA and Transport for London officers. This support has been very beneficial to the preparation of the Local Plan.

6.3 A key part of this work has been linked to wider transport issues and the impact of development on this across the wider Outer London and Essex region. Informal agreement has been reached with officers across several authorities to continue to work closely alongside the preparation of their respective planning strategies so that transport issues remain 'front and centre' of further planning work.

6.4 A comprehensive Duty to Co-operate Statement is a statutory requirement to support the submission of the Havering Local Plan. Members are recommended to approve this (Annex 6).

7. Ensuring the proposed Submission Havering Local Plan has a robust evidence base

7.1 The National Planning Policy Framework requires that the Local Plan should be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the borough. There is unlikely to be much scope for the Local Plan to take an approach to planning issues that is out of step with the NPPF if there isn't a robust evidence base to support taking such a stance based on local circumstances.

7.2 A number of evidence base documents have been prepared to support the preparation of the Local Plan and to provide robust evidence on which to

base planning policies. All have been prepared to encompass appropriate 'good practice'.

7.3 A robust evidence base is important not only from the perspective of the preparation of the Local Plan but also to ensure that it can withstand external scrutiny by third parties (especially at the Examination stage – see below). A list of the evidence base and procedural documents that have been prepared is set out in Annex 4. Members are recommended to approve these documents.

7.4 Evidence base that has been prepared by other parties or by the Council but not for the primary purpose of supporting the Local Plan may also be referred to and used to support the Plan. These documents may be required to be submitted to the Secretary of State as part of the supporting evidence.

8. Assessments supporting the proposed Submission Havering Local Plan

8.1 Alongside the above, and in line with Planning Regulations, additional technical assessments have been prepared to inform and support the Local Plan during the Implementation process.

8.2 These include:

- Sustainability Appraisal
- Habitats Regulation Assessment
- Equalities Impact Assessment
- Health Impact Assessment

8.3 Members are recommended to approve these documents (Annexes 7-10)

9. Working across the Council and with other agencies

9.1 The draft Local Plan has been prepared with strong support from across the Council. It takes into account, as necessary, other Council plans and strategies that influence Havering and are also important in delivering the aspirations of the Council.

9.2 Many of the issues that are important to Members and the community, such as the provision of necessary health and community facilities, are outside of the Council's direct control and have required significant engagement with outside agencies.

9.3 As well as engagement with staff representing the London Mayor, there has been close working with external agencies such as the Havering Clinical Commissioning Group (CCG). Officers have been involved in the preparation of the CCG's document Havering Primary Care Infrastructure Capacity Plan (2017) to ensure that the Local Plan has a good fit with how that body is seeking to transform and deliver health services in the future.

10. The revised Local Development Scheme

10.1 It a statutory requirement (and good practice) that local planning authorities set out their programme for preparing Local Plans and their linked and supporting documents in a Local Development Scheme. In short, this is a project timetable that evidences how and when documents that are in the suite of documents encompassing the Local Plan will be prepared.

10.2 The opportunity has been taken to review and revise the LDS to bring it into line with the current approach to the Local Plan. It will be submitted with the Local Plan.

10.3 A copy of the latest proposed LDS is attached as Annex 3. Members are recommended to approve this.

11. What will happen after Cabinet and Council approval

11.1 Subject to Member approval at Cabinet and Council, the Local Plan must be subject to a period of statutory public consultation with a wide range of stakeholders including parties such as the London Mayor (including the Greater London Authority and Transport for London). Key stakeholders will be able to submit comments about the Local Plan.

11.2 This consultation has to be in accordance with planning legislation and the Council's Statement of Community Involvement 2015.

11.3 The consultation will differ from the earlier consultation. The Council will be asking whether the Local Plan has been prepared in accordance with legislative requirements and if it is 'sound' (see Section 12 below).

11.4 A statutory public notice must be published to mark the start of the consultation.

11.5 The consultation must be a minimum of 6 weeks but it may be extended to recognise the summer holiday period may impact on the ability of some stakeholders to submit representations.

11.6 If the Council amends the draft Local Plan to address the issues raised in the consultation, then dependent upon the 'material significance' of such amendments, the Local Plan may be subject to further consultation prior to submission and hence consideration by an Inspector at Examination.

11.7 There is a further opportunity for members of the public and key stakeholders to request amendments to the Local Plan if such amendments are not incorporated by the Council, at the Examination.

11.8 Submission to the Secretary of State will involve the Council sending copies of the Submission Local Plan and all other documentation to the Planning

Inspectorate. This will include the Submission documentation referred to in Recommendation 2(i) as well as other documents that the Inspector may wish to review such as those associated with the Regulation 18 consultation, evidence documents produced by other stakeholders and other procedural documentation.

12. At the Examination

12.1 The Council has engaged Counsel to assist in taking the Local Plan forward to the Examination. This is because of the importance of the Local Plan to securing the Council's vision and because of the context it will provide for a range of other strategies to be taken forward by the Council.

12.2 The key test for the Inspector at the Examination, is set out in paragraph 182 of the NPPF in regard to the Local Plan being 'sound', such considerations include:

- Is the Local Plan **positively prepared**? Is it based on a strategy that meets the borough's housing, employment and infrastructure requirements?

- Is the Local Plan **justified**? Are the proposed policies founded on a robust and credible evidence base? Do they represent the most appropriate strategy when considered against reasonable alternatives?

- Is the Local Plan **effective**? Are the proposed policies deliverable and flexible? Can the Council demonstrate how they will be monitored?

- Is the Local Plan **consistent with national policy**?

12.3 Exceptionally, the Inspector will recommend to the Council that the draft Local Plan be withdrawn if it is considered not to have been prepared in accordance with the Duty to Co-operate or be unsound.

12.4 The Council will need to appoint a Programme Officer to support the Planning Inspector appointed for the Examination and manage the day to day running of the Examination. Further details are set out in the Human Resources section of this report.

13. The outcome of the Examination

13.1 The Inspector's recommendation and, therefore, the outcome of the Examination are unable to be determined at this stage.

13.2 At the end of the Examination, the Inspector will prepare a report for the Council, which will either:

- Set out the modifications considered necessary to the Local Plan for it to be 'sound'. These modifications will be 'binding' on the Council meaning that

the Council must implement them if it wishes to take the Local Plan forward; or

- Reject the Local Plan as 'unsound' meaning that the Council will have to start the work on all [or some of] the Local Plan again and pending the adoption of the 're-worked' Local Plan, the Council will be in a far more vulnerable position regarding how it deals with development proposals that come forward.

13.3 Provided that the Local Plan is not rejected, the Council will be able to formally adopt it with the changes required by the Inspector (at a Council meeting) and will then be able to use the Local Plan to 'steer' development in Havering which is best suited to meeting its objectives and priorities.

14. What happens after adoption of the Local Plan

14.1 The Local Plan document is the first of a 'suite' of documents that the Council will bring forward to guide and support planning in Havering over the next 15 years.

14.2 The Local Plan will form a context for other planning and regeneration strategies that the Council wishes to bring forward.

14.3 Work is already in hand to bring these forward. The initial document will be a Site Specific Allocations Local Plan.

14.4 The Council will need to consider how it will keep the Local Plan under review as it is essential that it remains up to date. In particular, given the importance of housing delivery to the Local Plan and the implementation of the Housing Zones and estates regeneration programme it is envisaged that developing enhanced mechanisms for assessing progress on housing will be a key area of future work.

15. An indicative timetable for the adoption of Local Plan

15.1 Subject to Member approval, it is envisaged that consultation on the draft Local Plan will take place in late summer. This must be for a minimum period of 6 weeks but may be scheduled for a little longer to reflect that the holiday period may constrain third parties preparing and submitting any representations.

15.2 Officers maintain a dialogue with the Planning Inspectorate to ensure that the Inspectorate is fully aware of the progress with the Local Plan and to try and ensure that an early 'slot' for an Examination can be secured.

15.3 However, it must be recognised that this is largely outside of the control of the Council and will be dependent on the availability of an Inspector. Additionally, once an Inspector is allocated to a Local Plan, there is a period in which they will have to prepare for the Examination.

15.4 The duration of the Examination cannot be known at this stage and will be dependent upon the issues raised in the next round of consultation. Typically, Local Plan Examinations last 1-2 weeks.

15.5 Following the Examination there will be a period in which the Inspector will consider the matters raised and prepare their report before sending it to the Council for a 'fact check'.

15.6 Under these circumstances, the most reasonable, and optimistic assumption is that the Council may secure an Examination in late 2017 / early 2018 and be in a position to adopt the draft Local Plan in mid-2018.

16. Conclusions and next steps

16.1 The report has identified the importance of the Council having an up to date Local Plan to help ensure that the Havering vision is delivered. An up to date Local Plan will also better enable the Council to influence the changes that Havering will have to address in the next 15 years. The key features of the planning strategy have been set out. A programme for taking this work forward which should result in the Local Plan being in place in mid-2018 has been explained.

16.2 In terms of next steps and subject to the outcome from Council:

- The Proposed Submission version of the Havering Local Plan will be the subject of public consultation; and
- Provided that there are no comments requiring amendments to the Local Plan which require further consultation, the Local Plan will be submitted to the Secretary of State for independent examination which is anticipated to be later this year / early next year.

REASONS AND OPTIONS

17. Reasons for the decision:

17.1 The Local Plan has been prepared to comply with legislation and to ensure that Havering has an up to date development plan.

17.2 This will better enable the Council to ensure it is able to control and influence growth and change in the borough and to deliver its vision: Havering: Making a Greater London.

18. Other options considered:

18.1 The option of not taking forward a Local Plan and continuing to rely on the Local Development Framework has been considered and rejected for the following reasons:

- It is a statutory requirement for every local planning authority to have a Local Plan; and
- Over time, the current Development Plan (the LDF 2008) will become increasingly out of date and eventually will not provide sufficient policy support for refusing inappropriate development within the Borough.

18.2 The option of preparing a joint Local Plan with neighbouring boroughs has been rejected because it is essential that Havering has a draft Local Plan adopted in a reasonable timescale.

IMPLICATIONS AND RISKS

19. Financial implications and risks:

19.1 The two areas of cost in relation to the progression of the Havering Local Plan are those associated with the public consultation process and the examination in public. The table below summarises the funding and estimated expenditure in relation to delivery of the Local Plan totalling £536,810.

Description	Budget £	Costs £
Evidence base and Plan preparation		263,550
Planning Delivery Grant	160,500	
Directorate budgets	76,050	
External funding	27,000	
2014/15 to June 2017	**263,550**	**263,550**
Public Consultation		1,500
Programme Officer		30,000
Planning Counsel		70,000
Technical specialists		20,000
Technical evidence		101,750
Directorates existing budgets	95,000	
Planning Delivery grant	12,050	
Business Risk Reserve - up to the value of £166,204	116,200	
2017/18 (remaining periods)	**223,250**	**223,250**
Examination / Inspectors fees		50,000
Business Risk Reserve - up to the value of £166,204	50,000	
2018/19	**50,000**	**50,000**
Total	**536,800**	**536,800**

19.2 From 2014 to June 2017 the total expenditure incurred on the Local Plan was £263,550. This covers evidence base and plan preparation and has been funded through Planning Delivery Grant, Directorate budgets and external funding.

19.3 The estimated cost of completing the Local Plan over 2017/18 and 2018/19 is £273,250. The Neighbourhoods Directorate has identified £95,000 of existing base budget which currently leaves a budget gap of £166,200. The Directorate will endeavour to meet this sum from within its approved budget. However, any shortfall up to the value of £166,200 will be met from the Business Risk Reserve.

20. Legal implications and risks:

20.1 It is a statutory requirement for the Council to have a Local Plan in place and ensure it is relevant. The statutory provisions under which a Local Plan is made are within the Planning and Compulsory Purchase Act 2004 (as amended) and regulations made under the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Environment Assessment of Plans and Programme Regulations 2004. To not prepare a Local Plan runs the risk that the Secretary of State will 'step in' and prepare a Local Plan for the borough.

20.2 The Cabinet and consequently the Council is being asked to approve the draft Local Plan to be published for representations for a minimum of 6 weeks and consequential submission, with appropriate amendments from such consultation, to the Secretary of State, in accordance with Regulations 17,19 and 21 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan should be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Consultation must be based on these statutory requirements and the Council's Statement of Community Involvement (2015).

20.3 Section 19 of the Planning and Compulsory Purchase Act 2004 sets out specific matters to which the local planning authority must have regard when preparing a Local Plan. Regulations 8 and 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012 prescribe the general form and content of Local Plans and adopted policies map, while Regulation 10 states what additional matters local planning authorities must have regard to when drafting their plans.

20.4 The Local Plan is then submitted to the Secretary of State for examination, along with the Sustainability Appraisal, evidence base and a statement of representations and main issues in line with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals. Whilst the National Planning Policy Framework does not compile a prescriptive list; the evidence should be focused tightly on supporting and justifying the particular policies in the Local Plan. Evidence of co-operation and considering different options for meeting development needs is key for this process.

20.5 Following submission of the Local Plan to the Secretary of State an Independent Inspector will assess the plan to determine whether it has been prepared in line with section 20 of the Planning and Compulsory Purchase Act 2004 and Regulations 23 – 24 of the Local Plan Regulations 2012.

20.6 The Inspector can recommend 'main modifications' (changes that materially affect the policies) to make a submission Local Plan sound and legally compliant only if asked to do so by the local planning authority under section

20(7C) of the 2004 Planning and Compulsory Purchase Act as amended) The Council can also put forward 'additional modifications' of its own to deal with more minor matters.

20.7 Where the changes recommended by the Inspector would be so extensive as to require a virtual re-writing of the Local Plan, the Inspector is likely to suggest that the local planning authority withdraws the plan. Exceptionally, under Section 21(9)(a) of the Planning and Compulsory Purchase Act 2004 the Secretary of State has the power to direct a local planning authority to withdraw its submitted plan.

20.8 Inspectors will require the local planning authority to consult upon all proposed main modifications. The Inspector's report on the plan will only be issued once the local planning authority has consulted on the main modifications and the Inspector has had the opportunity to consider the representations.

20.9 The risk of legal challenge will be avoided if Havering's Local Plan meets the objectively assessed needs of the Borough and the evidence is consistent with and has regard to the statutory framework and the requirements of the National Planning Policy Framework that include the Duty to Co-operate, s33A of the Planning and Compulsory Purchase Act 2004 (Local Development). The Duty to Co-operate is a legal test that requires co-operation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. It is separate from but related to the Local Plan test of soundness. The test of soundness, is set out in full in the National Planning Policy Framework (paragraph 182), assesses whether the Local Plan is:

- positively prepared;
- justified;
- effective; and
- consistent with national policy.

20.10 The draft Local Plan and process undertaken to date, has been reviewed by Counsel and is considered to meet the statutory requirements as set out in these tests for consultation.

21. Human Resources implications and risks:

21.1 Appointment of a Programme Officer is required prior to submission of the Local Plan. As mentioned above, this role has previously been filled internally to minimise costs and to provide a development opportunity for staff. This option will be explored but if this is not feasible then it will be necessary to recruit externally. The Planning Inspectorate publicises a list of trained programme officers, which will assist with this process.

21.2 Most of the other aspects of the Local Plan publication and Submission can be delivered within existing staff resources. It may be necessary to engage

specialist technical assistance to address some representations if they cannot be dealt with by staff because of their nature.

21.3 Any recruitment activity and/or the engagement of temporary specialist resources will be undertaken in accordance with the Council's relevant Human Resources and/or Procurement policies.

22. Equalities implications and risks:

22.1 The Proposed Submission Havering Local Plan will provide the Council with a strategic framework to help deliver a range of outcomes including new homes, jobs, local economic growth and improved social infrastructure for residents across Havering including those who share the characteristics protected by the Equality Act 2010. As such, ensuring the Local Plan has addressed these has been a priority in its preparation. Because the Local Plan has a key role in influencing the built environment and how people use that, a key aspect of the EIA will be to ensure that access issues for people with disabilities is considered.

22.2 The Proposed Submission version of the Local Plan has been the subject of an Equality Impact Assessment. The Equality Impact Assessment is also to be published alongside this consultation.

BACKGROUND PAPERS

None

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

PROPOSED SUBMISSION HAVERING LOCAL PLAN

Havering
LONDON BOROUGH

Havering Local Plan

2016 – 2031

Proposed Submission Version

Foreword

This page has been left intentionally blank

Contents

1. Overview 4
   - 1.1 What is the Local Plan? 4
   - 1.2 Commenting on the Local Plan 4

2. Vision for Havering 6
   - 2.1 Achieving Havering's corporate Vision 6
   - 2.2 Havering in 15 years from now 7

3. Strategic Objectives 10
   - 3.1 Overarching aims 10
   - 3.2 Objectives 10

4. Havering in the wider sub-region 11

5. Boroughwide Strategy for Growth 12
   - 5.1 Spatial strategy 12
   - 5.2 Key Diagram 15

6. Strategic Development Areas 16
   - 6.1 Romford Strategic Development Area 16
   - 6.2 Rainham and Beam Park Strategic Development Area 22

7. Successful Places to Live 27
   - 7.1 Housing supply 27
   - 7.2 Affordable Housing 29
   - 7.3 Housing mix 31
   - 7.4 Specialist accommodation 32
   - 7.5 Residential design and amenity 34
   - 7.6 Houses in multiple occupation 36
   - 7.7 Conversions and subdivisions 37
   - 7.8 Garden and backland development 38
   - 7.9 Gypsy and Traveller accommodation 39

8. Thriving Communities 41
   - 8.1 Healthy communities 41
   - 8.2 Town centre development 42
   - 8.3 Eating and drinking 45
   - 8.4 Culture and creativity 46
   - 8.5 Social infrastructure 47
   - 8.6 Education 49
   - 8.7 Open space, sports and recreation 51

9. Opportunities to Prosper 53
- 9.1 Business growth 53
- 9.2 Loss of industrial land 55
- 9.3 Affordable workspace 56
- 9.4 Skills and training 57

10. Connections 59
- 10.1 Transport connections 59
- 10.2 Parking provision and design 64
- 10.3 Digital connections 66

11. High Quality Places 68
- 11.1 Urban design 68
- 11.2 Landscaping 70
- 11.3 Heritage assets 71

12. Green Places 74
- 12.1 Green infrastructure 74
- 12.2 Nature conservation 75
- 12.3 Rivers and river corridors 78
- 12.4 Flood management 79
- 12.5 Air quality 83
- 12.6 Managing pollution 83
- 12.7 On-site waste management 84
- 12.8 Low carbon design, decentralised energy and renewable energy 85

13. Minerals 87
- 13.1 Mineral reserves 87
- 13.2 Mineral extraction 87
- 13.3 Secondary aggregates 89

14. Delivery and implementation 90

A. Annexes 93
- A.1 Related planning policy documents 93
- A.2 Policy Context 93
- A.3 Spatial Portrait and Key Issues 94
- A.4 Previous Consultation 99
- A.5 Supporting Documents 99
- A.6 Town Centres 100
- A.7 Biodiversity and geodiversity sites 104
- A.8 Monitoring 107
- A.9 Glossary 111

1 Overview

1.1 What is the Local Plan?

1.1.1 This is the Local Plan for the London Borough of Havering which sets out the Council's ambitious vision and strategy for future growth and sustainable development over the next 15 years up to 2031. There is a need for new infrastructure, homes and jobs and Havering needs a spatial plan that will enable the borough to rise to these challenges and address each of these needs.

1.1.2 The Local Plan indicates the broad locations in Havering for future housing, employment, retail, leisure, transport, community services and other types of development. The policies in this Local Plan will help ensure that the needs of the borough over the next 15 years are sustainably met.

1.1.3 The Local Plan and Proposals Map together with the London Plan, the Joint Waste Development Plan Document (DPD) for the East London Waste Authority Boroughs and Havering's forthcoming Site Specific Allocations Local Plan will comprise the Development Plan for the borough and will be the primary basis against which planning applications are assessed.

1.1.4 In due course the Site Specific Allocations Local Plan will identify individual sites for specific uses that are intended to assist in delivering the priorities, objectives and strategy set out in this Local Plan.

1.1.5 The Local Plan has been prepared to be purposely focused and concise and to have a user friendly, accessible format. It is essential that the Plan is considered alongside the National Planning Policy Framework and the London Plan as it does not repeat policies that are already set out within these documents.

1.1.6 The policies within this Local Plan should be considered as a whole. Developments will be assessed against all applicable policies. Some policies apply only to specific geographical areas or particular types of development and this is set out clearly in the relevant policy and supporting text.

1.1.7 Further information on the context in which this Local Plan has been prepared and related policy documents are set out in Annexes 1 and 2.

1.2 Commenting on the Local Plan

How to make comments on the Local Plan

The Local Plan, all supporting documents and details of how to submit comments can be found at www.havering.gov.uk

Hard copies are also available for inspection at all public libraries in Havering.

At this stage in the plan-making process, comments should be made in a prescribed format and need to address whether the Local Plan has been made in accordance with legislative requirements and if the Local Plan is sound – that is:

- Is the Local Plan **positively prepared**? Is it based on a strategy that meets the borough's housing, employment and infrastructure requirements?
- Is the Local Plan **justified**? Are the proposed policies founded on a robust and credible evidence base? Do they represent the most appropriate strategy when considered against reasonable alternatives?
- Is the Local Plan **effective**? Are the proposed policies deliverable and flexible? Can the Council demonstrate how they will be monitored?
- Is the Local Plan **consistent with national policy**?

You can submit your comments:

- By email to developmentplanning@havering.gov.uk
- In writing to Development Planning, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BD

All comments should be submitted by xx.

Next steps

The representations received in response to the consultation will be submitted with the final submission version of the Local Plan, along with supporting documents, to the Secretary of State for Communities and Local Government. The Secretary of State will appoint a Planning Inspector to carry out an independent Examination in Public

Following the Examination, the Inspector will publish a report. If the report finds the Havering Local Plan to be "sound" the Council may formally adopt the Local Plan. Once adopted, it will supersede the policies currently contained in the Core Strategy and Development Control Policies Development Plan Document 2008 and the Romford Area Action Plan 2008.

2 Vision for Havering

2.1 Achieving Havering's corporate Vision

2.1.1 The Local Plan has an important role in contributing to the delivery of the Council's new dynamic vision which recognises that Havering is London's next big opportunity. Since February 2015, our vision has been to create a clean, safe and proud borough. Whilst these are key values to the people of Havering, our borough has so much more to offer, not just to our own residents but to the whole of London.

2.1.2 The Council's new vision **'Havering - Making a Greater London'** is about embracing the best of what Havering has to offer and how the borough can play an active role in the success of the whole of London, The new vision is focused around four cross-cutting priorities: **Communities, Places, Opportunities** and **Connections**:

- **Communities** - We want to help our residents to make positive lifestyle choices and ensure a good start for every child to reach their full potential. We will support families and communities to look after themselves and each other, with a particular emphasis on our most vulnerable residents.
- **Places** - We will work to achieve a clean, safe environment for all. This will be secured through working with residents to improve our award-winning parks and continuing to invest in our housing stock, ensuring decent, safe and high standard properties. Our residents will have access to vibrant culture and leisure facilities, as well as thriving town centres.
- **Opportunities** - We will provide first-class business opportunities by supporting the commercial development of companies within the borough, as well as being a hub for start-ups and expanding businesses. We will ensure sustainable economic growth that generates local wealth and opportunities, as well as securing investment in high-quality skills and careers.
- **Connections** - We want to capitalise on our location with fast and accessible transport links both within the borough and to central London, as well as making the most of national and international connections. Likewise, we will continue to make Havering a digitally-enabled borough that is connected to residents and businesses. Enhancing our connections will strengthen the borough's offer as a Greater London hub for business.

2.2 Havering in 15 years from now

2.2.1 It is an exciting time for Havering; the population is growing and becoming more diverse and the borough is an increasingly attractive part of London in which to live, develop and invest. We want to position Havering as one of London's most successful and attractive outer London boroughs. The vision for the Local Plan builds on the Council's overarching vision of **'Havering: Making a Greater London'** and provides a snapshot of what Havering will aspire to be like in 15 years from now.

2.2.2 By 2031, Havering will have seen significant levels of growth in the form of new infrastructure and high quality, well managed development. These developments will have further enhanced the borough as a highly desirable, attractive, safe and clean place to live and work, offering residents an excellent quality of life. Havering will be a place with integrated, sustainable communities in which residents are proud to live and where they have access to a range of high quality housing options, high standards of education, local and regional employment opportunities, community, leisure and cultural facilities, open space and a modern, reliable and effective transport system.

2.2.3 By 2031, significant progress will have been made, by working collaboratively with other stakeholders, towards the delivery of essential large scale infrastructure interventions. Gallows Corner roundabout will have been successfully remodelled providing further development opportunities, improved air quality, smoother traffic flows and enhanced road and pedestrian safety. Romford will have seen transformational changes to the road network, the western part of the ring road will have been tunnelled which will have enhanced the integration of surrounding residential communities with the town centre as well as improving traffic flow. A new, modern and efficient public transport connection between the North and South of the borough will be underway and will provide much needed connectivity.

2.2.4 Romford will have benefited from Crossrail and improved accessibility into Central London and beyond. The town's extensive residential and commercial development opportunities will have been realised and it will be thriving as the largest and most successful town centre within the borough and wider sub-region competing successfully with Stratford to the west and Lakeside and Bluewater to the east. As a key residential growth area Romford will offer high quality integrated town centre living and will be viewed as a place with a mixed and balanced community in which residents will wish to live and stay. There will be additional school places and a new health hub to serve both existing and new residents. The residential population will be supporting exciting new businesses and employment and entrepreneurial opportunities and Romford will be seen as an excellent place in which to do business. It will have built upon its historic character as a market town, with a successfully remodelled Market Place and a wide range of contemporary retail, service and leisure opportunities including an enhanced, and higher quality, restaurant and cultural offer.

2.2.5 Rainham Employment Area in the south of the borough will have been successfully transformed and a new high quality and healthy residential neighbourhood will have been delivered. The new development will have its own identity and sense of place and be structured around a new railway station and vibrant local centre at Beam Park. Contemporary new development will have been integrated effectively with the historic Rainham village and surrounding residential neighbourhoods. The character of New Road will have been transformed from a traffic dominated corridor into an attractive urban street with enhanced public realm and a linear parkway with safe and convenient cycle and pedestrian routes. New and existing residents will be making full use of essential community infrastructure including a new primary school at Beam Park and new health and community facilities.

2.2.6 By 2031, the Council will have successfully progressed its ambitious house building and estate regeneration programme, providing new, high quality, contemporary homes on existing council owned housing estates. Havering residents will be benefiting from a greatly improved housing stock and wider range of housing options in well managed, attractive and safe developments that are integrated with the surrounding area.

2.2.7 The employment area to the south of Rainham and Beam Park will have retained its role as a strategically important industrial area and will have benefited from transformational new developments and an intensification of employment uses. The area will have an enhanced reputation as a destination for international and local businesses and for skills and employment opportunities. Businesses will have been attracted to locate their head office within the area. Poor quality buildings will have been replaced with modern premises of different sizes providing exciting opportunities for a range of businesses including small companies wishing to expand.

2.2.8 The borough's district centres at Hornchurch, Upminster, Rainham, Collier Row, Elm Park and Harold Hill will be thriving as the heart of their communities and will provide an enhanced mix of uses, a successful retail and leisure offer and convenient local services. Opportunities that arise for new high quality residential development within, and in close proximity, to the centres will have provided much needed new homes and the increased residential populations will have enhanced the vitality and economic viability of the centres.

2.2.9 By 2031, the cultural and creative industries will have a more prominent role in the borough's town centres, contributing to their diversity and appeal. Hornchurch will continue to be a sub-regionally important cultural centre anchored by the Queen's Theatre and Fairkytes Arts Centre. Romford will have a significantly enhanced and high quality cultural offer to meet the needs of the growing residential population.

2.2.10 Smaller local centres throughout the borough will have been enhanced though improvements to the street scene and quality of the environment. They will continue to be of importance to local communities, providing essential services in convenient locations.

2.2.11 Havering will enjoy a modern, first class, integrated system for getting people and goods around the borough. The transport system will provide choice and options to reduce the need to travel, offer opportunities for healthier lifestyles and improve the quality of life for all sections of the community, including those who are less mobile. This will provide a competitive advantage for local businesses and will be a major attraction for people moving into the borough. New development will be focused on those parts of the borough most accessible to public transport.

2.2.12 By 2019, Havering will be benefiting from the completion of Crossrail and the enhanced connections and increased capacity that this will provide. A new rail station at Beam Park will serve new residents and businesses in London Riverside by 2020. The borough will also see improved bus services and more routes and services into areas which are currently poorly provided for.

2.2.13 The borough's road network will continue to be maintained and enhanced, reflecting Havering's location as an outer London borough and the recognition that some residents will continue to use the private car for travel. Provision will also be made for walking and cycling, offering a choice of transport modes for residents and visitors.

2.2.14 Havering's residents and businesses will benefit from modern, high quality digital infrastructure enabling both economic and social connections to be made.

2.2.15 Havering schools and colleges will maintain and build upon their reputation for excellence. More Havering residents will have the opportunity to participate in further and higher education and lifelong learning, enabling them to improve their skills and qualifications, as well as extending their personal development at all stages of life. Additional early learning and school places on existing and new school sites will be available to meet the needs of the current and future population in Havering.

2.2.16 Health will continue be a key focus for the borough building on the strengthened role and responsibility that the Council has for public health. The overall health of residents will have improved and new developments will have increased opportunities for people to pursue healthier and more active lifestyles. There will be an enhanced range of appropriate care provision for the borough's growing elderly population including support for people to live healthily and safely at home whenever possible.

2.2.17 Havering's Green Belt, green and open spaces and heritage assets will continue to be valued and enhanced, recognising their contribution to Havering's character, the appeal of the borough as a place to live, work and visit and the health and well-being and overall quality of life for residents. Havering's existing green spaces will continue to offer an array of recreation and leisure opportunities and, by 2031, will be more attractive and usable, as well as more accessible to residents.

2.2.18 Development in Havering will use water and energy more efficiently and there will be less demand for natural resources. Opportunities for renewable energy will have been explored. Development will also be capable of dealing with the effects of climate change including heatwaves and flooding. Waste will be managed in the most sustainable way and utilised as a valuable resource.

2.2.19 Over the lifetime of the Plan the Council will seek to maintain an appropriate aggregate landbank needed to support construction whilst ensuring that the individual and cumulative impacts of extraction are minimised and that sites are restored at the earliest opportunity to a high standard.

3 Strategic Objectives

3.1 Overarching aims

3.1.1 Linked to the Council's emerging new dynamic vision, the Local Plan has four overarching aims:

1. To enable vibrant, inclusive, healthy and happy communities
2. To provide opportunities for businesses and local people to thrive
3. To create successful, high quality places where people choose to live, work and spend time
4. To enhance physical and digital connections between places, communities and opportunities

3.2 Objectives

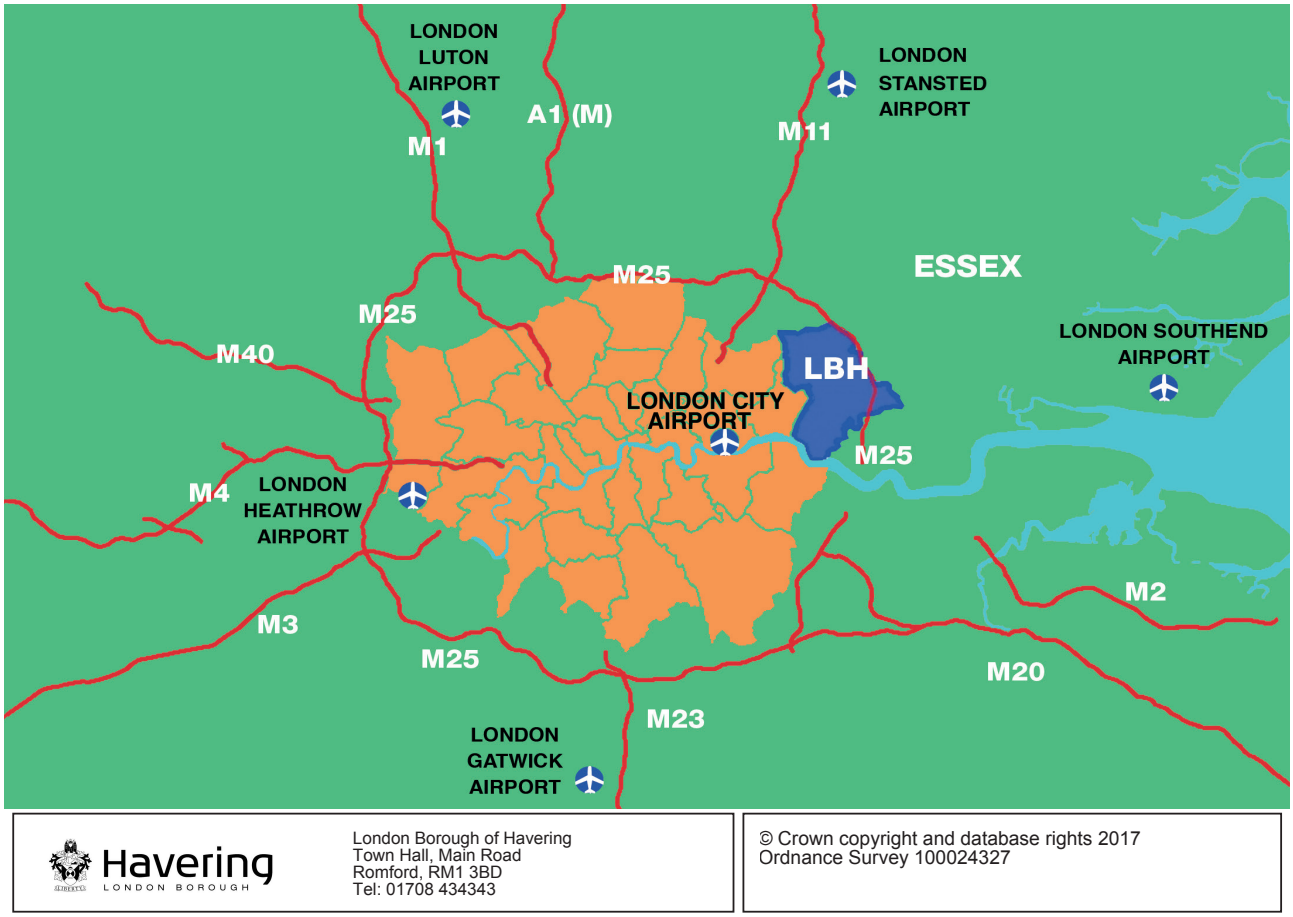
3.2.1 To achieve these overarching aims and to tackle Havering's key issues (identified in Annex 3), the following strategic objectives have been identified for the Local Plan:

i. Create high quality, safe neighbourhoods with cohesive and inclusive communities, where Havering residents want to live and settle;
ii. Increase the supply of high quality housing in Havering by a minimum of 17,550 dwellings over the Plan period;
iii. Ensure an appropriate mix of dwelling sizes and tenures to meet the needs of Havering's increasingly diverse population;
iv. Deliver sustainable new communities in Rainham and Beam Park and Romford;
v. Enable healthier lifestyles to improve the health and well-being of Havering's population and reduce health inequalities;
vi. Enhance the vitality and viability of Havering's town centres and the diversity and quality of uses within them, enabling them to meet the needs of local communities;
vii. Improve the cultural provision in Havering and protect and enhance existing cultural assets;
viii. Ensure that the essential physical and social infrastructure is provided and existing infrastructure is enhanced to support the planned growth in Havering;
ix. Support Havering's economic growth and the supply of high quality, modern and flexible business premises within the borough's town centres and designated industrial areas;
x. Increase the quantity and variety of employment, training and learning opportunities for Havering residents;
xi. Improve accessibility, connectivity and ease of movement to, from and within Havering;
xii. Support sustainable transport options and make Havering a better place to cycle and walk around;
xiii. Create, protect and enhance distinctive places, spaces and buildings in Havering that are of high architectural quality, are safe, well designed and respect the character of the local area;
xiv. Proactively conserve, enhance, and ensure greater understanding of Havering's heritage assets, their settings and wider historic environment;
xv. Increase the quality and accessibility of Havering's public open spaces and maintain and enhance biodiversity and geodiversity;
xvi. Protect and enhance Havering's Green Belt;
xvii. Facilitate the reuse, recycling and landfill diversion of waste in Havering;
xviii. Improve and manage air quality, noise, land and light pollution throughout the borough, protecting and enhancing the levels of amenity that Havering residents currently experience;
xix. Ensure that development in Havering minimises its energy use and is designed to adapt to, and reduce the effects of, climate change;
xx. Improve water quality and protect water resources in Havering;
xxi. Avoid, reduce and manage all forms of flood risk in Havering, and support the use of Sustainable Drainage Systems (SuDS);
xxii. Promote the re-use of minerals and minimise adverse environmental impacts from extraction in Havering.

The strategic objectives set out above are not listed in order of priority. The links between the policies in this Plan and the objectives above are clearly shown in Annex 8.

4 Havering in the wider sub-region

Figure 1 Havering in the wider sub-region



4.0.1 Havering's Local Plan has been prepared in the context of growth and development within London and the wider south east region. The entire sub region is experiencing significant development pressure to meet the needs of the growing population.

4.0.2 In London, the Mayor is responsible for setting out the over arching development plan including the levels of growth for all of the London Boroughs through the London Plan. The Havering Local Plan is required to be in general conformity with this.

4.0.3 In preparing the Local Plan, the Council has worked with neighbouring authorities both in Essex and London to understand and address the cross boundary issues linked to the level of growth being planned for individually and as a wider sub-region.

4.0.4 The Council is committed to working with the Mayor of London, neighbouring London boroughs and authorities, Essex County Council and other partners on an ongoing basis to address development issues affecting London and the wider sub-region.

4.0.5 Further details on the context provided by the London Plan and the Duty to Co-operate are set out in Annexes 2 and 5.

5 Boroughwide Strategy for Growth

5.1 Spatial strategy

5.1.1 Havering's population is expected to grow to over 293,000 [1] over the next 15 years. The Strategy underpinning the Local Plan seeks to ensure that there is the necessary growth in homes, jobs and critical infrastructure to support and sustain new and existing communities whilst also preserving and enhancing the borough's most valuable assets and maintaining its long established and strongly supported character and appearance as an outer London sub-urban borough.

5.1.2 The spatial strategy has been carefully prepared to reflect several important topics. Firstly, it takes account of the strategic context provided by the National Planning Policy Framework and the London Plan. It aims to translate the policy approaches applicable to Havering into planning policies that are both relevant and necessary. Secondly, it is the land-use planning tool whereby the Council will seek to translate the ambition of its overarching vision - 'Havering - Making a Greater London' into the places and communities that will endure well into the remainder of this century. Thirdly, at a time when the delivery of new homes is seen as critical to London's well being, it acknowledges the opportunity resulting from Havering having two key growth areas with Housing Zone status. The strategy is informed by the spatial portrait and key issues as set out in Annex 4 and is intended to deliver the vision and objectives as set out in Chapters 2 and 3. The strategy also takes account of environmental constraints, the finite availability of land for development and the need for the Council to balance different competing land uses and priorities in determining the most appropriate uses of land and forms of development.

5.1.3 The Council has developed its strategy to deliver 'good growth' in the right locations across Havering having regard to the potential of the individual areas identified for that growth and the importance of making sure it has a good fit with and integrates well with its surroundings. This growth will be dependent upon and facilitated by significant public transport investment and improvements. In line with national and Mayoral planning policy, development is to be directed to the most accessible and well connected areas in the borough where there are existing concentrations of supporting social and community infrastructure or where this can be delivered alongside, and supported by, new developments.

5.1.4 It follows from this that the Local Plan identifies two parts of Havering as the main areas for accommodating Havering's growth over the plan period. Consistent with national and Mayoral planning policy, these are focused in the borough's main town centre at Romford and the Rainham and Beam Park area which has been identified for several years as one of London's main brownfield development opportunities.

5.1.5 Romford is identified as a metropolitan centre in the London Plan and is the largest town centre in the borough. Romford has scope for development across a number of well located and well connected sites. The Local Plan recognises its potential for significant regeneration and intensification. Romford is already a key transport hub in Havering with more than 25 bus routes using the town centre. From 2019, it will benefit from improved rail services as a result of the arrival of Elizabeth line services through Crossrail. Its potential has been recognised by its designation as a Mayoral Housing Zone and the Local Plan will provide the means to assist in accelerating the delivery of new homes on a number of sites in and around the town centre. This plan also envisages business growth and an expanded leisure and cultural role for Romford. The next London Plan will re-affirm the role of Romford by designating it as an Opportunity Area in recognition of its potential to address an important part of Havering's growth potential.

5.1.6 Rainham and Beam Park is already identified within the London Riverside Opportunity Area which includes extensive land in both Havering and adjoining Barking and Dagenham. The London Riverside Opportunity Area Planning Framework (2015) identifies that the wider area has the capacity to provide 26,500 new homes and 16,000 new jobs across the two boroughs. In Havering, the focus will be on the intensification of industrial land in the Rainham Employment Area and the creation of new residential communities at Rainham and Beam Park. The scope for this is as a result of the provision of a new station at Beam Park and the opportunity to provide space for essential local services. Rainham and Beam Park was granted Housing Zone status by the Mayor of London in 2015 which will help accelerate residential development in the area.

1 GLA 2015 Round Population Projections - Long term trend

5.1.7 The strategy has taken account of the pressing need for new homes across London and in Havering. It aims to make a significant contribution towards this whilst reflecting the importance that the community in the borough places on Havering keeping and enhancing its well established character and supporting forms of development that are well suited to suburban outer London.

5.1.8 The strategy recognises that significant numbers of Havering residents travel out of the borough to work. Nevertheless, the Council places a very high priority on ensuring that Havering has a prosperous economy and the strategy is directed at protecting and enhancing employment across the borough. The scope for new jobs in the main growth areas is recognised and these will complement the new homes in these locations. At the same time, the strategy looks to protect existing industrial and employment land and to make sure that Havering provides a wide range of jobs in well connected locations.

5.1.9 Further growth will be accommodated from major regeneration of the Council's own housing estates. The Council is planning to build a significant number of new homes in one of the most ambitious local authority home building programmes in the country. The initial programme focuses on 12 sites across the borough delivering over 2,000 additional homes.

5.1.10 The borough's district centres are important providers of retail, leisure and essential services which meet the needs of local residents. The strategy is to maintain and enhance these centres and support the intensification of uses including residential development and business growth.

5.1.11 Havering is one of London's greenest boroughs with extensive open spaces and more than half of the borough designated as Metropolitan Green Belt as identified on the Proposals Map. The spatial strategy of the Local Plan is to optimise the use of brownfield land for meeting the demand for new homes and business growth and to provide continued protection for Havering's Green Belt and its most valuable open spaces.

5.1.12 Havering has a wealth of heritage assets that make a significant and important contribution to the quality and character of the borough, the spatial strategy seeks to preserve and enhance these assets whilst also enabling new development and growth to take place.

5.1.13 The spatial strategy of this Local Plan is based very clearly on improved transport infrastructure being secured to support the growth that is expected in Havering. Havering's transport infrastructure has remained largely unchanged for many years. It provides strong cross-borough connections (both road and rail) but journeys between the north and south of Havering are much less convenient because the transport infrastructure does not facilitate them. This adversely affects residents and businesses and must be addressed to support the growth envisaged in the Local Plan.

5.1.14 Successful delivery of the growth envisaged in the Local Plan will be dependent upon / facilitated by key strategic transport interventions including north-south linkages between Romford and Harold Hill and Rainham and Beam Park to improve connectivity between the main areas identified for new homes, jobs and business.

5.1.15 The Local Plan recognises that improvements to strategic transport linkages beyond Havering such as new river crossings across the Thames have the potential to impact on the borough. Havering will engage fully in discussions on these to ensure that opportunities are optimised and any adverse impacts mitigated.

Key features of the spatial strategy

Housing Growth

- Delivery of at least 17,550 high quality homes over the 15 year Plan period;
- Delivery of over 5,300 new homes in the Romford Strategic Development Area;
- Transformation of Rainham and Beam Park Strategic Development Area providing a new, well connected residential community of at least 3,000 homes served by Beam Park Station;
- Residential intensification of the borough's district centres, with proposed development compatible with their character, function and scale;
- Intensification and renewal of existing Council housing estates providing an improved housing stock and at least 700 additional homes across the borough, outside of the Strategic Development Areas.

Economic Growth

- Regeneration of Romford Town Centre, providing a more diverse and higher quality retail, leisure, cultural and employment offer;
- Directing an appropriate scale of retail, culture, service industries and office development to the boroughs network of town centres comprising of: Romford Metropolitan Centre, district centres at Collier Row, Elm Park, Harold Hill, Hornchurch, Rainham and Upminster and 75 local centres including a new local centre at Beam Park.
- Protection of the borough's Strategic Industrial Locations (SIL) (Rainham Employment Area, Harold Hill Industrial Area, King George Close Estate and Freightmaster Estate) for continued industrial use;
- Protection of the borough's Locally Significant Industrial Sites (LSIS) (Harold Wood, Hillman Close, the Seedbed Centre, Lyon Road and Crow Lane) for continued industrial and employment use;
- Intensification of the borough's designated industrial areas to optimise the use of the land and support transformational new developments which will and maximise the economic benefits for the borough.

Transport Infrastructure

- Improved public transport access to central London via Crossrail services at Romford, Gidea Park and Harold Wood and a new railway station at Beam Park on the Essex Thameside Line;
- Remodelling of Gallows Corner roundabout to increase safety, improve air quality and smooth motor vehicle traffic flows;
- Improved north-south links within the borough, connecting Rainham and Beam Park, Romford and Harold Hill;
- Remodelling of sections of the Romford Ring Road;
- Increased capacity at Junction 28 of the M25;
- Improvements to the A127 through the A127 Growth Corridor project;
- Working with Highways England to minimise the adverse impact on Havering and its residents of the Governments preferred option for a Lower Thames Crossing.

Social Infrastructure

- Delivery of an early years and schools expansion programme, which may include new provision, to increase the number of early years and school places for new and existing residents;
- New early years and school provision in the growth areas of Romford and Rainham and Beam Park;
- New health facilities at the former St George's Hospital Site, Romford Town Centre, Rainham and Beam Park and in the north-west of the borough;
- Improvements to the borough's existing leisure facilities and new facilities in Romford Town Centre and Rainham and Beam Park.

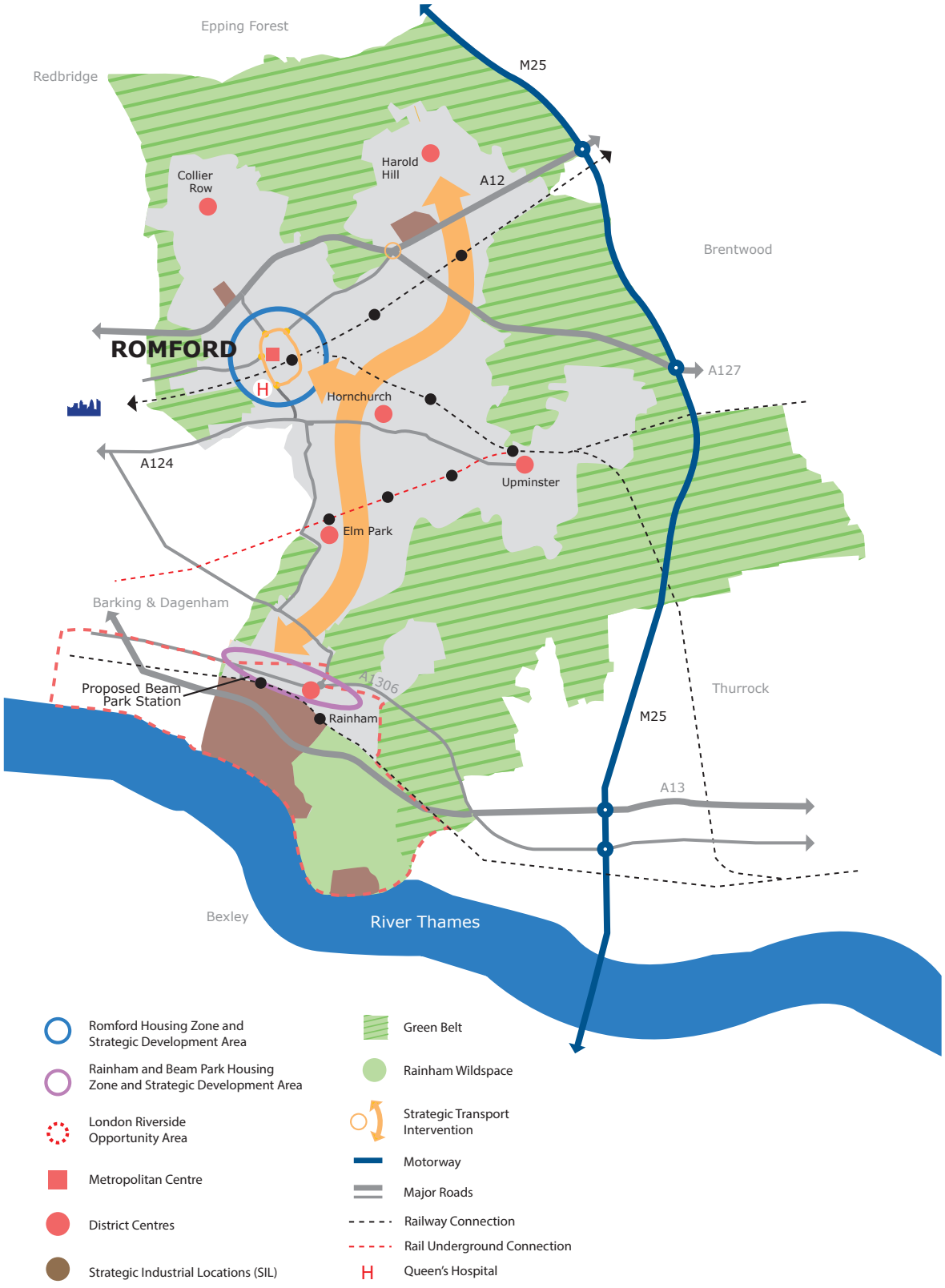
Havering's most valued assets

- Protecting and enhancing the Green Belt and the borough's open spaces;
- Preserving and enhancing the borough's rich heritage and historic environments.

5.2 Key Diagram

5.2.1 The Key Diagram illustrates the spatial strategy for Havering over the 2016 - 2031 lifetime of the Plan.

Figure 2 Key Diagram



6 Strategic Development Areas

6.1 Romford Strategic Development Area

6.1.1 Romford Strategic Development Area encompasses Havering's largest town centre and is one of Outer London's major growth and regeneration areas. The area offers exciting development and regeneration opportunities and over the next 15 years it will accommodate a significant level of housing and economic growth alongside new and enhanced supporting infrastructure. The Council will work with its partners to realise the opportunities in Romford and to ensure it retains its strategic role within Havering and north east London.

6.1.2 High quality, contemporary urban living will be integrated with a diverse and vibrant day-time and evening retail, leisure and cultural offer, modern office development and new employment opportunities. Improvements to transport and public realm will help ensure that Romford is a well connected and attractive place to live, work and visit. Growth and development in Romford should strengthen its role as a metropolitan centre and deliver a step-change in the quality of environment and buildings.

Policy 1

Romford Strategic Development Area

Residential Development

Over the plan period the Council will support the delivery of over 5,300 [(2)] new high quality homes in well managed residential and mixed use schemes that provide attractive places to live and which are well integrated with the existing community.

Commercial Development

To strengthen Romford's role as a metropolitan centre and to realise its potential as one of Outer London's largest and most successful town centres, the Council will support development proposals within the town centre boundary that:

i. Reinforces South Street as the main shopping street and spine of activity in the town centre
ii. Diversifies and improves the quality of the retail, cultural and leisure offer that contribute to the daytime and evening economies;
iii. Provides new modern retail units or refurbishment of existing retail units;
iv. Positively transforms the Market Place into a high quality civic space, accommodating a reconfigured, successful and vibrant market with a re-imagined public space and an enhanced retail and restaurant offer;
v. Creates a vibrant mix of commercial uses adjacent to the station;
vi. Accommodates mixed uses, with residential and commercial space provided above ground floor level where this does not prejudice the operation of the ground floor for retail and town centre activity;
vii. Provides new, fit for purpose office development as part of mixed use schemes; and
viii. Provides affordable office accommodation within or funded by new commercial and mixed use developments.

Connectivity

Romford is the most accessible and well connected area within the borough and has an important role as a transport hub. The Council will support proposals that further enhance connectivity and will:

x. Continue to work with partners to secure significant improvements to Romford station;
xi. Support the delivery of Crossrail services to Romford and improvements to the public realm in the vicinity of the station;
xii. Support the delivery of a new east-west shared use link from the railway station across the River Rom to the existing and new residential areas to the west;

2 at least 4750 homes will be built over the first 10 years of the plan period

xiii. Actively pursue opportunities with TfL and other partners to tunnel the western section of the ring road;
xiv. Work with TfL to improve accessibility into Romford Town Centre for active travel users;
xv. Work with the Barking Havering Redbridge University Hospital NHS Trust and TfL to improve links to Queens Hospital including increasing bus capacity at Queens interchange;
xvi. Require developers seeking to develop land adjacent to the ring road to address its perception as a barrier for active travel including opportunities for its greening;
xvii. Support development which improves the quality of the pedestrian environment, including the greening of the town centre with new street trees and planting and enhanced provision for pedestrians and cyclists.
xviii. Require developers to improve active travel links between Romford Station, Waterloo Road and Bridge Close;
xix. Support development proposals that better integrates The Brewery with South Street;
xx. Require proposals for development along the River Rom to improve the quality and setting of the river and to provide continuous, safe and accessible links alongside the river to promote active travel and improve north-south connectivity; and
xxi. Support development proposals that deliver an enhanced link between the Market Place, St Edward the Confessor Church, North Street and the Trinity Methodist Church, improving the quality of the pedestrian environment along Angel Way.

Social infrastructure

To support growth in the Romford Strategic Development Area and to assist in ensuring it is a successful place to live the Council will work with developers and service providers to ensure the delivery of:

xviii. Romford Leisure Centre
xix. New and enhanced public open spaces
xx. A new health hub, including the sexual health services relocated from Queens Hospital;
xxi. Additional school places in line with the Council's Commissioning Plan and Schools Expansion Programme over the Plan period;
xxii. Additional primary school provision equivalent to 3 forms of entry (FE) in the first 5 years of the Plan and a further 6FE need for primary school places beyond the first five years.
xxiii. A 5/6FE secondary school in the second phase of the Plan period (5-10 years);.

Development proposals that generate a primary school child yield equivalent to one additional form of entry will be expected to provide adequate space on site for the provision of a school. The Council will only support proposals without this provision where it can be robustly demonstrated that existing or planned education provision can cater for the additional demand for school places.

Design and Heritage

The Council will require development in Romford town centre to be of high architectural and urban design quality. Development and uses must be appropriate to and will be expected to improve the function, appearance, and character of the town centre.

The Council will support proposals that:

xxii. Create active streets with strong and well-articulated frontages to all existing and proposed pedestrian routes, particularly at ground floor level, avoiding blank facades and exposed service areas;
xxiii. Incorporate generous floor to ceiling heights at ground floor level to provide for flexibility and adaptability over time and respond to the needs of different retailers;
xxiv. Positively respond to the sensitive nature and urban fabric within the Conservation Area, views of St. Edward the Confessor Church and the historic crossroads where South Street, the High Street and the Market Place meet;
xxv. Make a positive contribution towards public realm improvements in the Market Place;
xxvi. Demonstrate how the proposed scheme responds to wider development opportunities, movement and environmental enhancements in the town centre;
xxvii. Open up access to the River Rom and positively incorporates the river into the development scheme(s);

xxviii. Optimises the design and location of development including the incorporation of resilience measures to address potential flood risk, where appropriate; and

xxix. Respond to the local character and context and make a positive contribution to the skyline. Tall buildings may be acceptable in the vicinity of the station subject to high quality design and strong public realm propositions at ground level. Proposals for tall buildings within the Conservation Area and north of the railway line along south street are inappropriate. The heights of proposed new buildings in this area will need to respond positively to the historic context. Elsewhere in the town centre the height of proposed buildings should respond to local character and context, and make a positive contribution to the skyline in Romford town centre.

Policies for specific opportunity sites in the Romford Strategic Development Area will be addressed in the Site Specific Allocations Local Plan.

6.1.3 The arrival of Crossrail in 2018/9 alongside the relative affordability of this area are key drivers of growth. They have already placed Romford firmly in the minds of investors and developers who are keen to realise its opportunities. The Mayor of London has already recognised this and in 2016 Romford was granted Housing Zone Status which will provide significant investment in order to accelerate the delivery of new homes. The area's significant growth potential is recognised through its anticipated designation by the Mayor of London as an Opportunity Area in the new London Plan. The Council aims to build on its positive relationship with the Mayor of London to further enhance Romford as a place to live and work and for businesses to invest.

6.1.4 There are a number of opportunity sites within the Romford Strategic Development Area which can accommodate housing growth. There is an increased demand for homes in east London, and with areas closer to central London becoming unaffordable to many, both demand and values will grow, especially with the arrival of Crossrail services.

6.1.5 Reflecting the significant opportunities that Romford offers and the importance of successfully integrating new schemes with existing developments and communities the Council is preparing a detailed Masterplan for Romford which will be taken forward as a Supplementary Planning Document.

6.1.6 The Havering Retail and Commercial Leisure Needs Assessment (2015) reports that whilst there is strong representation of multiple and independent retailers there is scope for the town centre to increase its market share of expenditure, some of which is currently leaking out of the borough to the Lakeside shopping centre in Thurrock. The retail offer within Romford needs to be upgraded to enable it to successfully compete with other centres and to retain its popularity as a comparison goods shopping destination, future-proofing the town centre and protecting its role and function as a metropolitan centre.

6.1.7 The Retail and Commercial Leisure Needs Assessment notes that demand is linked to the quality of provision. It recommends that new, larger-floorplan retail floorspace, involving the modernisation and amalgamation of existing retail premises, would attract additional retailers, particularly where this is provided in or close to the primary shopping area. Improvements to the quality of provision would also assist in diversifying the retail offer, helping to attract more middle and upper middle comparison goods retailers into the town centre.

6.1.8 South Street is integral to the fabric of the town but it includes many value retailers and small units. An improved retail offer here will cement and enhance Romford's currently strong trading position.

6.1.9 The Brewery forms an important part of the retail offer within Romford but it turns its back to the centre. Better integration between the two is required, including a coordinated public realm programme to strengthen east-west connections. Opportunities for new development around the Brewery that intensify existing uses here should also be explored

6.1.10 In addition to retail use, the Retail and Commercial Leisure Needs Assessment also considers the quality and provision of restaurant and café use (Use Classes A3 and A5). The study reports that the current provision is quite basic, serving a budget and youth market. There is a requirement across the borough for additional food and drink floorspace over the plan period, much of which should be directed towards Romford in the first instance, reflecting its role as a metropolitan centre. Diversification of the range and quality of restaurant use would bring wider benefits to the vitality and viability of the town centre.

6.1.11 The provision of existing A3 and A5 uses is mainly concentrated around The Brewery and South Street. The Market Place, with opportunities for outdoor seating and which The Retail and Commercial Leisure Needs Assessment states is 'not currently fulfilling it's potential as a large public space', has potential to support additional A3 and A5 floorspace.

6.1.12 Market Place is one of Romford's greatest assets and has potential to provide a key civic space within the town centre. The emerging Romford Masterplan will set out proposals for the consolidation of the market allowing for the flexibility of the pubic realm. The Council will support a new cluster of cafés and restaurants around Market Place leading to longer dwell times and additional footfall in the north of the town centre.

6.1.13 There is a lack of green open space within the town centre. The only such space within the ring road is St. Edward the Confessor Church's churchyard. However, there are a number of nearby parks a short walk beyond the ring road; these include Lodge Farm Park (off Main Road), and Cotton Park (at Mark's Road). The Council will support development proposals that contribute to a greener Romford.

6.1.14 Investment at Romford railway station, linked to Crossrail, provides an opportunity for provision of taller buildings, making the most of excellent public transport accessibility and regeneration potential. Development should be of high quality design, co-ordinated and come forward as part of a planned cluster.

6.1.15 Proposed uses adjacent to the station should complement the wider mix of uses in the town centre, including new office space. The Council's Employment Land Review states that new, flexible space for smaller businesses is required, responding to changing economics. Provision of such space can be accommodated within refurbished buildings and new mixed-use development that also includes residential and ancillary support uses to help create an attractive and vibrant area.

6.1.16 The ring road creates a barrier to the town centre and an under whelming entrance for visitors. The Council will continue to use its Transport for London (TfL) Local Implementation Plan funding programme and will also look to secure future funding opportunities (including TfL's Liveable Neighbourhoods programme) to design and deliver measures that support active travel and improve access into the town centre. Proposals for new development alongside the ring road should positively respond to the setting help overcome the barrier effect.

6.1.17 The River Rom, which runs north-south to the west of the town centre, is an under-utilised asset. The Council will work with the Environment Agency, land owners and developers to open up the river course as they bring development forward adjacent to the river. Consequently, the Council will require a co-ordinated approach to development that allows for a continuous pedestrian and cycle link to be provided along the River Rom. Provision of a new pedestrian and cycle link alongside the river will enhance the permeability of the town centre and provide for an attractive setting for living and active travel.

6.1.18 The Council is working closely with the Barking Havering Redbridge University Hospital NHS Trust (BHURT) on their emerging travel plan which will be monitored to ensure that progress is being made against targets for modal shift away from the car. There are currently 9 bus services (and a community bus) that access Queen's Hospital. Whilst this number of bus services accessing an outer London Hospital is very good, Queens has a very large catchment area and there continues to be pockets of the east London sub region that require at least two bus journeys in order to access Queens. Additionally, the Council will continue to work with agencies such as the Clinical Commissioning Group and BHURT to explore the scope for services to be provided within the wider community to reduce the need for people to travel to Queen's.

6.1.19 There is also a need to increase bus access here to provide people with an alternative to using private vehicles as parking spaces at the Hospital are at a premium. Work is currently being progressed on a detailed design of Queen's Hospital bus interchange where an additional bus stop is proposed to increase bus capacity and allow more bus routes to stop at Queen's Hospital.

6.1.20 The Council remains committed to working with its partners to secure significant improvements to Romford station to ensure that it provides an appropriate facility for rail users and is a safe, attractive and convenient place for rail journeys to, and from, Romford. Through TfL's Crossrail Complementary Measures programme, the Council is delivering public realm improvements around the vicinity of Romford station to better integrate the station into its surroundings and to improve accessibility between the busy bus interchange south of Romford Station and the station entrances.

6.1.21 The land immediately adjacent to the River Rom and Black's Brook is predominantly located within fluvial Flood Zone 2 with small areas designated as Flood Zone 3b. To address flood risk development should consider the guidance in the Strategic Flood Risk Assessment: Annex A - Growth Areas Review and follow the requirements of Policy 32.

6.1.22 Education provision is particularly challenging in Romford. Existing schools within the area are already at full capacity and whilst the Council's school expansion programme will assist in meeting future demand, this will not offer sufficient capacity over the Plan period. In order to meet the need for primary school places in the Romford area over the next five years an additional 3FE will be needed. 1FE is likely to be delivered through expansion of an existing school. A new 2FE school will be needed. There is a further 6FE need for primary school places beyond the first five years. This will need to be delivered through new schools. A 6/8FE secondary school is required in the second phase of the Plan period (5-10 years). The Council will seek to identify sites suitable for additional education provision through the Romford Masterplan and Site Specific Allocations Local Plan.

6.1.23 Due to the particular challenges in Romford and in advance of the delivery of the Site Specific Allocations Local Plan, the Council will require all development proposals that generate a primary school child yield equivalent to one additional form of entry to provide adequate space on site for the provision of a school or robustly demonstrate how this need will be accommodated through other developments.

6.1.24 When estimating the number of children that a new housing development will generate, and that will require a school place (yield), Havering takes account of the number of houses and flats that are suitable to accommodate children. Student and elderly accommodation are excluded. The primary school yield from qualifying homes is thirty pupils per one hundred homes (0.3 per dwelling). For secondary schools (including post 16 education or sixth form places) the yield is 20 pupils per 100 qualifying homes (0.2 per dwelling).

6.1.25 210 primary aged pupils represent one form of entry, across seven year groups, and this number is likely to be generated by approximately 700 new homes. However, this is dependant on the type and size of homes proposed and consequently sites delivering under 700 units may still generate a child yield that equates to one form of entry. Each proposal will be considered on a case by case basis.

6.1.26 Growth and change in the town centre must be accompanied by improvements to the quality of the public realm. The Council's Retail and Leisure Report identifies that there is significant scope to improve the appearance of the shopping streets in the town centre, that there is a lack of open space, trees and planting in the town centre, and that the ring road acts as a barrier to movement. An enhanced public realm will provide a pleasant and safe experience to encourage visitors to spend more time and money in the centre, and will support high quality development and other investment.

6.1.27 Most pedestrian movement in Romford now operates in an east-west direction, between the three shopping centres. Some of these routes suffer from blank facades and terminate at the ring road where crossings are neither pedestrian nor cycle friendly. Some of these crossings are currently provided by way of subways. The ring road in particular creates a barrier to the town centre and an under whelming entrance for visitors. The Council will look to improve these routes. Proposed developments adjacent to these crossings will be expected to contribute to their improvement. Development should also seek to open up blank facades with new active frontages and entrances.

6.1.28 South Street is the main pedestrian area and acts as the north south spine through the town, connecting residential areas with the station, main retail area and historic cross roads with the High Street and the Market Place. However the quality of the public realm along this route is tired and in need of improvement. The Market Place is the main public space in the town centre, but is currently undermined through extensive provision of surface car parking which could be rationalised to enhance the quality, usability and enjoyment of this space.

6.1.29 The railway station is an important arrival point into the town centre where the quality of the public realm should be improved, with enhanced links to the town centre and new development creating active, overlooked and well-proportioned streets and spaces. This should include reconsideration of the current bus station and routes to and from this which currently undermine the pedestrian environment.

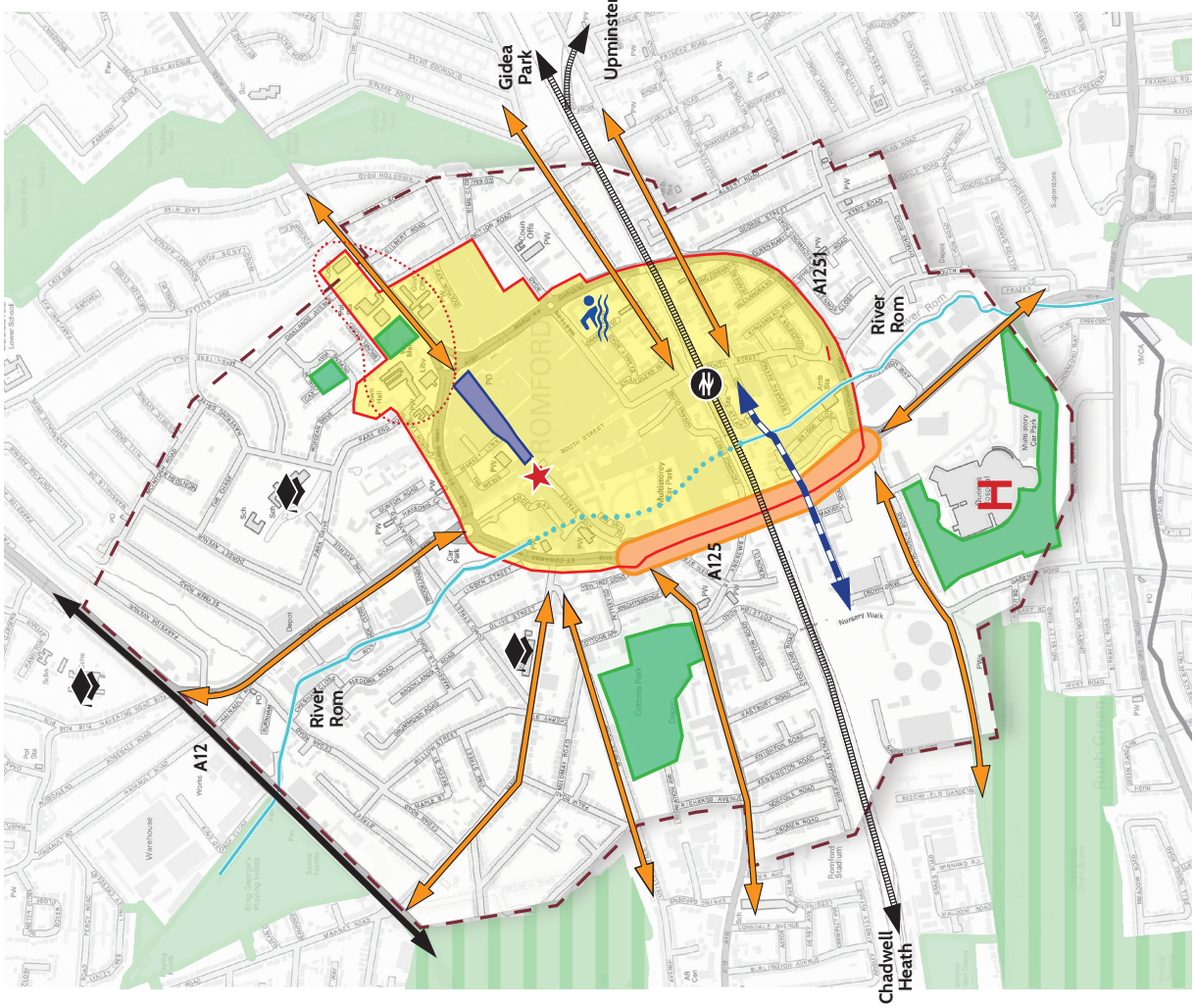


Figure 3 Romford Strategic Development Area

6.2 Rainham and Beam Park Strategic Development Area

6.2.1 Rainham and Beam Park Strategic Development Area is a major growth and regeneration area and provides the opportunity to establish an exciting new residential neighbourhood linked to the delivery of a new railway station on the existing Essex Thameside line at Beam Park.

6.2.2 The area falls within the London Riverside Opportunity Area, identified in the London Plan as having the capacity to provide a significant number of new homes and jobs. In June 2015, following a successful bidding process, Rainham and Beam Park was identified as one of the GLA's Housing Zones which is providing much needed investment to help secure and accelerate the delivery of new homes by overcoming barriers to development and supporting the provision of social and physical infrastructure in the area to create attractive new places to live.

Policy 2

Rainham and Beam Park Strategic Development Area

Residential Development

The Council will support the delivery of over 3,000 new high quality homes in attractive, well managed residential schemes which are well integrated with their surroundings. Development will be delivered on a series of connected sites to the south of New Road extending from the River Beam in the west to Dovers Corner/Bridge Road in the east, together with sites to the north of New Road which are currently occupied by incompatible uses. The Council will also support the redevelopment of undesignated sites in Rainham District Centre and wider Strategic Development Area.

Commercial Development

A new local centre adjoining Beam Park Station will be delivered providing between 3,500 and 4,000 sq m of floor space through the provision of new modern retail and commercial units.

The Council will support development that creates a vibrant mix of active ground floor uses with apartment blocks above within the Beam Park Local Centre.

New development will be required to incorporate generous floor to ceiling heights of 3.75m at ground floors of buildings in Beam Park Centre, and 3m at ground floors of buildings along New Road to provide for flexibility and adaptability for conversion into commercial spaces in the future.

Connectivity

New development in the Rainham and Beam Park Strategic Development Area has the opportunity to establish a new green neighbourhood that links the existing settlements of South Hornchurch and Orchard Village with Rainham Village. It will also enable the transformation of New Road (the A1306) from a traffic dominated corridor into an attractive high quality green street that provides an appropriate setting from a new and expanded residential community.

To support growth in the Rainham and Beam Park Strategic Development Area, the Council will work in partnership with the Mayor of London, developers and transport providers and other agencies to deliver:

i. Beam Park Station on the Essex Thameside Line;
ii. A transformational project along the A1306 (Beam Parkway) between Dovers Corner and the Marsh Way junction creating an attractive, high quality green street consisting of links to facilitate active travel along this corridor, "pocket parks" and crossing points, to improve permeability of the A1306;
iii. Significant improvements to public transport services including bus connections to / from Beam Park Station and Rainham Employment Area and to / from Romford including Queens Hospital;
iv. A continuous east-west active travel connection between Rainham Village, Beam Park Station and the Rainham Employment Area;
v. Bus connections to Beam Park Station and bus links to Romford and Queen's Hospital;
vi. Improved bus connections to and from Rainham Employment Area;

vii. A link across Rainham Creek to support east west movements and to enable buses to access the Rainham Employment Area; and
viii. A new, integrated network of shared use routes connecting neighbourhoods, local facilities and open spaces.

Supporting Infrastructure

To support growth in the Rainham and Beam Park Strategic Development Area, the Council will work with developers and service providers to ensure the delivery of:

ix. Expansion of existing primary schools in line with the Council's Commissioning Plan;
x. A new three form entry primary school at Beam Park;
xi. Additional secondary school places through expansion of existing schools in the later part of the plan period;
xii. Expansion of the Rainham Campus of Havering College;
xiii. Improved sport and leisure facilities; and
xiv. Provision of a new health centre.

Design and Heritage

To ensure the successful transformation of the area, the Council will support development proposals which:

xv. Adopt an integrated and comprehensive approach without prejudice to the achievement of the wider vision for the area as set out in paragraph 2.2.5;
xvi. Provide a layout that facilitates a coherent urban structure across the area as a whole and demonstrates that the layout achieves a coherent structure both in its own right, and in terms of its facilitation of future phases;
xvii. Better link the existing settlements of South Hornchurch and Orchard Village with Rainham Village, and transforms New Road (the A1306) from a traffic dominated corridor into an attractive high quality green urban street commensurate with the adjoining new residential neighbourhoods;
xviii. Overcome the barrier presented by the river and the industrial sites and brings significant enhancement of the wider area as an attractive place;
xix. Respond positively to the context within Rainham Village strengthening and enhancing the character of this historic village;
xx. Orientate buildings with their front and main entrance towards streets and open spaces to provide overlooking and natural surveillance and to help to create a place with a strong sense of place that is safe and welcoming;
xxi. Have buildings designed at street corners that ‘turn the corner’ and address both street spaces;
xxii. Provide a good sense of enclosure to streets and public spaces with buildings positioned along consistent building lines;
xxiii. Avoid adverse effects on the nearby Ingrebrourne Marshes SSSI and Inner Thames Marshes SSSI and seeks to achieve enhancements to these sites, where possible; and
xxiv. Optimise the design and location of development including the incorporation of resilience measures to address potential flood risk and explores opening up culverts, where appropriate.

Policies for specific opportunity sites in the Rainham and Beam Park Strategic Development Area will be addressed in the Site Specific Allocations Local Plan.

6.2.3 The transformation of the Rainham and Beam Park area into a successful residential neighbourhood can only be achieved if the area is dealt with comprehensively with developers contributing in a positive and proactive manner in finding solutions to ensure that the wider vision for the area is not prejudiced by any single development phase. Sites along New Road will be expected to be brought forward in a comprehensive manner avoiding 'piecemeal' development.

6.2.4 Residential development in Rainham and Beam Park will largely be focused on under-used industrial and employment land along the A1306 with the new railway station at Beam Park as a catalyst for development.

6.2.5 There are a number of development opportunities within public and private ownership. The GLA are an important landowner in the area and are bringing forward the Beam Park site for residential and mixed use development with Persimmon and L&Q.

6.2.6 The Council is actively acquiring land along the A1306 corridor and will be procuring a development partner to bring forward these sites in joint venture partnership with Mercury Land Holdings. Outline planning applications are currently being brought forward for these sites.

6.2.7 The A1306 corridor (New Road) is currently in employment and industrial uses. Fronting the northern side of New Road are a mix of residential properties intermingled with car repair shops and car sales areas many of which are unsightly. Employment sites to the south of New Road are mixed but several are vacant and under-used.

6.2.8 The Havering Employment Land Review (2015) recommends a change away from industrial employment uses in this area (totalling 15.4ha) to assist in meeting the housing and wider regeneration needs of the borough. The release of the industrial elements will also allow the boundaries of the Rainham SIL to the south to be consolidated, helping maintain the integrity of that industrial employment designation while helping to maintain residential amenity in the Rainham and Beam Park area.

6.2.9 The Employment Land review recommended the retention of the Rainham Steel office building. The site is of a good quality and is compatible with the housing development that will take place in the area. However, in the long term if Rainham Steel were to relocate from this location, the Council would not wish to retain the site for industrial use due to its prominent location and close proximity to the new residential development. The Council will seek a residential redevelopment in this scenario.

6.2.10 To support the increased residential population at Rainham and Beam Park, a new local centre will be established at Beam Park Station. The Beam Park Local Centre will provide local shops and services in walking distance of both the western part of the development area and the existing residential areas to the north. The local centre will offer apartment living in its upper floors and will be focused around a new gateway space outside the station and a new street link with new road that provides high quality public realm.

6.2.11 Rainham is a locally important district centre and includes a supermarket, local shops, cafes and historic pubs, a rail station and a new library. The district centre will continue to have this role and also serve new residents in the eastern part of the A1306 development.

6.2.12 For a number of years, Havering has been lobbying for a new station to be built at Beam Park to support the projected number of homes and jobs expected to be created in the London Riverside area. Beam Park station will provide direct access to Central London and is expected to open by 2020.

6.2.13 To support development planned south of the A1306 it is important that the A1306 is not perceived as a barrier for pedestrians and other road users. The Council has been allocated funding from TfL's Major Scheme budget to develop a detailed design for improvements along the A1306 to improve the local environment and encourage the use of active travel.

6.2.14 New Road will be transformed into the Beam Parkway - a green street that is well defined and enclosed by residential buildings. It will form the main spine of the area, connecting the wider area with the two centres at Beam Park and in Rainham Village. A network of streets will provide permeability and connect the development areas internally and across New Road with existing streets to the north.

6.2.15 Currently employees wishing to access the Rainham Employment area can only do so directly by car, with the nearest bus services terminating at CEME (174) or going to Rainham Village (103, 372). The Council is working with TfL London Buses who are undertaking a London Riverside study which is looking at the bus network needs in response to planned development in the London Riverside area. The Council will continue to support this work as it develops.

6.2.16 Additional school places will be needed to meet the needs of the new residential population in the Strategic Development Area. The need for primary school places will be met through the expansion of existing schools and a new three form entry free school on the Beam Park development site. The need for secondary school places will be met through the expansion of existing secondary schools.

6.2.17 Havering College operates the Rainham Campus Construction Centre. The college plans to expand their existing facilities to enhance the range of courses on offer.

6.2.18 There is a need to provide access to health care provision for new residents. The NHS and Clinical Commisioning Group have identified that a new health centre will be needed. A site will be idenitified through the Site Specific Allocations Local Plan.

6.2.19 The southern section of the Rainham and Beam Park Strategic Development Area is located within fluvial Flood Zones 3a and 2 with areas designated as Flood Zone 3b adjacent to the River Beam and Ingrebourne. To address flood risk, developers should consider the guidance in the Strategic Flood Risk Assessment: Annex A - Growth Areas Review and follow the requirements of Policy 32.

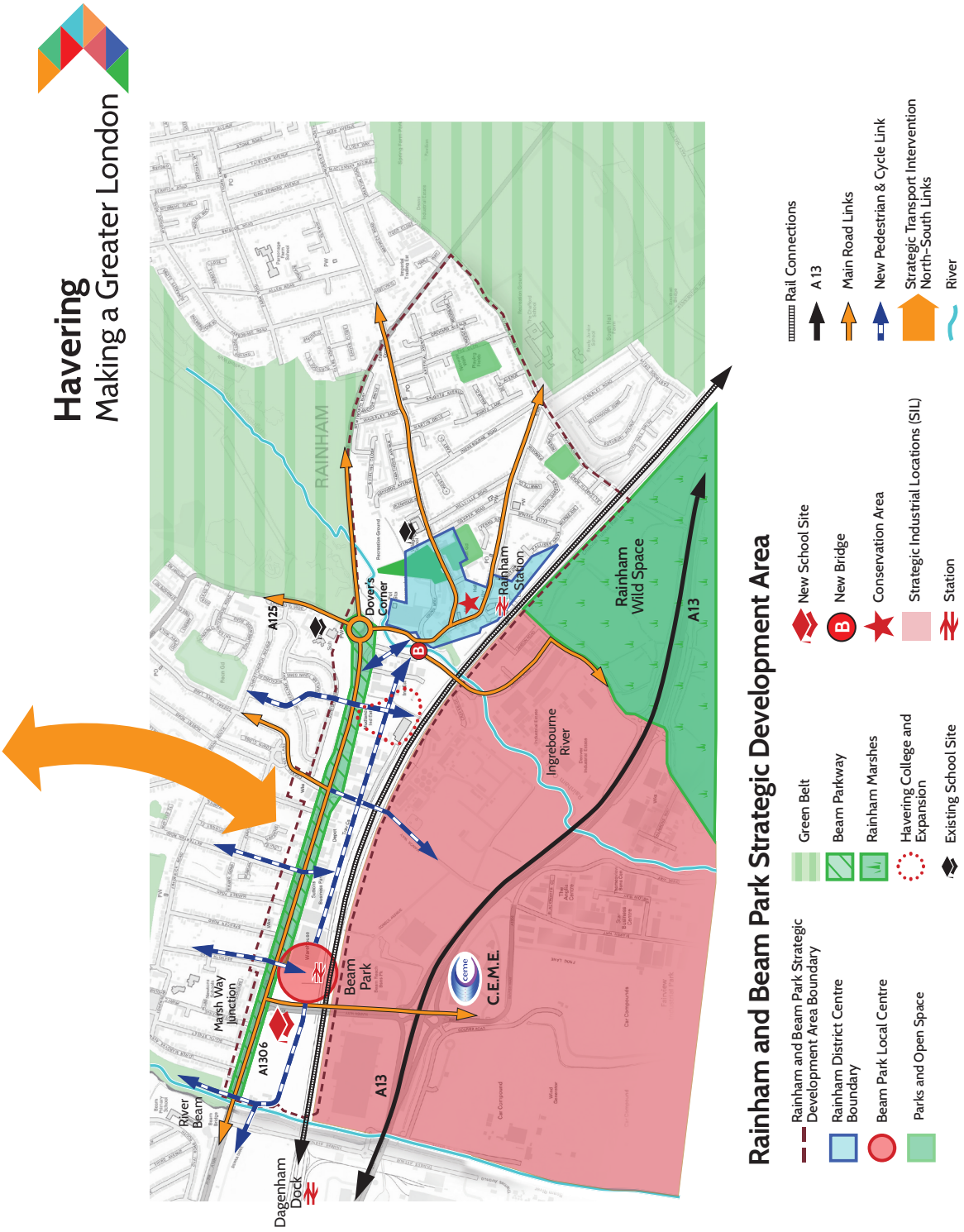


Figure 4 Rainham and Beam Park Strategic Development Area

7 Successful Places to Live

7.1 Housing supply

Policy 3

Housing supply

Ensuring an adequate supply of high quality housing in Havering is essential in ensuring that the borough is a place where people want to live and where residents are able to stay and prosper. The Council will take a pro-active approach to increasing the amount housing within the borough and will encourage the effective and efficient use of land by reusing previously developed land.

Over the full 15 year Plan period at least 17,550 new homes will be built in Havering. This will include the delivery of at least:

i. 5,300 homes on large sites in the Romford Strategic Development Area;
ii. 3,000 homes on large sites in the Rainham and Beam Park Strategic Development Area;
iii. 700 homes through the intensification and renewal of existing Council housing estates outside of the Strategic Development Areas;
iv. 400 homes on two large previously developed sites within the Green Belt; and
v. 2,790 homes on small sites across the borough.

The delivery of new homes will also be achieved by:

i. Promoting mixed use development in town centres and designated out of town centre locations;
ii. Prioritising all non-designated land for housing when it becomes available;
iii. Supporting appropriate development of infill, under-utilised and vacant sites in the borough's sub-urban areas;
iv. Resisting the net loss of residential development;
v. Supporting initiatives to bring back empty residential properties into use;
vi. Supporting self-build initiatives; and
vii. Seeking to optimise residential output and densities consistent with the density matrix set out in the London Plan.

7.1.1 London and the South East are experiencing significant development pressures and there is a need to increase the supply of housing to meet the demands of the growing population. The NPPF requires local planning authorities to identify and meet their full objectively assessed needs for housing.

7.1.2 Havering forms part of the London-wide housing market area with all of the other London boroughs. The Mayor of London, through the preparation of the 2015 London Plan sought to identify both the need for new housing and the potential supply across London. The GLA's Strategic Housing Market Assessment (SHMA) 2013 identifies a need for a minimum of 490,000 new homes in London between 2015-2026 (or 49,000 new homes per annum). In comparison, the GLA Strategic Housing Land Availability Assessment 2013 found that London has capacity for at least 420,000 additional homes or 42,000 per annum.

7.1.3 Based on this evidence, the London Plan sets out average annual minimum housing supply targets for each borough until 2025. For Havering, the target is a minimum of 11,701 new homes over the period 2015-2025. The London Plan states that the annual average (1,170) should be rolled forward for the remainder of the Plan period.

7.1.4 As a result of the cumulative deficit of identified housing supply across the Capital, the London Plan states that boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target. Boroughs are expected to draw on the housing benchmarks in developing their housing targets, augmented where possible with extra housing capacity to close the gap between identified housing need and supply in line with the requirement of the NPPF. In line with the

requirements of the London Plan the Council will seek to deliver the minimum target set in the Plan. Over the 15 year lifetime of this Local Plan Havering's minimum housing target is therefore 17,550 as reflected in Policy 3.

7.1.5 At a sub-regional level, Havering forms part of the Outer North East London Housing Market Area with the London Boroughs of Barking and Dagenham and Redbridge. The Council has worked with these authorities to prepare a sub-regional SHMA. A subsequent update has been prepared for Havering taking into account updated GLA household projections [(3)] The 2016 SHMA Update for Havering indicates that Havering's full Objectively Assessed Need is for 30,052 new homes over the period 2011-2033 or 1,366 homes per annum.

7.1.6 Through the Local Plan process, the Council has sought to identify all sources of potential housing supply and identify sustainable development sites in order to close the gap between the housing target set in the London Plan and its objectively assessed need requirement. With two Strategic Development Areas in Romford and in Rainham and Beam Park (both with Housing Zone status), an ambitious estates regeneration programme for its own homes, the establishment of the Council's own housing company, opportunities across a range of well located brownfield sites and working pro-actively and collaboratively with developers to bring forward sites in private ownership, Havering is making every effort to increase housing supply and deliver the homes that are needed in regard to both quantity and quality.

7.1.7 Over the first 10 years of the Plan period (2016-2026), the Council has identified capacity to deliver at least 11,917 new homes in addition to bringing 260 existing vacant units back into use (see Table 1). This exceeds the minimum 10 year target set out in the London Plan but falls short of meeting the objectively assessed need identified through the Outer North East London SHMA. The Council recognises that Havering's objectively assessed housing need is higher than its identified sources of housing capacity. Policy 3, therefore, sets out a positive and proactive approach to housing development to increase the supply over the plan period. As part of managing the overall approach to housing growth in Havering, the Council adopts a general presumption in favour of housing to meet the identified housing need in the borough, and prioritises housing use on all non-allocated land when it becomes available.

7.1.8 Through the Duty to-Co operate, the GLA have confirmed that London forms one housing market area and unmet housing need is being addressed at the London wide level, with all boroughs seeking to identify additional capacity over and above the level identified in the current London Plan.

7.1.9 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the Plan Period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the Plan Period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

7.1.10 A significant proportion of new housing development will be delivered in the two Strategic Development Areas and predominantly on large sites within these. Work is already underway in Havering to bring these sites forward and whilst construction will start within the first five years of the Plan, completion is more likely to be towards the end of this period and into the second phase. The Council is making every effort to bring forward these sites as quickly as possible in order to boost housing supply and meet the short term need for housing.

7.1.11 Full details of the Council's land supply and the approach to delivery housing over a 10 year period is set out within the Housing Position Statement supporting this Local Plan. This also includes an action plan addressing the initiatives underway to increase housing supply.

7.1.12 As part of its strategy, the Council has looked at the scope for the Green Belt to provide land for new homes. It has undertaken a review against the functions of the Green Belt as set out in the NPPF. The Council is satisfied that all of the Green Belt in Havering fulfils its purpose and that having regard to the significant opportunities for new homes to come forward in Havering's built up area, there is

3 GLA 2015 Round Household Projections - Long Term Trends

no planning justification for releasing land from the Green Belt. Opportunities do exist on previously developed sites within the Green Belt at St George's Hospital in Hornchurch and Quarles Campus in Harold Hill.

7.1.13 In seeking to meet its objectively assessed housing need the Council explored and tested a number of alternative development strategies in its Sustainability Appraisal (SA) Report. The SA report demonstrates that the development strategy chosen by the Council is the most sustainable approach.

7.1.14 The Council supports self-build initiatives in order to give local residents the opportunity to design, build and own their homes. Since May 2016, the Council has published a register for individuals and groups to express an interest in acquiring self-build and custom build plots in Havering. The Council will continue to monitor this register to gather up to date evidence of the level of interest for these types of homes and accordingly seek to make provision for meeting this need within the Site Specific Allocations Local Plan.

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

Table 1 Housing Supply 2016-2026

Source of Supply	Net additional homes 0-5 years	Net additional homes 5-10 years	Total 10 year supply
Large sites within the Romford Strategic Development Area*(1)	1,361	3,409	4,770
Large sites within the Rainham and Beam Park Strategic Development Area*	951	2,071	3,022
LBH Estate Regeneration Schemes (outside of the Strategic Development Areas)	-55	370	315
Large sites outside of the Strategic Development Areas*	1,758	192	1,950
Small Sites	930	930	1,860
Vacant units returning to use	130	130	260
TOTAL	**5,075**	**7,102**	**12,177**

1. *including sites with planning permission

7.2 Affordable Housing

Policy 4

Affordable housing

Havering residents should have access to high quality, affordable new homes and the Council will seek to maximise affordable housing provision from development proposals. All developments of more than 10 dwellings or residential developments with a site area of more than 1,000 sq m are required to provide at least 35% affordable housing based on habitable rooms.

Proposals which do not meet the 35% threshold, or require public subsidy to do so, will be required to submit a detailed viability assessment. The Council will also apply a review mechanism in order to ensure that the maximum affordable housing contributions is secured if viability improves over time.

Proposals that meet or exceed the 35% threshold without public subsidy are not required to submit viability information. Such applications will be subject to an early review mechanism, but this will only be triggered if an agreed level of progress is not made within two years of permission being granted.

The Council will strongly resist proposals brought forward that do not meet the requirements of affordable housing in circumstances where the viability of the scheme has been compromised by unreasonably high acquisition or design costs.

Development proposals will be required to deliver a tenure mix of 70% social/affordable rent and 30% intermediate provision.

The Council's priority is for affordable housing to be provided on-site. Where it can be robustly demonstrated to the Council's satisfaction that this is not possible, or appropriate, it may be acceptable to make off-site provision. In these circumstances the developer will be required to identify and secure a donor site. Only when it can be demonstrated to the Council's satisfaction that a site cannot be identified will a cash in lieu payment to the Council be considered.

7.2.1 The Council is committed to securing the highest level of affordable housing contribution as the rise in average house prices in comparison to average income levels has made market housing unaffordable for many Havering residents.

7.2.2 The Outer North East London SHMA estimates that of the 30,052 new homes needed in Havering over the period 2011-2033, 35% (10,520) of these are required to be affordable. The Council, therefore, considers it appropriate to seek at least 35% affordable housing from new developments. This is also consistent with the London Plan and the Mayor's Draft Affordable Housing and Viability Supplementary Planning Guidance (2016).

7.2.3 The Council has undertaken a Local Plan Viability Assessment to help inform the borough's affordable housing target. The Assessment found that in most cases, schemes can accommodate between 25% and 50% affordable housing with higher density flatted developments only likely to be able to achieve between 25% and 35% in the highest value locations.

7.2.4 Development proposals that meet or exceed the 35% threshold without public subsidy, provide affordable housing on site, meet the specified tenure mix and all other requirements and obligations are not required to submit viability information. However, these applications will be subject to an early review mechanism which will be triggered if an agreed level of progress is not made within two years of permission being granted. The level of progress will be agreed with the applicant on a site by site basis.

7.2.5 The Council supports a transparent approach to viability in line with the Mayor's Draft Affordable Housing and Viability Supplementary Planning Guidance (2016). Applicants will be required to pay for an independent viability assessment by a third party where requested by the Council. The Council will use review mechanisms to ensure that new development delivers the appropriate amount of affordable housing as viability improves.

7.2.6 Developers should engage at a very early stage with Registered Providers of affordable housing to discuss the the delivery of the affordable element of the proposal. A Registered Provider should be identified before making a planning application. The affordable offer and any grant funding should be factored into any financial viability assessment.

7.2.7 Where a development proposal is considered to under-develop a site, the Council will consider negotiating an increase in the number of dwellings, and thus affordable housing provision, or consider refusing the application. The Council has established that development sites of more than 1000 sq m are potentially able to be configured to deliver more than 10 residential and, therefore, contribute to affordable housing provision.

7.2.8 The Outer North East London SHMA identified two categories of need; those who can afford affordable housing for rent with housing benefit support and those who can afford affordable housing without housing benefit support and therefore require intermediate housing. In summary, the SHMA concludes that the vast majority of households in Havering can only afford social housing if they receive housing benefit. In light of these findings, the Council will seek a 70:30 tenure split between affordable rented and intermediate products.

7.2.9 There are a range of affordable and intermediate housing products on offer including Social Rent, London Affordable Rent, Affordable Rent, London Living Rent, Shared Ownership and Starter Homes. Havering's approach is to encourage a mix of affordable housing tenures. The Council will set out the preferred split between specific affordable products within Havering's emerging Housing Strategy.

7.2.10 In line with national and regional planning policy, affordable housing should, in the first instance, be delivered on-site. Off-site provision may be considered in exceptional circumstances as set out in the Mayor of London's Housing Supplementary Planning Guidance (2016). Where commuted sum payments are proposed by the applicant without the Council's agreement, for example, because there have been no pre-application discussions, the onus will be on the applicant to robustly justify to the Council why off-site provision or a commuted payment should be accepted.

7.2.11 In all circumstances where provision other than on-site is being considered, applicants will be required to draw on robust evidence to provide a statement that demonstrates;

- why affordable housing cannot be provided on-site, or
- in those cases where on-site provision is possible but does not result in the best housing outcome, how and why identified housing needs would be more effectively met off-site compared to on-site.

7.2.12 Details of the Council's financial model for calculating the value of a commuted sum will be provided in a Supplementary Planning Document.

7.3 Housing mix

Policy 5

Housing mix

The Council will support development proposals that provide a mix of dwelling types, sizes and tenures. All housing schemes should include a proportion of family sized homes and reflect the recommended housing mix identified in Table 2.

When considering the mix of dwelling sizes appropriate for a particular development proposal, the Council will have regard to individual site circumstances including location, site constraints, viability and the achievement of mixed and balanced communities. In all cases, the Council will require developers to demonstrate how they have sought to maximise the proportion of family units through the design of the scheme.

Where proposals are seeking to provide retirement, sheltered or extra care housing, the Council recognises that there may be a need for greater flexibility with regard the mix of units to be provided within developments, particularly in achieving the provision of 3 bedroom units.

Table 2 Housing Mix

	1 bed	2 bed	3 bed	4+ bed
Market Housing	5%	15%	64%	16%
Affordable Housing	10%	40%	40%	10%

7.3.1 There is a diverse population in Havering, with an equally diverse range of housing needs and requirements. Havering's residents require a mix of housing types at different stages in their lives and depending on their individual circumstances. It is important that there is a range of housing so that individuals or households can choose to pass through all phases of life living within the same neighbourhood, leading to improved community cohesion.

7.3.2 The key findings of the Outer North East London SHMA in relation to size mix show that over the Plan Period there is a significant need for three bed affordable and market properties. For market housing the Council will seek a size mix in line with the findings of the SHMA (as set out in Table 2).

7.3.3 In relation to affordable housing, the Council has considered evidence from both the SHMA and the current housing register. The combined evidence demonstrates that the Council's priority through the Local Plan should be for 2 and 3 bed properties with 1 bed properties less of a priority. The Council's preference is that 2 bed 4 person properties should be prioritised over 2 bed 3 person units as they offer greater flexibility of accommodation.

7.3.4 The Council does recognise that the high level of demand for three bed properties will be challenging and that it may not be possible to meet the recommended housing mix on all sites. Some sites, for example, may be more appropriate for families with children, particularly sites with safe access to amenity and play space. However, it is essential that the supply of family housing is stepped up to maintain an adequate stock of housing suitable for occupation as family dwellings. The Council will expect developers to demonstrate how they have sought to maximise the provision of family housing within their schemes. In flatted schemes, developers should be creative with their approaches to providing family accommodation and should demonstrate how they have considered the provision of family units such as duplexes at ground floor level. Where the recommended level of three bed properties cannot be achieved, the priority will be to provide two bed rather than one bed properties.

7.3.5 Proposals containing family housing (in this case units with 3 bedrooms or more) in excess of the above guidelines will be supported, provided that there are not high existing levels of family housing in an area, or there is a demonstrable need for such family housing in an area. There will be greater flexibility on the requirement for family units for proposals for retirement, sheltered or extra care housing. Justification for the dwelling mix proposed in development schemes is required, if differing from the mix set out in Table 2.

7.3.6 The preferred dwelling mix will be subject to periodic amendments based on up-to-date Council assessments of needs across the borough. Any amendments to this preferred mix will be published on the Council's website or contained within a Supplementary Planning Document, as appropriate.

7.4 Specialist accommodation

Policy 6

Specialist accommodation

The provision of appropriate housing to meet the specialist needs of local people will be supported where it can be robustly demonstrated that:

i. There is an identified need within the borough;
ii. The site has access to essential services and shops by walking and cycling;
iii. The site is well served by public transport;
iv. The proposal contributes to a mixed, balanced and inclusive community;
v. The site is suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care;
vi. An appropriate level of amenity space is provided to meet the needs of the intended occupants taking account of the need for an attractive outlook;
vii. Consideration has been given to all possible future needs and the development can be easily adapted to meet the needs of future occupants;
viii. The proposal does not have any adverse impacts on the surrounding area and will not be likely to give rise to significantly greater levels of noise and disturbance to occupiers of nearby residential properties;

ix. The proposal meets the parking requirements set out in Policy 24 and it will not have an unacceptable impact on parking conditions and traffic congestion in the area; and

x. Adequate provision for visitor and carer parking facilities is provided and where appropriate, provision is made for the safe and convenient storage of wheelchairs and mobility scooters.

The Council will encourage common areas to be provided to allow occupants a space where they can socialise and interact with others and the design takes into account the facilities and needs of the occupants.

The loss of existing specialist accommodation which meets the identified specific needs will be resisted unless it can be demonstrated that:

xi. The accommodation is no longer needed and the new accommodation will instead meet another identified prioritised local need; or

xii. The existing accommodation will be adequately re-provided to an equivalent or better standard on-site or elsewhere within the borough.

7.4.1 Specialist accommodation is that which has been specifically designed and built to meet the needs of the elderly, disabled, young or vulnerable adults.

7.4.2 Havering has a large and growing population of older people. In fact, Havering has the largest percentage of older people of all the London boroughs. There is a need to ensure that there is appropriate provision of specialist accommodation across the borough to meet this need including providing appropriate accommodation for those individuals suffering from Dementia.

7.4.3 Havering has just under 2,000 specialist housing units for older people across all tenures – including social housing, retirement accommodation, assisted living schemes and extra care housing. This does not include general needs housing that the Council has designated for older people. Over 60% of these specialist housing units are social housing, the vast majority of this being the Council's own sheltered housing accommodation (approximately 800 units).

7.4.4 Today, older people's housing needs and choices are very different from previous generations. Changes in life expectancy, income levels and social expectations of life after retirement have all contributed to a re-imagining of housing options for older people, with an emphasis on independence, choice and enablement.

7.4.5 In 2015, the Council undertook a review of the need for specialist older people's housing within the borough. This review looked at both the current and projected need for housing for older people and the specific types of specialist accommodation required. The Review found that:

- There is a current and projected surplus of affordable Sheltered Housing Schemes in Havering and this is projected to continue even with the projected growth in the number of older people living in Havering.
- There is a current and projected deficit in sheltered /retirement housing for lease and sale within Havering
- There is a current and projected deficit in enhanced and extra care housing and specialist housing for people with dementia across all housing tenures. The review acknowledged that the majority of older people will want to remain in their current homes for as long as possible but that there is a need to ensure that there is the quantity, quality and type of specialist housing available for older people when their current home is no longer suitable due to physical and/or mental frailty or affordability.

7.4.6 These findings are in line with the indicative annual benchmark for the provision of additional specialist older persons accommodation which is set out in the London Plan. In Havering, a need for 185 additional units per year has been identified of which 135 should be for private sale and 50 for intermediate sale. No need was identified for affordable rent products due to the current surplus.

7.4.7 To meet the needs of Havering's population, and as part of the Council's estate regeneration programme, the Council is proposing to close four sheltered housing schemes and redevelop three others. Three of the four sites that are closing will be regenerated to provide high quality general needs housing and one will provide high quality general needs flats for residents over the age of 55. Of the three sheltered schemes for redevelopment, two will become Older People's Villages offering

a range of housing options designed to support a variety of needs within a community setting. One sheltered scheme will become an Extra Care scheme offering residents the benefit of additional support to meet increasing needs.

7.4.8 In addition, there will be considerable financial investment focused on the remaining twelve sheltered schemes over the next two years. This will enable the Council to improve facilities and services within sheltered schemes, which will support the needs of older people and encourage our residents to remain as independent as possible for as long as possible so improving their quality of life and reducing the financial burdens on local health and social care services.

7.4.9 There is a need for both specialist and long term housing solutions to be found for people with a learning disability, mental health conditions, substance misuse and older looked after children within Havering. Work is underway to identify the demand for supported housing as part of the Council's housing development programme work.

7.4.10 For residents with a special educational need and disability who have reached 16, the Council is developing an integrated post-16 strategy that will include identifying housing needs and setting out suitable housing options. This will include the development of further supported living schemes and work to ensure that existing housing options are identified, such as the ground floor flats or bungalows that enable individuals to live independently (with appropriate support) in the community.

7.4.11 All development proposals for specialist accommodation should meet an identified and up to date local need. It is important that any new provision reflects the requirements of the local community in terms of the type, location and design of accommodation.

7.4.12 Specialist housing should be located in areas that have good public transport connections and have access to essential services by walking and cycling. This will enable residents to integrate into the local community and avoid social isolation.

7.4.13 Careful consideration should be given to the design of specialist accommodation to ensure that it is tailored to the needs of the intended occupants and that it is easily adaptable for future occupants who may have different needs. Residents should have access to high quality and usable outdoor amenity space. In circumstances where the intended occupants are unlikely to use outdoor space, it will still be important for an attractive outlook to be provided which should incorporate soft landscaping.

7.5 Residential design and amenity

Policy 7

Residential design and amenity

Residential development should be of a high design quality that is inclusive and provides an attractive, safe and accessible living environment for new residents whilst ensuring that the amenity and quality of life of existing and future residents is not adversely impacted.

To protect the amenity of existing and future residents the Council will support developments that do not result in:

i. Unacceptable overlooking or loss of privacy or outlook;
ii. Unacceptable loss of daylight and sunlight; and
iii. Unacceptable levels of noise, vibration and disturbance.

To ensure a high quality living environment for residents of new developments, the Council will support residential developments that:

iv. Meet the National Space Standards and the London Plan requirement for floor to ceiling heights;
v. Adhere to the London Plan policies in regards to 'Lifetime Homes Standards' and 'Lifetime Neighbourhoods';
vi. Are sited and designed to maximise daylight and sunlight;
vii. Incorporate an appropriate level of high quality, usable amenity space that is designed to be multi-functional and offer a range of leisure and recreation opportunities;

viii. Provide both balconies and communal amenity space in flatted schemes; and
ix. Provide dual aspect accommodation unless exceptional circumstances are demonstrated;

In any development affordable and market housing will be expected to have the same external appearance and equivalent amenity in relation to views, daylight, noise and proximity to open space.

New developments should promote independent living by utilising designs which can allow for alterations to be made in the future. The Council will require 90% of new build housing to meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings', with the remaining 10 percent meeting Building Regulation requirement M4(3) 'Wheelchair User Dwellings'.

The Council will support and encourage proposals which provide adaptations enabling residents to live independently and safely in their own homes.

7.5.1 All residents should feel at ease within their home. If people feel safe and comfortable in their homes then they are more likely to be positive about their surroundings and this can help ensure that they will wish to live and stay in an area and mix with their neighbours to create mixed, inclusive and integrated communities. Careful, high quality design is therefore required to ensure that new and existing residents have a good quality of life. Adequate privacy, amenity space, comfort and security are important design issues that contribute to the health and wellbeing of residents. Securing these benefits can help community cohesion and encourage people to put down roots and invest in an area.

7.5.2 The positioning and orientation of properties, including their windows and balconies, must be carefully considered to ensure that adequate privacy is maintained for everyone. In particular, habitable rooms and areas of private gardens close to dwellings should not be excessively overlooked by windows or balconies. Screening can reduce overlooking in these instances. All habitable rooms should contain at least one main window with an adequate outlook where nearby walls or buildings do not appear overbearing or unduly dominant. Loss of outlook arises from development taking place in close proximity to existing development and introducing or significantly increasing a sense of enclosure.

7.5.3 Developments will be expected to deliver 'lifetime' homes and 'lifetime' neighbourhoods reflecting the six principles relating to access, services and amenities, built and natural environments, social network and well-being, and housing. By developing homes which are adaptable to change based on the needs of residents, it will facilitate greater pride and sense of community.

7.5.4 The Council will expect the impact of development proposals to be assessed following the methodology set out in the most recent version of Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice". Depending on the scale of the development a Daylight and Sunlight Report may be required to fully assess the impacts.

7.5.5 Amenity space provides many benefits in terms of opportunities for recreation and leisure, and enhancing quality of life through improved health, reduced stress levels, child development through play spaces and interaction with the natural environment.

7.5.6 The fundamental design considerations for amenity space are its quality and usability. The size, shape and slope of amenity space is key to its usability. Awkwardly shaped, narrow and very steeply sloping amenity spaces should be avoided. In designing high quality amenity space, consideration should be given to privacy, outlook, sunlight, trees and planting, materials (including paving), lighting and boundary treatment.

7.5.7 The design and provision of private amenity space is particularly important in flatted schemes. Balconies should be incorporated into all flatted developments and should, as a minimum, be 1.5 metres in depth and in line with the Mayor's Housing SPG. Ground floor dwellings in flatted schemes can provide direct access to a private garden space leading to a private communal space beyond. Communal amenity space will be expected on all flatted schemes and may be appropriate on some large housing schemes. Communal amenity space should be designed to be private, attractive, functional and safe. Its quality and management should encourage a sense of ownership and pride.

7.5.8 Where it is not possible or appropriate to provide private gardens and communal amenity space, roof gardens will normally be acceptable alternatives provided they do not result in overlooking which reduces the privacy of neighbouring residents or other occupiers within the development.

7.5.9 Proximity to public open space will be considered when assessing the adequacy of provision of private amenity space only where design and layout is of sufficient high quality and contributions are made through s106 for enhancements to existing open space.

7.5.10 In areas where restaurants, pubs, bars, and night clubs are already established prior to the development of new residential developments in the same area, developers are to include the Deed of Easement of Noise as part of the sales agreement.

7.6 Houses in multiple occupation

Policy 8

Houses in Multiple Occupation

The Council recognises that Houses in Multiple Occupation (HMOs) can make a valuable contribution to the private rented sector by catering for the housing needs of specific groups. This needs to be balanced with the potential harm that can arise from such development if they are not subject to control. The Council will support applications for HMOs where it can be demonstrated that:

i. The overall size of the original property to be converted is not less than 120 sq m;
ii. The proposal does not result in more than 10% of properties in one street becoming HMOs (including existing lawful HMOs) or more than two adjacent properties becoming HMOs, thereby undermining the principle of mixed communities;
iii. The proposal does not have an adverse impact on the surrounding area and will not be likely to give rise to significantly greater levels of noise and disturbance to occupiers of nearby residential properties than would a single family dwelling of equivalent size;
iv. The proposal meets Havering's parking requirements and it will not have an unacceptable impact on parking conditions and traffic congestion in the area;
v. Adequate, secure and well screened refuse storage is provided within the curtilage of the site and is accessible by all residents;
vi. The property contains communal space, including either a dining or living area, large enough for all the dwelling's occupants to use simultaneously; and
vii. The proposal meets the requirements of the East London HMO guidance.

7.6.1 In 2015, the Council introduced two Article 4 Directions that removed permitted development rights to convert properties to Houses in Multiple Occupation. Evidence suggests a trend towards conversion of smaller dwellings to form HMOs including semi-detached and terraced houses, particularly within Brooklands, Romford Town, Heaton and Gooshays wards. Direction Art4/1/2015 requires planning permission for the formation of an HMO from any existing residential property type encompassing detached, semi-detached and terrace houses and flats anywhere within these wards. Direction Art4/2/2015 introduces the requirement for planning permission to be obtained for the formation of an HMO from any existing semidetached or terraced house or flat anywhere within the remainder of the borough. The change of use from a detached house to a HMO (use class C4) is not covered by the second Article 4 Direction.

7.6.2 The threshold of 10% HMOs per street has been applied in order to ensure there are mixed communities in the borough. The limit aims to prevent the concentration of HMOs in certain roads and certain areas within these roads and to ensure an even distribution of HMOs across the borough. The 10% threshold will be applied to each named street, using Havering's HMO licencing register as a record of existing lawful HMOs in the borough.

7.6.3 The Council's policies seek to deliver appropriate residential conversions whilst maintaining a supply of family housing; this policy is in line with the strategic housing need of the borough. The Outer North East London SHMA identified a need for three bedroom properties in the borough, meaning the conversion of small family homes to HMOs would have a particularly negative impact on the supply of family housing. In order to protect family housing, properties must be at lease 120sq m in order for a conversion to an HMO to be considered acceptable.

7.6.4 All HMOs will also be expected to comply with the East London HMO guidance which has been adopted by the Council and sets out quality and minimum living space standards.

7.7 Conversions and subdivisions

Policy 9

Conversions and subdivisions

Proposals for conversion to residential use and subdivision of existing residential properties to self contained homes in Havering will be supported where it can be demonstrated that:

i. There is no conflict with surrounding uses;
ii. The existing house being subdivided has no less than 120 sq m of original floor space, including internal circulation, and the subdivision would provide a minimum of one family unit of 3 or more bedrooms;
iii. The new family unit is preferably on the ground floor with direct access to private, good quality, usable amenity space;
iv. The living areas of new properties do not abut the bedrooms of adjoining properties;
v. Safe, secure and convenient access is provided to each unit from the street; and
vi. The parking standards set out in Policy 24 are met.

7.7.1 Subdivision of existing houses and conversion of commercial floor space have been important sources of additional housing in Havering, particularly for smaller households. The Council acknowledges that there is a shortage of housing and the need to consistently increase the supply of high quality housing to meet the needs of residents. However, given that the Outer North East London Strategic Housing Market Assessment (SHMA) reports a pressing need for family homes of 3 bedrooms or more for both affordable and market housing, this policy sets out the criteria whereby conversion and subdivision schemes will contribute to the supply of priority family accommodation in Havering.

7.7.2 The threshold of 120 sq m for the subdivision of houses has been set to enable the retention of smaller dwellings for smaller households of single persons and young couples on moderate income, while permitting houses with greater floor space to be subdivided to provide a range of dwelling sizes and types. The subdivision of existing small houses consisting of floor space below 120 sq m into two smaller units will therefore not be supported.

7.7.3 All new development of either conversion or subdivision will be required to provide at least one 3b4p family unit with a minimum of 74 sq m of floor space, and a 1b1p or 1b2p flat with a floor space range of 37 - 50 sq m. This is consistent with standards set out by the Department for Communities and Local Government in its 'Technical housing standards - nationally described space standard' (2015). It has been established that conversion or subdivision schemes with a floor space of 120sq m can accommodate the retention of a family unit alongside the provision of an additional unit which meet the minimum space standards. The family unit should be on the ground floor with access to private, good quality, usable amenity space. The threshold of 120 sq m for the subdivision of houses has been set to enable the retention of smaller dwellings for smaller households of single persons and young couples on moderate income, while permitting houses with greater floor space to be subdivided to provide a range of dwelling sizes and types. The subdivision of existing houses consisting of floor space below 120 sq m into two smaller units will therefore not be supported.

7.7.4 In the particular circumstances of subdividing a heritage asset, the Council recognises that a different dwelling mix may be required to enable development in order to retain distinctive townscape character, and the historic layout of the property. As such, flexibility will be applied in such instances.

7.7.5 Subdivisions of basements should be carried out taking account of policies relating to Policies 7 and 31.

7.7.6 Proposals for conversions and subdivisions should also comply with other relevant requirements in the Local Plan, such as those relating to the provision of amenity space, privacy, daylight, parking and access, and refuse and recycling storage and collection as provided by the Residential design and amenity, Parking provision and design and waste management policies (Policies 7, 24 and 35 respectively).

7.8 Garden and backland development

Policy 10

Garden and backland development

Proposals for residential development on garden and backland sites in Havering will be supported when they:

i. Ensure good access and, where possible, retain existing through routes;
ii. Retain and provide adequate amenity space for existing and new dwellings;
iii. Do not have a significant adverse impact on the amenity of existing and new occupants;
iv. Do not prejudice the future development of neighbouring sites; and
v. The subdivision of plots and garden development will not be supported within the Hall Lane and Emerson Park Character Areas as designtated on the Proposals Map, unless it can be robustly demonstrated that the proposal would not have an adverse impact on the character of the area and that the proposed plot sizes are consistent with the size, setting and arrangement of properties in the surrounding area.

7.8.1 Much of the borough is sub-urban, characterised by spaciously set up neighbourhoods with large private gardens. Intensification of these areas by development on gardens or backland may provide valuable sources for housing. Development of such sites can be difficult as there are often a number of constraints. They require sensitive development and high quality design to ensure that the character of the area and the quality of life of existing and future residents is maintained. Particular care needs to be taken with proposals involving areas with a well-established character such as Emerson Park and Hall Lane.

7.8.2 This policy must be read in conjunction with Policy 7 Residential design and amenity and Policy 26 Urban design as sufficient privacy and amenity space for existing and new properties and the character and appearance are particular considerations for garden and backland development.

7.8.3 Private gardens also provide, besides important amenity and privacy roles, important ecological, drainage and flood mitigation functions. As a form of green infrastructure, these functions should be considered when any loss of garden land is proposed in line with Policy 29 Green infrastructure.

7.8.4 Land suitable for backland development may be in multiple ownerships. This may mean that not every parcel will come forward at the same time. Proposals must, therefore, demonstrate that the proposed development is of an acceptable size and that undeveloped parcels would not be landlocked or prejudiced. A comprehensive scheme removes the need for multiple entrances to small unconnected parcels which collectively may have a negative impact on highway safety and visual amenity.

7.8.5 The application will need to demonstrate that consideration has been given to all the land that has potential for development including land outside the ownership/control of the applicant. The layout must demonstrate how the additional land can be developed and that its future development will not be prejudiced. The access will need to be of a standard suitable to serve a comprehensive development with provision within the layout to extend the access to serve all the additional land. Applications which are for piecemeal development or do not satisfactorily demonstrate how a comprehensive development can be achieved will not be acceptable.

7.8.6 Emerson Park is one of the most mature and successful residential districts in the borough. It has a distinctive character and is typified by large, well maintained single family detached dwellings set within spacious plots with mature landscaping.

7.8.7 The Hall Lane area of Upminster is occupied mostly by established large detached and semi-detached dwellings, set in large gardens with considerable tree and shrub planting. The area's character derives primarily from the long and well landscaped rear gardens whose size and good tree cover create unusual spaciousness which is extensive and uninterrupted.

7.8.8 The Council has operated policies aimed at preserving the spacious character of these areas for around forty years. This has helped to maintain their special character and retain a critical stock of large good, quality family and executive homes which have contributed to the diversity of homes available within the borough. The Council will review the existing Supplementary Planning Documents for these area and will publish updated guidance to assist those bringing forward developments in these areas.

7.9 Gypsy and Traveller accommodation

Policy 11

Gypsy and Traveller accommodation

The Council will meet the identified current and future accommodation needs of Gypsies and Travellers and Travelling Showpeople in Havering by:

i. Formalising seven existing private sites providing a maximum of 33 pitches for Gypsies and Travellers. These sites are identified on the Proposals Map and the maximum number of pitches that will be permitted on each site is identified in paragraph 7.9.2; and
ii. Retaining and protecting the existing Travelling Showpeople plot at Fairoaks, St Marys Lane.

Proposals brought forward for permanent Gypsy and Traveller pitches on the sites identified on the Proposals Map will be required to demonstrate:

iii. A suitable layout of the site;
iv. That the site has essential services such as water, power, sewerage, drainage and waste disposal;
v. High quality boundary treatment and landscaping of the site; and
vi. The removal of ancillary equipment and structures not part of the residential accommodation.

Development of any additional permanent or temporary Gypsy and Traveller pitches must meet an up to date and evidenced need and will be determined in accordance with the National Planning Policy for Traveller Sites. Proposals must also satisfy the criteria below in addition to criteria iii-vi above:

vii. The site has safe and convenient access to the highway and public transport services;
viii. There is provision within the site for parking, turning and servicing;
ix. The site has reasonable access to local services and community facilities such as healthcare, schools and shops;
x. The proposal would not result in significant adverse impacts on the amenity of occupiers of neighbouring sites;
xi. The proposal would not result in significant adverse impacts on the visual amenity of the local area; and
xii. Sites at risk of flooding should be subject to the sequential and exception tests.

7.9.1 The Havering Gypsy and Traveller Accommodation Assessment (GTAA) 2017 provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation in the borough up to 2031. The Assessment identifies a need for 33 additional pitches for the Gypsy and Traveller households who meet the planning definition as set out in the National Planning Policy for Traveller Sites. Of the 33 pitches needed, 26 pitches are required within the first 5 year period of the Plan (2016 – 2021), and the remaining 7 pitches in the latter part of the plan period. No additional need has been identified for plots for Travelling Showpeople over the 15 year plan period (2016-2031).

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

7.9.3 In accordance with National Planning Policy Gypsy and Traveller pitches are inappropriate development in the Green Belt and can only be permitted in very special circumstances. However, the Council has not been able to identify any suitable and deliverable land within the built-up area that could be used for the Gypsy and Traveller accommodation.

7.9.4 Policy 11 therefore seeks to meet the need identified in the GTAA through the allocation and intensification of sites within the Green Belt.

7.9.5 The sites are identified on the Proposals Map and are listed below. In order to provide firm controls and prevent further intensification, a maximum number of pitches will be permitted on each site as set out below:

- Tyas Stud Farm rear of Latchford Farm - maximum of 5 pitches
- Vinegar Hill - maximum of 4 pitches
- Hogbar Farm West - maximum of 3 pitches
- Ashlea View, Tomkyns Lane Lane - maximum of 2 pitches
- Benskins Lane - maximum of 10 pitches
- Fairhill Rise - maximum of 2 pitches
- Hogbar Farm East - maximum of 4 pitches
- Lower Bedfords Road - maximum of 1 pitches
- The Caravan Park, Putwell Bridge - maximum of 2 pitches

7.9.6 The sites are all currently in Gypsy and Traveller use and they have all been identified within the GTAA as contributing to the overall need for pitches in line with the definition of Gypsies and Travellers in the Planning Policy for Traveller sites 2012. The maximum number of pitches on each site takes into account the need arising from each site as identified in the GTAA and an understanding of what facilities and space a pitch typically requires. Further details are set out in the Gypsy and Traveller Position Statement that supports this Local Plan.

7.9.7 The GTAA also identified need for up to 29 additional pitches for “unknown households”, that is, households whose travelling status was not able to be determined through the assessment. These households either refused to be interviewed, or were not on site at the time of fieldwork. It is not possible to identify sites to meet an unknown need.

7.9.8 Where further sites are proposed the Council will ensure that they are required to meet legitimate additional borough. When considering applications for Gypsy and Traveller sites and Travelling Showpersons plots, the Council will take into account the policy criteria outlined in Policy 11 in addition to the requirements of National Policy.

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

8 Thriving Communities

8.1 Healthy communities

Policy 12

Healthy communities

The Council will support development in Havering that provides opportunities for healthy lifestyles, contribute to the creation of healthier communities and helps reduce health inequalities.

The Council will seek to maximise the potential health gains from development proposals and ensure that any negative impacts are mitigated. All major development proposals must be supported by a Health Impact Assessment (HIA) to demonstrate that full consideration has been given to health and wellbeing.

The Local Plan will promote health and wellbeing by:

i. Directing new development to well connected locations to enable active travel (refer to Policy 3);
ii. Promoting well designed and safe places (refer to Policy 26);
iii. Promoting the diversification of uses within town centres and managing uses that can have a negative health impacts such as betting shops and fast food takeaways (refer to Policy 13);
iv. Supporting the delivery of essential community services (refer to Policies 16 and 17);
v. Providing and protecting open space, leisure and recreation facilities (refer to Policy 18);
vi. Supporting measures to promote walking and cycling (refer to Policy 23);
vii. Supporting the provision of multifunctional green infrastructure (refer to Policy 29);
viii. Seeking environmental improvements, minimising exposure to pollutants and improving air quality (refer to Policies 33 and 34); and
ix. Avoiding contributing to factors that affect climate change, and contribute to prevention measures that mitigate against the effects of climate change (refer to Policies 32 and 36).

Developers are required to consider wider local/regional primary care and other health strategies, as appropriate, to take into account how any developments can contribute to the aims and objectives of those strategies.

8.1.1 The population of the borough is anticipated to grow and change over the Plan Period. There is an urgency to improve health and wellbeing for the local population and decrease health inequalities. The Local Plan has the potential to decrease health inequalities in the borough and plan for healthy communities. The Council recognises that health and wellbeing is influenced by the impact of the built and natural environment and the interplay between the environment and social conditions. It is important to design places that encourage social interaction and promote health lifestyles, for example by designing out environments that can contribute to obesity and that provide opportunities for crime and antisocial behaviour.

8.1.2 It is important that the health and well-being of a buildings occupants is considered and appropriate measures taken to prevent sick building syndrome. Therefore, all new developments - residential, business, commercial, and industrial - need to comply with the Building Regulations and the Chartered Institute of Building Services Engineers (CIBSE) Guide on building control systems.

8.1.3 The Council has undertaken a Health Impact Assessment for the Local Plan to make sure that policies optimise the health outputs of new development (see Annex 5).

8.1.4 To ensure that health and wellbeing is given full consideration in the future development of the borough a Health Impact Assessment should be undertaken by developers for all major developments. HIAs can help to identify aspects of development that can be enhanced to achieve the greatest health gains and where there is a need to mitigate for any potential negative impacts. Developers should use the Council's Health Impact Assessment template when undertaking their assessments.

8.2 Town centre development

Policy 13

Town centre development

The Council will seek to enhance the vitality and vibrancy of Havering's town centres, maintaining their important role for local communities.

Applications for new main town centre uses will be subject to the sequential test as defined in the NPPF. An impact assessment will be required for retail, leisure and office developments over 200 sq m in edge or out of centre locations. Preference will be given for edge of centre and out of centre developments to be located on existing out of centre sites as designated on the Proposals Map and/or in accessible locations that are well connected to town centres.

The Council will support development proposals within town centres that:

i. Are appropriate to the scale and function of the town centre's position within the Town Centre Network (see Map 1 'Havering Town Centre Hierachy');
ii. Does not harm the town centre's vitality and viability;
iii. Promotes a wider retail offer and choice to consumers;
iv. Enhances and diversifies the borough's hotel offer;
v. Provides high quality shop front design and signage that enhances the character and appearance of the town centre;
vi. Provides active frontages at ground floor level, supports street activity and generates pedestrian movement; and
vii. Makes effective use of upper floors.

The Council will not support proposals for single use retail developments which do not optimise the development potential of the site within, on the edge or outside of town centres

To achieve a balanced mix of uses, the Council will support the change of use from A1 and A2 uses in addition to the above criteria, where development:

viii. Complements the other shopping uses within the town centre;
ix. Does not reduce the proportion of frontage in A1 and A2 use to less than 60% in primary frontages;
x. Has no significant adverse impact on surrounding amenity (including cumulative impact) in terms of anti-social behaviour, noise, odour, waste management, highways and parking; and
xi. Prevents the overconcentration of non-A1 or A2 uses by:

    a. Within primary frontages, maintaining a minimum of 3 units in alternative use between A5 uses and not increasing the proportion of A5 uses to be greater than 10%;
    b. Within secondary frontages and local centres, preventing the clustering of more than 2 A5 uses adjacent to each other, with individuals or groups separated by a minimum of 3 units in alternative use; and
    c. Within primary frontages, secondary frontages and local centres, allowing betting shops and pay day loan shops to comprise a maximum of 5% or 1 unit, whichever is the greater, while maintaining a minimum of 3 units in alternative use between these uses.

8.2.1 The vitality and viability of the borough's town centres is under pressure due to changing shopping patterns and competition of shopping locations outside of the borough. Policy 13 manages the uses within town centres to make sure they remain competitive and meet the needs of Havering's growing local communities.

8.2.2 The Havering Retail and Commercial Leisure Needs Assessment (2015) identified a quantitative need for the borough for comparison goods of up to 49,500sqm, for convenience goods of up to 13,200 sq m and for commercial leisure floorspace (A3, A4 and A5 uses) of up to 21,000sqm gross by 2031.

The largest proportion of the retail and commercial leisure development will be accommodated within Romford Metropolitan Town Centre, and the reminder spread across the district centres where further scope for development and enhancement has been identified.

8.2.3 Impact assessments should demonstrate the impact on the existing, planned and committed investment in centres and on town centre vitality and viability. The PPG sets out what issues should be considered in establishing a local threshold for impact assessments. A key consideration is the viability and vitality of town centres. The Havering Retail & Commercial Leisure Needs Assessment (2015) sets out the performance of the metropolitan and district centres in Havering. It notes that the vitality and viability between town centres differs. Elm Park and Collier Row are vulnerable, as being at risk from removal from the London Plan district centre level. Protection from out of centre developments that could draw significant amounts of footfall is therefore recommended by the study. Although overall performing well, the other district and metropolitan centres are subject to the over proliferation of non-retail uses and have a number of vacancies in prominent locations. The vitality and vitality of these town centres could therefore also be adversely impacted by out of centre development.

8.2.4 Another consideration is the impact on planned assessment in town centres. Significant investment has been planned in the Romford and Rainham and Beam Park SDAs. The former includes Romford Metropolitan Centre and the latter includes Rainham District Centre and the new Beam Park Local Centre. To make sure that proposals out of town centres do not affect the vitality and viability of existing town centres, and make sure future investments are optimised, the setting of a significantly lower locally specific threshold for impact assessments than that specified in the NPPF is justified. With regards to the average size of retail premises in town centres district centres in Havering are made up mostly of small shops, with the average floor space being below 200 sq m. In Romford the average floor space is generally higher, although this varies between frontages. The threshold for impact assessments for edge and out of town centre development is therefore set at 200 sq m in the Local Plan.

8.2.5 The borough's town centres provide important opportunities for social interaction, and community life, and as good places to live. In this regard, the Council will seek to assure their vibrancy through promoting and supporting the diversification of uses and the development of uses that remedy deficiencies within the town centres. However, in promoting diversification of development and uses, the Council is concerned to ensure that the retail function of town centres is not undermined. In promoting diversity acceptable upper floor uses would include residential, office and leisure uses. Residential development at the ground floor level in town centres will not be supported. In terms of shop front design, laminated glass and internal security grills are preferred above external shutters.

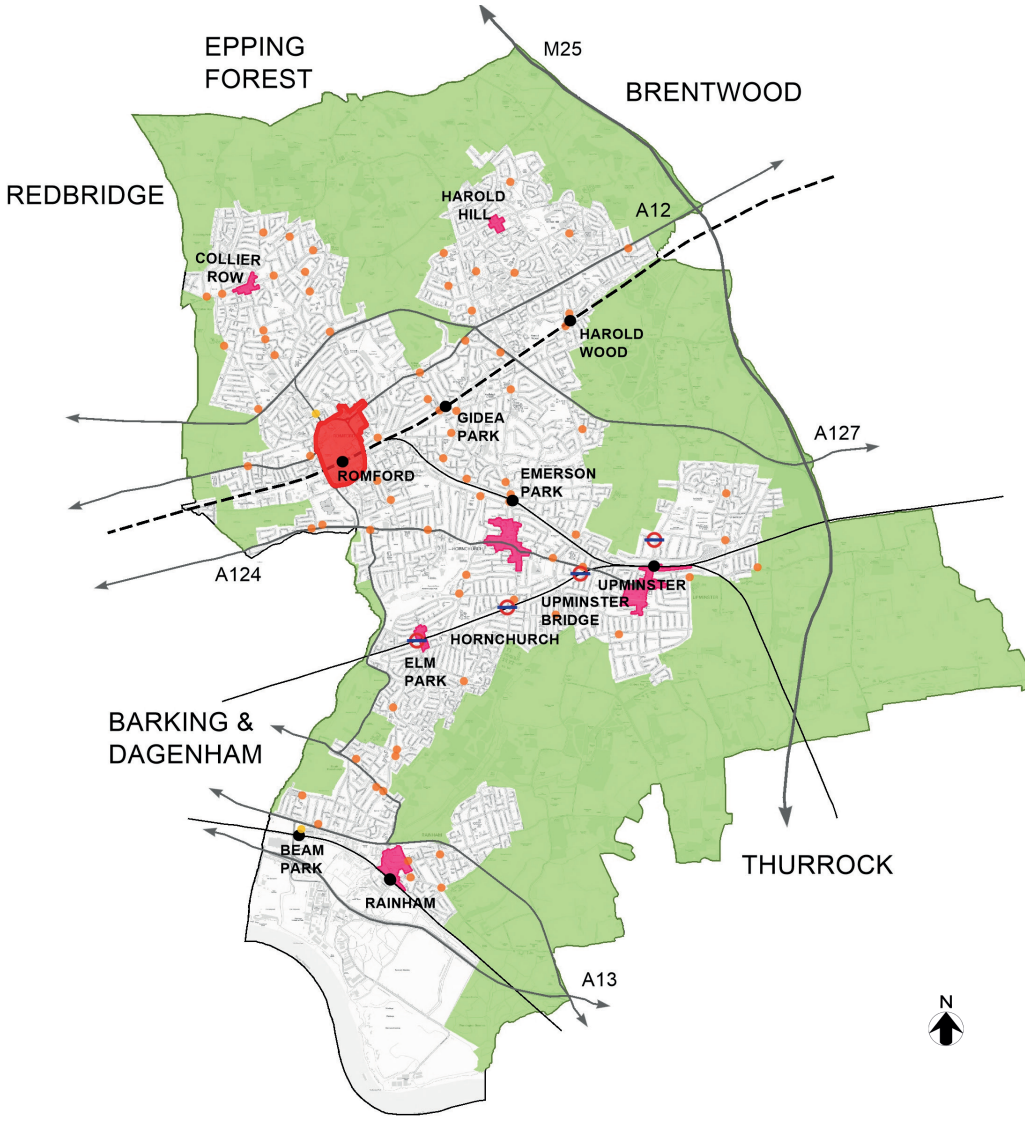
8.2.6 The Council has designated primary and secondary frontages within its metropolitan centre and six district centres. These are shown on the Proposals Map with a schedule of properties within these frontages listed in A.6 'Town Centres'. The borough's metropolitan and district centres are considered to be the borough's primary shopping areas.

8.2.7 Within primary frontages, the Council will seek to increase the amount of retail floorspace, resist the loss of shops and prevent the clustering of certain uses where this would harm the town centre's primary shopping function, character and appearance. Use Class A1 should be the principal and most dominant land use as this contains the most important shopping facilities, those which attract the greatest number of customers and those which contribute most to the vitality and viability of the respective centres. Due to the Permitted Development rights regarding the change of use from A1 to A2 uses it is justified to set a combined percentage for A1 and A2 uses. This is established at 60% to allow town centres to further diversify while maintaining the primary shopping function at a reasonable level.

8.2.8 In secondary frontages and local centres, the Council will seek to maintain a majority of retail uses. However, a wider mix of uses will be promoted, especially those non-retail uses that provide services which complement shopping facilities. Such uses provide active frontages, support street activity and generate a similar level of pedestrian movement to a retail use, and are open during the day (retail hours).

8.2.9 The overconcentration of particular uses can impact negatively on the amenity of adjacent uses and adversely affect the vitality and viability of the town centre. Policy 13, therefore, seeks to provide a balanced mix of uses within the town centres while preserving the primary shopping function of frontages. Therefore, restrictions for A5 uses (hot food take-aways), betting shops and pay day loan shops are included.

Map 1 Havering Town Centre Hierachy



Town Centre Hierarchy

- Metropolitan Centre
- District Centre
- Local Centre
- New Local Centre
- Green Belt
- A Roads
- Motorway
- National Rail
- Crossrail

nlpg The National Land & Property Gazetteer | NSG National Street Gazetteer | Ordnance Survey Licensed Partner

Scale: 1:85000
Date: 02 May 2017

0 1000 2000 3000 metres

Havering LONDON BOROUGH

London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
Tel: 01708 434343

© Crown copyright and database rights 2017
Ordnance Survey 100024327

8.3 Eating and drinking

Policy 14

Eating and drinking

The Council supports the diversification of Havering's town centres and recognises the importance of eating and drinking establishments in creating attractive places where people enjoy spending their leisure time.

When considering planning applications for restaurant, pubs, and micro-brewery uses the Council will give consideration to the following factors:

i. The contribution the proposal will make to the diversification of town centre uses and the attractiveness of the centre as a whole;
ii. The impact on the amenity of adjoining or adjacent residential accommodation and non-residential uses, arising from cooking smells, noise disturbance and anti-social behaviour;
iii. The cumulative environmental impact of the use on the locality considering the number, capacity and location of such uses already existing in the adjacent area; and
iv. The possible impact of the design and location of the building on the site, exterior dining space (if applicable), and car parking on amenity and the free flow of traffic and highway safety.

Applicants will also be required to submit management plans detailing how the operation of their proposals will be managed in ways that do not exacerbate potential adverse impacts.

8.3.1 The Council recognises that restaurants and drinking establishments are an important part of Havering's local economy in providing jobs and business opportunities as well as opportunities for entertainment and socialising for residents, workers and visitors. These uses can, nevertheless, cause considerable pedestrian and vehicular activity which is likely to be greater than a retail use. This conflict can be made worse where there is a concentration of these uses within a locality. The main purpose of this policy is to control both the operation and location of restaurant uses so as to minimise their adverse impacts.

8.3.2 In determining whether a proposal would have adverse impact on amenity, the Council will take into account the proposed opening and closing hours, the proximity to residential and other sensitive land uses, the number, location and capacity of such uses already existing in the immediate area and the likelihood of noise and disturbance to nearby or adjacent residents, particularly at the weekend and late at night. Late closing uses should generally be located in the town centres and near places of entertainment.

8.3.3 In addition, where cooking smells and fumes will be created, the Council will require the installation of ventilation and fume extraction equipment. If this would be detrimental to visual amenity then planning permission may be refused. Where there is residential accommodation on upper floors, the Council will normally require ducting to discharge above eaves levels and the provision of adequate soundproofing. The Council will require submission with the planning application of the full details of ventilation and fume extraction equipment showing location of the flue and motor, dimensions, colour/material, model and noise levels. It will also require details of the refuse containment facilities.

8.3.4 In some areas the protection of residential amenities will demand more restricted opening hours and, where appropriate, the Council will impose these as conditions on planning permissions. Applicants are reminded that there may be licencing requirements for the uses supported by this policy.

8.3.5 In considering applications for outdoor sitting areas on pavements, the Council will take into account the impact of the use on local amenity and highway safety and will only support applications where the table and chairs are removable and are contained within a barrier/defensible space that is also removable.

8.3.6 It must be noted that as a general principle, the Council seeks to encourage well managed and operated restaurants and drinking establishments in its town centres and other appropriate locations, and to prevent any concentrations of such uses that would harm the attractiveness of Havering's town

centres or amenity of adjoining or adjacent residential occupiers and non-residential uses. To this end, applicants will be required to submit management plans detailing how the operation of their proposals will be managed in ways that do not exacerbate potential adverse impacts.

8.4 Culture and creativity

Policy 15

Culture and creativity

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

i. Safeguarding the borough's existing diverse range of creative arts, cultural and performance spaces, professional sporting and entertainment facilities and their related facilities, and refusing to grant planning permission to development proposals that will result in their loss unless replacement facilities of equivalent or greater quality and quantity are provided on site or within the vicinity which meets the needs of the local community or particular groups, or it has been demonstrated that there is no demand for another similar use on site;
ii. Supporting development which enhances and diversifies the cultural offer within the borough's metropolitan centre of Romford, and the six district centres of Hornchurch, Collier Row, Harold Hill, Upminster, Elm Park and Rainham to contribute more effectively to their regeneration and town centre renewal;
iii. Permitting temporary use of vacant commercial buildings, and cleared sites for performance and creative work where they contribute positively to the regeneration, vitality and character of the area;
iv. Requiring provision of arts and cultural facilities in major mixed use developments;
v. Encouraging a diverse range of evening and night time activities including expanding opening hours of existing daytime facilities such as shops, cafés, medical facilities, libraries and theatres to integrate leisure and other uses to promote and sustain customer cross over;
vi. Seeking contributions from developments that result in additional need for cultural and leisure facilities to enhance existing facilities or provide new facilities;
vii. Ensuring that development proposals are designed to be inclusive;
viii. Working proactively with operators, landowners, stakeholders to maximise the positive impacts and mitigate the negative impacts of art, cultural and leisure activities; and
ix. Supporting planned improvement to existing arts, cultural and performance spaces, including creative work and related facilities.

8.4.1 Culture (defined as the attitudes, customs, and beliefs distinguishing one group or area from another) is expressed through fashion, art, theatre, history and so on. Culture plays a valuable role in place shaping with cultural developments creating a sense of place and belonging within the community. Such developments include theatres, art spaces, museums, galleries, libraries, and work spaces for creative industries.

8.4.2 The Council recognises the important contributions the cultural and creative sectors including entertainment facilities and related services play in its economic and social success. The Council is keen to sustain these contributions by supporting developments which enhance and diversify the existing offer and by guarding against the unnecessary loss of valued existing social, recreational and cultural facilities without their re-provision on site or elsewhere within the locality with a facility of equivalent or greater quality and quantity. The Council will encourage increased provision of new facilities especially in areas of defined need.

8.4.3 As a metropolitan centre, Romford has the opportunity to be the cultural heart of the borough. It already benefits from facilities such as the Havering Museum, Brookside Theatre, a Market Place and a selection of bars, restaurants, cinemas and night clubs. It is identified, and widely recognised by the London Plan, as a regional centre with strategic clusters of night time activity. Hornchurch is another important cultural centre of more than local importance in the borough with the Queens Theatre, the Fairkytes Arts Centre and other ancillary uses.

8.4.4 The Havering Arts Strategy (2013 to 2015) identifies a number of improvements to ensure the borough continues to offer high quality cultural facilities to its increasing population. These include:

- A new high quality visual arts exhibition space at Fairkytes Arts Centre;
- Rehearsal space and a café area at Queen's theatre; and
- On-going repair and maintenance of the Havering Museum.

8.4.5 The Council supports these improvement schemes and will encourage a diverse range of evening and night time activities to complement and support their success and expansion. Applications for eating and drinking establishments should have regard to Policy 14.

8.4.6 New cultural development should be appropriate in scale and type to the town centre it is located in, enhancing the current cultural offer and reflecting the diverse needs of Havering's changing population. Proposals must also comply with Policy 16.

8.4.7 Evening and night time economy uses, such as cafés, restaurants and evening entertainment, will specifically be supported in the town centres of Romford, Hornchurch, Collier Row, Harold Hill, Upminster, Elm Park and Rainham when they complement and diversify the existing offer and contribute more effectively to their regeneration and town centre renewal. Policy 13 controls the uses in town centres. The Mayor's upcoming Night-Time Economy Supplementary Planning Guidance will provide additional context for the enhancement of evening and night time activities.

8.4.8 Proposals within the Romford area should also adhere to Policy 1 to ensure developments meet the needs of the area while encouraging cultural and community-led activities. Proposals which include a cultural element that allow for the engagement of the local community give the opportunity to revitalise the area, create a sense of place, and allow local creative talent to be showcased.

8.4.9 Temporary use of vacant commercial units for cultural displays and creative uses will be supported. By allowing the space to be occupied during the transition from one commercial offer to another will maintain footfall within the area and has the potential to promote local talent.

8.4.10 All applications must be designed to be inclusive and ensure the safety and well-being of the community are not adversely affected. Applicants are encouraged to refer to the Secured by Design document and if necessary to consult with the crime prevention officer.

8.4.11 The Council will work in partnership with a range of partners (retailers, landowners, security agencies, health and transport services) to develop innovative approaches to managing and mitigating adverse impacts arising from clusters of these uses having regard to the safety or security of residents, workers and visitors to the town centres.

8.4.12 Applicants are reminded that there may be licencing requirements for the uses supported by this policy.

8.4.13 Where new development will result in additional need for cultural and leisure facilities the Council will seek developer contributions to enhance existing cultural, leisure and recreation facilities in the locality including for their maintenance and management.

8.5 Social infrastructure

Policy 16

Social infrastructure

The Council will work with infrastructure providers to support the provision of essential new services and improvement of existing facilities in Havering alongside residential development. The Council will make sure that new and existing residents will have access to a range of social infrastructure facilities by:

i. Supporting proposals for new and extended social infrastructure provided they:

   a. Are accessible by public transport and active travel;
   b. Are located within the community that they are intended to serve and incorporate an inclusive design;
   c. Make use of an innovative delivery of social infrastructure;
   d. Do not adversely impact on residential character and amenity;
   e. Ensure highway safety, especially in regards to pedestrians and cyclists;

f. Explore the possibility to co-locate with complimentary services; and
g. Are provided in multi-use, flexible, adaptable and 'healthy' buildings.

ii. Requiring major developments to provide new social infrastructure facilities as part of mixed-use developments where feasible, where a deficiency is identified through the Council's Infrastructure Delivery Plan (IDP).

Stakeholders will be encouraged to consider funding arrangements for on-going maintenance costs.

Proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision will not be permitted.

The suitability of redundant social infrastructure premises for accommodating other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments will be considered by the Council.

The Council will protect existing burial space provision as designated on the Proposals Map to meet the need for burial space over the Plan period.

Social infrastructure covers a variety of health, community, cultural, sports and leisure facilities. It encompasses burial spaces, places of worship, health and education facilities, social care facilities, nurseries, theatres, sports pitches, swimming pools, and many other uses that provide a social function.

8.5.1 The Council will work with its partners to ensure facilities and services for local communities are provided in new developments. The Council's Infrastructure Delivery Plan (IDP) sets out the future requirements for a variety of infrastructure types and identifies projects that match the Council's priorities. Section 14 Delivery and implementation provides more detail on how the Council aims to fund and deliver the infrastructure it needs to support development over the plan period.

8.5.2 Town centres and the borough's Strategic Development Areas are the preferred location for new social infrastructure as the increased and changing population in these areas trigger the need for additional facilities. However, this cannot always be achieved as provision in some facilities lend themselves to be located in existing residential areas. It should be demonstrated that adverse impacts are appropriately mitigated where facilities generate movement and potentially affect the residential character and amenity of the area,

8.5.3 In line with the London Plan new social infrastructure is expected to be accessible for all, and to extend the use to serve the wider community. This should encourage community participation and inclusion, and result in the effective use of land and buildings. It also helps to meet the growing demand for facilities, and is for example applicable to facilities on educational sites.

8.5.4 Following recommendations of the Indoor Sport and Leisure Facility Strategy (2016), where relevant, Community Use Agreements (CUA) will be secured to ensure dual use through s106 planning obligations. The development and implementation of CUAs can help support well-managed and safe community access to facilities on educational sites. As well as widening access to facilities and providing clarity on their use CUAs can help to enhance links between educational establishments and sports clubs.

8.5.5 New social infrastructure facilities are expected to be co-located with complimentary services, wherever possible, because this could improve the viability of particular services. It is recognised that there is potential to deliver social infrastructure facilities as part of mixed-use developments with residential or commercial uses. However, the co-location with other social infrastructure facilities should be prioritised to meet local needs.

8.5.6 Sites currently used by social infrastructure facilities may come under pressure for redevelopment. The consolidation and modernisation of community facilities in accessible locations where multi-functional facilities can meet the needs of a range of users will be considered. The Council will, however, not permit proposals which would result in a loss of social infrastructure in an area of defined need for that type of social infrastructure without a convincing demonstration by the developer that an equivalent re-provision (in terms of size, usefulness, attractiveness, safety and quality) has been made. This process, as well as the disposal of surplus or redundant assets will need to be managed to ensure that critical uses are not lost from the local area.

8.5.7 The future demand for burial space in the borough has been identified through the Council's Infrastructure Delivery Plan. Sufficient supply of multi-faith/interdenominational plots has been identified for the full Local Plan period. With regards to demands for burials meeting specific Muslim requirements arising from the wider North East London, including Havering, sufficient capacity has been identified until around 2028. The Council will only support applications for burial space which meet an unmet need.

8.6 Education

Policy 17

Education

The Council seeks to safeguard existing education provision within Havering. Proposals which result in the net loss of education facilities will be resisted unless it can be robustly demonstrated that there is no current or future need.

Development proposals for childcare facilities, primary and secondary schools and further or higher education facilities will be supported where it can be demonstrated that the proposal:

i. Contributes to the delivery the Council's agreed Commissioning Plan for Education Provision and the Schools Expansion Programme;
ii. I located within the community it is intended to serve and is accessible by public transport, walking and cycling;
iii. Is of a high quality design and provides a safe environment; and
iv. Provides, private, secure and safe outdoor amenity and playing space in line with Government building guidelines, which is located away from busy roads.

Proposals with innovative and flexible design solutions and the shared use of open space and sports facilities will be considered favourably where it enables the delivery of a new school in an area of identified need.

Proposals for educational uses in the Green Belt, including the expansion of existing schools may be considered as very special circumstances where it can be robustly demonstrated that there are no suitable alternative sites within the appropriate education planning area and there is a demonstrable need for additional school places.

Where a new school is proposed, the Council will require facilities for early years provision to be included on site where there is an identified local need.

Development proposals for nurseries will also be expected to demonstrate that:

v. They meet the floorspace requirements as set out in the statutory framework for the early years foundation stage;
vi. Drop offs and pick ups can be catered for safely on site; and
vii. There is no significant adverse impact on the amenity of existing residents.

8.6.1 The Council is committed to ensuring that there is a good school within reach of every child in the borough. The Council's Commissioning Plan provides the strategic framework to achieve this and brings together key data and planning in terms of the provision of pupil places from the early years stage through to post-16, inclusive of special schools and Alternative Learning provision. The Council's expansion programme details the proposals putting forward to deliver much-needed extra early years, primary, secondary and SEN places.

8.6.2 The number of primary age pupils in Havering schools is expected to increase significantly from 21,074 in 2015/16 to 28,889 by 2025/26, and the number of secondary age pupils from 14,584 to 19,766 over the same period. These represent increases in demand for school places of 7,815 at primary level and 5,182 at secondary level over the period.

8.6.3 Current data for Havering suggests that an expected rise in the participation rate to full participation of 16 and 17 year-olds from 2015 will, to a large degree, be cancelled out by a fall in numbers of young people aged 16-18 in the next few years. However, in the longer term, the number of 16 and 17 year olds in Havering is projected to increase from 9,043 in 2016/17 to 10,318 in 2023/24. There is a range of options for pupils in this age group including sixth forms, colleges, and apprenticeships. Numbers on roll at Havering College of Further and Higher Education and Havering Sixth Form College are projected to increase by around 200 and 240 over this period, respectively.

8.6.4 These figures are the emerging position. The school roll projections are updated on an annual basis. The latest figures can be viewed in the Council's approved Commissioning Plan for Education Provision[4].

8.6.5 New primary school provision will be required in Rainham and Beam Park and in Romford to meet the expected level of housing growth (refer to Chapter 6). Outside of these areas demand is expected to be accommodated through current provision and the expansion of existing schools. The Council will continue to monitor the quantum of residential development that comes forward outside of the two key growth areas and will consider the cumulative impact of development on the need for additional school places. Where the cumulative impact indicates that additional provision will be needed this will be set out in the Council's Commissioning Plan which is updated annually. There may be some areas of Havering where if further major housing is brought forward, there will be no available options to expand existing schools. As such, school place demand arising from such developments will need to be met through new school provision that will require a site to enable delivery.

8.6.6 The Department for Education gives area guidelines for mainstream schools. In certain locations, particularly urban town centres, these guidelines can be difficult to achieve. Innovative design solutions should be considered in order to provide a school that sufficiently serves its pupils. These could include use of roofs for outdoor space, co-location with other uses, and shared use of facilities, including parks, sports pitches and Multi-Use-Games-Areas (MUGAs), particularly when located close by.

8.6.7 A number of Havering's schools are located within the Green Belt. In accordance with the NPPF, the construction of new buildings should be regarded as inappropriate in Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The Council consider that very special circumstances may exist where there is a demonstrable need for school places and it can be robustly demonstrated that there are no other suitable non Green Belt sites. Such proposals will be considered on a case by case basis.

8.6.8 Access to adequate, affordable and high quality childcare (pre-school and school age) provision can play a key role in children's development. Where it enables increased parental employment rates of low income households, it may also help to reduce income inequalities. In Havering, the predicted 19% increase in population of 0-14 year olds between 2016 and 2026 means that additional childcare places need to be found. The Childcare Act 2006 places a duty on local authorities to ensure that there are enough childcare places to enable parents to work or train, and also to ensure that there are sufficient funded early education places for all three and four-year olds within the local authority area. In Havering the demand for funded 2, 3 & 4 year old places is predicted to increase from 5,900 in 2015/16 to 6,800 in 2025/26.

8.6.9 Childcare facilities should be safe, accessible for all, and provide both indoor and outdoor learning opportunities. There has been an increase in Havering in planning applications for nurseries in residential areas. Although these proposals can contribute towards meeting a local need, it is important that residential amenity and highway safety are preserved. As nurseries generate significant traffic during peak hours, proposals will be expected to provide sufficient car-parking including pick-up and drop-off points on-site. The conversion of a detached dwellings is typically more suitable than the conversion of a semi detached property, as both the traffic and amenity impact on surrounding dwellings is more likely to be acceptable. The type of dwelling and relation to neighbouring dwellings will therefore be considered in determining proposals involving nurseries. From September 2017,

4 https://www3.havering.gov.uk/Pages/Services/School-organisation-place-planning.aspx

working families will be entitled to up to 30 hours of childcare per week for 3 and 4 year olds, subject to the eligibility criteria for the additional free entitlement. There is already a need for additional Early Years places; with the additional hours being available this could see a further increase in demand.

8.7 Open space, sports and recreation

Policy 18

Open space, sports and recreation

The Council seeks to ensure that all residents of Havering have access to high quality open space, sports and recreation facilities. To achieve this, the Council will:

i. Continue to protect the borough's designated open spaces and existing sports and recreation facilities from development unless it can be demonstrated that:

   a. Replacement provision of equivalent or better quantity and quality will be made in a suitable location; or
   b. The development is for alternative sports and recreational provision and the need for this clearly outweighs the loss.

ii. Support proposals that improve the quality of and access to, existing open space, sports and recreation facilities;
iii. Promote the multi-functional and community use of existing and proposed spaces including schools, private sports facilities, playing pitches and supporting facilities through Community Use Agreements;
iv. Support proposals for new multi-functional open space, sports and recreation facilities that address areas of deficiency;
v. Support proposals to bring lapsed or disused playing fields back into use;
vi. Require developments to provide children's play and informal recreation space on-site in line with the London Plan;
vii. Support development proposals that include communal growing space as part of the amenity provision on site;
viii. Seek to ensure that adequate management and maintenance arrangements are in place from the outset; and
ix. Support improvements to the borough's sports and recreation facilities including:

   a. The replacement of Hornchurch Leisure Centre;
   b. The refurbishment of Chafford Sports complex;
   c. Expansion of Central Park Leisure Centre;
   d. Enhanced facilities and a wider range of uses of Bretons Outdoor Recreation Centre;
   e. New provision within the Rainham and Beam Park Strategic Development Area; and
   f. The provision of new 3G Artificial Grass Pitches (AGPs) and improvements to existing ones within the borough.

Where sufficient provision cannot be made on-site the Council will seek developer contributions to remedy deficiencies in quantity, quality, safety, usability and access to open space, sports and recreation facilities across the Borough.

8.7.1 Havering's extensive range of open spaces, leisure and sports facilities are highly valued by residents and make a significant contribution to their health and well being and overall quality of life. Access to good quality open space and sports facilities promotes healthy lifestyles by providing opportunities for relaxation, physical activity, social interaction and play. Open space and outdoor sports pitches can also play an important role in reducing the impacts of climate change, flooding and poor air quality. They also contribute to Havering's green and open character.

8.7.2 In applying Policy 18, open space will encompass parks and gardens, natural and semi natural green spaces, amenity space, children's play areas, allotments and cemeteries, churchyards and other burial grounds. Leisure and sports facilities encompass indoor sports halls, swimming pools, fitness centres, outdoor sports pitches, tennis courts and bowling greens.

8.7.3 Havering's Open Space Assessment and Standards Paper (2016) assesses the current quantity, quality and distribution of open space within Havering and considers the demand for future provision to meet the needs of Havering's growing population. The study covers 177 sites totalling 1,283 ha. There is generally a good coverage of parks, gardens, natural and semi natural spaces and amenity greenspaces across the borough. It is acknowledged that there are some areas of deficiency, although deficiency in one type of open space is often met by another type of open space. The priority is, therefore, to protect current provision and support improvements in quality and accessibility.

8.7.4 New residential and mixed use developments provide opportunities to incorporate new amenity greenspace and parks within the built up area and this will further enhance current provision. Natural and semi natural spaces are typically found on the edge of the urban areas in Havering and the inclusion of natural and semi-natural features as part of new developments will enhance existing provision.

8.7.5 Allotment provision in Havering does not meet the suggested standard of 0.25 hectares per 1,000 population from the National Society of Allotment and Leisure Gardeners (NSALG). There is also a high level of demand with waiting lists for plots across the borough. It is, therefore, important to safeguard and enhance existing allotment plots in order to meet current and future demand. The Council is supportive of innovative ways of providing food growing and gardening opportunities, particularly through community gardens and dedicated growing spaces within in new developments.

8.7.6 Play facilities that are safe and stimulating are essential for a child's well-being, health and future development. Whilst Havering has a good amount of, and generally good quality provision of, open space for children and young people it is important that opportunities to increase provision and quality are taken. Residential and mixed use proposals should incorporate or contribute to new play space based on the child yield expected from the development in accordance with the requirements of the London Plan and the associated Play and Informal recreation Supplementary Planning Document.

8.7.7 Havering's Outdoor Playing Pitch Assessment and Strategy (2016) assesses the current quantity, quality and distribution of outdoor sports facilities within the borough and considers the demand for future provision. The study covers outdoor football, rugby, cricket, artificial grass and softball pitches, outdoor tennis courts and bowling greens. The assessment identifies some current and future shortfalls in provision and recommends therefore, that all currently used sports pitches should be protected and their quality improved where appropriate. Shortfalls in provision can also be met by bringing back into use lapsed or disused playing field sites that formerly accommodated playing pitches. School sites are a key provider of outdoor sports facilities and the Council will seek to maximise the shared community use of these assets.

8.7.8 It is essential that Havering has modern and fit for purpose indoor sports facilities and the Council is actively seeking to upgrade the current provision. Havering's Indoor Sport and Leisure Facilities Assessment and Strategy (2016) found that investment is needed in both community and school sports facilities. Provision will be significantly enhanced by the new Romford Leisure Centre, replacement of Hornchurch Leisure Centre, refurbishment of Chafford Sports Complex and improved facilities at Bretons Outdoor Recreation Centre.

8.7.9 The quality of open space, sports and recreation facilities is closely linked to their on going management and maintenance. Applicants will be required to demonstrate that adequate arrangements have been made for future management and maintenance of facilities, for example, by means of commuted sum payments to the Council. This applies whether responsibility remains with the developer or is transferred to a private management company or the Council.

8.7.10 Where no on-site provision can be made, the Council will seek developer contributions to remedy deficiencies in the quantity, quality, safety, useability and access to open space, leisure and recreation facilities across the borough including for their maintenance and management.

9 Opportunities to Prosper

9.1 Business growth

Policy 19

Business growth

The Council is committed to building a strong and prosperous economy in Havering and will encourage and promote business growth by:

i. Protecting designated Strategic Industrial Locations for industrial uses as set out in the London Plan;
ii. Protecting designated Locally Significant Industrial Sites for B1 (b) (c), B2 and B8 uses;
iii. Directing office development to Romford Metropolitan Centre and the borough's district centres as part of mixed-use developments;
iv. Requiring large scale residential proposals within Romford Town Centre to incorporate high quality flexible business space, subject to viability;
v. Supporting the development of high quality affordable and flexible business spaces of varied unit sizes to meet the needs of small and medium sized enterprises (SMEs) and start-up businesses (see Policy 21);
vi. Supporting development proposals that improve the physical appearance, attractiveness and competitiveness of employment areas;
vii. Supporting the sustainable growth and expansion of business and enterprise in rural areas;
viii. Supporting the development of a hotel within, or in close proximity, to the Rainham Employment Area to support business growth and opportunities in this area; and
ix. Supporting the London Riverside and the emerging Romford Town Centre Business Improvement Districts.

The borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs) are shown on the Proposals Map.

Waste uses will be assessed in accordance with the Joint Waste Development Plan Document.

9.1.1 The Council is committed to building a strong and prosperous economy in Havering, supporting sustainable business growth and expansion and being 'business friendly'. To achieve this, it will create an environment that attracts and retains businesses through safeguarding designated employment areas and through encouraging and promoting the supply of high quality, well designed, flexible business spaces of varied types, unit sizes and cost to ensure the availability of sufficient and suitable land and floorspace to meet varied business needs within the borough.

9.1.2 Further, the Council will work with the Mayor of London and other stakeholders to designate and develop the proposed Strategic Outer London Development Centre (SOLDC) in Havering, as set out in the London Plan for its strategically significant logistics activities.

9.1.3 Havering is identified by the London Plan as a location suitable to be designated and developed as a Strategic Outer London Development Centre (SOLDC) as it has strategic significant growth potential in logistics activities of greater than sub-regional importance. Strategic Outer London Development Centres (SOLDC) are business locations with specialist strengths which potentially or already function above the sub-regional level and generate growth significantly above the long term outer London trend. These locations are proposed to be designated and developed as SOLDCs by the Mayor as set out in the London Plan Policy 2.16. These centres are intended to complement the network of town centres rather than compete with them, being identified on the basis of their distinctive function or scale. Havering will work with the Mayor of London and other stakeholders to identify, develop and promote SOLDC within it to realise its potential in logistics activities.

9.1.4 Strategic Industrial Locations (SILs) are locations identified by the Mayor of London, following assessment of future demand, as London's main reservoir of industrial land. They are identified as vital for providing capacity for activities such as logistics, waste management, utilities, land for transport, and industrial 'services to support the service sector', and they are accorded strategic protection by

the Mayor of London and London boroughs. The Locally Strategic Industrial Sites (LSISs) are sites identified by the Council as vital for local industrial functions, including availability of low rent accommodation, which support a range of local employment.

9.1.5 The Havering Employment Land Review (ELR) (2015) found that there is a gross demand for 350 ha of industrial land (B2 and B8) in Havering over the Local Plan period up to 2031/2. It notes that the vast majority of the existing Strategic Industrial Locations (SILs) are located away from residential areas with direct access to the strategic road network. The Locally Significant Industrial Sites (LSISs) are well functioning industrial employment areas with an on-going demand for space to service industrial and logistical occupiers. They are areas that remain the most suitable locations for accommodating Havering's industrial and warehousing demand. The Review also recommends the designation of Freightmaster Estate in Rainham as a Strategic Industrial Location.

9.1.6 The ELR advises that 19.5 hectares of industrial land previously designated for its local significance can be released from industrial employment uses. The land recommend for release comprises 2.7 ha at Crow Lane (Romford gas works), 15.4 ha at Rainham West and 1.4ha at Bridge Close, Romford. The de-designation of these sites will facilitate the delivery of new residential developments and make a significant contribution towards meeting the borough's housing need. Safeguarding SILs and the remaining LSISs will ensure that there is sufficient capacity to meet projected demand for industrial land in the borough going forward over the plan period.

9.1.7 The London Riverside SIL Employment Area is a thriving commercial area with a variety of businesses and occupiers including the Centre for Engineering and Mechanical Excellence (CEME) which is a centre for research, business support, skills and education. Within the SIL, there is a successful and active Business Improvement District which represents existing businesses and works with the Council and Greater London Authority to attract investment. Current development across the wider SIL includes the construction of 334,000 sq.ft. of new commercial space at SEGRO Park.

9.1.8 The high quality of the environment within designated industrial areas is an essential component of the attractiveness and competitiveness of these areas. By their nature some industrial uses may legitimately generate noise and odour or require open storage of materials. It is important that these uses are able to operate without undue adverse impact on other 'cleaner' industrial uses. The Council does, however, recognise that environmental improvements are required in specific parts of the borough's industrial areas to ensure that valuable businesses are attracted to and retained within Havering.

9.1.9 Salamons Way in the Rainham Employment Area has a number of existing premises that are in good condition and well maintained. However, the majority of buildings are in a poor condition and the general appearance of the area is exacerbated by the nature of some activities. With large areas of open storage land, the utilisation of land is inefficient. The highway is unadopted, and in poor condition. The Council will support redevelopment of all or part of the area to facilitate a modern business area with good environmental standards and an enhanced image.

9.1.10 Regarding office development, the ELR's forecast demand assessment identified a net additional demand of up to 17,132 sq m of B1 floorspace over the plan period across Havering. The report assessed Havering as standing to benefit from office occupiers seeking better value office accommodation as office rents rise closer to the centre of London and land availability reduces as employment land comes under pressure from higher value residential uses. The London Office Policy Review (2012) underlines this and recommends that office development in Romford Town Centre is delivered as part of mixed-use schemes led by other uses.

9.1.11 Romford Town Centre is identified as the preferred location for office and business space (e.g. Studios,workshops,and office) development. It is anticipated that new public transport investment such as Crossrail which passes through Romford and the consequent demand to be stimulated from potential outmigration of businesses from central London looking for lower office rents in accessible locations will likely result in an uplift in demand for offices in Romford. Development in the former Office Quarter and elsewhere in Romford Town Centre should explore opportunities to provide high quality flexible and smaller size studios, workshops and office workspace units as part of mixed-use schemes to accommodate the needs of smaller and medium sized businesses. This could be provided above shops, as part of a mixed use regeneration scheme or in existing office space when there is capacity. Mixed use schemes with active ground floor uses in district centres will also be supported.

9.1.12 In further demonstrating its commitment to being business friendly, the Council will support the sustainable growth and expansion of businesses and enterprises in the rural area, subject to proposals meeting the NPPF Green Belt policy requirements, by encouraging well designed new buildings and promoting the development and diversification of agricultural and other land-based rural business and by promoting the retention and development of local services and community facilities in villages, such as local shops,sports venue, meeting places, public houses and places of worship.

9.2 Loss of industrial land

Policy 20

Loss of industrial land

The Council will only support the loss of non-designated industrial land and floorspace in Havering where it can be demonstrated that:

i. The change of use from industrial employment uses will not lower the industrial capacity of the borough below that necessary to meet projected demand over the planning period as estimated by the most up to date Havering Employment Land Review;
ii. The existing employment land use causes unacceptable detrimental effects, that cannot be mitigated, on the amenity of nearby residential areas; and
iii. There is no market interest in the site following one year of continuous active marketing.

9.2.1 Non-designated industrial land and floorspace comprises land and floor space last used for employment use or land and floorspace which is currently in employment use but does not lie within the area identified and safeguarded as a Strategic Industrial Location (SIL) or a Locally Significant Industrial Site (LSIS).

9.2.2 The underlying purpose of Policy 20 is to protect and where possible enhance the employment potential of the existing non safeguarded employment land and floorspace. The policy provides some flexibility which aims to recognise individual site characteristics and allow some very limited loss of employment land and floor space where significant unacceptable detrimental effects on amenity of nearby residential uses and no market interest are clearly demonstrated. The policy thrust is therefore to ensure that not too much industrial land and floorspace is released as this could hinder the long term economic prospects of the borough.

9.2.3 As already noted in Policy 19 on Business Growth, the Havering Employment Land Review (ELR) (2015) identified 19.5 hectares of land to be released from designated industrial employment use to enable wider regeneration benefits. The ELR further advised that an additional 4 to 5 hectares of employment land could be released from other non-designated sites over the Plan Period, making the overall amount of employment land to be released not greater than 24 hectares. To allow for a loss bigger than the recommended 24 hectares benchmark would undermine Havering's economic development objectives. Companies seeking to expand or start a business in Havering in the future may not have sufficient land or business premises to do so. There are approximately 50 hectares of non-designated industrial sites remaining in the borough. These generally perform well as employment areas, meeting the needs of local businesses. By resisting further erosion of this type of employment land and floorspace this policy is seeking to maintain business land and spaces for local business.

9.2.4 As part of managing the overall approach of housing delivery in Havering, the Council recognises that there may be locations where the quality of residential environment is being compromised by the operation nearby industrial use, for example due to noise or access issues. In these cases the relocation of that offending industrial activity would be reasonable way forward in mitigating the adverse amenity issues may be acceptable. Every case will treated on its own merits.

9.2.5 To demonstrate a lack of market demand an applicant should submit transparent and robust marketing evidence that the site has been vacant and that a thorough continuous marketing exercise has been undertaken and sustained in the local area for a 12 month period. Marketing must be through a commercial agent that sets out the competitive price that genuinely reflects the market value of the

property in relation to its use, condition, quality and location. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs.

9.3 Affordable workspace

Policy 21

Affordable workspace

The Council will promote opportunities for start-up and small and medium enterprises by expecting major commercial and mixed-use schemes to provide 20% of its floorspace as affordable workspace.

Affordable workspace should incorporate flexible design features to provide adaptability for a range of uses and occupants with basic fit-out provided to a level beyond shell and core.

The applicant will be required to demonstrate flexible lease terms for target sectors, and where appropriate make provision for short-term, flexible 'all-in' or 'meanwhile' leases, and/or letting space on a per-desk rather than per sq ft basis with the Workspace Provider. The commercial lease terms to be agreed with the Workspace Provider for target sectors will be secured via legal agreement.

Where on-site provision is not possible, financial contributions for equivalent off-site provision will be sought and the amount must be to the satisfaction of the Council.

Redevelopment of existing low value employment floorspace reliant on less than market-level rent will be required to re-provide such floorspace suitable, in terms of design, rents and service charges, for existing uses, subject to scheme viability, current lease arrangements and the desire of existing businesses to remain on-site.

9.3.1 Havering has a high number of micro and small businesses, Havering's Employment Land Review (2015) reported that over 90% of businesses in the borough are micro companies with up to nine employees and a further 7% are small enterprises with between 10 and 49 employees. The ELR found that in the office sector the key gap in provision is in affordable and flexible serviced office accommodation to meet the needs of small start-up companies, there is also demand for smaller industrial unit space for start-up/young and growing businesses.

9.3.2 Many SMEs and start-ups with the potential for financial self-sufficiency seek affordable small offices, studios or workspace with favourable flexible lease or licence conditions but often discover that their particular needs cannot be met by market rent levels. The Council's business survey indicates that the cost of rents and poor availability of suitable premises are main factors in driving businesses out of the borough. The provision and preservation of affordable and suitable workspaces that can easily be sub-divided for different uses will increase the opportunities for small business which are essential to Havering's economic vitality and a catalyst for regeneration.

9.3.3 An affordable workspace is a workspace provided where rent and service charges, excluding business support services, are on average at least 20% less than comparable local market rates for the duration of a lease (although it is noted that, for some sectors and locations, much reduced rents may be needed to render them affordable to target occupiers). While a level of 80% of market rents may be acceptable in some cases, the Council's preference is for a sliding scale of 60% of markets rents from years 1 to 2; 80% from years 3 to 5; and 90% thereafter, subject to negotiation. A sliding scale is preferred as it will allow a larger rent relief during the initial stages of a company's development which will reduce as a company matures and is likely to be able to pay higher rents. This will also enable a more seamless transition to market level rent at the end of the period.

9.3.4 Major developments should provide 20% of total gross commercial floorspace as affordable workspace for a minimum of 5 years, subject to viability. In a redevelopment scheme, the Council will require the re-provision of low value employment floorspace reliant on less than market-level rent to ensure existing businesses are not displaced.

9.3.5 Where affordable workspace is to be provided it is important that the applicant initiates dialogue with a Workspace Provider, as nominated by or agreed with the Council, early on in the pre-application stage. At the planning application stage an agreed Workspace Provider must be identified.

9.3.6 The design of workspace for small and micro enterprises will vary, depending on the end occupier or sector. New business space should be flexible, with good natural light, suitable subdivision and configuration for new uses and activities. The proposal should incorporate flexible design features to provide adaptability for a range of uses and occupants. Basic fit-out should be provided to a level beyond shell and core to include toilets, super-fast broadband connections where appropriate, meeting room facilities, flexible desk arrangement, flexible space for events, good standard of insulation to mitigate any overspill from future alternative uses in the building, grouping of services, plumbing, electrics, cabling, and communications infrastructure. Light industrial or maker spaces have physical needs for greater floor-to-ceiling heights and service access to accommodate larger equipment and deliveries.

9.4 Skills and training

Policy 22

Skills and training

The Council will promote employment and skills development opportunities for local residents by supporting major development proposals that commit to:

i. A minimum local labour target of 20% during construction and end user phase for major commercial or mixed use developments including a proportion of apprenticeships where the length of construction phase allows;
ii. A minimum local labour target of 20% during construction for major residential developments;
iii. The notification of all vacancies associated with the development and its end use through the Council's employment service; and
iv. Offer opportunities to local businesses within their supply chains.

Where local labour targets cannot be achieved and it can be demonstrated that all opportunities to meet this target have been explored a commuted sum payable to the Council will be required.

Major development proposals will be expected to submit an Employment & Skills Plan for agreement with the Council to detail how these targets will be met. This must include the proportion of apprenticeships offered and the opportunities given to local businesses within their supply chains. The Employment & Skills Plan needs to comply with the Mayor of Lonon's Economic Development Strategy.

9.4.1 Promoting employment, skills development and training opportunities for local people will contribute to sustainable economic development, the health, well being and quality of life of residents. The availability of the right skills in the borough will mean that there will be less need for people with these skills to travel into Havering, reducing both congestion on Havering's transport networks (roads and public transport) and carbon emissions.

9.4.2 Havering has a high proportion of residents of working age and although employment rates are stable there are a lower proportion of Havering residents in high skilled jobs compared to other outer London boroughs. This is reflected in the average gross income which is £44,430 compared to the London average of £51,770. This places Havering within the lowest third of all London boroughs[5]. It is important that the borough has a strong economy and that local people have the opportunity to benefit from new developments, particularly where these offer the scope for jobs, skills development and training opportunities. Although Havering has good schools, academic qualifications are low; 35% aged 16 and over have no qualifications in the most deprived areas and 35% have qualifications at Level 1 or 2 (Level 2 is equivalent to a GCSE grade A*-C). This could be attributed to the high numbers of residents leaving full-time education aged 16 or under (more than 50%) compared to the London average of 24%[6]

5 Havering JSNA 2016 p6
6 A research study into skills and employment in Havering – Renaisi 2014 p5

9.4.3 The Council is keen that Havering residents are able to enjoy the same opportunities as those in other parts of London and currently supports a number of initiatives, including Job Clubs, employability and training support through Havering Adult College, the Troubled Families programme and other externally funded projects. A pilot employment service is currently being funded through European Social Fund (ESF) provision to support those furthest from the labour market. Moving forward, future projections for the London job market are heavily skewed towards higher level qualifications and there is a need, therefore, to support Havering residents to access skills development and training opportunities that will enhance their skills levels and earning capacity.

9.4.4 Havering is well-placed to support a 20% local labour target, which is considered reasonable given its demographics. As well as an established base of construction businesses, the borough is also home to the Havering College Construction Campus which can support the training needs of local residents.

9.4.5 The Employment and Skills Plan (ESP), which will form part of section 106 agreements and will be monitored by the Council, should detail the following:

- Number of jobs created (temp/ perm/ full time, part time etc);
- Forecasting of jobs;
- How they expect to fulfil the 20% local labour target, including providing more personalised support and improved delivery, and ensuring more effective training and employment support for all;
- How they will work with the Council to achieve those obligations, including getting more local unemployed persons back into work;
- How they will maintain a labour and apprenticeship register, which must be available for inspection by the Council.

9.4.6 Applicants should use the Council's Employment and Skills Plan template to set out the information showing that it meets the London Borough of Havering's requirement to accord with *the Promoting Employment Opportunities* within its *its Community Benefit Clauses in Procurement,* .

10 Connections

10.1 Transport connections

Policy 23

Transport connections

The Council will support and encourage developments in Havering in the locations that are most accessible by a range of transport options.

The Council supports development which ensures safe and efficient use of the highway and demonstrates that adverse impacts on the transport network are avoided or, where necessary, mitigated. Major planning applications will require a transport assessment in line with TfL's Transport Assessment Best Practice Guidance.

When bringing forward a planning application full Travel Plans or Travel Plan Statements will be required for development reaching certain thresholds as set out in Transport for London's (TfL) latest Guidance on Travel Plan requirements.

The Council will work with its partners, including developers, the Mayor of London and central government to improve transport infrastructure and the connectivity of the borough by:

i. Maximising the benefits from Crossrail for local businesses and residents;
ii. Lobbying for an increased train frequency and greater capacity on the Essex Thameside (C2C) line serving Rainham, Upminster and the proposed Beam Park stations;
iii. Lobbying for peak time 'fast' services serving Romford Station;
iv. Progressing improved north to south public transport connections in the borough, improving access to the Romford and Rainham and Beam Park Strategic Development Areas and Queens Hospital
v. Improving bus connections to/from key trip generators such as Queens Hospital;
vi. Enhancing strategic transport links across the borough;
vii. Improving road safety in the borough, especially in the vicinity of schools and KSI "hotspots";
viii. Providing residents with options to travel sustainably and enabling walking and cycling
ix. Working with partners to provide sustainable access to key employment areas across the borough including Rainham Employment Area and Queens Hospital;
x. Requiring new development to optimise sustainable access and other future transport connections, wherever applicable;
xi. Tackling key congestion "hotspots" through remodelling of Gallows Corner and Romford Ring Road to improve motor vehicle traffic flow and improve air quality;
xii. Promoting the benefits of active travel to schools, local businesses and developers and supporting the development, delivery and monitoring of school, residential and workplace travel plans;
xiii. Ensuring good sustainable access between new developments and public transport interchanges in the borough to promote active travel;
xiv. Supporting new developments that include shared use routes for people walking and cycling which lead to public open spaces and parks to promote active recreational activities;
xv. Taking an active role in the A127 Corridor for Growth project through cross borough engagement with Essex County Council and seeking improvements to the A127 that will facilitate growth along this corridor; and
xvi. Working with neighbouring authorities to better co-ordinate highway works.

The Council will work positively with those who share its ambition to deliver these key transport infrastructure improvements and will support development proposals that are able to contribute to their delivery.

10.1.1 Havering has good access to the rest of London, Essex, Kent, and the rest of the South East via its strategic transport connections and routes. Congestion, north-south connectivity and air pollution are some of the key issues affecting Havering's transport network.As new development generates new trips, proposals are expected to be accompanied by a transport assessment or statement which sets out how adverse impacts will be avoided or mitigated. Travel Plans submitted through the planning

application process will be reviewed and monitored to ensure that developers are meeting their targets for modal shift. The Council will engage with local business to encourage the use of travel planning to increase modal shift to/from work away for the private vehicle.

10.1.2 It is recognised that the scale of growth in the wider sub-region will have a cumulative impact on the road networks within the region. The Council is committed to working with its subregional partners to mitigate these impacts and is already engaging with key partners such as TfL, the GLA, Essex County Council and neighbouring boroughs including the establishment of an inter-borough group reviewing the A127 corridor.

10.1.3 Policy 23 addresses a wide range of transport issues and contains a number of priorities to make the borough more accessible for its residents and visitors. The Council supports projects that improve the frequency and capacity of public transport trips towards central London and will continue to lobby train operating companies for such improvements. It will continue to press for a significant improvement to Romford Station by working closely with the stakeholders who have a role in, or responsibility for, the station. The Council is also committed to optimising the transport connections to essential services across the borough for those who do not have access to a car. New development is expected to seize opportunities to contribute to the projects listed within policy, including by design.

10.1.4 Positive discussions are currently taking place with the GLA concerning securing Havering's key strategic transport aspirations of remodelling of Gallows Corner, the Romford Ring Road and improving north south public transport connectivity. Havering sees these projects as key to the successful delivery of good growth within the borough. Havering is actively progressing this work and a feasibility study is currently being conducted looking at options for a new north south public transport link to support growth within the Strategic Development Areas.

10.1.5 Through Havering's Local Implementation Plan Annual Spending Submission, the Council will continue to deliver initiatives that enable sustainable and active travel across the borough and help to meet its statutory targets and support the Mayor's Healthy Streets agenda. New funding opportunities will be sought to assist with delivering Havering's strategic transport intervention aspirations.

10.1.6 New developments will provide an opportunity for the Council to seek financial contributions that can improve public transport access and deliver highway improvements where necessary.

10.1.7 Where developments propose the adoption of highways by the Council, developers will be subject to the requirements of a separate 'section 38 agreement' (s38 of the Highways Act 1980). The Council is not required to adopt private roads but may agree to do so if the highway is built to an adoptable standard and a commuted sum towards its ongoing maintenance is secured. Where developers seek to carry out works on the public highway a section 278 agreement s278 of the Highways Act 1980) will be needed and supervision fees will be required to be paid.

10.1.8 The 2004 Traffic Management Act requires boroughs to *"secure the expeditious movement of traffic on the authorities' road network"*. The policies set out above will provide residents and visitors with alternative options to travelling by car and will help to meet this duty.

10.1.9 Promoting sustainable alternatives to the car can help to reduce congestion, reduce air pollution, and improve the health and wellbeing of Havering residents. There may be scope to provide longer routes for walkers and cyclists where these have the potential to connect to similar routes outside Havering.

10.1.10 Increasing accessibility to employment areas within Havering will reduce the need for residents to travel to work by private vehicle and increase the number of suitable job opportunities that are available for residents locally.

Table 3 Havering transport schemes

Transport Scheme	Scheme Description	Delivery Timescales	Key Partners
Strategic Transport Intervention - North South	A rapid transit link to improve north - south connectivity across the borough, in particular improving accessibility to Rainham, Romford and Harold Hill.	15 years+	Transport for London (TfL), Greater London Authority (GLA)

Transport Scheme	Scheme Description	Delivery Timescales	Key Partners
Public Transport Connection			
Strategic Transport Connection - Reconfiguration of Gallows Corner	Remodelling of Gallows Corner which will involve taking traffic underneath the junction to address congestion and smooth traffic flows at this busy traffic 'hot spot'. The proposal will enable better links between Harold Hill and Romford. It has the potential to improve the environment and provide scope for further development.	5-10 years	Transport for London (TfL), Greater London Authority (GLA)
Strategic Transport Connection - Romford Ring Road	Tunnelling parts of the western section of Romford Ring Road to improve pedestrian access into Romford town centre by reducing its barrier effect. The proposal has scope to provide further land for development and would complement the current housing zone proposals adjoining the west of Romford.	10-15 years	Transport for London (TfL), Greater London Authority (GLA)
Beam Park Station Development	A new station to be built along the Essex Thameside line at Beam Park. Network Rail are currently going through the GRIP design process and the station is expected to be operational by 2020.	0-5 years	Transport for London (TfL), Greater London Authority (GLA), Network Rail
A1306 Beam Parkway Major Scheme	Delivering transformational change to the road layout along the A1306 between Dovers Corner and borough boundary including Marsh Way bridge (2km in length). This will include Pocket Parks, play areas, new crossing points and shared use paths along the entire route to support the Rainham and Beam Park Housing Zone. This scheme is currently going through the detailed design process.	0-5 years	Transport for London (TfL)
Carriageway resurfacing	The Council is allocated funding through TfL's Principal Road Maintenance programme for carriageway resurfacing schemes (this applies to the "A" roads in the borough that are not the TLRN). The Council has a Highways Maintenance Capital programme to deliver carriageway and footway resurfacing improvements to other parts of the borough road network.	on-going	Transport for London
Improved bus access to London Riverside	Continuing to work with TfL London Buses looking at improving access by bus to the Rainham Employment Area to support the London Riverside Business Improvement District. The scope of the works includes bus linkages to Rainham from elsewhere in Havering as well as within the local area. The proposal supports the delivery of the London Riverside Opportunity Area, the Rainham and Beam Park Housing Zone, the new Beam Park station and the A1306 Major Scheme (funded by Transport for London).	on going	Transport for London (TfL), Greater London Authority (GLA), Developers
Improved access to Queens Hospital	Queens Hospital and King Georges Hospital (in LB Redbridge) have been undergoing a reconfiguration of some patient services in recent years. This has placed increasing pressure on the existing facilities	on going	Transport for London (TfL), Barking Havering Redbridge

Transport Scheme	Scheme Description	Delivery Timescales	Key Partners
	at Queens for people to park and local public transport including bus services. Increasing capacity at the bus interchange will, in time, allow for bus services to be routed via the Hospital and make it more accessible across the Hospital's catchment area. All transport modes to be targeted for improvement.		University Hospital NHS Trust
Railway capacity improvements	Havering continues to lobby relevant bodies including the Department for Transport, Network Rail, and Train Operating Companies (TOC) for longer (12 car) trains and "fast" peak time services to serve Romford Station. Havering also continues to lobby relevant bodies for 12 car trains to operate along the Essex Thameside line.	on-going	Department for Transport, Network Rail, Train Operating Companies
Romford Station Improvements (Southern Entrance)	The Council continues to lobby for a far more substantive programme of works for Romford Station to support the arrival of Crossrail. This includes developing a better interchange facility for passengers transferring from bus services south of Romford station to access the station itself from the south. The Council continues to press the case for a southern entrance for Romford station.	0-5 years	Transport for London (TfL), Crossrail, Greater London Authority (GLA)
Improving access to Crossrail stations (Romford, Gidea Park and Harold Wood)	A programme of improvements through the TfL Crossrail Complementary Measures programme resulting in public realm and access enhancements made to vicinity of Romford, Gidea Park and Harold Wood stations along the Crossrail line.	0-5 years	Transport for London (TfL)
Rainham Creek Bridge	Delivery of a link road to be used by buses that bridges the Creek and will connect existing roads. This will provide access to the Fairview Industrial estate and allow buses to travel on further through the Rainham and Beam Park Strategic Development Area.	0-5 years	Transport for London (TfL), Greater London Authority (GLA), London Riverside BID
Romford town Centre Accessibility Improvements	Improving walking and cycling access into Romford town centre including an improved east west link. Havering has been encouraged to apply for funding from TfL's 'Liveable Neighbourhoods' programme based on TfL's Healthy Streets Initiative. Urban realm design consultants are preparing a detailed design and associated works to support funding bid to TfL later in 2017. Scheme would include improvements to Ring Road junctions to make it easier to access Romford town centre by means other than the car.	0-5 years	Transport for London (TfL)
Improving bus access to Harold Hill.	Continuing to work with TfL London Buses looking at improving access by bus between Harold Wood Station and Harold Hill.	on going	Transport for London (TfL)
A127 Corridor Improvements	Working collaboratively with TfL, Essex County Council, Basildon, Southend, Brentwood and Thurrock District Councils examining the A127	5-10 years	Transport for London (TfL), Essex County

Transport Scheme	Scheme Description	Delivery Timescales	Key Partners
	Corridor from Gallows Corner in Havering out to Southend. This work will look at the aspirations that various authorities have for improvements along this key route with the long term aim of producing a "lobbying" document for external funding.		Council, Southend Borough Council.
M25/J28 Improvement scheme	Junction 28 of M25 improvement scheme to provide dedicated loop road for vehicles heading northbound on M25 wishing to head east bound up the A12. This scheme is aimed at increasing capacity at this junction and reducing accident rates. This scheme is being promoted by Highways England and is currently expected to be completed by 2023 depending on which option is chosen.	5-10 years	Highway's England, Transport for London
Highway Improvement schemes	Delivery of a variety of measures to improve Havering's highways network including, carriageway resurfacing, dropped kerbs, footway improvements, bridge strengthening, and delivery of physical measures on the highway to reduce casualty rates including 20 mph zones.	on going	Transport for London (TfL)
School Travel Planning	Through the Local Implementation Plan (LIP) Programme the Council will continue to work closely with schools across the borough to deliver and monitor their School Travel Plans. The Council offer support in the form of external funding, guidance together with suggested activities and initiatives, including provision of cycle training, theatre in education and curriculum materials to promote active, healthy, safe and sustainable travel to/from school as an alternative to using the car.	on-going	Schools, Developers
Residential Travel Planning	Travel plans submitted as part of planning applications will be reviewed and monitored to ensure appropriate objectives and targets are set for achieving modal shift.	on-going	Developers
Workplace Travel Planning	The Council will continue to engage with key trip generators in the borough (such as Queens Hospital) in developing and monitoring workplace travel plans. The Council offers workplace grants to businesses to spend on infrastructure that supports sustainable travel such as shower facilities and lockers.	on-going	Businesses
Reviewing and improving local parking restrictions	Continual programme of reviewing local parking restrictions to protect local resident parking provision, discourage commuter 'rail-heading', support local businesses and help encourage more sustainable travel choices.	on-going	Transport for London, developers

10.2 Parking provision and design

Policy 24

Parking provision and design

The Council will require all development to provide sufficient parking provision in accordance with the maximum parking standards in the London Plan.

In areas of the borough that have low public transport accessibility levels (PTAL 0-2), the minimum residential parking standards set out in Table 4 will apply.

In the most accessible parts of the borough (where a standard in the London Plan of up to 1 space per unit applies) the Council will expect a minimum of 0.5 parking spaces per unit.

In all areas the Council will support proposals that:

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

Where a development proposal would result in a net loss of car parking spaces the applicant will be required to robustly demonstrate that there is no need for these spaces.

Planning conditions and legal agreements may be used to restrict eligibility for on-street residential and commercial parking permits, irrespective of the amount of parking spaces provided off street as part of the development.

Parking provision in new shopping and leisure developments should serve the area/centre as a whole and not be reserved solely for use in connection with the development proposed and provided as short stay parking. Disabled parking and cycle parking should be located closest to town centres and the entrance of the facilities and should include provision for long and short stay use.

The Council will support development proposals that provide adequate off street servicing arrangements for commercial vehicles and general servicing.

10.2.1 Car parking for development should aim to strike an appropriate balance between meeting the essential parking needs of the site whilst neither acting as a discouragement to using public transport nor adding to demand for on-street parking. Discussion of the appropriate balance should form a key part of Transport Assessments. Travel Plans should be developed to minimise the need for car-based access. Developments should seek to provide the minimum realistic amount of car parking for the scheme, without undue risk of overspill parking onto surrounding streets. The allocation of car parking should consider the needs of disabled people, both in terms of quantity and location.

10.2.2 Developments will be supported that comply with the London Plan parking standards for all other forms of parking including for cycles, motor-cycles, cars for disabled people, electric vehicle charging points and coaches;

10.2.3 The Council's approach to off-street car parking standards is to ensure that parking is not over-provided at destinations served by good public transport (maximum levels of provision), but to recognise and respect the decision many residents make to continue to own a car and ensure that adequate levels of off-street parking are provided in new residential development in areas with lower levels of accessibility to public transport.

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

10.2.5 The Council's Residential Car Parking Standards Report (2017) draws together a range of evidence to help inform the car parking standards for Havering. The report demonstrates that a significant proportion of the borough has a PTAL of 0-2 reflecting the lack access to rail or underground stations. Havering also has one of the highest levels of car ownership which is above the average for outer London boroughs. Unsurprisingly, the highest levels of car ownership per household are in the areas with the poorest public transport accessibility. In accordance with the London Plan the Council considers it appropriate to set minimum car parking standards for those areas with the lowest levels of public transport accessibility (see Table 4 below).

Table 4 Minimum Parking Standards - PTAL 0-2

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

10.2.6 Some areas of the borough (such as central Romford and Upminster) have good or very good access to public transport. In areas well served by public transport and therefore with high PTAL levels, the Council has an obligation under the London Plan to reduce private car use and provide fewer parking spaces in comparison to other parts of the borough. The Residential Car Parking Standards Report (2017) found that in Havering, even areas with high PTALs can have higher car ownership levels than the outer London average.

10.2.7 The report also concluded that areas in Havering with higher PTAL scores, which generally lie on the main rail routes, have achieved those scores largely due to the ease of access to and from London rather than because of good local public transport provision in the borough. Driver trips are predominantly locally focused and without the availability of alternative options there is a demand to own and use cars. A key priority is therefore to increase public transport connections and sustainable travel options as detailed in Policy 23. A balance also needs to be struck between the provision of residential parking spaces and wider objectives such as reducing congestion and improving air quality and the use of parking controls to protect the amenity of existing residents. The Council consider it appropriate to set a minimum requirement of 0.5 spaces per unit in areas that would be captured by the London Plan policy as having a standard of less than 1 space per unit.

10.2.8 Car clubs and pool car schemes are becoming increasingly popular as a means of reducing the need for people to own a car, particularly in areas of good public transport accessibility where there may only be occasional need to use a car. The Council will expect the inclusion of a publicly accessible car club scheme where the scale of development would support the provision of such a scheme.

10.2.9 The London Plan has also set out a requirement for electric vehicle charging point parking spaces to be included within a development. Therefore, developments will need to include the minimum required electric vehicle parking spaces as required at the time of the application.

10.2.10 The Council will expect parking provision to be provided on site, however it is recognised that this may not always be sufficient. In situations where in-curtilage parking is required, it should be located close to the home to avoid inconvenience and increase natural surveillance. Large, isolated car parks should be avoided. Whilst parking will be provided within private areas, it should be recognised that people will wish to park where they consider convenient and this is often on the existing or proposed street. This should be taken into consideration, and parking designed to be convenient for residents so that streets are not dominated by cars.

10.2.11 The design and layout of new residential development should take account of the needs of people wishing to cycle through the provision of safe, accessible and secure cycle parking. Developers should aim to make cycle storage as convenient as access to car parking to encourage cycling as a sustainable mode of transport. New flatted development should provide some space either inside the building in a cycle store-room or provide a separate, secure and accessible bike shed within the overall development.

10.2.12 To reinforce the need for sufficient off-street parking provision and to encourage occupiers to use the available on-site parking, restrictions to eligibility for on-street parking permits can apply to existing and any future parking restrictions.

10.2.13 The Council will use informatives and legal agreements to ensure that future occupants are aware they are not entitled to apply for on-street parking permits.

10.3 Digital connections

Policy 25

Digital connections

The Council seeks to promote the enhanced connectivity of Havering by supporting the delivery of physical infrastructure capable of delivering high-speed broadband services and improved telecommunications coverage.

The Council will therefore support major development which future-proofs developments to accommodate high speed broadband infrastructure.

Developments should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified.

Applications for telecommunications equipment will be considered against the requirements of the National Planning Policy Framework. The Council will support proposals that:

i. Utilise existing masts, buildings and other structures unless the need for a new site can be robustly justified;
ii. Integrate successfully with the scale, character and appearance of the building on which or space in which the equipment is located, and the surrounding area; and
iii. Do not have an unacceptable adverse impact upon the borough's heritage assets or the natural environment.

10.3.1 The Council recognises the growing importance of the need for modern, effective communications systems to serve local residents and businesses and their crucial role in both the national and local economy.

10.3.2 The benefits of enhanced digital connectivity are far reaching, with wider access to broadband not only encouraging local enterprise, but also paving the way for flexibility for residents to work from home, save on transport costs and reduce congestion. These are principles of sustainable economic growth and development that align well with the guiding principles of the NPPF (paragraph 42). Benefits of wider broadband access are also conveyed to local authorities, with enhanced communications networks providing opportunity to improve health, education and public service provision across the borough.

10.3.3 As technology continues to advance and new ways to better deliver communications infrastructure constantly sought, it is important that developers take the necessary steps to 'future proof' their developments, incorporating into design the latest construction methods and in-built physical infrastructure necessary to enable the delivery of high-speed broadband services. This includes the installation of direct fibre optic cable access and the provision of ducting from the buildings access point to the public highway.

10.3.4 In regards telecommunications infrastructure, the Government has issued Permitted Development rights to a variety of minor forms of telecommunications development. Part 24 of the General Permitted Development Order (1995) (as amended) “Development by Telecommunications Code System Operators” allows telecommunications operators to install and replace certain types of telecommunications equipment, provided certain criteria are met without the need for planning permission. Although the Council cannot object to the principle of development, in some instances, it can exercise control over the siting and appearance of telecommunications equipment in the interests of protecting amenity. Therefore, Policy 25 seeks to ensure the appropriate balance between providing essential telecommunications infrastructure and protecting the environment and local amenity is struck, particularly in areas of nature conservation, open space, and historic townscape that are more likely to be sensitive to the installation of new masts and structures than other land uses.

10.3.5 With continual advances in technology and a subsequent increase in demand for higher speed telecommunications equipment expected, it is essential that the proliferation of new telecommunications structures is controlled, their visual impact appropriately mitigated, and opportunities for the rationalisation or screening of equipment already installed on existing masts, buildings and associated street cabinets provided. Consequently, planning applications must be accompanied by detailed supplementary information which provides the technical justification for the proposed development, including the area of search, details of any consultation undertaken, the proposed structure and measures to minimise its visual impact.

11 High Quality Places

11.1 Urban design

Policy 26

Urban design

The Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that:

i. Are informed by, respect and complement the distinctive qualities, identity and character of the site and local area;
ii. Are of a high architectural quality and design;
iii. Provide creative, site specific design solutions;
iv. Respect, reinforce and complement the local streetscene;
v. Provide active streets, good sight lines and natural surveillance;
vi. Are designed in accordance with the principles of Secured by Design;
vii. Respond to distinctive local building forms and patterns of development and respect the visual integrity and established scale, massing, rhythm of the building, frontages, group of buildings or the building line and height of the surrounding physical context;
viii. Fully integrate with neighbouring developments, existing path and circulation networks and patterns of activity particularly to accommodate active travel;
ix. Provide well-defined public realm with defensible private spaces;
x. Are built of high quality, durable, robust, low maintenance materials that integrate well with surrounding buildings;
xi. Provide a high standard of inclusive access for all members of the public;
xii. Demonstrate adequate on-going maintenance and management arrangements; and
xiii. Make use of design competitions or other creative processes that can improve the design quality.

Development proposals of a strategic nature will be subject to an Urban Design Review Panel.

11.1.1 This policy sets out the design criteria that must be incorporated and addressed within developments. The policy is detailed in order to support the delivery of high quality design in the borough. The Council consider that high quality design and the on-going maintenance and management of development is critical to the delivery of successful places and cohesive communities where people choose to live and settle. Where appropriate, national, regional and local level design guidance and best practice standards should be applied in the design of all development. To this end, the Council will support a culture of continued improvement in quality, design and performance of new development. It will keep under review the need for specific planning policy guidance documents to be prepared to promote and secure its commitment to high quality places.

11.1.2 New development provides the opportunity to enhance the character of an area to create a positive sense of place by reinforcing, repairing and adding to the positive aspects of the built environment. It should seek to optimise the distinctive character of the existing buildings, landscape and topography, and incorporate the principles of 'Secured by Design'. Respecting local character does not necessarily mean replicating it. However, great care should be taken when incorporating contemporary design into the existing urban fabric. New and old buildings can coexist without negatively influencing the character of the area.

11.1.3 The design of large strategic schemes must adopt a rigorous design and impact approach involving detailed local area analysis of the site characteristics and the fabric of the surrounding environment and views. Account must also be taken of the adequacy of on-going management and maintenance arrangement. Given that large strategic schemes can be transformative, the Council wants to ensure that they are particularly well designed and focused on optimising the benefits to Havering residents and businesses. The Council understands that big schemes are complex to design, and so wants to work with developers at all stages of the design process to ensure that their brief aligns with the polices of Local Plan. In this regard, applicants are encouraged to engage with the Council as early as possible and throughout the design stages to ascertain and confirm the requirements of the Local

Plan policies. By agreeing the development brief at an early stage (RIBA Stage 0) [7] the design process can get off to the best start and by working together through subsequent RIBA Stages, the Council's Planning and Regeneration services and the developers will have the best chance of producing a high quality schemes that existing and future generations will enjoy.

11.1.4 Urban Design London has published "The Design Companion For Planning And Placemaking (2017)". This guidance supplements the NPPF and PPG and developers are encouraged to use this to shape the design process and outcomes.

11.1.5 Some areas may be considered to have poor, mediocre or no distinctive character. In these instances, where it can be robustly evidenced, good planning and urban design may justify a development that departs from its context for particularly high quality innovative proposals.

11.1.6 Applicants will need to explain how the development proposal responds to the character of the site and wider area through a Design and Access Statement, as required by relevant Article 8 of the Development Management Procedure Order. General features to consider include distinctive building styles, established scale, massing, height, materials, layout, access, trees, landscape features, open spaces, landmarks, views and heritage assets at statutory and local level.

11.1.7 The access to and circulation through a development should integrate with and improve the existing movement patterns of the wider area, and wherever possible, also seek to repair fragmented urban form and the pattern of a block or locality. A network of well-connected streets should be provided that offers a choice of routes with easy access to local amenities, open space, the public transport network and established routes.

11.1.8 Streets should be designed as public spaces with the needs of all users considered. Well designed streets with safe, direct, convenient and clear pedestrian and cycle routes helps to maximise the transport choices of residents, and can influence people to use more active modes of travel. Residential layouts designed solely to meet the requirements of vehicular traffic are not acceptable. New routes and connections should provide integrated routes for pedestrians, cyclists and vehicular traffic.

11.1.9 Infill developments should pay particular attention to the way they link together the areas that surround the site to avoid creating isolated enclaves of development. However, the need for permeability should still maintain safety, security and privacy. Routes into and through a development should minimise areas where the private activities of residents are visible to the public, and all access points should be clearly visible and should contribute to mixed, sociable communities and avoid isolation.

11.1.10 Most of Havering's streets are grid based, characterised by a framework of interconnected routes that define street blocks, as is typical of outer London suburban locations. In most cases, new developments should respond to the traditional street pattern that exists in the borough. Because the layout of housing within these blocks can range from terraces to detached homes, new developments should take account of the block size and structure of the area surrounding the site.

11.1.11 Active frontages, characterised by frequent doors and windows, help to avoid blank walls facing the public realm and provide natural surveillance. Primary access to dwellings should be from the street wherever possible, and direct rather than communal entrances are preferred to support active frontages and contribute to the legibility of an area. Where communal entrances are required (for example to stair and lift lobbies) the entrances should be prominent, generous and have secure access for residents.

11.1.12 Scale, massing and height refer to the arrangement, volume, shape and size of a building or a group of buildings in relation to other buildings and spaces; and their combined visual impact. It is these aspects of the built form which determine views, vistas and skylines. New development should reflect the existing building lines and rhythm of the street. Where uniform building heights form a distinctive character, major variations will not normally be appropriate. It is important to ensure that new buildings are well laid-out internally and do not lead to cramped layouts.

7 Royal Institute of British Architects Plan of Work: www.ribaplanofwork.com

11.1.13 Development should be designed to use building materials and systems that minimise building operation and maintenance costs, and environmental impact, for the lifetime of the development. Use of durable and high quality materials is fundamental to creating robust and sustainable residential development. Materials should be chosen to withstand their environment and likely abuse with minimal maintenance. Poor quality materials that are hard to maintain will wear badly and will not be acceptable.

11.1.14 High quality contemporary materials can create an attractive and distinctive character, however, care should be taken to ensure that all materials respond to the site context and design objectives. Thought should be given to the sourcing, energy efficiency and life cycle of the materials chosen. Permeable paving should be used where possible for hard surfacing.

11.1.15 Ensuring inclusive access in development proposals will enable everyone, regardless of disability, gender or age, to access the development. In Havering, it is particularly important that careful consideration is given to the developing an environment suitable for an ageing population. Accessibility is a significant issue because of the high proportion of older people in the borough, the relatively high number of households containing someone with physical disability, and the forecast increase in the numbers of very young and very old.

11.1.16 The Council supports the use of Urban Design Review Panels and will expect development proposals of a strategic nature to be subject to such as review. Development proposals of a strategic nature are those that have potential to significantly impact or alter the character of an area. This will include large development schemes within the Romford and Rainham and Beam Park Development Area.

11.2 Landscaping

Policy 27

Landscaping

The Council will support development proposals that incorporate a detailed and high quality landscape scheme which:

i. Takes full account of the landscape character of the site and its wider setting;
ii. Retains and enhances existing landscape features that contribute positively to the setting and character of the local area;
iii. Demonstrates how existing landscape features will be protected during the construction phase;
iv. Maximises opportunities for greening, through the planting of trees and other soft landscaping;
v. Provides strong boundary treatment that integrates with and is sympathetic to the local landscape character and street scene; and
vi. Supports natural habitats and opportunities for enhancing biodiversity.

All proposals will be required to demonstrate that adequate arrangements have been made for future maintenance and management and major development proposals should be supported by a comprehensive Management Plan.

11.2.1 Landscape refers to the character, design and appearance of all of the spaces between buildings. High quality landscapes can contribute positively to the streetscape and local character of an area, promote a sense of place, provide visual amenity, enhance security and safety, enhance the sustainability of the development, support natural habits and biodiversity an provide opportunities for recreation and relaxation. To ensure that new development both integrates with and enhances its surroundings, it is essential that the design and continued maintenance of the spaces around buildings is given equal consideration to the design of the buildings themselves.

11.2.2 Landscape schemes will be required for all development proposals. The level of detail provided as part of the planning application should be commensurate with the size, type and location of the new development and its impact on the local area.

11.2.3 Landscape design should be integrated with the building design from the earliest stage. The scale of the landscape elements within the scheme should be appropriate to the development as a whole. Landscape elements should be appropriate to the space actually available, and elements should not

be forced into areas where they do not fit or are overly crowded. Equally, it is important that landscaped areas are of adequate size and scale to become established as well as allowing space for necessary maintenance to take place.

11.2.4 Landscape schemes should contribute to sense of place and local distinctiveness. Opportunities to enhance the landscape character or appearance of an area through, for example, planting locally native species, harnessing the topographical character of the site and retaining existing landscape features and trees are encouraged.

11.2.5 Areas of the borough with an undistinguished or poorly defined landscape character provide the opportunity to bring forward landscape schemes with their own distinct character which improve the amenity and appearance of the wider area through, for example, the planting of ornamental trees and shrubs and use of high quality contemporary hard landscaping.

11.2.6 It is important to clearly define the boundary between public, private and communal spaces in order to provide clear ownership and responsibility for all open areas around new development and increase privacy and security. Landscaping features should avoid screening areas that would otherwise benefit from natural surveillance. Boundary treatments are particularly important for the integration of new development into the local area, and should be sympathetic to the local landscape character and street scene. Front boundaries should reinforce the prevailing character of the streetscape, especially where a continuous uniform treatment forms a distinctive character. Boundary design should also complement the design materials and techniques used in the overall scheme.

11.2.7 Landscaping schemes should demonstrate a commitment to promoting biodiversity. Wherever possible, the opportunity to create new areas of wildlife habitat should be taken. Biodiversity can be incorporated into development through wildlife-friendly landscapes, careful choice of plant and tree species, installation of Sustainable Drainage Systems (SuDS), and features such as green walls, balconies and roofs, and nesting and roosting spaces. Such measures also contribute to the protection and promotion of habitat links with adjacent areas to extend wildlife corridors as defined in Policy 30.

11.2.8 In situations where development is planned to take place in an area where there are existing trees, particularly where the trees are identified as subject to a Tree Preservation Order (TPO), a site survey and arboricultural method statement will need to be conducted to ensure no harm comes to the roots or crown of the tree during construction. Guidance can be found in the British Standard document BS 5837:2012 (Trees in relation to design, demolition and construction. Recommendations) and any future replacement for this standard, on the minimum requirements which need to be adhered to.

11.2.9 A comprehensive management plan will be sought for all major applications including residential, commercial, industrial and mixed use development. The Management Plan should set out the on-going maintenance tasks, the long-term goals of the landscape scheme and how these will be achieved, typically covering the establishment (e.g. first 5 years), maturation (e.g. years 6 to 15) and long-term mature (e.g. year 16 onwards) periods.

11.2.10 The Council may attach conditions to the planning application or enter into a Section 106 agreement with the developer/ landowner to ensure the long-term management and maintenance of the landscaping on the site. Generally, the approved landscape scheme will be required to be maintained for a minimum of five years with replacement of any plants/trees which fail to survive.

11.3 Heritage assets

Policy 28

Heritage assets

The Council recognises the significance and value of Havering's heritage assets and will support:

i. Proposals that seek to sustain or enhance the significance of heritage assets at risk in the borough;
ii. The maintenance of up to date Conservation Area Appraisals and Management Plans;
iii. The identification, and maintenance, of a local list of non-designated heritage assets that meet agreed selection criteria;

iv. Well designed and high quality development in a Conservation Area, or its setting, which preserves, enhances or better reveals the character and appearance of the area and its significance, and which contributes to local character and distinctiveness, taking into account the Conservation Area Appraisal or Management Plan. Where a building (or other element) detracts from the significance of a Conservation Area, its removal will be supported when acceptable plans for redevelopment have been agreed;

v. Viable uses, alterations or extensions to a listed building, or development within its setting, which would not be harmful to the significance of the heritage asset, including its historic and architectural interest;

vi. Well designed and high quality development within a Registered Park or Garden of Historic Interest, Historic Park or Garden of Local Interest, Area of Special Townscape or Landscape Character, or within their setting, which sustains or enhances the significance of the heritage asset, including its special character and important views; and

vii. Proposals affecting the significance of a heritage asset with archaeological interest, including the contribution to significance made by its setting, where:

a. The proposals are supported by an appropriate assessment of the asset's significance;
b. Any harm is minimised, clearly justified and necessary to achieve public benefits that are substantial enough to outweigh loss or harm to the asset's significance; and
c. The significance of any asset or part of an asset to be lost is recorded and made publicly accessible.

Substantial harm to, or loss of, a Scheduled Monument or non-designated heritage asset with archaeological interest that is demonstrably of national importance, will only be considered in exceptional circumstances.

11.3.1 Havering's historic environment is central to its cultural heritage and is at the heart of its identity. It makes a significant contribution to the local economy and has a positive impact on the borough's communities, the well-being of individuals and their quality of life. The Council is committed to identifying, conserving and enhancing the significance of the borough's historic environment, and to seeking opportunities for people to access, enjoy and learn from its heritage assets, through sustainable development.

11.3.2 The Local Plan identifies a number of key growth areas in the borough which provide diverse development opportunities that can capitalise on Havering's unique historic environment. High quality design and heritage-led development that responds to the character and appearance of the historic environment in these and other areas of the borough, and which positively contributes to local character and distinctiveness, will be encouraged in order to help sustain the distinctive character and vitality of the borough's town centres and neighbourhoods.

11.3.3 The borough contains a wealth of designated heritage assets, including 140 listed buildings, 3 Scheduled Monuments, and 11 Conservation Areas that are afforded statutory protection, and Upminster Court Gardens, which is on Historic England's Register of Parks and Gardens of Historic Interest in England. The Council will contribute to the maintenance of a 'heritage at risk register' with a view to raising the profile of those designated heritage assets that are at risk in order to help secure development proposals that will conserve and enhance their significance, and secure an appropriate viable use. All development proposals affecting designated heritage assets will be dealt with in accordance with the relevant legislation and the NPPF.

11.3.4 In order to ensure the preservation of the significance of listed buildings in Havering, planning applications involving alterations, extensions, alternative viable uses, or changes to their setting, will be considered more favourably when the proposals are clearly justified and necessary, and have been designed to enhance and minimise their impact on the significance of the heritage asset, including through appropriate conservation and enhancement measures.

11.3.5 The borough's Conservation Areas each have their own special character and architectural and historic interest that contributes to their significance, which needs to be respected by new development within them, and within their setting. For example, the special interests and significance of the Gidea Park Conservation Area, with its individually architect designed 'Arts and Crafts' style Competition and Exhibition houses, are very different to that of Romford Conservation Area, which are based on its historic significance rather than a defined architectural character. Proposals for new and replacement

buildings and features within a Conservation Area or its setting, will be expected to be of a high quality design that responds to the important characteristics of the Conservation Area, and which will preserve, enhance or reveal its character and appearance, and significance. For this reason, the Council will not normally accept applications for outline planning permission within Conservation Areas or their setting, and demolition will only be considered where the building, or other element, fails to make a positive contribution to the character or appearance, and significance of the Conservation Area. Where the exercise of permitted development rights would erode the character or appearance of a Conservation Area, or other heritage asset, the council will seek to sustain their significance, including the contribution to significance provided by their setting, through the use of Article 4 directions.

11.3.6 In order to manage development in a way that conserves and enhances the borough's historic areas, the Council will undertake its duty to review the identification and designation of Conservation Areas against its agreed criteria for special architectural or historic interest. It will support the maintenance of the borough's Conservation Areas through the preparation of up to date appraisals and management plans. The Romford Conservation Area Appraisal is the first to be reviewed due to its 'at risk' status and its location within a Strategic Development Area, and this process is underway. The forthcoming review of the Gidea Park Conservation Area Appraisal will include a review and appraisal of the area previously designated as the Gidea Park Special Character Area within the 2008 Local Development Framework.

11.3.7 Not all of Havering's heritage assets are designated. There are also many non-designated heritage assets that contribute to the character and distinctiveness of the borough's historic environment including historic parks and gardens of local interest and locally important historic buildings. In order to ensure that these elements of the historic environment are conserved in a manner appropriate to their significance, the Council will work with local communities to promote the identification and maintenance of a list of non-designated heritage assets when these meet its agreed criteria. Development proposals affecting non-designated heritage assets will be dealt with in accordance with the NPPF.

11.3.8 To enable the Council to determine a the potential impact of a development proposal on the historic environment, it will require applications affecting a heritage asset, or its setting, to be accompanied by either a Design & Access Statement that includes both an assessment of the assets significance and impact statement, or a separate Heritage Statement. Proposals that affect a site which includes, or has the potential to include, heritage assets with archaeological interest, will need to be accompanied by an archaeological desk-based assessment, and may also require field evaluation in order to determine its significance. All proposals affecting heritage assets should be informed by consultation with the Historic Environment Record and assessed using appropriate expertise. The level of assessment needed should be proportionate to the significance of the asset affected and the impact of the proposal. In order to ensure opportunities for people to access and learn from the borough's historic environment, where the loss of the whole, or a part of a heritage asset's significance is necessary and clearly justified, the Council will require the developer to record and advance public understanding of the significance of the heritage asset by making the results publicly accessible.

12 Green Places

12.1 Green infrastructure

Policy 29

Green infrastructure

The Council will seek to maintain and expand the network of green spaces and natural features in Havering and optimise the benefits of green infrastructure to the environment, economy and community.

The Council will support development which includes green infrastructure on-site which is multifunctional and integrates into the wider green infrastructure network.

Developers are expected to work with existing partnerships to support and enhance green infrastructure provision including:

- The All London Green Grid
- Thames Chase Community Forest
- Rainham Wildspace
- Land of the Fanns Landscape Partnership
- Roding, Beam & Ingrebourne Catchment Partnership

12.1.1 Green infrastructure is a network of green spaces and natural features that provide multiple benefits for the environment, economy and community. The benefits of green infrastructure include enhancing biodiversity, alleviating flood risk, providing opportunities for recreation, physical activity and education.

12.1.2 Havering has an extensive green infrastructure network comprising of many natural and semi-natural spaces, parks and gardens, woodland, rivers and their corridors. Policy 29 seeks to maintain and enhance Havering's position as one of London's greenest boroughs and ensure that development proposals are realising opportunities to integrate green infrastructure on site. Green infrastructure may include public rights of way in the form of bridleways and footpaths. These provide an opportunity for informal recreation such as horse-riding and walking and may provide scope for longer routes where they link up with similar features in adjoining areas.

12.1.3 Many developments have the potential to incorporate elements of green infrastructure. Examples of green infrastructure include green walls and roofs, water sensitive urban design and Sustainable Drainage Systems (SuDS), new planting and landscaping, enhancement of river corridors. Policy 29 therefore links with other policies in the Local Plan which set out requirements on the integration of types of green infrastructure into developments including policies on residential design and amenity, Open space, sports and recreation, Nature conservation, Landscaping, Rivers and river corridors, Heritage assets and Air quality (Policies 7, 18, 30, 27, 31, 28 and 33 respectively).

12.1.4 The London-wide framework to deliver green infrastructure is the All London Green Grid which is embedded in the London Plan and its supplementary guidance, of which the 'Thames Chase, Beam & Ingrebourne Area Framework' is specifically applicable to Havering. The key objectives and priorities for the Thames Chase Community Forest are outlined in the Thames Chase Plan (2014). The objective of the Rainham Wildspace is to deliver the London Riverside Conservation Park, as set out in London Riverside Conservation Park: WildSpace for a World City (2005). The Land of the Fanns Landscape Partnerships is a recently established partnership focusing on key heritage components. The Roding, Beam & Ingrebourne Catchment Partnership has been established to improve the rivers within the catchment and bring direct on-the-ground benefit to people and wildlife as set out in the Roding, Beam & Ingrebourne Catchment Plan.

12.2 Nature conservation

Policy 30

Nature conservation

The Council will protect and enhance the rich biodiversity and geodiversity in Havering by:

i. Protecting Sites of Specific Scientific Interest, Local Nature Reserves and Sites of Importance for Nature Conservation.
ii. Conserving and, where possible, extending wildlife corridors;
iii. Preserving 'veteran' trees and ancient woodland outside protected areas;
iv. Protecting recognised priority species and habitats; and
v. Supporting development that provides appropriate new biodiversity features on site.

12.2.1 Havering's natural environment is important for the residents in the borough and the wider region. Many research studies have highlighted the importance of nature and access to the natural environment on people's health, wellbeing and development.

12.2.2 Havering's historic parks, river valleys and Thames-side marshland hold a significant proportion of London's entire resource of a number of priority habitats including hedgerows, wet woodland, lowland mixed deciduous woodland, lowland meadows, coastal and floodplain grazing marsh, lowland fens, reedbeds, rivers and ponds. These habitats are also important for a number of protected and priority animal and plant species. The Havering Nature Conservation and Biodiversity Strategy (2014) sets out how the Council and its partners will promote, protect and enhance biodiversity in the borough.

12.2.3 The Council is committed to the protection of the most important areas of semi-natural habitat. Within Havering there are three Sites of Specific Scientific Interest (SSSIs), seven Local Nature Reserves (LNRs) and 89 Sites of Importance for Nature Conservation. These sites are identified on the Proposals Map and in Annex 7.

12.2.4 SSSIs are the principal designation of sites and habitats of high national nature conservation importance. The Inner Thames Marshes SSSI forms the largest remaining expanse of wetland bordering the upper reaches of the Thames and supports large numbers of overwintering and breeding wetland birds, rare plant and invertebrate species, and diverse marine wildlife. The Ingrebourne Valley SSSI supports the largest. and most diverse coherent areas of freshwater marshland in Greater London and includes extensive areas of reed-sweet grass. Hornchurch Cutting is a geological SSSI with glacial deposits containing Jurassic-age rocks and fossils.

12.2.5 The function of LNRs is principally to preserve features and areas of special interest and to provide opportunities for the study and enjoyment of their natural interest. Local Authorities have the power to acquire, declare and manage land as LNRs. The Council also has a duty to further the conservation and enhancement of such sites.

12.2.6 In addition, there are a number of Sites of Importance for Nature Conservation (SINCs). These are based on a hierarchy from sites of metropolitan importance to sites of borough and local importance. In line with the London Plan, sites of metropolitan importance will be given the strongest protection, with sites of borough and local importance given the level of protection commensurate with their importance. The SINCs in the borough have been reviewed following close working with Havering Wildlife Project and the London Wildlife Board, which has lead to one site being promoted to metropolitan level and extended and newly designated sites of borough importance. In addition, the recommendations of the GLA SMI SINC review (2016) have been take non board followin in the promotion of a site to metropolitan level.

12.2.7 Wildlife corridors are linear features which connect significant areas of wildlife habitat and, in so doing, moderate some of the adverse ecological effects of habitat fragmentation. Havering has a concentration of sites of high biodiversity value across the northern ridge and, in the south of the borough, the high-value Ingrebourne and Inner Thames Marshes SSSIs and the corridor of the River Thames. Wildlife corridors should have a minimum continuous band of natural vegetation of 10 m by 30 m

wide. Conditions may be used for development adjacent to wildlife corridors, to make sure adverse impacts are prevented. Wildlife corridors are indicated on Map 2 'Havering Wildlife Corridors'. The table below highlights the type of corridor and the desired vegetation.

Table 5 Corridor type and vegetation requirements

Corridor	Vegetation
All corridors	Rough grassland / low scrub
Corridors running north from the Thames	Open grassland on south facing slopes of river / stream valleys, where possible with exposed gravel
Rivers and streams	Continuity of bankside vegetation, ideally 15m wide
Thames corridor	Continuity of open habitat - foreshore and rough grassland / low scrub - at least 30m wide

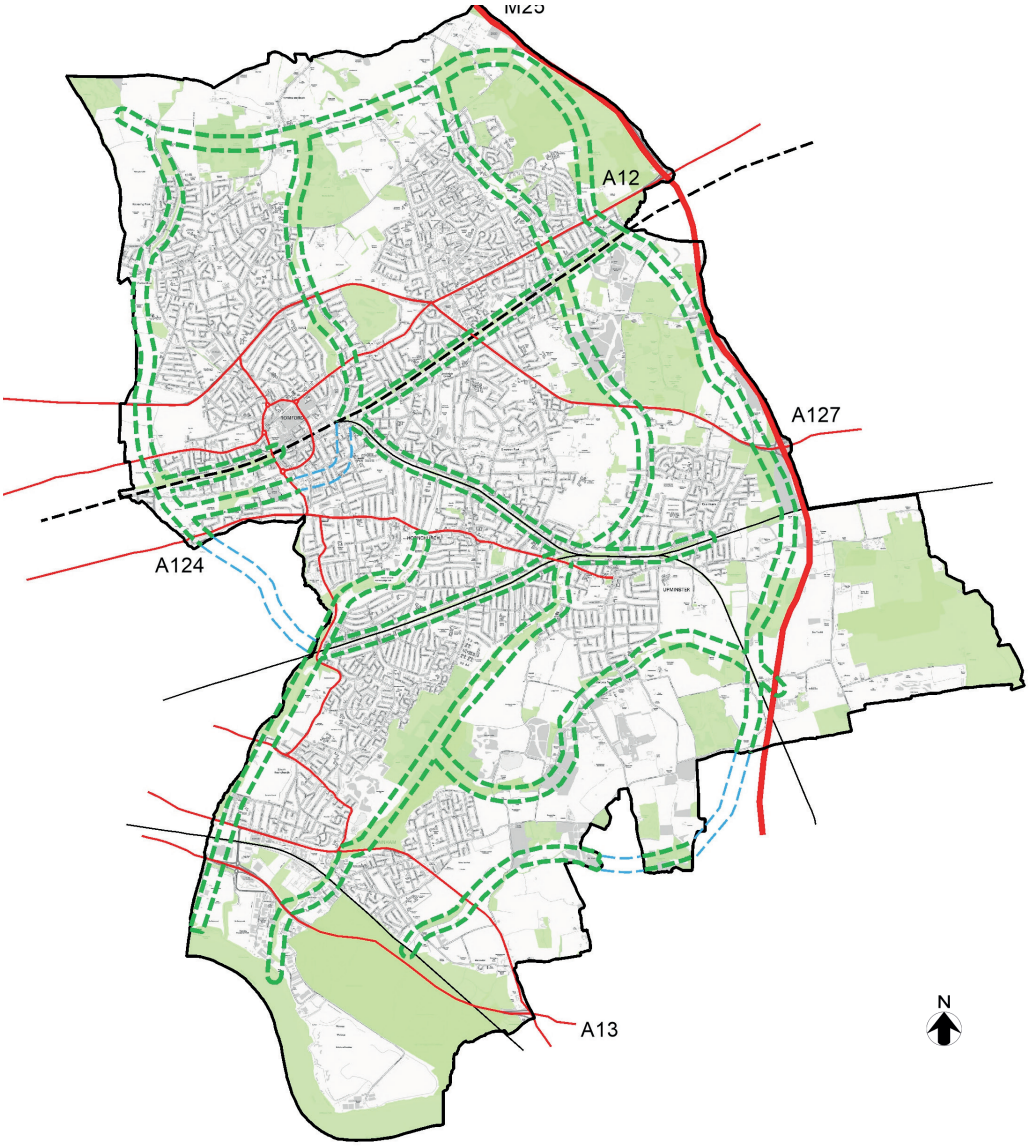
12.2.8 Havering is the 6th most wooded borough in London[8]. Trees make a valuable contribution to the quality of life in Havering. Veteran trees and ancient woodland outside designated areas are particularly valuable for biodiversity and their loss should be avoided.

12.2.9 Development must demonstrate that the impact of proposals on protected sites and species has been fully assessed when development has the potential to impact on such sites or species. Appropriate mitigation and/or compensation measures will also need to be identified where necessary. The Council will offer early advice and will require protected species surveys to be carried out where occurrence of protected species is either confirmed or likely, including derelict or vacant land and buildings.

12.2.10 In addition to legally protected species such as bats, great crested newts, badgers, reptiles and water voles, Havering has important populations of other species listed in National, London or Havering Biodiversity Action Plans (BAP). Development is expected to identify appropriate measures to extend favourable conditions for protected species on land and in buildings, e.g. through landscaping or by providing bird or bat boxes. Policy 27 sets out how this can be achieved. Major developments are expected to demonstrate how biodiversity is promoted on site via ecological management plans and strategies.

8 Havering Nature Conservation and Biodiversity Strategy (2014)

Map 2 Havering Wildlife Corridors



Wildlife Corridor

- Corridor
- Corridor Link
- Class A Roads
- Motorway
- Borough Boundary

nlpg The National Land & Property Gazetteer · NSG National Street Gazetteer · Ordnance Survey Licensed Partner	**Scale: 1:80000** **Date: 17 March 2017** 0 1000 2000 3000 metres
Havering London Borough London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2017 Ordnance Survey 100024327

12.3 Rivers and river corridors

Policy 31

Rivers and river corridors

Havering's rivers and river corridors fulfil important biodiversity, recreation, placemaking, amenity, freight transport and flood management functions which the Council will seek to optimise.

The Council will seek to enhance the river environment by requiring developments in close proximity to a river to investigate and, where feasible, secure opportunities to restore and enhance rivers and their corridors in line with the Thames River Basin Management Plan (RBMP). This should, wherever possible, include the integration of flood defences into new developments. Where enhancements or restoration are financially viable but not feasible a financial contribution will be sought.

To protect and enhance the biodiversity and amenity value of river corridors while accommodating future adaptations to flood defences, the Council will require development to be set back by 8 metres from main rivers, ordinary watercourses and other flood assets, and 16 metres from tidal rivers or defence structures.

In the Thames Policy Area(as identified on the Proposals Map) the Council will support development which:

i. Establishes a link with the river, preserves and enhances views to and from the river and creates a high quality built and natural environment;
ii. Contributes towards the enhancement and extension of a riverside path to enable local communities to enjoy the riverside;
iii. Facilitates and acts on the recommendations of the Thames Estuary 2100 Plan;
iv. Contributes to the safeguarding of Halfway Wharf and Phoenix Wharf from redevelopment for other purposes which would prejudice their use for river based freight related purposes.

12.3.1 Havering's rivers and river corridors are important elements of the green infrastructure network, providing multiple benefits for the community, environment and economy. Policy 31 should be read alongside the 'Blue Ribbon Network' policies in the London Plan, which relate to London's strategic network of waterspaces. Further requirements for development regarding flood risk management are contained in Policy 32.

12.3.2 All the rivers in Havering (Beam, Ravensbourne, Rom, Ingrebourne and Southall Sewer and Runningwater Brook) are currently at ‘moderate’ status under the Water Framework Directive and will need to achieve 'good' ecological status or potential by 2027. There are a wide range of measures that have been identified to improve the waterbodies such as re-naturalisation, de-culverting, re-connecting rivers to their floodplains, in-channel enhancements, creating wetlands and reedbeds, tackling domestic plumbing misconnections, improving fish passage with the removal or notching of weirs and eradicating and managing non-native species.

12.3.3 The Thames River Basin Management Plan sets out measures to improve water quality and the ecological status of water bodies in the borough and the wider catchment. Pollution and poor water quality from urban and agricultural run-off are identified as particular issues for Havering. Key actions identified applicable for Havering include:

- To improve water quality from urban diffuse pollution
- To re-naturalise the River Ravensbourne through Harrow Lodge Park
- To restore the Beam through the Washlands Flood Storage Area
- To investigate methods for improving fish passages through tidal sluices

12.3.4 In addition, the Council has the ambition to enhance the River Rom as part of its development aspirations in the Romford SDA. The Council is engaging with the Environment Agency to explore possible measures. Policy 1 sets out the requirement for developers to facilitate and contribute towards these enhancements.

12.3.5 For development in river corridors and areas affected by tidal flood risk developers should work in partnership with the Environment Agency and the Council to obtain advice on necessary improvement measures, integrating improvements to flood defences in the design of development and creating an attractive riverside. There is potential to improve the riverside both when defences are raised and when they are repaired or replaced. Only when it can be demonstrated that on-site improvements are not feasible, will a financial contribution for off-site provision be considered.

12.3.6 Developments that cause further deterioration of the watercourse or prevent future improvement measures from taking place will not be permitted. In certain circumstances, it may be necessary for the developer to undertake a Water Framework Directive assessment particularly if there are direct works to a river.

12.3.7 Policy 31 sets out the minimum requirements for development to be set back from the top bank of rivers. An appropriate buffer is required to maintain and improve access to existing flood defences, safeguard land for future flood defence raising and landscape, amenity and habitat improvements. A different appropriate distance may be agreed by the Council or the Environment Agency to achieve biodiversity, amenity or flood management objectives.

12.3.8 The London Plan requires Thames-side boroughs to define a Thames Policy Area (TPA), to highlight the strategic importance of the River Thames. The boundaries of the TPA in Havering have been identified in consultation with neighbouring boroughs. Development within the TPA provides the opportunity to enhance and expand the existing pedestrian and cycle path that stretches along the Thames.

12.3.9 The Thames Estuary 2100 (TE2100) Plan sets out the Environment Agency's recommendations for flood risk management for London and the Thames estuary and includes a range of short, medium and long-term actions. New land will be required for new defences, enlarged defences, new barriers, new areas of habitat creation, and in some cases flood storage. Developments in the Thames area are expected to have regard to these actions and recommendations to assure they remain possible, and where possible contribute to their delivery.

12.3.10 Halfway Wharf (formerly Tilda Rice) and Phoenix Wharf are both subject to existing safeguards. In line with London Plan policy on increasing the use of the Blue Ribbon Network for freight transport, the increased use of the borough's wharves will be encouraged.

12.3.11 As a tidal river, the Thames is part of the South East Inshore Marine Plan area. The Marine Plan for this area is currently being prepared by the Marine Management Organisation. Until the South East Marine Plan has been adopted, developments affecting the River Thames should take account of the UK Marine Policy Statement.

12.4 Flood management

Policy 32

Flood management

The Council will support development that seeks to avoid flood risk to people and property and manages residual risk by applying the Sequential Test and, if necessary, the Exception Test as set out in the NPPF.

The Council's Strategic Flood Risk Assessment should be used as a starting point regarding local flood risk guidance.

In addition to the requirements set out in the NPPF, the Council will require site-specific flood risk assessments for development on:

i. Sites where drainage problems have been identified by the Council;
ii. The Washlands Flood Storage Area (FSA); and
iii. Sites deemed necessary by the Council as a Lead Local Flood Authority.

The Council will seek to reduce the risk from surface water flooding by requiring development proposals to:

iv. Reduce surface water runoff by providing sustainable drainage systems (SuDS), unless there are practical reasons for not doing so; and

v. Ensure that proposals for SuDS apply the London Plan drainage hierarchy achieving greenfield run-off rates, where feasible, and include clear arrangements for ongoing maintenance over the lifetime of the development.

The Council will expected developments to identify reasonable opportunities for flood risk reduction measures and resilient design and construction and not increase the risk of flooding.

The Council will seek financial contributions towards the anticipated costs of flood risk management infrastructure required to protect the proposed development over its lifetime.

12.4.1 Havering has a large proportion of London's floodplains. In addition to the areas of the borough at risk of flooding from rivers, other areas may also be at risk from flooding from groundwater, surface water runoff, ordinary watercourses and/or culvert blockage. The Havering Local Flood Risk Management Strategy provides information on all types of flooding in the borough and explains the powers and responsibilities regarding flood risk.

12.4.2 The requirements for the Sequential and Exception Tests are set out in the NPPF. The aim of the Sequential Test is to steer development to areas with the lowest probability of flooding. If development cannot be located in zones with lower probability of flooding development will need to apply the Exception Test, demonstrating that wider sustainability benefits outweigh the flood risk and including a site-specific flood risk assessment.

12.4.3 Policy 32 has been informed by the recommendations of the Strategic Flood Risk Assessment (2016) (SFRA), which should be used by developers as a starting point regarding flood risk guidance. The SFRA identifies the areas at risk of flooding in the borough and sets out when developers need to submit site-specific flood risk assessments.

12.4.4 Apart from the requirements in the NPPF and London Plan, site-specific flood risk assessments will also be required where drainage problems are identified by the Council. This specifically includes development in the Havering Critical Drainange Areas (HCDAs) as identified in the SFRA. Site-specific flood risk assessments are particularly important as these HCDAs have known localised flooding problems which can cause significant damage. No Critical Drainange Areas have been identified in Havering by the Environment Agency. Site-specific flood risk assessments will also be required on other sites with potential flooding issues known by the Council. Early engagement with the Council as the Lead Local Flood Authority is therefore recommended.

12.4.5 The Washlands is a Flood Storage Area (FSA) for the River Beam. Due to the significant amount of development being proposed in, and nearby, the Washlands FSA as part of the Rainham and Beam Park Strategic Development Area, developments within the FSA will need to submit a site-specific flood risk assessments. This should specifically demonstrate resilience measures, safe access and egress or places of refuge as well as the potential of increasing flood risk elsewhere.

12.4.6 Developers should utilise the Government's Site-Specific Flood Risk Assessment Checklist in preparing site-specific flood risk assessments. The Council will consider the information in the Government's Flood Risk Assessments Checklist [(9)], the PPG and the SFRA in evaluating planning applications and accompanying site-specific flood risk assessments.

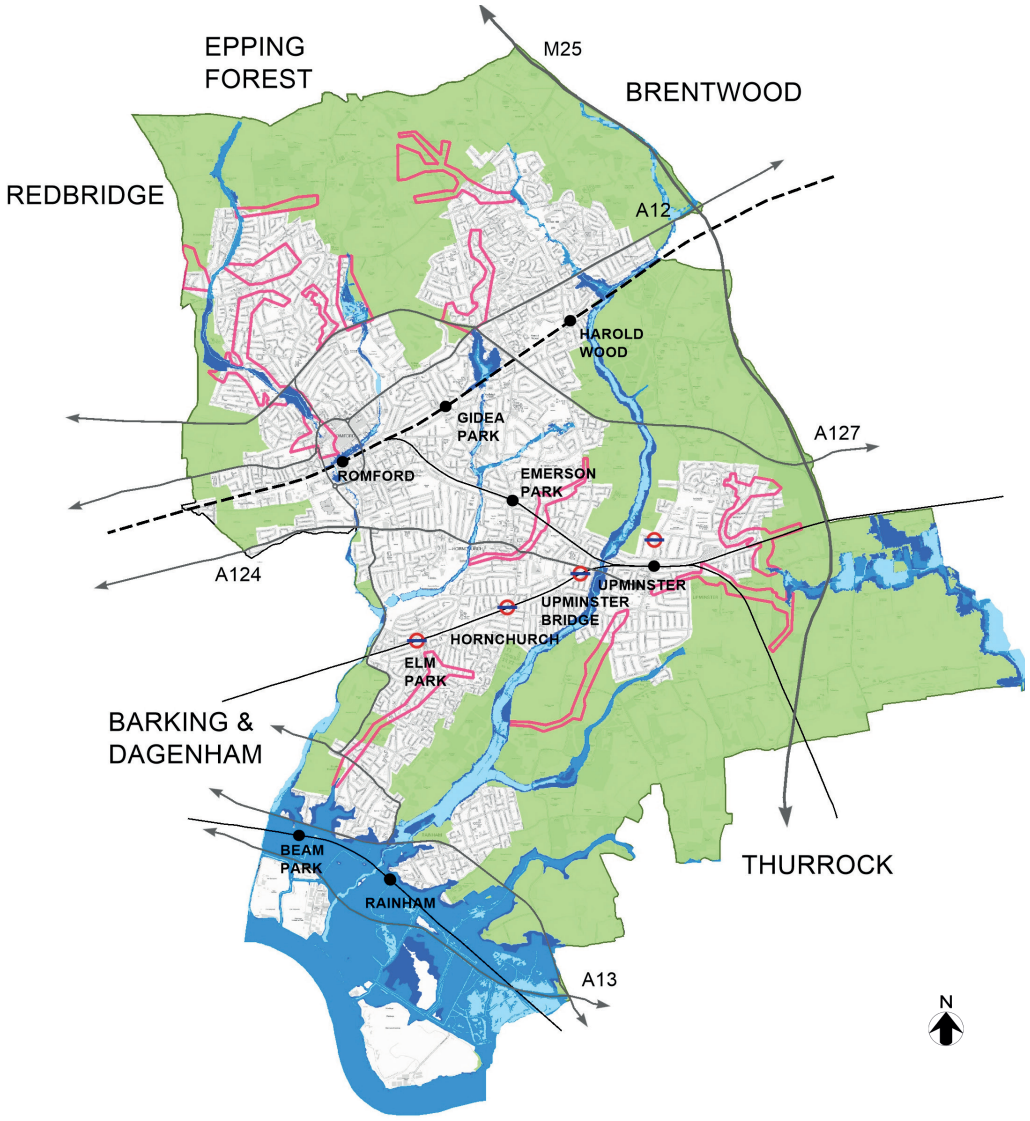
12.4.7 Sustainable Drainage Systems (SuDS) should be designed appropriately for the local site characteristics. The Council's SuDS Developer Guide (2015) provides detailed guidance on the optimal integration of SuDS in the design of developments. The Havering Local Flood Risk Management Strategy (2015) sets out what runoff rates are expected to be achieved by implementing SuDS.

12.4.8 Developers should consult the Council as the Lead Local Flood Authority at an early stage in the design process to create a clear understanding of site-specific design requirements and constraints. Measures to make development resilient to flooding should be included in the development of design proposals, dependent on the likely level of flood risk at a site. This will permit a quick recovery

9 http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/

post-flooding. The Council has specific guidance available to appropriately consider flood resilient development. Developers are also expected to include proposals for future maintenance and operation, including continued realisation of any non-drainage related benefits.

Map 3 Havering Flood Zones and HCDAs



Flood Zones

- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2
- Havering Critical Drainage Areas (HCDAs)
- Green Belt
- A Roads
- Motorway
- National Rail
- Crossrail

nlpg The National Land & Property Gazetteer | NSG National Street Gazetteer | Ordnance Survey Licensed Partner

Scale: 1:85000
Date: 02 May 2017

0 1000 2000 3000 metres

Havering London Borough

London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
Tel: 01708 434343

© Crown copyright and database rights 2017
Ordnance Survey 100024327

12.5 Air quality

Policy 33

Air quality

The Council is committed to improve air quality in Havering to improve the health and wellbeing of Havering's residents. The Council will support development which:

i. Is at least air quality neutral;
ii. Optimises the use of green infrastructure to reduce pollution concentrations and exposure (see Policy 29);
iii. Delivers measures to support active travel to reduce emissions (see Policy 23)
iv. Meets the targets for carbon dioxide reduction in the London Plan (see Policy 36); and
v. Minimises emissions from construction (see Policy 34).

12.5.1 The whole of the borough is identified as an Air Quality Management Area on the basis of Nitrogen Dioxide (NO_2) levels. Although these levels are not breached in all areas of the borough it is acknowledged that activities which cause air pollution affect the wider area. The health effects of air pollution are serious and long-term exposure can affect lung function, breathing and asthma.

12.5.2 The Council is committed to improving air quality in the borough to improve the health and wellbeing of Havering's residents and is preparing an Air Quality Action Plan setting out how air quality in the borough can be improved and health benefits can be maximised. This includes the encouraging choices which include of sustainable and active travel, the use of green infrastructure and renewable energy.

12.5.3 In line with London Plan policy, development will be expected to be air quality neutral. The minimum benchmarks in the GLA's Sustainable Design & Construction SPG will need to be complied with. Where there is a risk of any negative air quality impacts associated with development proposals, an assessment and, if appropriate, mitigation measures will be required, to ensure that air quality has been adequately considered and any negative impacts are minimised. Developers are encouraged to contact the Council at an early stage in the design process to ensure information regarding the site correct.

12.6 Managing pollution

Policy 34

Managing pollution

The Council will support development proposals that:

i. Do not unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination;
ii. Do not pose an unacceptable risk to the quality of the water catchment, groundwater or surface water; and
iii. Optimise the design, layout and orientation of buildings and the use of green infrastructure to minimise exposure to the above pollutants.

12.6.1 The health and safety of residents and visitors to the borough can be affected by pollution of the air, water and land as well as light and noise pollution. The Council seeks to minimise the exposure to pollutants both during construction and over the lifetime of the development to ensure the creation of safe and healthy places to live, visit and work in the borough. This policy should be read in conjunction with Policy 33.

12.6.2 The Mayor's SPG on Sustainable Design and Construction provides detailed guidance on how exposure to pollutants could be addressed in the design of schemes, how adverse effects could be appropriately mitigated and sets out when detailed assessments will be required. Additional guidance to minimise adverse impacts during construction are set out in the Mayor's 'The control of dust and emissions during construction and demolition' SPG.

12.6.3 A different degree of exposure to pollutants may be acceptable for different types of land uses. In considering development proposals and accompanying detailed assessments, both the individual and cumulative adverse impacts of development will be taken into account. Development should also ensure that human health and the environment is protected during the cleaning up of any pollution or land contamination.

12.6.4 External lighting is often required to provide healthy and safe environments, to enhance the appearance of buildings and to extend the use of facilities, such as outdoor sports facilities. However, inappropriate lighting can negatively affect residents' quality of life, significantly change the character of the locality, adversely affect wildlife and use unnecessary amounts of energy. Care should be taken to ensure lighting only illuminates intended areas and does not affect or impact on its surroundings. The Institute of Lighting Engineers Guidance Note [10] provides additional guidance on the design of light installations.

12.6.5 Where there is a potential for land contamination, a staged process of risk assessment will be required to demonstrate that land contamination has been effectively considered and addressed and that the land is suitable for its intended use, in accordance with the Council's Contaminated Land Inspection Strategy. The Environment Agency should be consulted when the proposed development poses a potential risk to controlled waters due to land contamination. The Council's leaflet titled 'Land Contamination and the Planning Process' provides information on what the Council requires in order to assess if a development is suitable for the proposed use on land which is potentially affected by contamination.

12.7 On-site waste management

Policy 35

On-site waste management

The Council will support residential, commercial and mixed use development proposals that:

i. Provide adequate internal storage space within their premises to enable the occupiers to separate, store and recycle their waste;
ii. Provide adequate, secure, external or communal storage facilities on site which allow for the separate storage and collection of waste, reusable items, recyclable materials and compostable waste;
iii. Include on-site waste management, which minimises the need for waste transfer, where it is feasible to do so;
iv. Allow for convenient and safe access to manage waste, including for older persons or persons with disabilities;
v. Allow for convenient and safe access for waste collection services;
vi. Implements high quality design solutions to minimise the adverse visual impact of waste facilities on site;
vii. Enable waste from mixed-use schemes to be segregated in separate secured areas; and
viii. Provide innovative solutions to reduce waste at source.

All major development proposals must be accompanied by a Waste Management Plan which demonstrates how the criteria set out above will be achieved.

12.7.1 The Council follows the waste hierarchy approach and is committed to firstly minimising the production of waste (waste prevention) and then maximising the re-use and recycling or composting of waste and minimising the use of landfill with disposal seen as the final option.

10 http://darkskies4ni.co.uk/how-can-i-make-a-difference/ile/

12.7.2 Havering adopted the Joint Waste Development Plan (DPD) for East London in 2012 alongside the East London waste authority boroughs of Barking & Dagenham, Newham and Redbridge. The Joint Waste Plan sets out a planning strategy to 2021 for sustainable waste management and has regard to the London Plan's Borough level apportionment of household, commercial and industrial waste, as well as construction excavation and demolition waste. The Joint Waste DPD forms part of Havering's Development Plan alongside the Local Plan. Policy 35 therefore does not seek to deal with the wider issues of strategic waste management and focuses on waste, re-use and recycling facilities within developments.

12.7.3 In order to facilitate the sustainable management of waste in the future it is essential that all developments provide adequate facilities for the separation of waste and recyclables and for its satisfactory storage prior to collection. The Council's Waste Management Planning Practice Guidance for Architects and Developers sets out the minimum requirements for the storage and collection of waste and recyclable materials. Consideration should be given to the need for separate communal storage facilities for the re-use and recycling of bulky items.

12.7.4 To help residents to actively move towards a culture of re-use and recycling wherever possible, development proposals should provide space (typically in the kitchen area of each property) for residents to be able to separate out waste.

12.7.5 All major mixed use, residential, commercial, and industrial development proposals must provide a waste management plan which clearly identifies the type and volume of waste expected, and size location and design of the waste and recycling storage.

12.7.6 The provision of adequate storage facilities on site is essential but they can be unsightly and can have adverse impacts on the appearance and quality of development proposals. The location and design of waste facilities should be considered at the earliest stage and as an integral part of the design process to ensure any impacts are minimised and mitigated.

12.7.7 Consideration should be given to the provision of on-site waste management in order to facilitate the re-use and recycling of waste generated by the development. On-site waste management can have the added benefit of reducing transport trips.

12.8 Low carbon design, decentralised energy and renewable energy

Policy 36

Low carbon design, decentralised energy and renewable energy

The Council will seek to optimise the energy efficiency of buildings and support low carbon and renewable energy developments including energy efficiency improvements to existing buildings.

The Council requires major development proposals to include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction set out in the London Plan will be met. The Council will require a cash in lieu contribution to the Council's Carbon Reduction Fund on any shortfall to secure the delivery of carbon dioxide savings elsewhere.

The Council will require major development to prioritise connection to any existing or planned decentralised energy networks and, where feasible, integrate combined heat and power systems on site.

All stand-alone renewable energy developments should be located and designed to minimise any adverse impacts. Applicants are required to address the following issues in their proposals: impacts on landscape, biodiversity, historic environment, residential amenity, aviation activities, air quality, highway safety and fuel/energy security, including their cumulative and visual impacts.

The Council will support proposals for wind turbines, in addition to the above criteria for renewable energy developments, where:

i. They are located within an 'Area Suitable for Wind Energy Development' as designated on the Proposals Map;
ii. The proposal has been subject to meaningful pre-application consultation with the affected local community and the application is supported by a consultation statement;

iii. There is no unacceptable impact on residential amenity in terms of noise, shadow flicker, vibration and visual dominance;
iv. A noise impact assessment, which considers all relevant National and Local guidance, must be conducted, and identify appropriate noise mitigation measures where required to reduce the impacts on the surrounding occupants; and
v. It is in compliance with the Ministerial Written Statement (HCWS42) or subsequent national policy.

12.8.1 Renewable energy supplies and achieving energy efficiency are crucial to meeting the Council's ambition of reducing carbon emissions, and generating cleaner power locally. Specific requirements relating to minimising carbon dioxide emissions, sustainable design and construction and decentralised energy are set out within the London Plan and will be applied by the Council.

12.8.2 The Rainham and Beam Park Strategic Development Area has been identified as a potential opportunity for the deployment of a district heating network. Therefore, development proposals should seek to connect to existing or planned decentralised energy networks for the area.

12.8.3 If it is not possible to link to an existing decentralised energy system, the feasibility of combined heat and power (CHP) needs to be considered on a site-wide basis connecting different uses and/or group of buildings or an individual building. Investment in heat and cooling distribution infrastructure should be considered in all developments. CHP systems must be designed to run efficiently and be optimally sized to maximise carbon dioxide savings.

12.8.4 A Local Plan Wind Resource study (2016) has been prepared in response to Written Ministerial Statement (HCWS42) and identified a number of potentially suitable locations for wind turbines in the borough. These have been reflected in the Areas Suitable for Wind Energy Development designated on the Proposals Map. The study identifies what areas are suitable for large, medium or small turbines. Smaller turbines would not normally be allowed on sites suitable for larger wind turbines as this could reduce the potential for wind energy production.

12.8.5 To demonstrate compliance with the Written Statement (HCWS42) dated (18 June 2015) the proposal should be accompanied by a consultation statement, which sets out how the proposal has been subject to meaningful pre-application consultation with the affected local community. Thereby, following statutory consultation as part of the planning application process, the applicant should be able to demonstrate that the planning impacts identified by affected local communities have been addressed in full.

13 Minerals

13.1 Mineral reserves

Policy 37

Mineral reserves

The Council recognises the strategic need for the supply of aggregates and will safeguard mineral reserves in Havering from other forms of development that would sterilise the resource and/or prejudice future mineral extraction. Minerals Safeguarding Areas are designated on the Proposals Map.

Non-mineral development in safeguarded areas will only be considered where the applicant can demonstrate that:

i. The development will not sterilise the mineral resource;
ii. The mineral concerned is no longer of any value or potential value;
iii. The minerals can be extracted prior to the development taking place and this would not render the site unsuitable for the proposed surface development;
iv. It is not practicable or economically viable to extract the minerals prior to the development taking place;
v. The development is required for agriculture, forestry or nature conservation or for open air recreation and would be otherwise acceptable; or
vi. There is an overriding need for the incompatible development.

13.1.1 London needs a reliable supply of construction material to support continued growth including land-won sand and gravel, crushed rock, marine sand and gravel and recycled and alternative materials. There are relatively small resources of workable land-won sand and gravel in London however resource is known to exist in Havering, Redbridge, Hillingdon and Hounslow. The Council will seek to maintain an appropriate landbank as per the apportionment for the borough set out in the London Plan.

13.1.2 Datasets obtained from the British Geological Survey (BGS) show that the highest quality mineral reserves are located in the south of the borough. The data also revealed the potential for existence of minerals (superficial streams of clay, silt, sand and gravel) in the north-east of the borough. Given the requirements placed upon the borough by the London Plan for a sand and gravel landbank apportionment, these areas will continue to be safeguarded.

13.1.3 The Council seeks to ensure that the known reserve within Havering is not adversely impacted or unduly sterilised by non-mineral bearing development. Applications for non-mineral development coming forward in identified Mineral Safeguarding Areas will be considered on their individual merits with an assessment of need being made in context of the current landbank position and the benefits the development would result in from an economic, social or environmental perspective.

13.2 Mineral extraction

Policy 38

Mineral extraction

The Council will seek to maintain a seven year aggregate landbank, as per the apportionment within the London Plan. In this regard, mineral extraction within Mineral Safeguarding Areas will be supported when proposals in isolation and cumulatively would not unacceptably impact on:

i. Public health and safety;
ii. The amenity and quality of life of nearby communities;
iii. The natural, built and/or historic environment;
iv. The efficient and effective operation of the road network, including safety and capacity.

Appropriate mitigation measures, to ensure the that criteria i.-iv. will be secured as part of any proposed development by planning condition or legal agreement.

A Transport Statement or Transport Assessment will be required with all applications to determine the potential impacts the proposal may have on the road network and ensure reasonable contributions from the developers are received to maintain the roads.

With regards to site operations and restoration, proposals will be expected to be worked in a phased manner with agreed mitigation measures in place to ensure that the local environment and amenity value is maintained or improved throughout the lifetime of the development. Restoration should be undertaken in accordance with an approved scheme and on a progressive basis and seek to:

v. Reduce the reliance on the use of landfill materials;
vi. Provide beneficial after-use(s) that secure long lasting community and environmental benefits; and
vii. Protect the best and most versatile agricultural land.

All restoration proposals will be subject to a five year aftercare period.

Any ancillary development including processing plant necessary to facilitate the development should be essential, positioned on-site and of a design to limit adverse landscape impact it must be removed from the site as soon as no longer required for the purpose for which it was installed.

In the event of a sufficient landbank, the Council will consider applications on their individual merits. Such applications will, however, generally be resisted unless the applicant can demonstrate:

viii. An overriding justification or benefit for the proposed extraction;
ix. The scale of the extraction is no more than the minimum essential for the purpose of the proposal; and
x. The proposal meets criteria i-iv above.

13.2.1 Within the Mineral Safeguarding Areas it is important that mineral-led development is appropriately assessed to ensure that the site can be worked in a sustainable manner to ensure it will not give rise to any significant adverse impacts and the site can be restored to an equivalent quality or an after use of particular community or environmental benefit.

13.2.2 Mineral extraction by its very nature is physically intrusive on the land. Accordingly, mineral extraction can give rise to a number of environmental and amenity impacts. The extraction process itself, for example, can result in changes to geological, hydrological, ecological, archaeological and landscape conditions and the action working/ operations further more can give rise to transport related, health and amenity (noise, air quality and vibration) and visual impacts. The Council, with any application for mineral development, will seek to to ensure full assessment of any potential impact both in the short and long term. Mitigation measures will be expected to be proposed and/ or contributions achieved through appropriate legal agreements to ensure impacts are managed throughout the life of the development. In this regard, the Council are particularly aware of the road infrastructure in the more rural areas of the borough and will closely engage with the Highway Authority to ensure any impact from HGV movements is appropriately addressed.

13.2.3 The Mineral Safeguarding Areas includes areas within close proximity to a number of residential areas and sensitive uses, and whilst being mindful of the need to plan for mineral extraction, the Council is also keen to ensure local communities are not adversely impacted by such development coming forward. The Council is also aware of the potential for cumulative impacts from multiple sites within close proximity of each other, because whilst minerals can only be worked where they are naturally found this can put significant pressure on particular communities and infrastructure.

13.2.4 The Council will seek to ensure that there are no significant adverse impacts arising from proposed mineral development to public health and safety, amenity, quality of life or nearby communities and/ or the environment. Planning conditions will be imposed, where appropriate, to mitigate the adverse impacts of development.

13.2.5 Ensuring high quality restoration at the earliest opportunity is considered to be fundamental to the overall acceptability of a mineral-bearing development. The Council, through conditions, legal agreements and active on-site monitoring will seek to ensure the development is undertaken in accordance with the approved details and the suggested restoration is completed on-time, to a good standard and also managed for five years, post completion as part of the aftercare period.

13.2.6 Havering has an apportioned landbank and seeks to ensure that a steady and adequate supply of aggregate is provided. The Council will provide information to the Greater London Authority to assist in the production of the annual London-wide Local Aggregate Assessment. This process, which required the Council to gather data from all active sites in the borough will provide an accurate picture of the landbank, allow particular trends within the industry to be identified and enable informed decisions to be made about the need for new sites/ developments going forward. The Council will resist extraction activities where a sufficient landbank exists unless there are specific circumstances that justify the development. Such proposals will be assessed on a case by case basis.

13.3 Secondary aggregates

Policy 39

Secondary aggregates

The Council will require applicants to minimise the quantity of primary aggregate and resources necessary to facilitate a development and the amount of waste generated through:

i. Appropriate design;
ii. Good practices; and
iii. The recycling of construction materials containing minerals.

In respect of the above, maximum possible rates of recovery from construction, demolition and excavation waste will be encouraged through the re-use and recycling of materials on-site.

The Council will support applications for temporary aggregate recycling facilities at development sites and quarries, subject to compliance with the other relevant policies of the Local Plan and the use ceasing and all plant being removed once the development is complete and/or restored.

13.3.1 The London Plan sets targets for levels of recycling and reuse of construction, excavation and demolition waste. Whilst the Council's Waste Development Plan seeks to ensure sustainable waste management and elaborates on general considerations with regard to waste proposals, the benefits of a high production level of secondary aggregate is considered important in context of contribution to the land-won mineral landbank.

13.3.2 Minerals are a finite resource and to aid continued prosperity in the borough, and London, effective use and high levels of recycling are considered vital. The Council seeks to ensure that developers are considering the resources necessary to facilitate a development and furthermore reusing or recycling any existing resource on-site. Construction management plans and statements on practices proposed for major developments will be required in respect of demonstrating compliance.

14 Delivery and implementation

Overview

14.0.1 Growth in homes, jobs and services that will deliver the Council's vision and the objectives and policies of the Local Plan will be welcomed.

Working with partners

14.0.2 The Council recognises that much of the development identified in the Local Plan, particularly the investment in new homes and jobs, will be delivered by the private sector. Additionally, Government agencies and bodies such as the Department of Transport, Highways England, TfL, the GLA, Crossrail, Network Rail, and Train operating companies will have a key role to play in delivering the transport improvements which will be necessary for the full delivery of the spatial strategy.

14.0.3 The Council recognises that effective partnership working will be crucial to the successful implementation of the Havering Local Plan. The Council is committed to encouraging dialogue between developers and service providers including those provided by the Council itself to ensure effective delivery of the growth and development set out in its Local Plan.

The Council taking the lead

14.0.4 The Council is committed to working collaboratively and constructively, and from the outset, with landowners, developers, investors, infrastructure providers, adjoining boroughs, the Mayor of London and other key stakeholders in the private, voluntary and community sectors across the borough to deliver the growth and development that is set out in this Local Plan. The Council will continue to work with all its partners and use all its relevant powers and programmes to ensure that, as far as possible, conditions exist to deliver the strategy in the Havering Local Plan.

14.0.5 The Council knows that its role and that of other public bodies as land owners is important through direct investment in the provision of land for new homes and infrastructure. To this end, the Council has established its own housing company and an ambitious estates regeneration programme and is working proactively with other public sector bodies and private developers to bring forward sites in public and private ownership to increase the supply of housing in the borough.

14.0.6 As a land owner, the Council will promote and encourage specific development on its land as this will assist in addressing its priorities as well as in securing investor confidence. In appropriate circumstances, the Council may seek to enter into partnership agreement with private investors to encourage specific uses on land in Council ownership or on land adjacent to Council's land.

14.0.7 The Council's preferred approach towards land assembly will be through proactive and positive negotiation. Where necessary, appropriate and justified the Council may facilitate development by exercising its Compulsory Purchase Powers to acquire and assembly land in the public interest.

14.0.8 Havering has established a private sector focussed Housing Company, Mercury Land Holdings, to bring forward residential homes for market rent and sale. Also Havering's Housing Department is ready to meet the challenge by investing in new Council Housing. Bridge Close, Angel Way, and Waterloo Road estate are the three sites where Havering are seeking HZ financial intervention as the market on its own would be unable to deal with a number of the complex issues to bring these sites forward.

14.0.9 As necessary, the Council will prepare appropriate strategies and guidance to set out measures and initiatives involved in the delivery of the Local Plan's programmes and projects.

The Infrastructure Delivery Plan

14.0.10 Ensuring that physical, social and community infrastructure needed for development is in place at the optimum time is essential to support the delivery of the vision, objectives and policies of the Local Plan. It is essential that the necessary community and transport infrastructure needed to support local communities and make development work is provided, particularly in those parts of the borough that will experience the most growth in the Plan Period.

14.0.11 The Council will maintain its close working with service providers to ensure the timely delivery of new and improved infrastructure needed to support Havering's development.

14.0.12 In recognition of the fact that a wide range of stakeholders are involved in infrastructure planning, funding and implementation, the Local Plan is underpinned by a robust Infrastructure Delivery Plan (IDP) which sets out the infrastructure needs to support the level of growth planned for in the Local Plan. The Council will encourage service providers to take this into account in the preparation of their own strategies and business plans. The IDP has also informed the preparation of the Havering Community Infrastructure Levy.

14.0.13 The Council will monitor the Infrastructure Delivery Plan and revise it where necessary so that it remains a good fit with the infrastructure requirements and provision of Havering.

Delivering new homes and communities through Havering's Housing Zones

14.0.14 The building of a significant number of new homes in the Strategic Development Areas of Romford and Rainham and Beam Park is identified in the Local Plan and will be supported by means of a range of planning and financial measures through the Mayor of London's Housing Zone Programme.

14.0.15 Havering is one of only a few London boroughs with two Housing Zones and the Council considers that this will be an important element in its ability to deliver the new homes that the borough needs over the plan period because it provides a high degree of certainty that the new homes will come forward. This is a key component of the Local Plan's approach to housing delivery.

14.0.16 The Rainham and Beam Park Housing Zone was established in 2015 followed by the Romford Housing Zone in 2016. The Housing Zone Programmes are funded by a combination of local authority funding, GLA direct and recoverable grant, and external funding. Housing Zone finance will be used predominantly to deliver physical infrastructure in advance or in parallel to developments.

14.0.17 The Romford Strategic Development Area and the Rainham and Beam Park Strategic Development Area are anticipated to deliver over 5,000 and 3,000 homes respectively over a ten year period, with the new increased number of economically affluent residents living in well-designed homes in Romford and Rainham and Beak Park centres.

Funding secured from developer contributions

14.0.18 Various policies in the Local Plan contain requirements for developers to make financial contributions to make the development acceptable in planning terms. The Council will use Section 106 planning obligations funding (in accordance with paragraphs 203 – 205 of the National Planning Policy Framework) to address or mitigate potential unacceptable impacts associated with developments.

14.0.19 In due course, the Havering Community Infrastructure Levy (CIL) will enable the Council to secure funding towards the cost of infrastructure to meet the needs arising from new developments.

14.0.20 Funds secured through CIL will be used to deliver key community infrastructure as such as education, health facilities, libraries, community care, community facilities, and transport projects (except certain site specific works).

14.0.21 The Council acknowledges however that CIL, on its own, will be insufficient to fund big new capital projects and it will remain necessary for other funding sources and regimes to be explored and considered.

Development Management

14.0.22 The Local Plan and the London Plan will be the main basis for decision making and managing development in the borough. The Council will seek to facilitate new development through working proactively and positively with developers to ensure proposals come forward in a timely manner.

14.0.23 The Council will, through its pre-application process, seek to ensure that developers are fully aware of the requirements of the Local Plan's expectations and objectives. The Council will seek to ensure that development proposals that accord with the Local Plan will be approved without delay.

14.0.24 In appropriate circumstances, it is envisaged that the delivery of the Local Plan may provide an opportunity for the Council to develop positive engagement with the local community and prospective developers to establish the desired outcomes for sites and to explore the approach to be adopted on significant matters such as urban design.

14.0.25 To reflect a growing priority on securing high quality schemes which will have a beneficial impact in uplifting the perception of Havering within and outside the borough, it is expected that Design Review Panels may be set up and key sites and schemes may be the subject of design / architectural competitions.

14.0.26 In parallel, the Council will review how it deals with planning applications and ensure that Members take full account of the strategic objectives behind proposals. It is intended that these several initiatives will help the Council and its partners deliver better places.

Monitoring the Local Plan

14.0.27 The Council recognises that it will be very difficult to anticipate all the ways in which change will happen in a borough as dynamic as Havering within a wide Metropolitan London and sub- regional context.

14.0.28 The Local Plan took account of the best possible evidence and research information available when it was prepared. Whilst this gives a sound basis for the Plan's overall direction and policies, it is acknowledged that over the Plan Period circumstances may change. In this circumstance, the Council may wish to adjust the Plan's direction or policies.

14.0.29 The Council will, therefore, monitor the effectiveness of its Local Plan in delivering its objectives by regularly assessing its performance against a series of identified key indicators. The Council will publish the results of these assessments via its Authority Monitoring Report on an annual basis. The monitoring indicators listed in Table 9 of Annex 8 will be used to monitor the delivery of each local plan policy. The indicators have specifically been selected to address every policy as far as possible.

14.0.30 Another key task will be to keep under review the need for other documents to be brought forward to support the Local Plan and to help deliver the Council's priorities which are linked to it. These may come forward as statutory or non-statutory documents and may be topic or area based.

14.0.31 The Council at this stage does not wish to be prescriptive about this. In all cases it will consider carefully the need for the item and such factors as the most appropriate means of securing its preparation and delivery and its available resources.

A Annexes

A.1 Related planning policy documents

A.1.1 The Havering Local Plan is accompanied by a number of other planning documents:

- Local Development Scheme – this lists and describes all planning policy documents and the timetable for preparing them;
- Statement of Community Involvement – sets out how we will consult the public in preparing planning policies;
- Supplementary Planning Documents (SPDs) – sets out in more detail how some of the Local Plan's policies will be applied;
- Community Infrastructure Levy (CIL) (in preparation) – a charge on new developments to help fund infrastructure;
- Authority Monitoring Report – published annually and contains information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan, and the extent to which the planning policies set out in the Local Plan documents are being achieved;
- Joint Waste Development Plan for East London 2012 – jointly prepared by Barking and Dagenham, Havering, Newham and Redbridge.

Neighbourhood Development Plans

A.1.2 Neighbourhood Development Plans are a new part of the planning system introduced by the Localism Act 2011. They enable members of a local community to develop planning policies to guide developments for their local area. The Plans are managed and written by members of the community and are not prepared by the Council.

A.1.3 Subject to conforming to national policies, as well as Local Plan policies and gaining support through a referendum of the local area, Neighbourhood Development Plans will be a formal part of the Development Plan for Havering and will be taken into account by the Council when determining planning applications in that area. Neighbourhood Development Plans cannot restrict the level of development set out in this Local Plan but can guide and shape development.

A.1.4 There are currently no Neighbourhood Development Plans in Havering.

A.2 Policy Context

The National Planning Policy Framework 2012

A.2.1 The National Planning Policy Framework set out the Governments Planning policies for England and how these are expected to be applied. The Havering Local Plan is required to be consistent with the framework.

A.2.2 The core principle of the NPPF is a 'presumption in favour of sustainable development', which should be seen as a 'golden thread' running through both plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental and it is the role of the planning system to balance these dimensions.

A.2.3 The NPPF sets out detailed guidance in relation to key planning principles including building a strong economy; ensuring the vitality of town centres; promoting sustainable transport; delivering a wide choice of affordable homes; good design; promoting healthy communities; protecting open space and the built environment; conserving the historic environment; and meeting the challenge of climate change.

A.2.4 The NPPF is supported by Planning Practice Guidance (PPG) which adds further context to the Framework. It is intended that the two documents should be read together.

The London Plan (Consolidated with Alterations Since 2011)

A.2.5 The London Plan 2015 is the Spatial Development Strategy produced by the Mayor of London setting out the integrated social, economic and environmental framework for the future development and growth of the city.

A.2.6 The Havering Local Plan is required to be in general conformity with the London Plan. The London Plan is also part of the statutory Development Plan for the borough and has to be taken in account in the determination of planning applications.

A.2.7 The London Plan contains detailed policies which must be considered alongside the Local Plan. The London Plan recognises the unique characteristics of outer London and in appropriate cases it is possible for locally specific policy provisions to be made through Local Plans.

A.2.8 Specifically in relation to Havering the London Plan:

- Sets a minimum housing target of 11,700 new homes between 2015 – 2025;
- Identifies London Riverside (including Rainham and Beam Park) as an Opportunity Area (an opportunity area has significant potential for new residential and economic development);
- Identifies Romford as a metropolitan centre and Hornchurch, Upminster, Collier Row, Harold Hill, Rainham and Elm Park as district centres;
- Identifies Rainham Employment Area, Harold Hill Industrial Estate and King George Close Estate, Romford as Strategic Industrial Locations (protected for industrial use);
- Set an annual indicative benchmark of 185 specialist housing units for older people between 2015 - 2025;
- Identifies Havering as one of four minerals boroughs and sets a land back apportionment.

A.2.9 Following the election of a new London Mayor in 2016, a review of the London Plan is underway. At this stage it is anticipated that a new London Plan will be adopted in late 2018. The Local Plan can be reviewed in part if the new London Plan has significant implications on the local planning context. At this early stage in the preparation of the London Plan it is not possible to anticipate its significance. The Council will work closely with the Mayor of London to ensure that Havering's priorities and aspirations are reflected in a new Plan.

A.3 Spatial Portrait and Key Issues

A.3.1 The Spatial Portrait provides a summary of the key characteristics of Havering as it is now and identifies the key issues to be addressed by the Local Plan.

Havering's Location

A.3.2 Havering is an outer London borough in North East London, situated just 13 miles from the City of London. Havering is also London's third largest borough, extending to approximately 43 square miles and home to an increasingly diverse and vibrant population of more than 249,000 people.

A.3.3 Located on the London/Essex border, the borough is adjoined by the London Boroughs of Redbridge and Barking and Dagenham to the west, Epping Forest to the north, Bexley to the south beyond the river Thames and by the Essex Districts of Thurrock and Brentwood to the east.

Havering's Places

A.3.4 Romford is the largest town centre in Havering, a designated metropolitan centre, it is home to an extensive retail offer that serves a wider catchment which extends into several neighbouring boroughs and even into parts of the wider South East region. As one of outer London's major growth and regeneration areas, the area offers exciting development and regeneration opportunities over the next 15 years and will accommodate a significant level of housing and economic growth alongside new and enhanced supporting infrastructure.

A.3.5 There are smaller but significant retail centres at Hornchurch, Upminster, Rainham, Elm Park, Harold Hill and Collier Row. Hornchurch is the borough's cultural centre, home to the Queens Theatre and Fairkytes Art Centre. Hornchurch and Neighbouring Upminster are the two largest centres outside of Romford.

A.3.6 A.4.6 Rainham and Beam Park in the south of the borough is a further major growth and regeneration area and provides the opportunity to establish an exciting new residential neighbourhood linked to the delivery of a new railway station on the existing Essex Thameside line at Beam Park.

Havering's Population and Households

A.3.7 Havering is currently home to a population of over 249,000 and is expected to grow significantly to over 290,000 by 2031.[11]. The number of households is forecast to grow in the same period, reflecting the trend of households becoming smaller in size. Compared to London as a whole, Havering has a low proportion of one person households and a low proportion of households comprising of married couples with no dependent children. Conversely, Havering has the highest proportion in London of households comprising couples with dependent children. In term of the age composition of the population, Havering has the highest proportion of older people of any London borough [12]. This projected increase in the borough's share of the elderly represents a key issue for the Council. The Local Plan must therefore address the needs of an increasingly ageing population, in particular demands on extra care accommodation, and the need to create accessible environments and homes adapted to the exigencies of life which are equally important for households with very young children.

A.3.8 Within the same plan period there are forecast increases in the proportion of the very young, with the share of under 4's in the borough currently at 6.1% and rapidly growing [13]. This too represents a key issue for the Council to address, with demand for school places, recreational and leisure facilities, health centres and suitable family accommodation to soon outstrip current provision. The Local Plan therefore must ensure that increasing needs for such social infrastructure are placated.

A.3.9 There are currently 100,660 households in Havering [14], with the composition of the households changing due in part to changing social trends. The period to 2031 is likely to see an increase in one person households particularly among the elderly, as well as increasing demand for larger family dwellings as the share of married couples with dependent children proliferates. The population/household figures reflect the results of the 2013 London Housing Capacity Study. This estimates that there is potential for 1,170 homes per year to be built in Havering for the ten year period 2015 - 2025. A key issue for the Local Plan to address will therefore be to ensure the right mix of new housing is provided with regard to Havering's changing population composition whilst maintaining and enhancing the borough's residential character. As well as ensuring that the types and sizes of new housing meets forecast demand, the Local Plan needs to address the issue of housing 'affordability'. In 2016, the estimated average gross earned household income was £44,430, whilst the average house price was £394,000, far outstripping average household income by more than 8 times [15]. A key issue for the Local Plan will be to ensure an appropriate level and type of affordable housing is provided for those on low and intermediate incomes to help address increased incidences of homelessness, ensure everyone has access to a decent home, whilst having regard to the economics of supply.

A.3.10 Although 70% of the population in Havering are home owners, which is one of the highest proportions across all London boroughs, the provision of new housing in the borough represents a considerable issue for the Council to resolve. This is in part due to a failure in recent years to meet housing delivery targets and as such, there is now a supply and demand issue to contend with. This has impacted across all facets of the housing market, with affordable family housing (3-4 bed) in particular need. This issue is further compounded by the considerable lack of available and sufficient brownfield land in the borough. With over half of the borough classified as Green Belt, the Council must focus delivery on a finite number of brownfield sites. As a result, the Plan must strike a careful balance, between the provision of new homes, and ensuring land is available for the many other competing land uses.

A.3.11 With the borough's population set to increase significantly over the lifetime of the plan,the Council must ensure the sufficient delivery of high quality homes to meet the increasing need as well as delivering on affordable housing commitments as set out in the Local Plan.

11 GLA round population projections, 2015 long term trends
12 Havering Demographic and Diversity Profile Jan 2015
13 Havering Demographic and Diversity Profile Jan 2015
14 GLA, 2015
15 Havering JSNA 2016 p6

Education

A.3.12 Of Havering's 82 state funded schools, 61 are Primary, 18 are Secondary and 3 are Special Schools. There are also six Independent Schools and one Alternative Provision Academy. However, there is a growing need for school places in the borough as the borough's population continues to grow and consequently, ensuring the needs of existing and future residents are met remains a key issue for the Council.

A.3.13 Further education is provided in Havering through 'Havering College of Further and Higher Education', 'Havering Adult College' and 'Manor Park College', as well as a series of libraries and other centres.

A.3.14 A key issue for the Local Plan will be to seek to remedy the existing deficiencies in service and facility provision, especially spatial inequalities in the distribution and availability of facilities in different parts of the borough, especially in those areas with poor educational attainment.

Health

A.3.15 Havering belongs to the Barking, Havering and Redbridge University Hospitals NHS Trust, with Queen's Hospital in Romford the borough's principle Hospital. Queens continues to serve an ever growing catchment and plays an increasingly significant role in the provision of care for Havering residents. One of the main issues affecting quality of life however is access to local doctors and medical services, and this is governed mainly by lengthy GP lists. There are currently 52 GP practises covering a total of 256,731 patients and consequently, this has led to long GP waiting times.

A.3.16 Havering is a relatively affluent borough, however, there are pockets of deprivation to the north (Gooshays and Heaton wards) and south (South Hornchurch), which has led to the existence of health inequalities in the borough. While life expectancy overall is above national average for people living in Havering, (84.1 years for women, and 79.1 years for men), there remains significant inequality in life expectancy across the borough, impacted by where people live and the circumstances of their upbringing. Currently, the disparity in life expectancy between the most deprived and least deprived in Havering stands at 6.9 years for men, and 3.6 years for women [(16)].

A.3.17 A key issue for the Local Plan therefore will be ensuring that the needs of existing and new households are met, that existing spatial inequalities particularly in healthcare are remedied, and that local deprivation is tackled at source.

Business Growth and Economic Activity

A.3.18 The key employment sectors in Havering are Human Health and Social Care Work, Retail, Administrative and Support Service Activities, Education and Construction. The overall employment rate in Havering is high, with around 76.5% of working age residents in Havering in employment between January 2015 and December 2015[(17)].

A.3.19 Havering has a high number of micro and small businesses, with Havering's Employment Land Review (2015) reporting that over 90% of businesses in the borough are micro companies with up to nine employees and a further 7% as small enterprises with between 10 and 49 employees. However, the Council's business survey indicates that the costs of rents and poor availability of suitable affordable premises are the main factors in driving businesses out of the borough and consequently, presents a key issue for the Local Plan to address. As a result, the provision and preservation of affordable and suitable workspaces should be actively encouraged to increase the opportunities for small businesses which are both a catalyst for regeneration and essential to Havering's economic vitality.

A.3.20 Although employment rates are stable, there is however a lower proportion of Havering residents in high skilled jobs compared to other outer London boroughs, reflected in the average gross income - £44,430 compared to the London average of £51,770. This places Havering within the lowest third of all London boroughs[(18)]. While Havering has good schools, academic qualifications are low; 35% aged 16 and over have no qualifications in the most deprived areas and 35% have qualifications at Level 1 or 2 (Level 2 is equivalent to a GCSE grade A*-C). [(19)]This is further compounded by evidence

16 Public Health England, Borough Health Profile 2016
17 Nomis, 2015
18 Havering JSNA 2016 p6
19 A research study into skills and employment in Havering - Renaisi 2014

to suggest that just 26% of the borough's population are graduates, in stark contrast to the Greater London and National averages of 50% and 37% respectively [20]. Resolving the attainment gap is a clearly a key issue for the borough, as a highly skilled workforce attracts enterprise and development, higher wages and consequently, increases in the prosperity of the borough. Improving access to training will help increase employment opportunities for Havering residents, reduce the mismatch between available skills and skills required and help alleviate spatial inequalities in the borough, and is a key issue the Local Plan should seek to promote.

Town Centres

A.3.21 Havering's town centres are a focus for retailing, services, employment and increasingly a place to live. Romford is Havering's main centre, serving Essex, East London and the Thames Gateway. It has benefited hugely from major new developments and major regeneration works are currently underway. The borough is also served by six district centres, at Upminster, Hornchurch, Elm Park, Collier Row, Rainham and Harold Hill, with Upminster and Hornchurch the largest of the district centres. There is also a diffuse network of local centres which provide day to day shops and services for residents, especially the borough's elderly and those less mobile.

A.3.22 Retailing is the main function of Havering's town centres and is, by far, the main source of employment in the borough. Whilst the future viability of the town centres will depend on securing the right mix of shops, services, cultural and community facilities and housing, retail will continue to be their raison d'etre.

A.3.23 Havering's close proximity to nearby shopping malls like Lakeside, Bluewater and Westfield Stratford does however place its centres in a vulnerable position and consequently, enhancing the vitality and viability of the borough's town centres by planning for future retail growth and increasing their attractiveness by facilitating a diversity of different uses remains a key issue for the Council.

Transport

A.3.24 Havering has good access to Greater London, Essex, Kent, and the rest of the South East via its strategic transport connections and routes. These include road links such as the M25, A12, A13 and A127 and rail links such as the Great Eastern Mainline railway (GEML), TfL Rail, Essex Thameside line, London Overground, and the London Underground District Line. However, while east-west connections through the existing transport network are good, north-south connectivity is extremely limited. Significantly, improved transport connections between Rainham, and Romford are needed to support the two emerging Housing Zones, but also to improve access to Crossrail and the new station to be built at Beam Park. Resolving the historically poor north-south links across the borough remains a key issue for the Council to resolve, and is currently the subject of talks regarding a key transport intervention scheme to remedy such concerns.

A.3.25 Population growth over the lifetime of the Plan provides additional transport related issues within the borough, relating specifically to congestion at peak times via its strategic road network and rail services, as well as pollution along key transport interchanges. Consequently, a key issue for the Local Plan will be to aim to minimise the need to travel through the location and design of new development and its relationship to transport links and users. Where travel is necessary, to promote sustainable forms of transport whilst recognising that people will continue to use their cars. This is a major issue in London Riverside where future growth particularly housing and tourism is predicated on significant improvements to public transport.

A.3.26 Car use and car ownership levels in the borough, the second highest in London presents a further issue for the Plan to contend with. The 2011 census revealed that 77% of households in Havering have access to at least one car and of households with access to 2 or more cars, Havering likewise holds the second highest proportion of any London borough, reflecting its location as an outer London borough. Car use is linked to issues of congestion and air quality and consequently, providing Havering residents with the options to walk, cycle and use public transport that is accessible will be important factors in trying to deliver modal shift in peoples behaviour.

20 Annual Population Survey, 2014

Environment

A.3.27 Havering is one of London's greenest boroughs, with half its 43 square miles designated as green belt land. Furthermore, Havering has an extensive and varied network of open space and parks including the Thames Chase Community Forest, 93 Sites of Importance for Nature Conservation, 3 Countryside Conservation Areas and seven local nature reserves. Havering also contains several large rivers and 7 wildlife corridors that run through the borough.

A.3.28 Of Havering's extensive green space offer, 11 of its parks and recreational open spaces hold the prestigious Green Flag status. There are also a series of protected species home to Havering, with a list that includes bats, the brown owl, great crested newts, water voles, badgers, harvest mice, the brown hare, stag beetle and other Biodiversity Action Plan (BAP) species. Evidently the borough's open spaces and waterways support a wealth of wildlife and biodiversity and consequently, a key issue for the Local Plan to address will be ensuring the right balance is struck between continuing protection and expansion of the borough's existing network of green spaces and accommodating investment and development.

A.3.29 Air quality however remains a further issue, with the borough formally declared an Air Quality Management Area (AQMA) for both Nitrogen Dioxide (NO_2) and Particulate Matter (PM_{10}), with issues arising particularly at key transport interchanges[21]. Consequently, a key issue for the Local Plan will be how best to further improve Havering's air quality and reduce the need to travel by promoting a more sustainable pattern of development and sustainable forms of transport.

Climate Change

A.3.30 The biggest contributors of carbon emissions in the borough are domestic, industry and commercial uses, however, evidence is beginning to show an overall improvement in the borough's total CO_2 emissions. This may be due in part to a general increase in the amount of renewable energy generated in the borough. Havering currently has the fifth highest number of solar photovoltaic installations on buildings of all London boroughs [22], and this is further supported by three large wind turbines, energy-from-waste facilities and future renewable energy projects in the pipeline.

A.3.31 A key issue for the Local Plan will therefore be how best to enhance and protect the environment and plan for and minimise the causes of climate change, whilst planning for adaptation and mitigation of its effects through the development process. It would need to focus on reducing the borough's carbon footprint and increasing the share of energy generated through local renewable means and promoting sustainable forms of construction.

Heritage

A.3.32 Havering has a diverse range of important heritage sites and areas. There are currently 6 Grade I and 15 Grade II* listed buildings located within Havering, as well as 11 designated conservation areas including; Corbets Tey, Cranham, Gidea Park, Havering-atte-Bower, Langtons, North Ockendon, RAF Hornchurch, Rainham, Romford, St Andrews and St Leonards.

A.3.33 Special townscape or landscape character areas are areas that have a special and unique character which adds to the townscape and landscape quality of Havering, of which Havering currently has two; Emerson Park, which is typified by large and varied dwellings set in spacious, mature, well landscaped grounds, and the Hall Lane Policy Area typified by large detached and semi-detached dwellings set in large gardens with considerable tree and shrub planting. All of the areas have unique characters which add considerable value to the borough's environment.

A.3.34 There is just one listed garden in Havering - Upminster Court Gardens, 11 sites on the Heritage in Risk register, including 7 grade II and 2 grade II* listed buildings and just 1 scheduled monument which can be found within the Romford conservation area.

A.3.35 A key issue for the Local Plan will therefore be how best to preserve and enhance the borough's heritage assets without constraining new development and to consider the role they can play in regeneration.

21 London Borough of Havering - Air Quality Action Plan 2017 - 2022
22 DECC, 2014

Waste and Minerals

A.3.36 Havering is a member of the East London Waste Authority (ELWA) alongside the London Boroughs of Redbridge, Barking and Dagenham and Newham, who share collective responsibility for the disposal of waste produced by each local authority. The ELWA, since its inception in 1986, has strived to implement waste hierarchy principles to recycle and reuse as much waste as possible, limiting the amount sent to landfill which is both costly and environmentally damaging. In 2015/16, 32% of household waste in Havering was either recycled, re-used or composted, and this figure has been increasing steadily year upon year since 2011.

A.3.37 A key issue now for the borough is to continue building upon recent successes in recycling and re-using of waste materials and continuing to implement measures to reduce waste sent to landfill.

A.3.38 In terms of minerals, the London Plan identifies Havering as one of four areas with the potential to maintain an aggregate apportionment that can make a significant contribution to the future provision of materials for building. In this regard, Havering is required to plan for a seven year sand and gravel landbank of at least 1.75 million tonnes. The Council has a mineral safeguarding area in respect of this, noting minerals can only be worked where they are naturally found and seeks to protect known resources from undue sterilisation. In recent years, planning permission has been granted for two new quarries in the Rainham and Wennington Area: East Hall Farm which opened in 2016 and Wennington Hall Farm which was granted permission in 2017 but has yet to commence. Factoring the reserve at these two sites, as of the start of May 2017, the landbank in Havering is estimated at 8.7 years with over 2.1 million tonnes of reserve with planning permission.

A.3.39 A key issue for the Council is to ensure that after such extractive activity has concluded, quality phased restoration is carried out that secures long lasting community and environmental benefits.

A.4 Previous Consultation

Previous consultation

Regulation 18 consultation

A.4.1 The Council undertook consultation on the priorities for the Local Plan (Regulation 18 consultation) between February and March 2015. A total of 69 responses to the consultation were received. A further 4 responses were received after the consultation window closed.

A.4.2 The Council has also received 80 representations from landowners and their agents asking the Council to consider removing sites from the Green Belt. A number of these representations were submitted during the formal consultation period. However, the majority of these sites have been submitted to the Council during the Local Plan process but outside of the formal consultation period.

Direction of Travel consultation

A.4.3 In November 2016 the Council published a Local Plan Direction of Travel (DoT) document as a way of engaging with and keeping stakeholders up to date on the progress of the Local Plan, its timeframe for delivery, as well as the emerging vision, strategic objections and spatial strategy. A total of 20 responses were received.

A.4.4 The Direction of Travel document does not form part of the statutory plan making process and was not subject to formal consultation. However, it was felt important to provide additional opportunities for further comments to be submitted as part of on-going engagement.

A.4.5 Further details on previous consultation, including all of the responses received and how they have been addressed by the Council can be found in the Local Plan Consultation Statement.

A.5 Supporting Documents

Duty to Co-operate Statement

A.5.1 The Local Plan has been prepared in accordance with the 'Duty to Co-operate' that places a legal duty on local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation on strategic matters. The 'Duty' is set

out in Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act). The Council has prepared a separate statement which sets out how the Duty to Co-operate has been fulfilled for the preparation of the Local Plan.

Sustainability Appraisal

A.5.2 Development Plan Documents must be subject to Sustainability Appraisal (SA) which is an integral part of the plan preparation process. SA involves identifying and evaluating a plan's impacts having regard to social, environmental and economic impacts and helps to ensure that the plan accords with sustainable development principles. Sustainability appraisals incorporate the requirements of the European Directive 2001/42/EC on the 'assessment of effects of certain plans and programmes on the environment' (SEA Directive).

Equalities Impact Assessment

A.5.3 An Equalities Impact Assessment (EIA) was carried out as part of the Local Plan process to assess the likely (or actual) effects of policy on the seven protected characteristics, including age, disability, gender, race, religion, sexual orientation and marital status. The process provided the opportunity to better utilise policy to further promote equality that had otherwise been missed as well as removing or amending negative or adverse impacts where possible. Although a legal requirement, fundamentally, the production of an equalities impact assessment was deemed an effective way of improving policy development and service delivery by ensuring the Council always considered the needs of their communities above all else, identified potential steps to promote equality and does not discriminate.

Health Impact Assessment

A.5.4 A Health Impact Assessment (HIA) was carried out during the preparation of the Local Plan to help ensure that health and wellbeing were fully considered. The HIA assesses the potential effects of the Local Plan policies on the health of Havering's residents and recommends actions to mitigate any negative impacts.

A.6 Town Centres

Table 6 Metropolitan centre

Metropolitan Centre	Type of frontage	Properties/land included
Romford	Primary frontage	South Street, 2-116 (evens), 1-129 (odds) Eastern Road, 2 (evens) Western Road, 1-13 (odds) North Street, 8-56 (evens) 7-9 (odds), 21-23 (odds) High Street, 2-4 (evens), 3, 7-13 (odds) Market Place, 1-19 (odds), 25-49 (odds), 20, 24, 28-42 (evens), 56-78 (evens), 82-96 (evens), Arcade Place, 1 (odds) Exchange Street, 1-2
	Secondary frontage	South Street, 143, 147-159 (odds) 163-183 (odds) High Street, 6-46 (evens), 15-17 (odds), 25-59 (odds) Victoria Road (Station Chambers), 5,6,7,7a Victoria Road (Old Mill Parade), 1,2,3,4,5,6 Victoria Road, 3-17 (odds), 35-41 (odds), 14-64 (evens), 70, 80, 84-86 (evens) Victoria Road (Station Parade), 1,2,3,4,5,6,7,7a,9

Table 7 District centres

District Centre	Type of frontage	Properties/land included
Hornchurch	Primary frontage	High Street, 70-168 (evens), 63-187 (odds); North Street, 4-14 (evens), 1-23 (odds); Station Lane, 4-32 (evens).
	Secondary frontage	High Street, 5a-17 (odds), 23-61 (odds), 189-199 (odds), 44-66 (evens) and 172-212 (evens); North Street, 16-22 (evens); Station Lane, 36-62 (evens), 1-43 (odds); Billets Lane, 1-25 (odds).
Upminster	Primary frontage	Station Road, 1-65 (odds), 2-72 (evens); St. Mary's Lane, 119-149 (odds); Corbets Tey Road, 1-63 (odds); Bell Corner, 1-7 (odds); Station Approach, 2 (evens).
	Secondary frontage	St. Mary's Lane, 151-213 (odds), 160-166 (evens), 172-218 (evens); Corbets Tey Road, 28-52 (evens), 69-127 (odds).
Collier Row	Primary frontage	Collier Row Road, 2-62 (evens), 1-43b (odds); Chase Cross Road, 2-18 (evens); Collier Row Lane, 316-322 (evens); Clockhouse Lane, 1-23 (odds).
	Secondary frontage	Chase Cross Road, 1-11 (odds); Collier Row Lane, 299-315 (odds), 314.
Elm Park	Primary frontage	Station Parade, 1-28b (all nos.); Tadworth Parade, 1-20 (all nos.); Broadway Parade, 7-13 (odds); The Broadway, 14-42 (all nos.); Elm Parade, 1-12 (all nos.); Elm Park Avenue, 13- 26 (all nos.).
	Secondary frontage	Broadway Parade, 1-6 (all nos.).
Harold Hill	Primary frontage	Farnham Road, 2-16 (evens), 44-48 (evens), 3-17 (odds), 65-73 (odds); Hilldene Avenue, 94-120 and 170-198 (evens); Chippenham Road, 65 and 83 (odds).
	Secondary frontage	Chippenham Road, 59-63 and 85-89 (odds); The Arcade, 1-12b (all nos.).
Rainham	Primary frontage	Upminster Road South, 9-53 (odds), 2-26 (evens); Bridge Road, 1 (odds).
	Secondary frontage	Broadway, 12-32 (evens); Upminster Road South, 1-7 (odds).

Table 8 Local centres

Reference	Location	Properties/land included
1	Boxmoor Road, Collier Row	Boxmoor Road, 15-27 (odds) and 37.

Reference	Location	Properties/land included
2	Highfield Link, Collier Row	Highfield Link, 1-7 (odds).
3	Chase Cross Road, Collier Row	Chase Cross Road, 257-263 (odds).
4	Chase Cross Road, Collier Row	Chase Cross Road, 87-93 (odds)
5	Gobions Avenue, Rise Park	Gobions Avenue, 25, 27, 33, 39, 43, 45, 47, 53, 55.
6	Moray Way, Rise Park	Moray Way, 2-16 (evens).
7	Collier Row Road, Collier Row	Collier Row Road, 98-120 (evens).
8	Collier Row Road, Collier Row	Collier Row Road, 164-178 (evens).
9	White Hart Lane, Collier Row	White Hart Lane, 37-59 (odds).
10	Collier Row Lane, Collier Row	Collier Row Lane, 162-174 (evens).
11	Collier Row Lane, Collier Row	Collier Row Lane, 134-142 (evens).
12	Collier Row Lane, Collier Row	Collier Row Lane, 52-62 (evens), 37-55 (odds).
13	Pettits Lane North, Rise Park	Rise Park Parade, Pettits Lane North, 169-179 (odds), 211-223 (odds).
14	Mawney Road North, Collier Row	Mawney Road, 170-178 (evens); Denbar Parade, 1-6 (all nos.); Marlborough Road, 6-8 (evens).
15	North Street, Romford	North Street, 68-78, 88-148 (evens), 95-105, 117-137 (odds).
16	London Road West, Romford	London Road, 257-277.
17	London Road East, Romford	London Road, 53-65 (odds), 30-60 (evens)
18	Carlton Road, Romford	Carlton Road, 2-16 (evens)
19	Brentwood Road, Romford	Brentwood Road, 46-92 (evens); Albert Road, 89-93 (odds); Park Lane, 1, 7, 9 (odds), 2-4 (evens)
20	Park Lane, Romford	Park Lane, 65-93 (odds), 134-140 (evens).
21	Rush Green Road, Rush Green	Rush Green Road, 162-180 (evens), 197-205 (odds) Dagenham Road; 68-96 (evens)
22	Rush Green Road, Romford	Rush Green Road, 138-146 (evens).
23	Roneo Corner, Romford	Hornchurch Road, 307-323 (odds); Roneo Corner, 2-32 (evens).
24	Hornchurch Road, Hornchurch	Hornchurch Road, 134-194 (evens), 202-228 (evens), 121-137 (odds).
25	Lyndhurst Drive, Hornchurch	Lyndhurst Drive, 202-210 (evens).
26	North Street, Hornchurch	North Street, 88-112, 118-124, 128-142 (evens); Billet Lane, 153-163 (odds); The Chequers PH.
27	Butts Green Road, Emerson Park	Butts Green Road, 1-9, 23 (odds); Berther Road, 2 (evens).
28	Butts Green Road, Emerson park	Butts Green Road, 43-79 (odds).

Reference	Location	Properties/land included
29	Hillview Avenue, Heath Park	Hillview Avenue, 136-144 (evens)
30	Brentwood Road, Romford	Brentwood Road, 284-290 (evens), 317-319 (odds).
31	Drill Corner, Squirrels Heath	Heath Park Road, 143-155 (odds), 160-168 (evens); Balgores Lane, 236-238 (evens); Brentwood Road, 364-392 (evens), 395-405 (odds); The Drill PH.
32	Station Road, Gidea Park	Station Road, 84-94 (evens).
33	Balgores Lane, Gidea Park	Balgores Lane, 97-105 (odds), 81-85 (odds), 142-168 (evens) Station Road, 2-8 (evens) Balgores Square, 1-4 (all nos.).
34	Hare Hall Lane, Gidea Park	Hare Hall Lane, 4-9 (all nos.).
35	Main Road, Gidea Park	Main road 168-248 (evens), 73-89 (odds), 91-101 (odds), 107 (odds) and the Unicorn Hotel PH; Balgores Lane 1-9 (odds)
36	Ardleigh Green Road, Squirrels Heath	Ardleigh Green road, 88-122 (evens), 187-207 (odds); Squirrels Heath Lane, 177-179 (odds).
37	Belgrave Avenue, Harold Wood	Belgrave Avenue, 117-127 (odds).
38	Upper Brentwood Road, Gidea Park	Upper Brentwood Road, 622-630 (evens).
39	Masefield Crescent, Harold Hill	Masefield Crescent, 61-67 (odds), 66-72 (evens).
40	Tennyson Road, Harold Hill	Tennyson Road, 39-45 (odds).
41	Grange Road, Harold Hill	Grange Road, 1-7 (odds).
42	Briar Road, Harold Hill	Briar Road, 9-21 (odds).
43	Camborne Avenue, Harold Hill	Camborne Avenue, 1-15 (odds).
44	Whitchurch Road, Harold Hill	Whitchurch Road, 145-167 (odds).
45	Petersfield Avenue, Harold Hill	Petersfield Avenue, 90-132 (evens).
46	Harold Park	The Parade, Colchester Road, 1-8 (all nos.); Colchester Road, 15-21 (odds); Tudor Court, Harold Court Road, 1-5 (all nos.).
47	Station Road, Harold Wood	Station Road, 1-29 (odds), 33-49 (odds) and King Harold PH.
48	Oak Road, Harold Hill	Oak Road, 1-17 (odds).
49	Essex Gardens, Emerson Park	Essex Gardens, 2-8 (evens).
50	Avon Road, Cranham	Avon Road, Cranham, 119-151 (odds).
51	Front Lane, Cranham	Front Lane, 69-81 (odds), 85-103 (odds) and The Plough PH; Willow Parade, Front Lane 1-12 (all nos.); Broadway, Front Lane, 1-2; Moor Lane, 2-12 (evens).

Reference	Location	Properties/land included
52	Lichfield Terrace St. Marys Lane, Cranham	Lichfield Terrace, 41-46 (all nos.).
53	St. Mary's Lane, Upminster	St. Mary's Lane, 302-314.
54	Gaynes Park Road, Upminster	Gaynes Park Road, 49-57 (odds).
55	Upminster Bridge, Upminster	Upminster Bridge, 97-107 (odds), 122-164A (evens).
56	Wingletye Lane, Emerson Park	Wingletye Lane, 65a-81 (odds).
57	Upminster Road, Upminster	Upminster Road, 25-33 (odds).
58	Bevan Way, Hornchurch	Hacton Parade, Bevan Way/Central Drive, 1-8 (all nos.).
59	Station Lane, Hornchurch	Station Lane, 171-213 (odds); 142-144 (evens). Suttons Lane, 1-25 (odds).
60	Abbs Cross Lane, Hornchurch	Abbs Cross Lane, 115-119 (odds).
61	Abbs Cross Lane, Hornchurch	Abbs Cross Lane, 224-228 (evens).
62	Northolt Way, South Hornchurch	Blenheim Court 1-7 (all nos.).
63	Mungo Park Road, South Hornchurch	Mungo Park Road, 105-131 (odds).
64	Elmer Gardens, South Hornchurch	Elmer Gardens 2-8 (evens).
65	South End Road, South Hornchurch	South End Road, 166-174.
66	Ongar Way, South Hornchurch	Writtle Walk, 1-5 (all nos.).
67	Rainham Road, South Hornchurch	Rainham Road, 145-149.
68	Cherry Tree Corner, South Hornchurch	Rainham Road, 70-90 (evens), 109-119 (odds) and Cherry Tree PH; South End Road, 2-12 (evens); Cherry Tree Lane, 205-211 (odds).
69	Cherry Tree Lane, South Hornchurch	Cherry Tree Lane, 183, 183a, 185 (odds)
70	Lowen Road, South Hornchurch	Lowen Road, 145-153 (odds).
71	Southview Parade, New Road, Rainham	Southview Parade, 1-6 (all nos.).
72	Upminster Road South, Rainham	Upminster Road South, 107-119 (odds), 76-84 (evens).
73	Wennington Road, Rainham	Wennington Road, 113-139B (odds).
74	Crown Parade, Upminster Road South	Upminster Road South, 193, 215-223 (odds), 188-200 (evens); Crown Parade, 1-8 (all numbers).
75	Wennington Road, Rainham	Wennington Road, 194-198 (evens)

A.7 Biodiversity and geodiversity sites

A.7.1 This annex provides an overview of the statutory and non-statutory nature conservation sites in the borough. The grid square reference of each site is included. The sites listed are also shown on the Proposals Map.

Sites of Specific Scientific Interest

- Ingrebourne Marshes TQ 538 842
- Inner Thames Marshes TQ 528 804
- Hornchurch Cutting (Geological SSSI) TQ 547 873

Local Nature Reserves

- The Chase (jointly managed with London Wildlife Trust) TQ 512 863
- The Manor TQ 550 930
- Ingrebourne Valley TQ 538 842
- Cranham Brickfields TQ 580 881
- Cranham Marsh TQ 565 854
- Bedfords Park TQ 518 923
- Rainham Marshes TQ 528 804

Sites of Importance for Nature Conservation

Sites of Metropolitan Importance

- M014 Cranham Marsh TQ 565 854
- M031 River Thames and tidal tributaries TQ 167 754
- M039 Rainham Marshes TQ 528 804
- M090 The Chase and Eastbrookend Country Park TQ 512 863
- M108 Ingrebourne Valley TQ 538 842
- M150 Bedfords Park TQ 518 923
- M151 Dagnam Park and Hatters Wood TQ 550 930
- M152 Belhus Woods TQ 568 825
- M153 Havering Country Park TQ 505 928
- North Ockendon Pit TQ 591 844 (former HVBII38)
- Beam Valley South TQ 506 836 (former HvBI17)

Sites of Borough Importance

Grade I sites:

- HvBI01 Mudlands TQ 510 824
- HvBI02 Frank's Wood and Cranham Brickfields TQ 580 881
- HvBI03 Fields south of Cranham Marsh TQ 573 852
- HvBI04 Codham Hall Wood West TQ 582 886
- HvBI05 Hornchurch Country Park TQ 532 842 (inc Southern Grasslands of St George's Hospital)
- HvBI06 Tylers Common TQ 566 905
- HvBI07 Tomkyns East Pastures TQ 571 897
- HvBI08 Upminster Lodge Farm Horse Field TQ 556 891
- HvBI09 Fairplay Farm TQ 601 862
- HvBI10 Warwick Wood TQ 558 830
- HvBI11 Bellvue TQ 528 921
- HvBI12 Foxburrow Wood, Havering-Atte-Bower TQ 526 933
- HvBI13 Spice Pits Wood TQ 539 940
- HvBI14 Long Wood and Sage Wood TQ 544 922
- HvBI15 Romford Golf Course TQ 524 903
- HvBI16 Mid Beam Valley TQ 514 848
- HvBI18 Lower River Beam & Ford Works ditches TQ 499 819
- HvBI19 Hainault Forest Golf Centre TQ 486 929
- HvBI20 Duck Wood TQ 555 923
- HvBI21 Clay Tye Wood TQ 596 868

Grade II sites:

- HvBII01 Bower School Wood TQ 509 920

- HvBII02 South Park Plantation TQ 516 934
- HvBII03 River Rom in North West Havering TQ 496 917
- HvBII04 Bedfords Farm Wood TQ 522 927
- HvBII05 Immanuel School Wood TQ 507 922
- HvBII06 Cranham Hall Shaws and Pasture TQ 577 866
- HvBII07 All Saints Churchyard, Cranham TQ 572 861
- HvBII08 Strawberry Farm Wood TQ 568 889
- HvBII09 Puddle Dock Angling Centre TQ 594 868
- HvBII10 Lodge Farm Spinney TQ 548 846
- HvBII11 Curtis Plantation TQ 540 947
- HvBII12 Bonnetts Wood TQ 551 842
- HvBII13 Foxlands Farm TQ 551 895
- HvBII14 Hall Lane Verge and Montrose Pasture TQ 561 899
- HvBII15 Boxhill Road Wood TQ 528 927
- HvBII16 Home Farm Wildnerness TQ 552 938
- HvBII17 The Butchers Paddock TQ 513 937
- HvBII18 Carters Brook and Paines Brook TQ 541 929
- HvBII19 Tylers Hall Pond TQ 566 913
- HvBII20 Jarmains Wood TQ 570 908
- HvBII21 Foxburrow Wood, Upminster TQ 573 902
- HvBII22 Broadfields Farm TQ 583 861
- HvBII23 Upminster Sewage Works Grass Bed TQ 608 865
- HvBII24 Bourningwood Fields TQ 557 906
- HvBII25 Hall Farm Moat, Paddock & St Mary Magdelene Churchyard, N.Ockendon TQ 587 847
- HvBII26 Stubbers Outdoor Pursuit Centre TQ 573 844
- HvBII27 Redlands Aggregates Angling Lake TQ 572 832
- HvBII28 Common Watercourse & Williams Lake TQ 544 822
- HvBII29 Moor Hall Farm Shaws TQ 552 812
- HvBII30 The Willows TQ 550 814
- HvBII31 Noak Hill Archery Field TQ 526 915
- HvBII32 Tench Pond Plantation TQ 531 935
- HvBII33 St Thomas's Churchyard, Noak Hill TQ 541 940
- HvBII34 Forge House Paddocks and Fishing Lake TQ 543 936
- HvBII35 Home Farm Broxhill TQ 530 930
- HvBII36 Brett Havering Aggregates East TQ 550 828
- HvBII37 Brett Havering Aggregates West TQ 536 816
- HvBII38 North Ockenden Pit TQ 591 844
- HvBII39 Riverside Sewage Treatment Works TQ 511 821
- HvBII40 Little Chef Pasture TQ 555 889
- HvBII41 Chequers Road Wood TQ 544 939
- HvBII42 Railside Land (divided into 6 sections A-F) TQ 530 894
- HvBII43 Hill View TQ 573 889
- HvBII44 Gerpins Lane Open Space TQ 554 840
- HvBII45 Folkes Lane Woodland TQ 575 896
- HvBII46 Tylers Wood TQ 571 904
- HvBII47 Harold Court Woods TQ 554 915
- HvBII48 Pages Wood TQ 558 898
- HvBII49 Ingrebourne Hill TQ 525 834
- HvBII50 Berwick Glades TQ 541 842

Sites of Local Importance

- HvL01 Raphael Park TQ 518 899
- HvL02 River Rom at King George's Playing Fields TQ 501 897
- HvL03 Wennington Churchyard TQ 539 809
- HvL04 Shoulder of Mutton Wood TQ 551 919
- HvL05 Westlands Rough TQ 495 880

- HvL06 Romford Cemetery TQ 505 876
- HvL07 Harrow Lodge Park TQ 530 866
- HvL08 Clockhouse Gardens TQ 563 865
- HvL09 St Lawrence's Churchyard, Upminster TQ 559 864
- HvL10 Pot Kiln Wood & Sickle Wood TQ 571 886
- HvL11 Langton's Gardens TQ 537 874
- HvL12 Parklands, Corbets Tey TQ 555 849
- HvL13 Rise Park Stream TQ 514 911
- HvL14 Bob's Lane and Ash Lane TQ 522 914
- HvL15 Bower Farm Green Lane TQ 512 939
- HvL16 The Dell TQ 544 868

A.8 Monitoring

A.8.1 Monitoring is a vital tool in ensuring the Local Plan is being implemented as intended. Havering Council produces an Authority Monitoring Report on an annual basis which will report on the progress of the indicators below. The Authority Monitoring Report will be published by the end of December each year and will cover the previous financial year. All indicators in the table will be monitored on this basis unless otherwise stated.

Table 9 Local Plan monitoring framework

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

Policy	Strategic Objective	Indicators	Source of Data
Successful Places to Live			
Residential Design and Amenity	SOi	Number and proportion of housing completions achieving the Lifetime Homes Standards	London Development Database
		Number and proportion of housing completions that meet Building Regulation Requirement M4(2) and M4(3)	
		Number and proportion of housing completions that meet the National Space Standards	
Houses in Multiple Occupancy	SOi SOiii	Net additional HMO completions	London Development Database
Conversions and Sub-divisions	SOii, SOiii	Net additional completions arising from: i. Conversions of existing non-residential buildings ii. Sub-division of residential developments	London Development Database
Garden and Backland Development	SOii	Net additional housing completions on garden and backland	London Development Database
Gypsy and Traveller Accommodation	SOiii	Net additional gypsy and traveller pitches and travelling showpersons plots	London Development Database
Thriving Communities			
Healthy Communities	SOv	Percentage of major applications submitted with a Health Impact Assessment	LBH
Town Centre Development	SOvi	Position of Havering's town centres in the London strategic town centre network	GLA
		Amount of completed retail floorspace in Havering's metropolitan and district centres	London Development Database
		In Havering's primary and secondary frontages, the number and percentage of: i. Vacancies ii. A1 and A2 units iii. A5 units iv. betting shops v. payday loan shops	LBH
Eating and Drinking	SOvi	Net additional A3 and A4 units and floorspace in Havering's metropolitan and district centres	LBH London Development Database
Culture and creativity	SOvii	Net additional arts, cultural and leisure floorspace in town centres and out of town centres.	LBH London Development Database

Policy	Strategic Objective	Indicators	Source of Data
Successful Places to Live			
Social infrastructure	SOv, SOviii	Net additional floorspace for social infrastructure facilities	London Development Database
		Average size of GP patient lists	LBH
Education and Early Years Provision	SOviii	School places vs demand for school places	LBH
		Net additional floorspace for educational purposes	London Development Database
Open Space, Leisure and Recreation	SOxv	Net loss/gain of public open space, playing fields and leisure floorspace	London Development Database
		Number of open spaces with Green Flag Awards	LBH
Opportunities to Prosper			
Business Growth	SOix, SOx	Amount of designated and non-designated industrial floorspace lost to non-industrial uses	London Development Database
		Net additional office floorspace	London Development Database
		Net additional employment floorspace by type	London Development Database
		Births, deaths, and survival of enterprises	National Statistics
Loss of Industrial Land	SOix	Amount of employment land lost to residential and/or commercial developments	London Development Database
Affordable workspace	SOix, SOx	Number of affordable workspace units delivered	LBH
		Net additional affordable workspace floorspace	LBH
Skills and Training	SOx	Percentage of local labour used in the construction of new developments and end user phase where applicable	LBH
Transport and Digital Connections			
Transport Connections	SOxi, SOxii	Proportion of journeys made by Havering school pupils to school by walking and cycling	LBH
		Car use and car ownership across the borough	LBH
		Number of road accidents (collisions) by age and by Ward	LBH
		Progress on the delivery of key transport infrastructure projects as set out in Policy 23	LBH

Policy	Strategic Objective	Indicators	Source of Data
Successful Places to Live			
Parking provision and design	SOxi	Percentage of completed development schemes meeting the required parking standards	LBH
Digital Connections	SOxi	Percentage of new developments with access to high speed broadband	LBH
High Quality Places			
Urban Design	SOxiv	Number of schemes nominated for and/or awarded a design award	LBH
		Number and proportion of major applications reviewed by a Design Review Panel	LBH
Landscaping	SOxiii, SOxiv	Number of proportion of major applications approved without a detailed landscape scheme	LBH
Heritage Assets	SOxiv	Number of heritage assets on the Heritage at Risk Register	Historic England
		Number of Conservation Areas with up-to date Appraisals and Management Plans	LBH
Green Places			
Green Infrastructure	S0xiv	Progress on the key green infrastructure projects as set out in Policy 29	LBH and external partners
Nature Conservation	SOxv	Changes in areas and populations of biodiversity importance, including: i. Changes in priority habitats and species (by type); and ii. Changes in areas designated for their intrinsic environmental value; including sites of international, national, regional, sub-regional or local significance	LBH Natural England
Rivers and River Corridors	SOxiv, SOxx	Percentage of main rivers of good or fair chemical and biological quality	Environmental Agency
Flood Management	SOxxi	Number of planning permissions granted contrary to the advice of the Environmental Agency	Environmental Agency
		Number and proportion of developments which incorporate Sustainable Drainage Systems (SuDS)	LBH
Air Quality	SOxviii,	Concentrations of two main air pollutants (NO2 & PM10) at monitoring stations	LBH
Pollution	SOxviii, SOxx	Percentage of main rivers of good or fair chemical and biological quality	Environmental Agency
On-site waste management	SOxvii	Percentage of household waste recycled/re-used/composted	LBH

Policy	Strategic Objective	Indicators	Source of Data
Successful Places to Live			
Low Carbon design and renewable energy	SOxix	Number of developments where on-site renewable energy generation is integrated	LBH
		Percentage of energy generation by type from renewable sources	LBH
Minerals			
Mineral Reserves	SOxxii	Loss of mineral safeguarded land to development	LBH
Mineral Extraction	SOxxii	Production (tonnes) of primary land won aggregates	LBH
Secondary Aggregates	SOxxii	Production (tonnes) of secondary/recycled aggregates	LBH
		Use of primary won materials	LBH

A.9 Glossary

A.9.1 This glossary does not repeat any terms that are already defined within the National or Regional Planning Policy. For further information please refer to the glossaries within the London Plan, National Planning Policy Framework and Planning Policy for Traveller Sites.

Table 10

	Definition
Affordable Workspace	A workspace provided where rent and service charges, excluding business support services, are on average at least 20% less than comparable local market rates for the duration of a lease (although it is noted that, for some sectors and locations, much reduced rents may be needed to render them affordable to target occupiers).
Authority Monitoring Report (AMR)	The Localism Act 2011 requires Local Planning Authorities to produce monitoring reports on at least an annual basis. The Report monitors the implementation of the Council's Local Development Scheme. It also assesses the extent to which the policies in Local Plan Documents are being implemented and the effects that they are having.
Biodiversity Action Plan (BAP)	An internationally recognised program addressing threatened species and habitats and is designed to protect and restore biological systems.
Building Research Establishment (BRE)	A private organisation that carries out research, consultancy and testing for the construction and built environment sectors in the UK. Among the BRE's areas of interest are participation in the preparation of national and international standards and building codes, including the UK building regulations.
Character	A term relating particularly to Conservation Areas or Listed Buildings, but also to the appearance of any location in terms of its landscape or the layout of streets and open spaces and the design of its buildings, often giving places their own distinct identity.
Community Use Agreements (CUA)	Are in place to secure community access for 'pay & play' opportunities for the general public and community club use. Community use agreements outline

	Definition
	hours of availability, management arrangements, pricing policies and sports development plans.
Conservation Area	An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, designated under S69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Contaminated Land	Land that has been polluted or harmed in some way, making it unfit for safe development and usage without first being cleaned up.
Density	A measure of the amount of residential accommodation on any given site. It can be measured by calculating the number of habitable rooms per hectare, or by calculating the number of dwellings per hectare. In either case, the net site area is the appropriate unit of measurement.
Gypsy and Traveller Pitch	A pitch is defined as accommodating a household, and in Havering generally includes a large static trailer, touring caravan, amenity building and parking and turning space.
Gypsy and Traveller Site	A site that can be made up of one or more pitches.
Health Impact Assessment (HIA)	A tool to assess the potential effects of a proposal on the health of a population, and the distribution of those effects within the population.
Housing Zones	Housing Zones are designated by the Mayor of London and will bring accelerated housing development to areas across London with high potential for growth. The building of homes in these areas will be supported by a range of planning and financial measures.
Infrastructure Delivery Plan (IDP)	The Infrastructure Delivery Plan (IDP) identifies the borough's infrastructure requirements including social, physical and green infrastructure. The IDP sets out what is needed, where it is needed and when it is needed.
Killed/Seriously Injured (K.S.I)	The defined severity of the casualty in road traffic accidents on the Strategic Road Network reported by the police where the casualty has sustained either a fatal or serious injury.
Lifetime Homes Standards	Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.
London Plan	Spatial Development Strategy prepared by the Greater London Authority (GLA) for the strategic planning of the Greater London Area. Forms part of the Development Plan for Havering.
Major development	For dwellings: where 10 or more are to be constructed (or if number not given, area is more than 0.5 hectares). For all other uses: where the floor space will be 1000 sq metres or more (or the site area is 1 hectare or more). The site area is that directly involved in some aspect of the development. Floor space is defined as the sum of floor area within the building measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretakers' flats etc. should be included in the floor space figure.
Multi-use game areas (MUGAs)	Hard-surfaced, fenced areas that enable use for a variety of sports including basketball, football, hockey and netball.

	Definition
National Planning Policy Framework (NPPF)	The NPPF sets out the Government's planning policies for England and how these are expected to be applied at local level.
Proposals map	A type of Development Plan Document which illustrates on an Ordnance and Survey map base, individual sites or geographical areas to which adopted planning policies and proposals relate.
Secured by Design	Secured by Design focuses on crime prevention of homes and commercial premises and promotes the use of security standards for a wide range of applications and products.
Strategic Flood Risk Assessment (SFRA)	An assessment of the likelihood of flooding in a particular area so that the location and design of development and mitigation measures can be carefully considered.

Havering
LONDON BOROUGH

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

PROPOSALS MAP CHANGES BOOKLET

Havering
LONDON BOROUGH

PROPOSALS MAP CHANGES BOOKLET

1 Purpose of this Document

1.1 The National Planning Policy Framework requires Local Plans to indicate land use designations on a proposals map. Planning Practice Guidance states that the map should illustrate geographically the policies in the Local Plan and be reproduced from, or based on, an Ordnance Survey map. The Guidance goes on to state that if the adoption of a Local Plan would result in changes to a previously adopted policies map, when the plan is submitted to the Planning Inspectorate for examination, an up to date submission policies map should also be submitted, showing how the adopted policies map would be changed as a result of the new plan.

1.2 In accordance with the requirements above, this booklet sets out the changes that are proposed to Havering's 2008 Local Development Framework Proposals Map reflecting the policies in the Proposed Submission Version of the Havering Local Plan.

1.3 The subsequent sections of this document contain tables and maps illustrating the proposed changes to the Proposals Map. The 2008 LDF Proposals Map must still be referred to for boundaries of sites that remain unchanged, sites that have been deleted, and for sites that have had a name change without boundary amendments. This booklet should therefore be viewed alongside the current 2008 Local Development Framework Proposals Map for clarity.

1.4 A full version of the Proposals Map incorporating any changes will be produced on adoption of the Local Plan.

2. Summary of Amendments to existing LDF designations

The changes listed in the tables below include proposed additions, deletions and amendments to the existing Local Development Framework 2008 Proposals Map. All other designations on the 2008 LDF Proposals Map remain unchanged.

2.1 Designations to be added to the Proposals Map

Proposed Additions to the Local Plan Proposals Map	Relevant Local Plan Policy (as set out in the Proposed Submission Local Plan)	Map Reference
Rainham and Beam Park Strategic Development Area	Policy 2	Map 1
Romford Strategic Development Area	Policy 1	Map 2
Beam Park Station Due for completion 2020	Policy 2	Map 3
Gypsy and Traveller Sites	Policy 11	Maps 4-12
Local Nature Reserves	Policy 30	Maps 13-17
Land suitable for Small, Medium and Large wind energy developments (see Annex x for larger scale map)	Policy 36	Maps 18-20
Flood Zones 2, 3a & 3b (see Annex X for larger scale map)	Policy 32	Maps 21-23
Thames Policy Area	Policy 31	Map 24
Primary and Secondary Frontages	Policy 13	Maps 25-31

2.2 Designations to be deleted from the Proposals Map

Proposed deletions from the 2008 LDF Proposals Map
Common Land
Major Developed Sites (These sites remain in the Green belt)
Public Transport Accessibility Level 5-6: Romford Central
Public Transport Accessibility Level 5-6: Romford – Urban/ Suburban

Public Transport Accessibility Level 3-4: Urban
Public Transport Accessibility Level 3-4: Suburban
Housing Supply (higher Density Redevelopment)
Public Transport Accessibility Level 5-6: Romford Central
Havering Ridge
Gidea Park Special Character Area (to be reviewed as part of the Gidea Park Conservation Area)

2.3 Amendments to existing 2008 LDF Designations

Current Designation (As it appears on the 2008 LDF Proposals Map)	Proposed Changes to the Designation	Proposed Name Change	Map Reference
Secondary Employment Areas (SEA's)	Amendment to Crow Lane Site 3 boundary	Locally Significant Industrial Sites (LSISs)	Map 32
Strategic Industrial Locations (SILs)	Addition of the Freightmaster Estate, Rainham	N/A	Map 33
Protected Wharves	N/A	Safeguarded Wharves	N/A
Major and Minor Local Centres	De-designation and deletion of 2 Minor Local Centres: - 28. Fitzilian Avenue - 37. Mawney Road South Addition of 2 Local Centres: - Beam Park - North Street, Romford Re-numbering of Local Centres from 1-75	Local Centres	N/A Maps 34-35 N/A

Major and Minor District Centres	Amendment to Harold Hill Town Centre Boundary	District Centres	Map 36
Retail Core	N/A	Primary Frontage	N/A
Retail Fringe	N/A	Secondary Frontage	N/A
Conservation Areas	Addition of Langtons and St. Andrews Conservation Areas		Maps 37-38
Gidea Park Conservation Area		Conservation Area	N/A
Burial Space	Addition of key Burial Sites		Maps 39-42
Open Space, Parks, allotments and Recreation Facilities	Addition of 19 Open Space Designations Amendments to 3 existing Open Space Designations De-designation and deletion of existing Whitworth Centre Open Space Designation		Maps 43-61 Maps 62-64 N/A
Sites of Nature Conservation Importance (SINC)-Borough	Addition of 6 Sites of Nature Conservation Importance (SINC)-Borough Amendment to Ingrebourne Hill and Bonnetts Wood SINCs		Maps 65-70 Maps 71-72
Sites of Nature Conservation Importance (SINC)-Metropolitan	Upgrade of North Ockendon Pit and The Beam Valley SINC's from Borough to Metropolitan status		Maps 73-74

2.4 Amendments to Romford Area Action Plan Designations

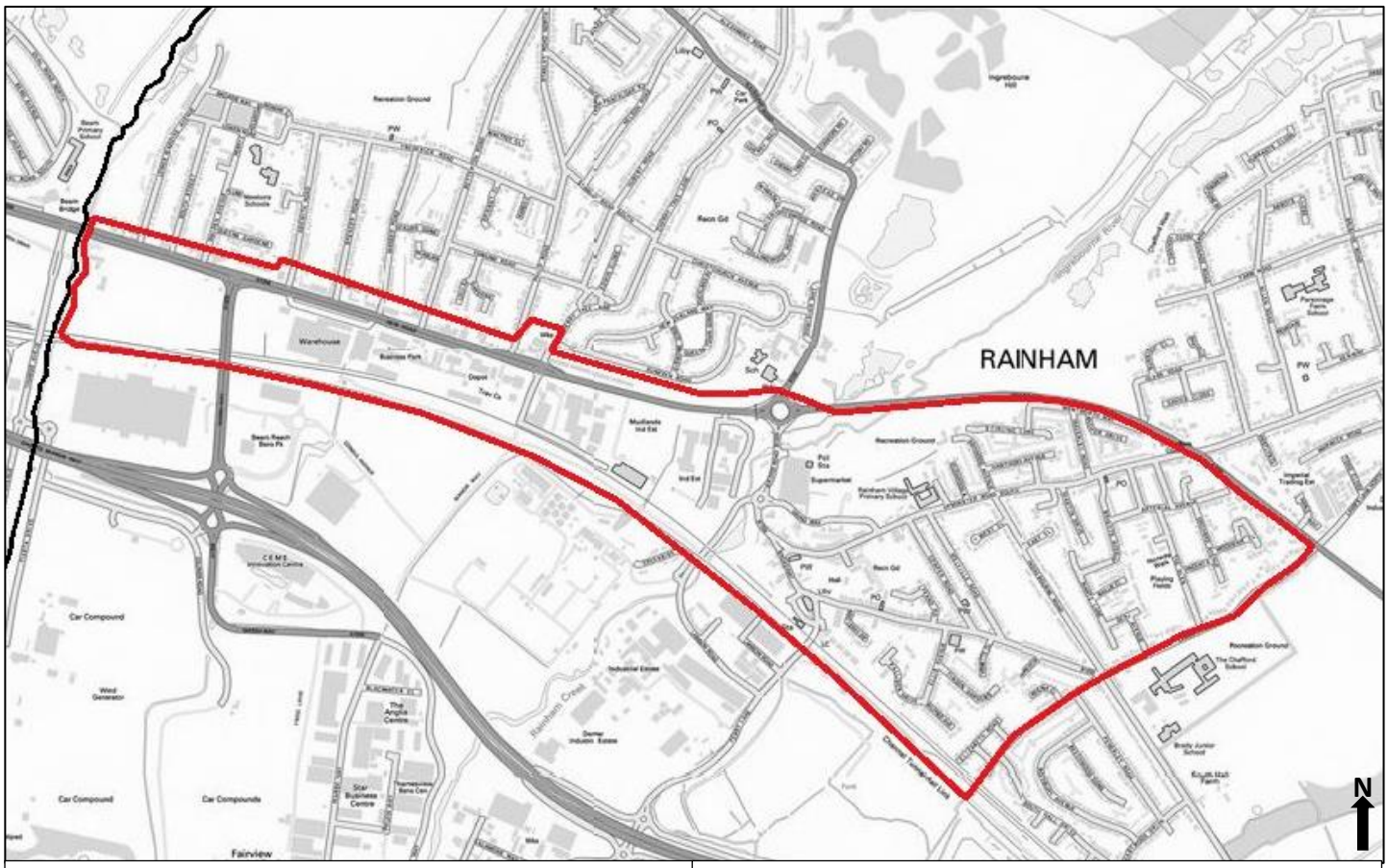
Current Designation (As it appears on the 2008 LDF Proposals Map)	Proposed Changes to the Designation	Proposed Name Change	Map Reference
Area Action Plan Boundary	Boundary amended, leading to creation of new Local Centre (75) on North Street beyond the Ring Road	Romford Metropolitan Centre	Map 75
Romford Conservation Area	Retain	Conservation Area	N/A
Retail Core		Primary Frontage	N/A
Retail Fringe		Secondary Frontage	N/A
The Brewery	Deleted		N/A
Romford Office Quarter	Deleted		N/A
Housing Supply	Deleted		N/A
Sites of Nature Conservation Importance	Retain		N/A
River Rom	Retain		N/A

3. Site Specific Allocations

Existing Site Allocation designations within the 2008 Site Specific Allocations Development Plan Document and Romford Area Action Plan will remain in place until the delivery of a new Site Specific Allocations Local Plan.

4. Mapping Changes: <u>Additions</u>

4.1 Rainham and Beam Park Strategic Development Area (SDA)



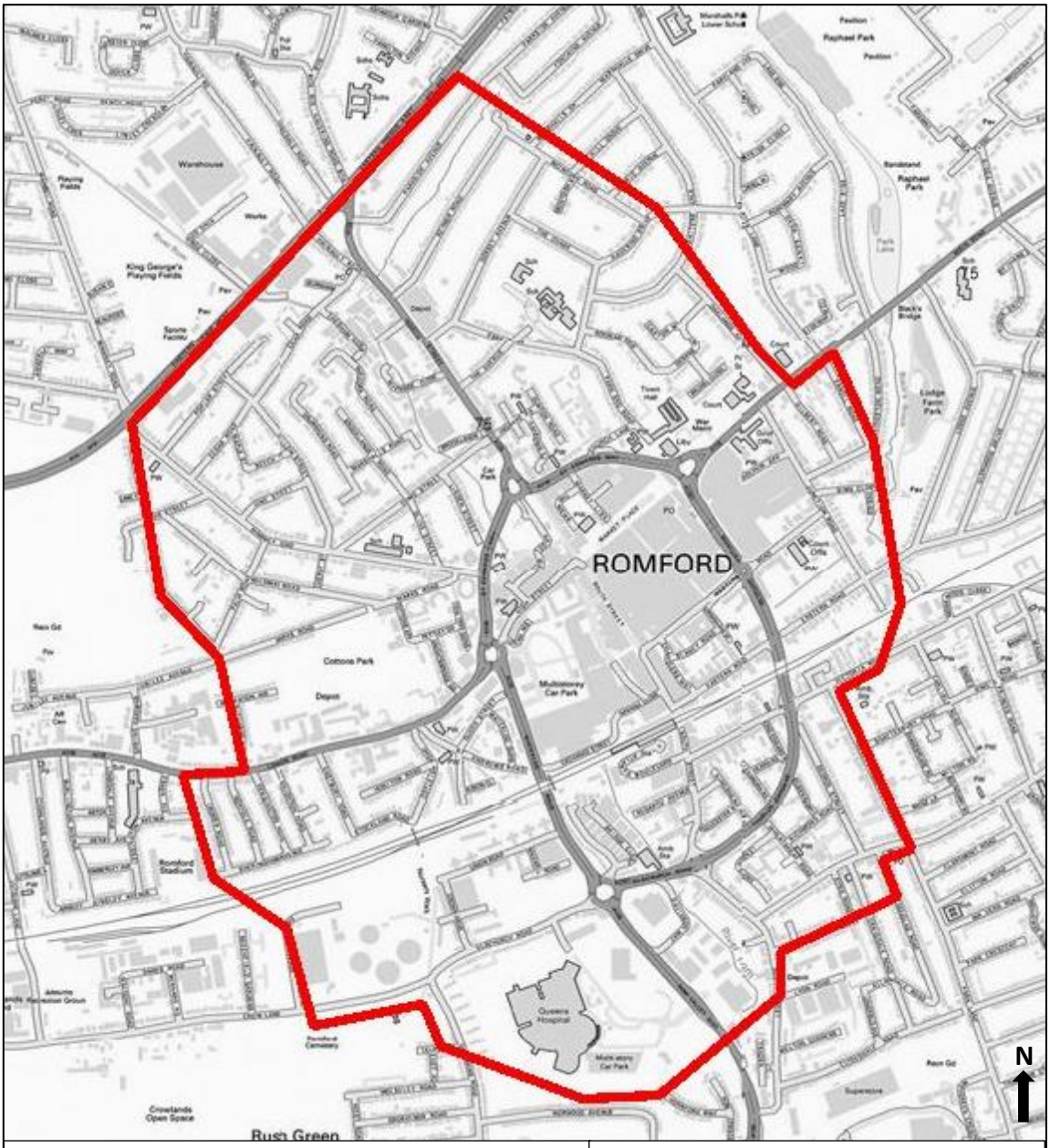
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 1	
Rainham and Beam SDA boundary	
Borough boundary	

4.2 Romford Strategic Development Area



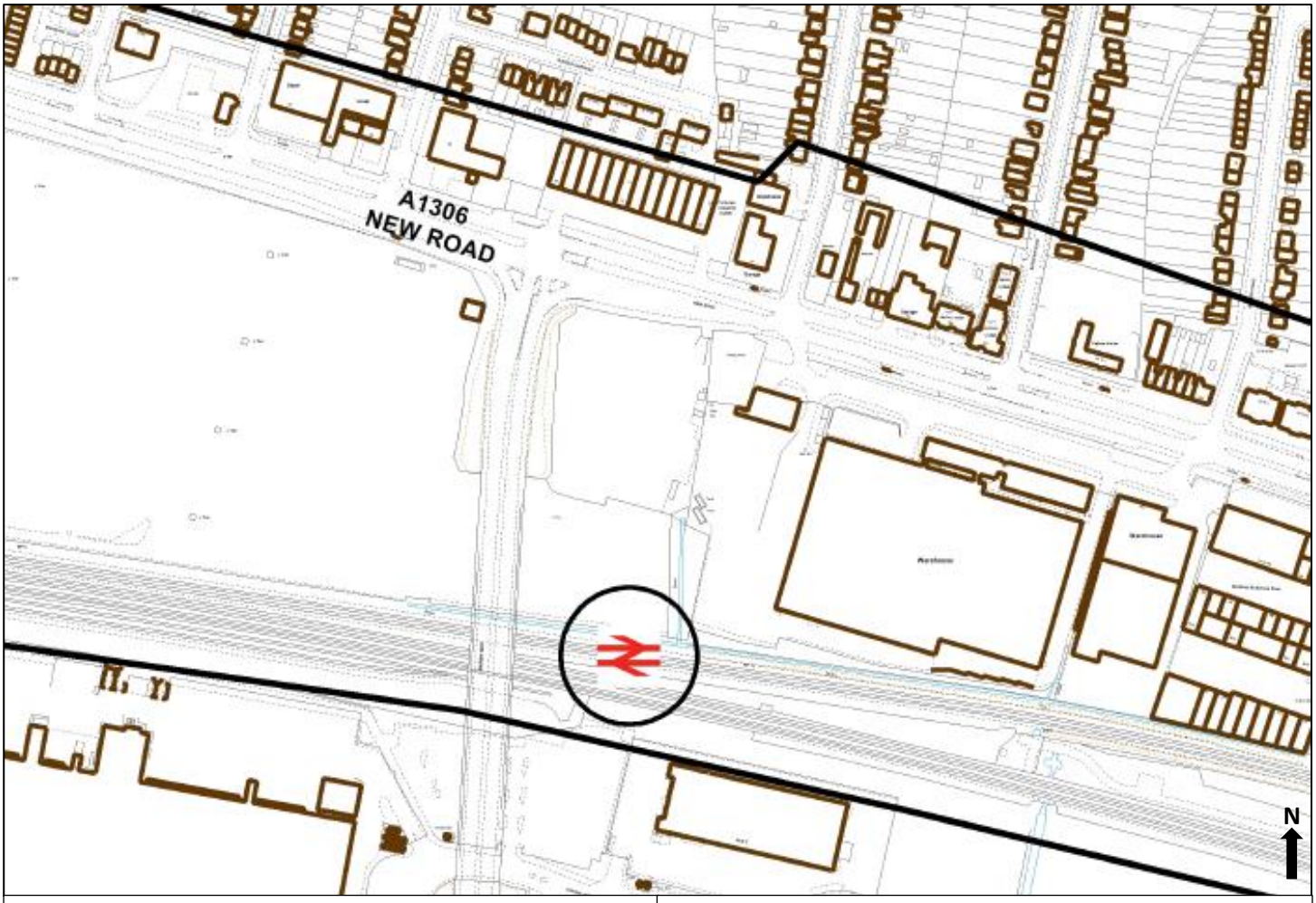
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 2	
Romford Strategic Development Area	

4.3 Proposed Beam Park Station Site



Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 3	
Beam Park Station	
Rainham and Beam Park SDA	

4.4 Gypsy and Traveller Site at Tyas Stud Farm

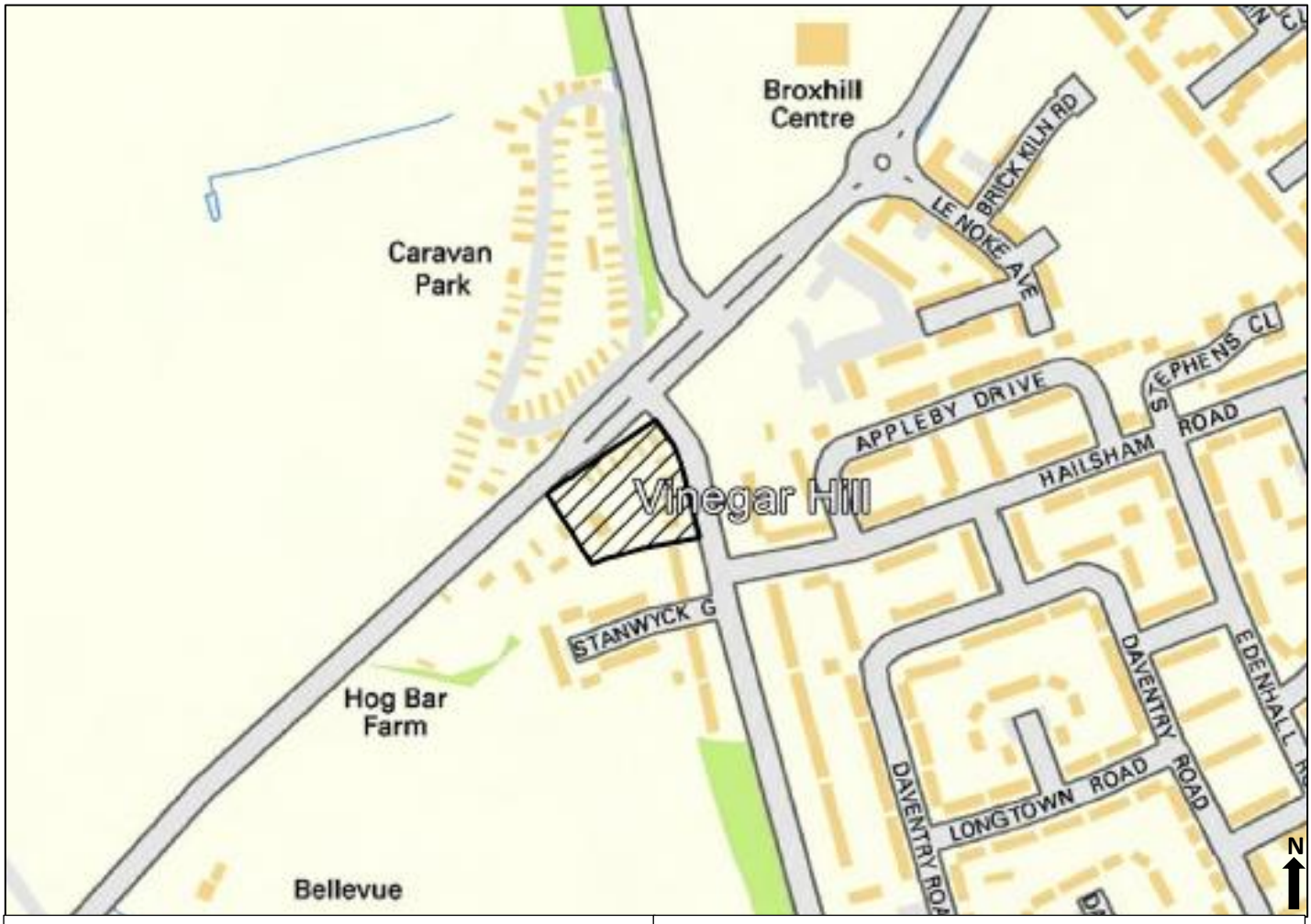
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 4	
Tyas Stud Farm Gypsy and Traveller Site	

4.5 Addition of Gypsy and Traveller Site at Vinegar Hill



Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 5	
Vinegar Hill Gypsy and Traveller Site	

4.6 Gypsy and Traveller Site at Fairhill Rise

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 6	
Fairhill Rise Gypsy and Traveller Site	

4.7 Gypsy and Traveller Site at Hogbar Farm East

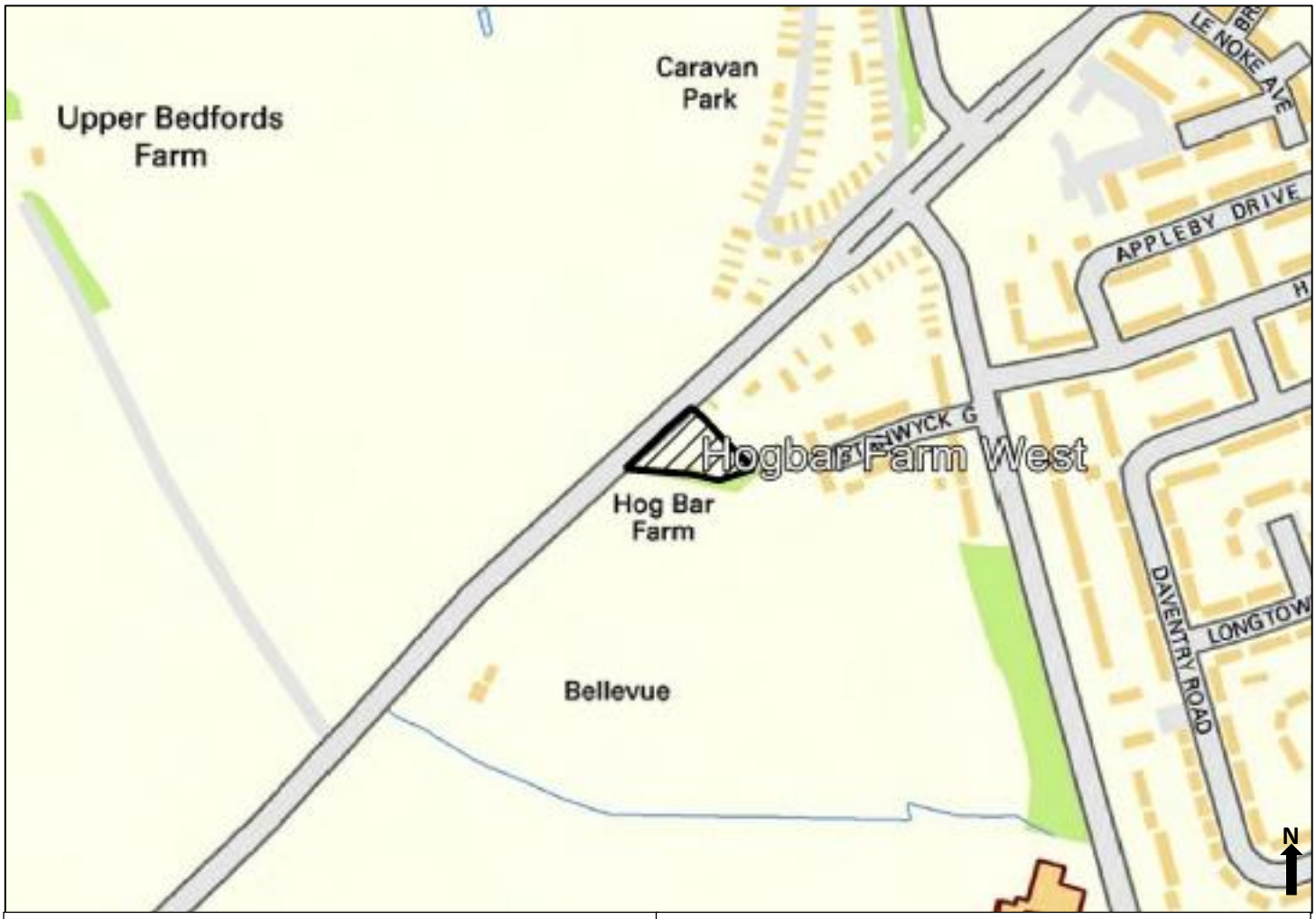
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 7	
Hogbar Farm East Gypsy and Traveller Site	

4.8 Gypsy and Traveller Site at Hogbar Farm West



Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 8	
Hogbar Farm West Gypsy and Traveller Site	

4.9 Gypsy and Traveller Site at Benskins Lane

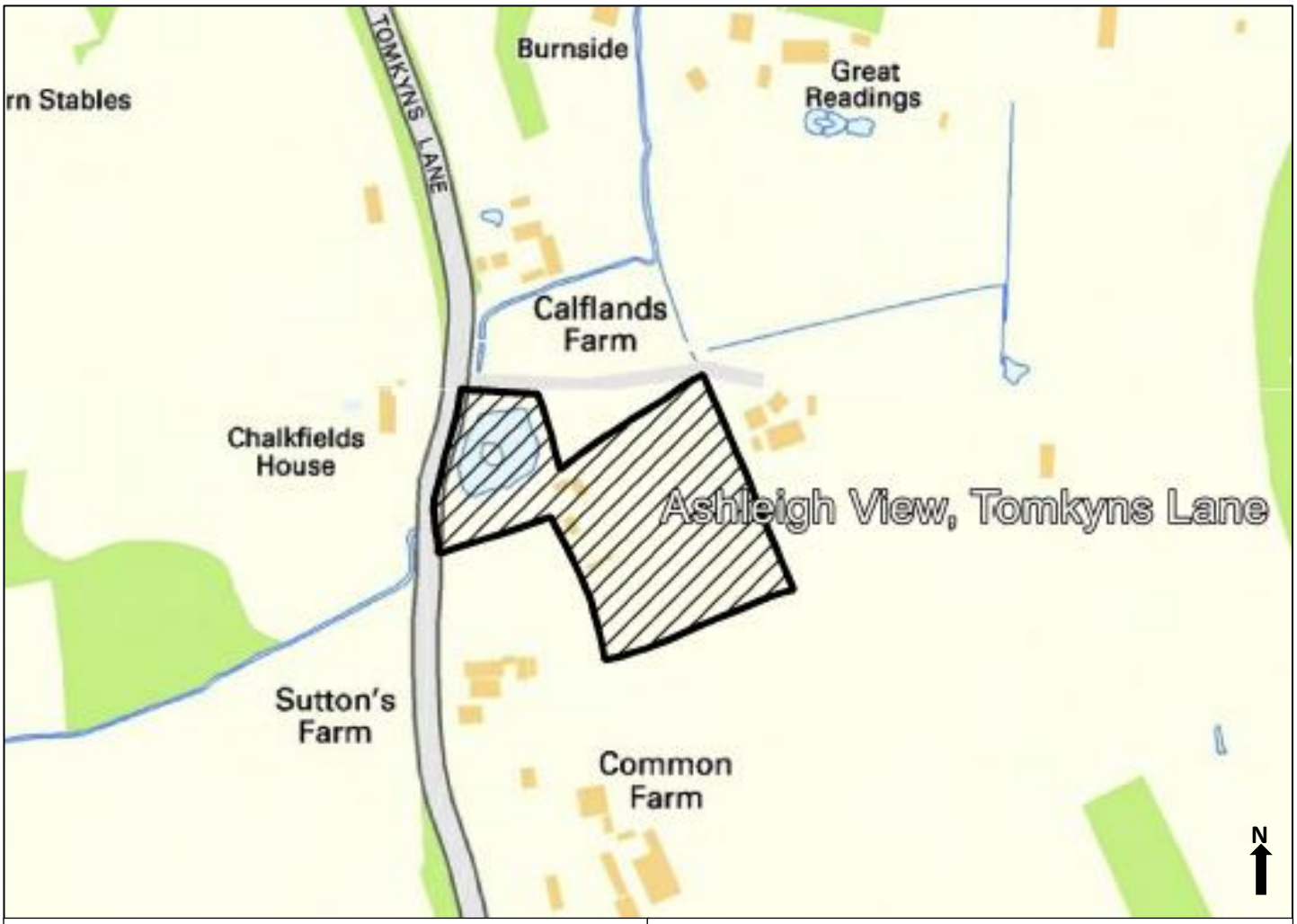
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 9	
Benskins Lane Gypsy and Traveller Site	
Borough Boundary	

4.10 Gypsy and Traveller Site at Ashleigh View, Tomkyns Lane



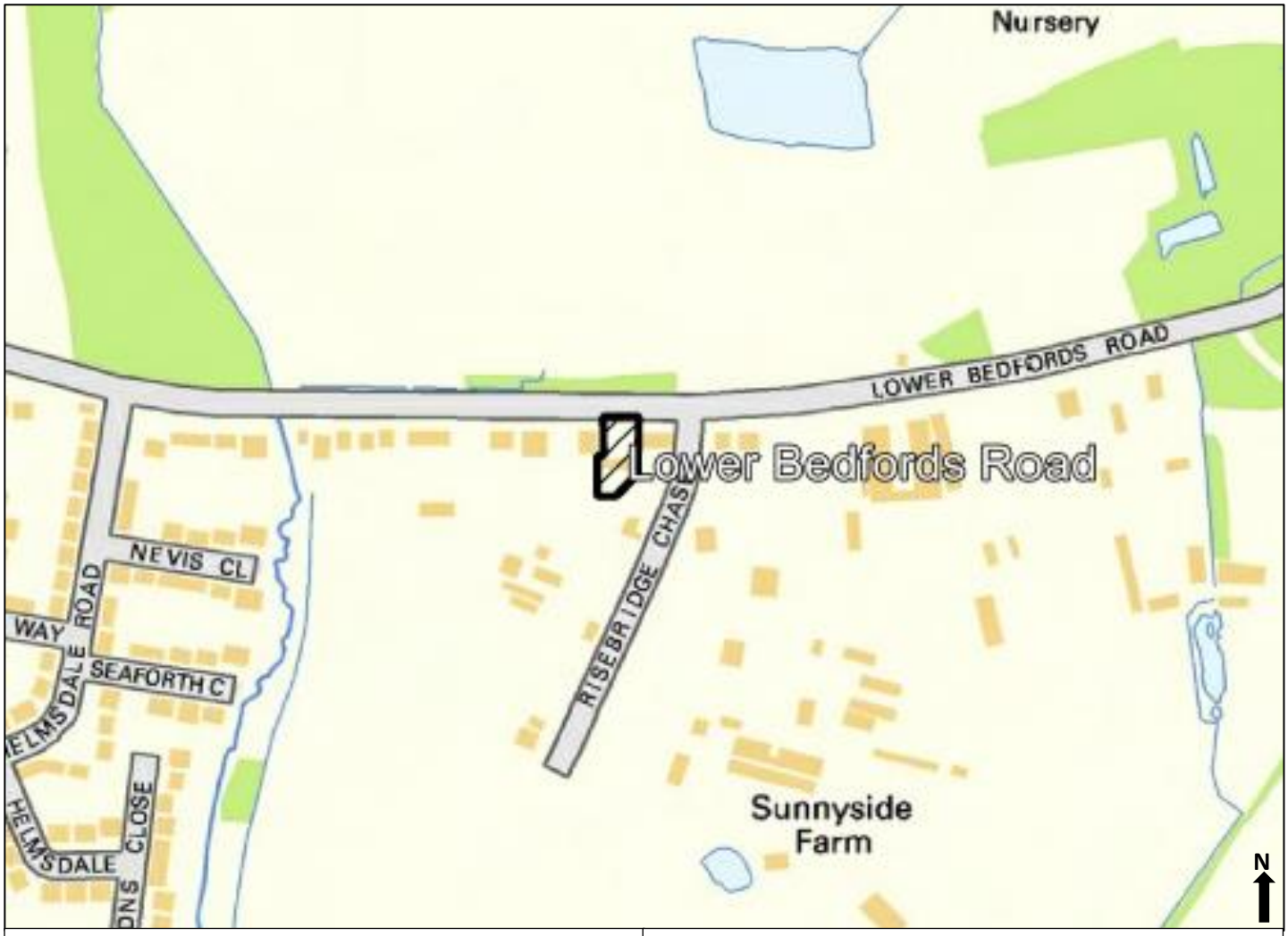
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 10	
Ashleigh View, Tomkyns Lane Gypsy and Traveller Site	

4.11 Gypsy and Traveller Site at Lower Bedfords Road



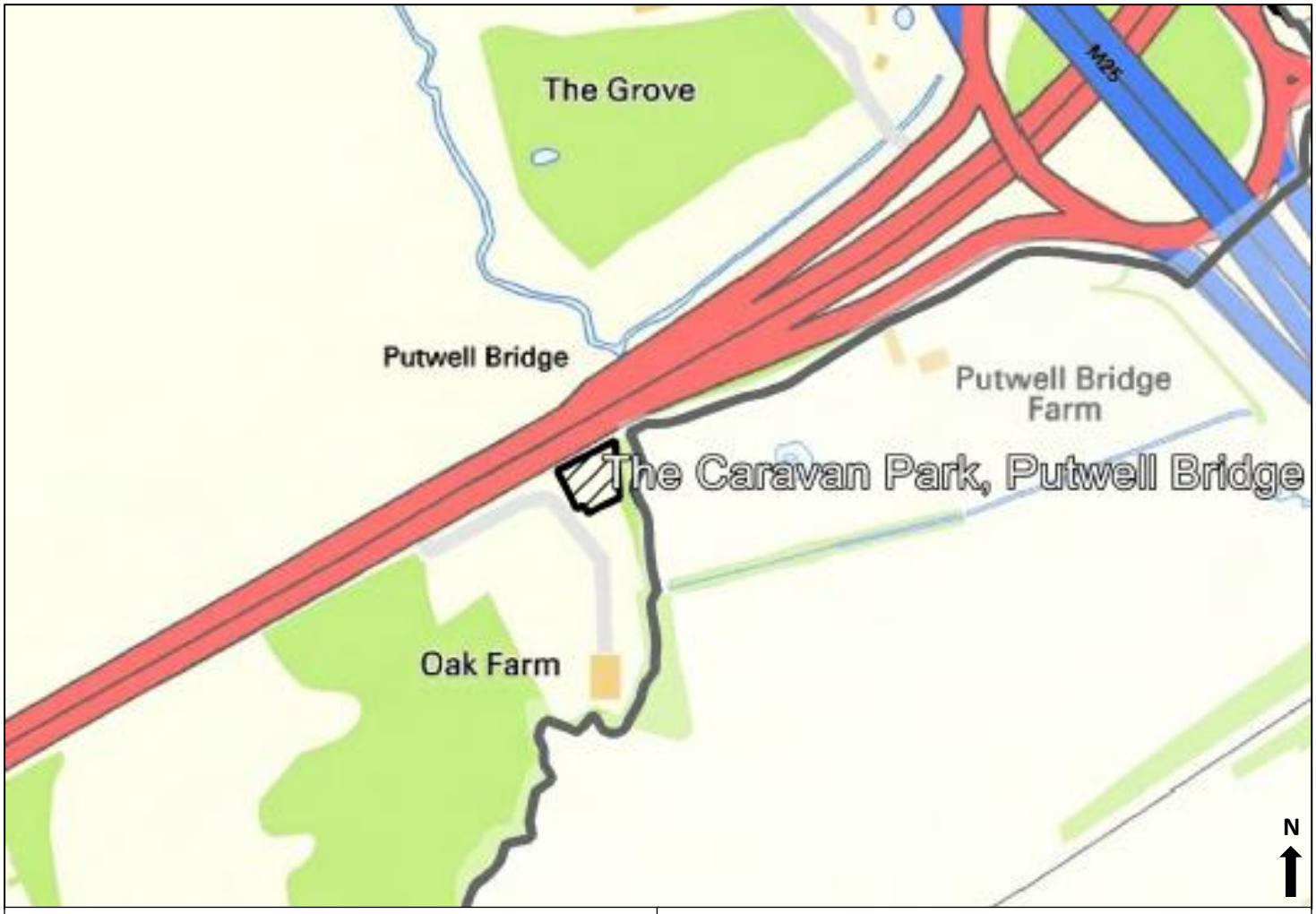
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 11	
Lower Bedfords Road Gypsy and Traveller Site	

4.12 Addition of Gypsy and Traveller Site at The Caravan Park, Putwell Bridge



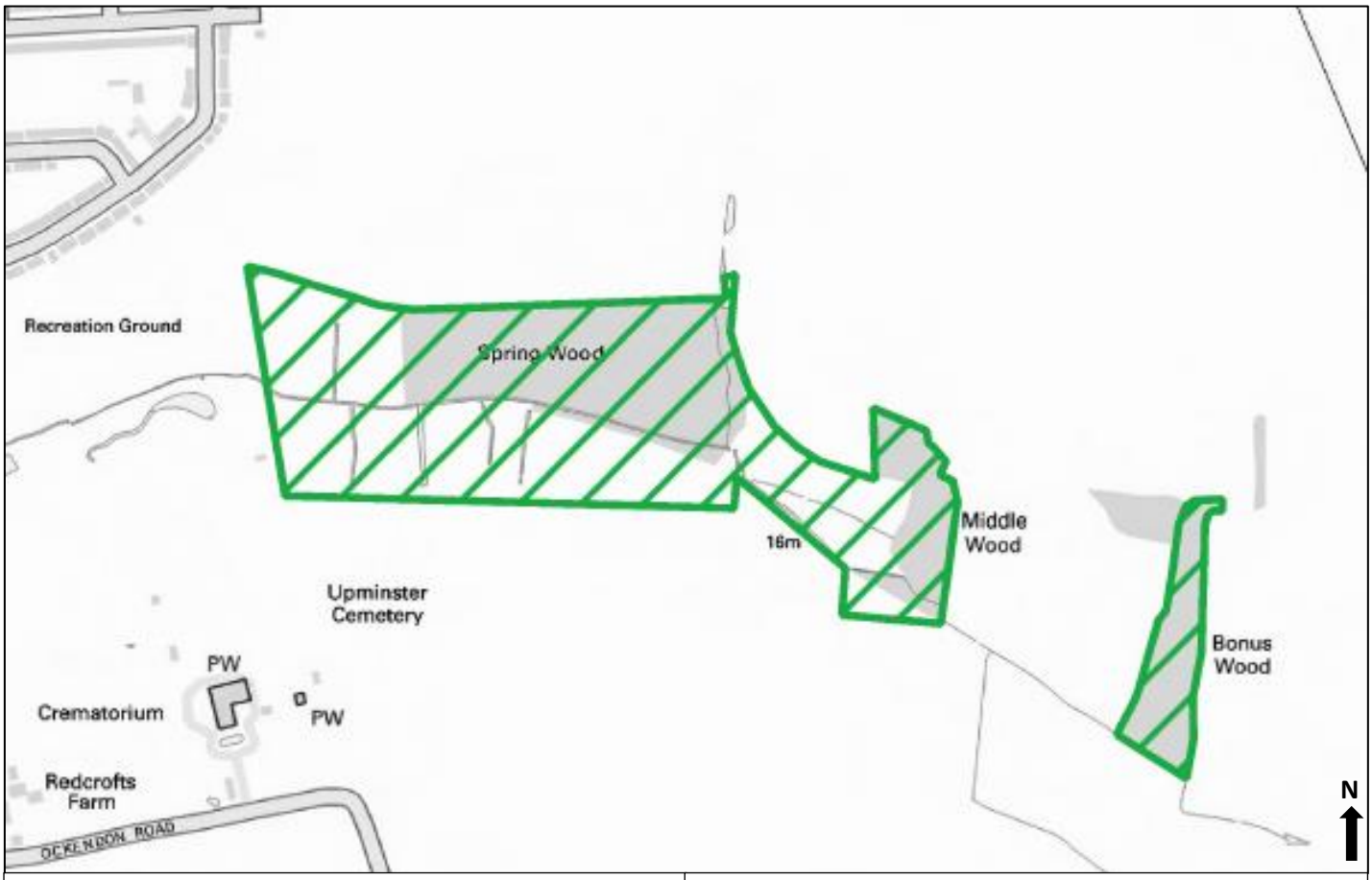
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 12	
The Caravan Park, Putwell Bridge Gypsy and Traveller Site	
Borough Boundary	

4.13 Cranham Marsh Local Nature Reserve



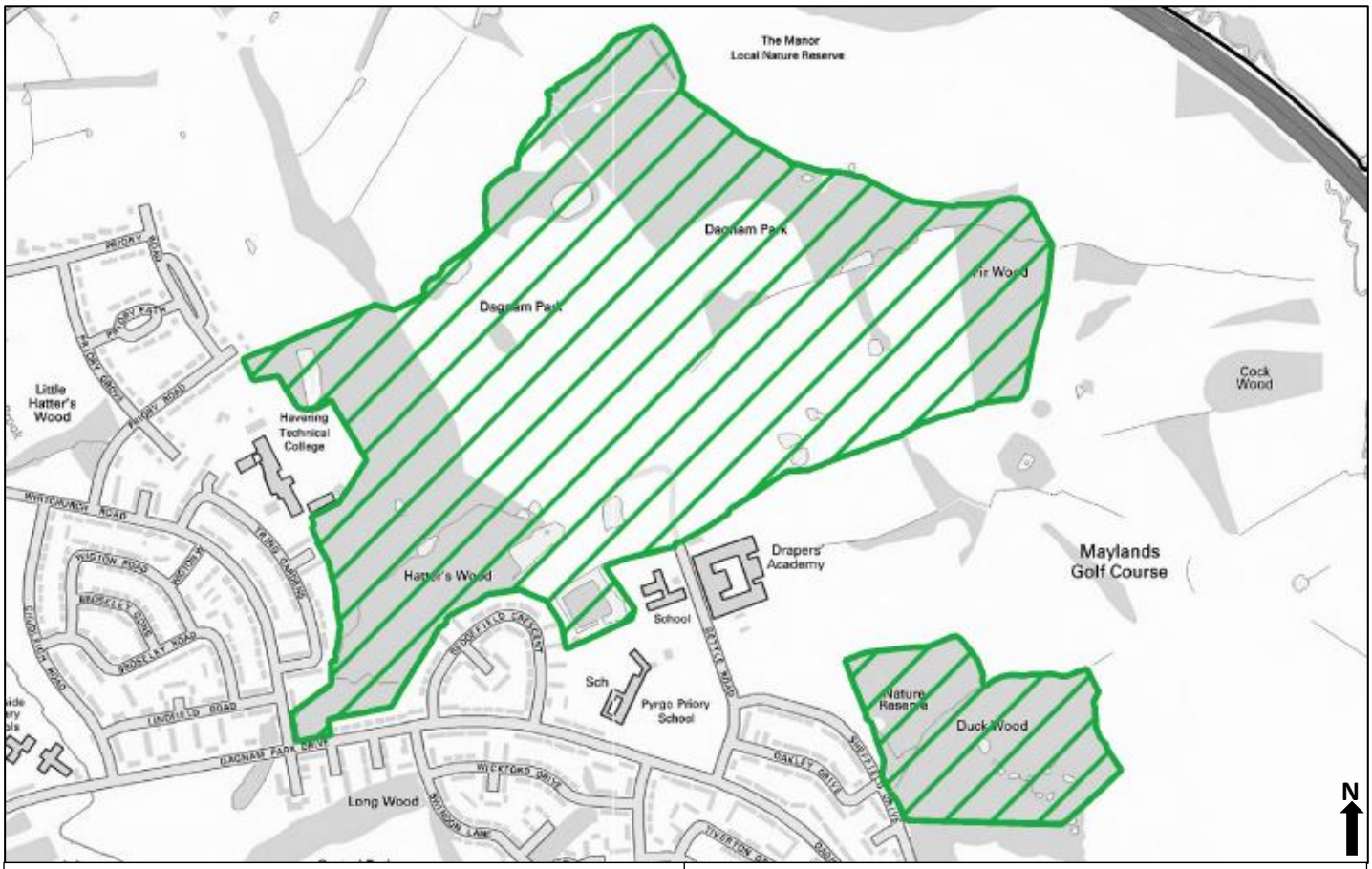
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 13	
Nature Reserve Boundary	

4.14 The Manor Local Nature Reserve, Dagnam Park



Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 14	
Nature Reserve Boundary	

4.15 Cranham Brickfields Local Nature Reserve

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 15	
Nature Reserve Boundary	

4.16 Addition of The Chase Local Nature Reserve (borders with London Borough Barking and Dagenham)

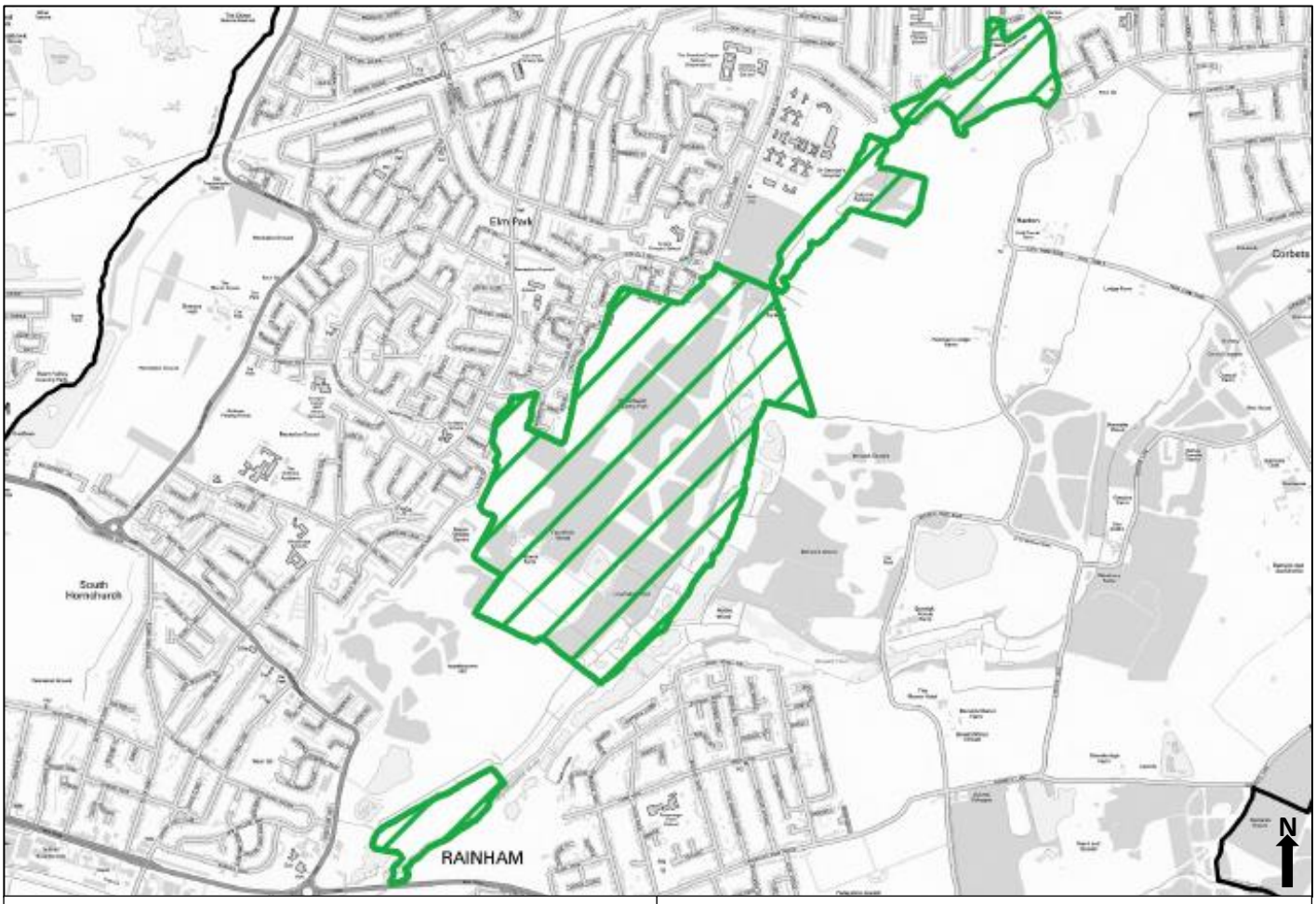
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 16	
Nature Reserve Boundary	
Borough Boundary	

4.17 Addition of Ingrebourne Valley Nature Reserve



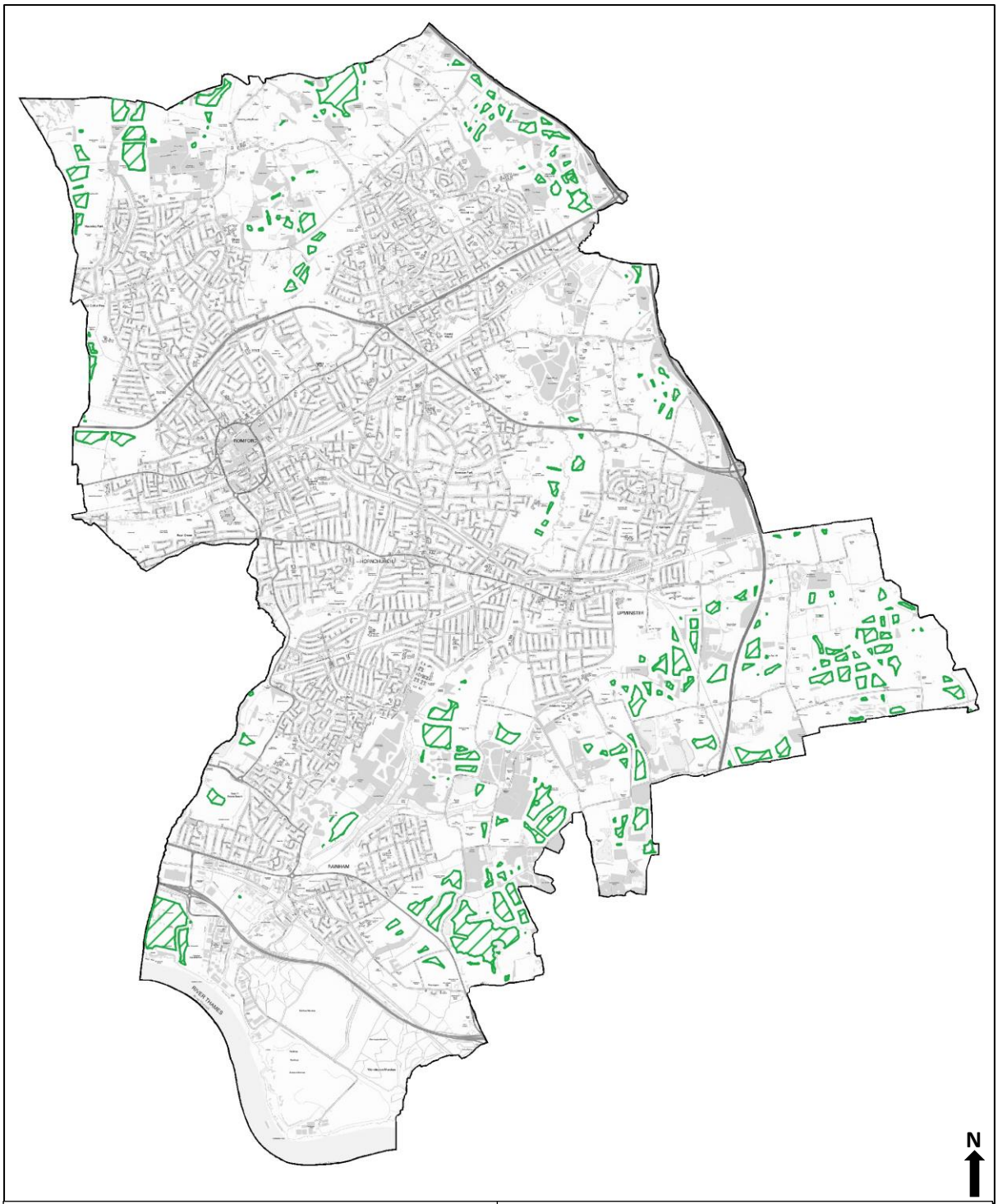
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 17	
Nature Reserve Boundary	

4.18 Land for small wind development sites



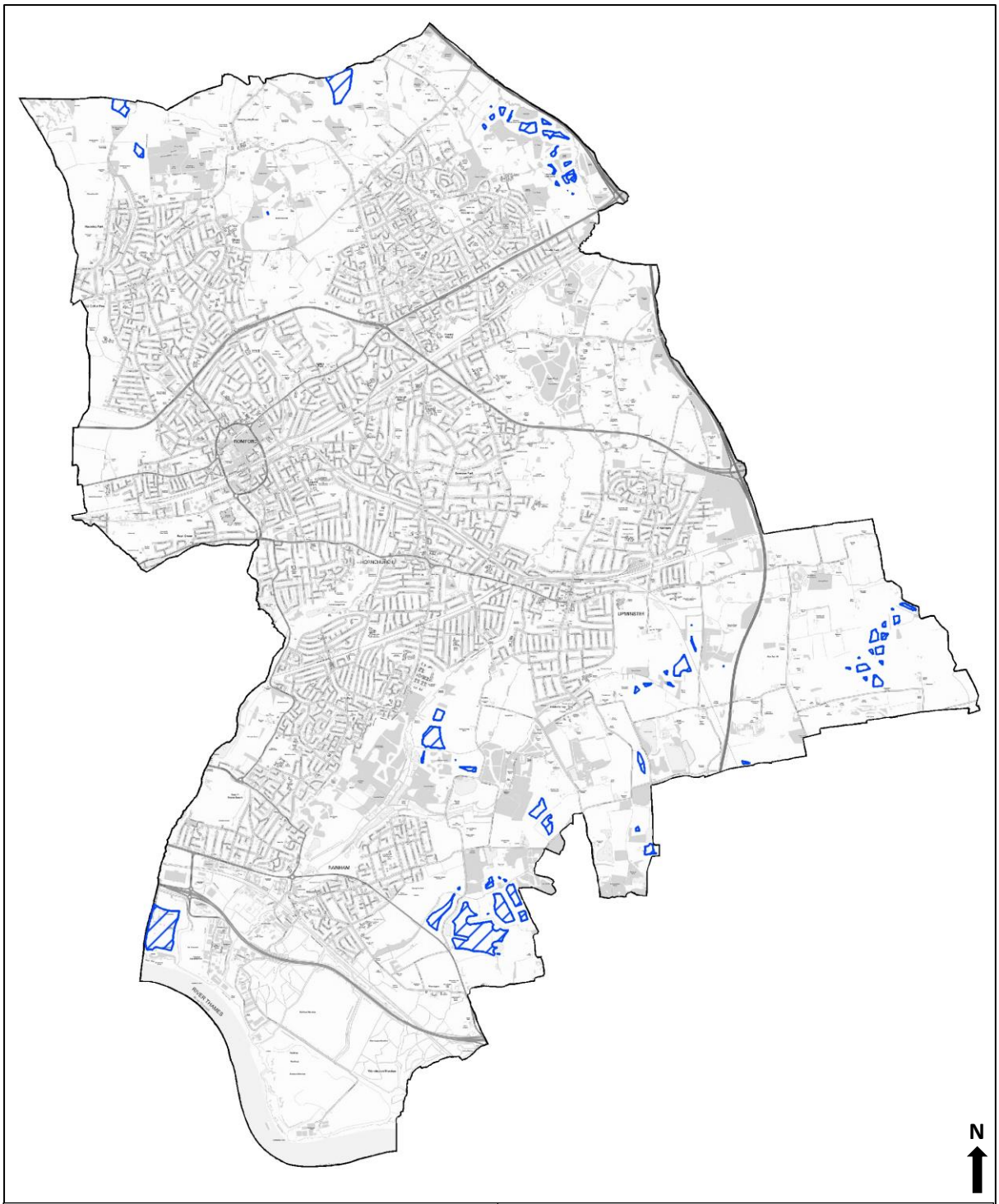
Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 18	
Potential small wind development sites	

(Please see Annex 1-9 for more in-depth imagery)

4.19 Land for medium sized wind development sites



Havering LONDON BOROUGH

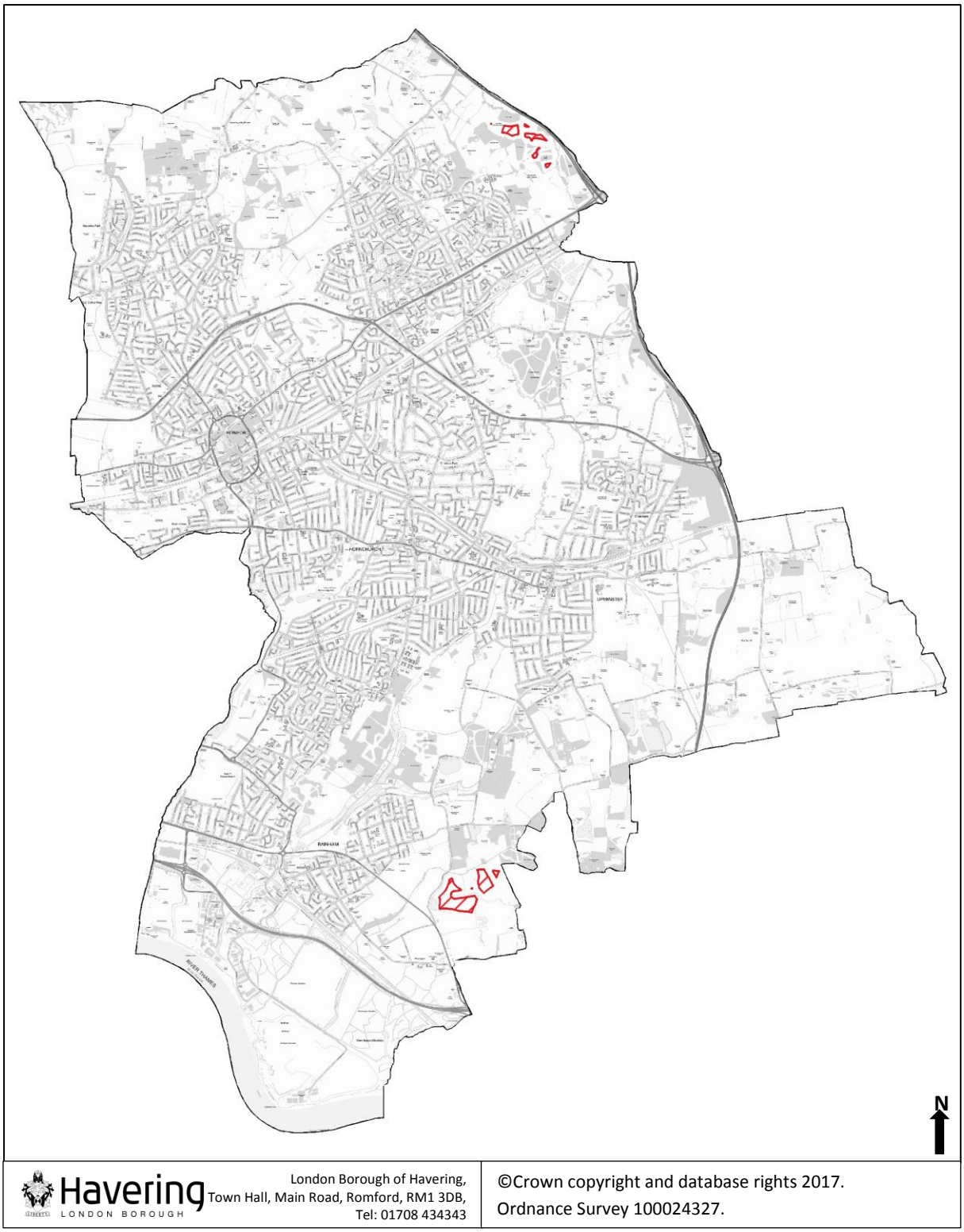
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 19	
Potential medium wind development sites	

(Please see Annex 1-9 for more in-depth imagery)

4.20 Land for large wind development sites



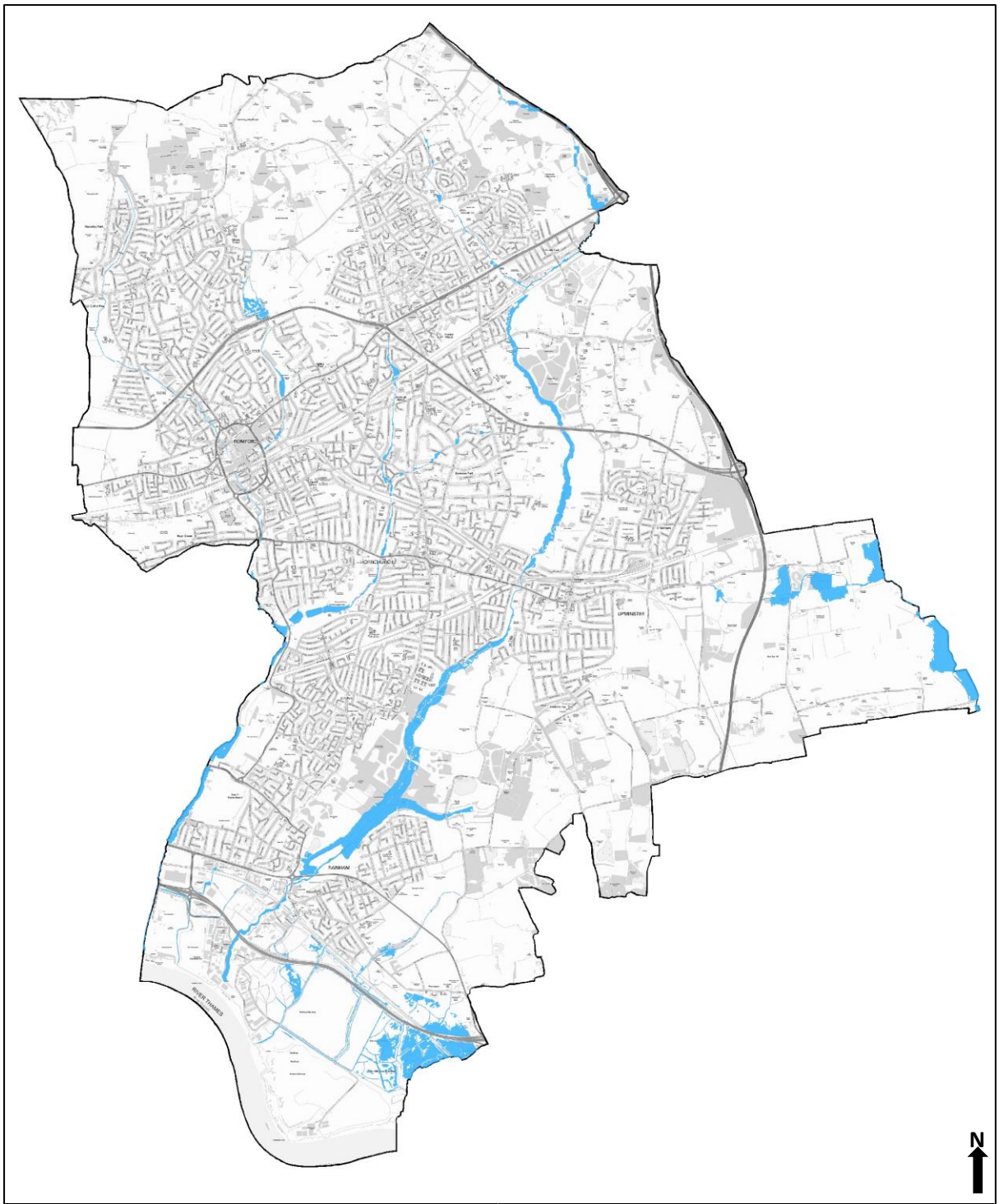
Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 20	
Potential large wind development sites	

(Please see Annex 1-9 for more in-depth imagery)

4.21 Flood zone 3b



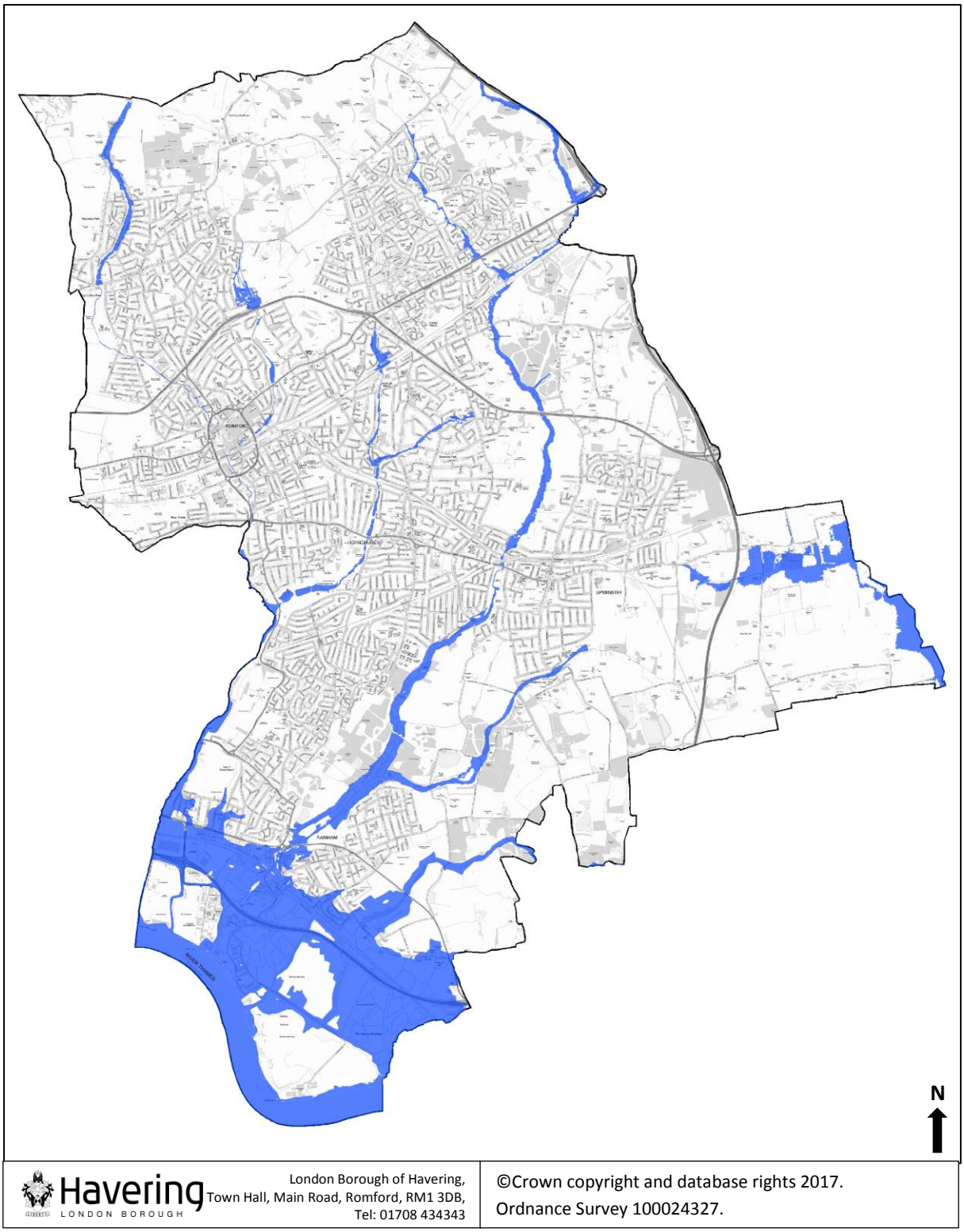
Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 21	
Flood Zone 3b	

(Please see Annex 10-14 for more in-depth imagery)

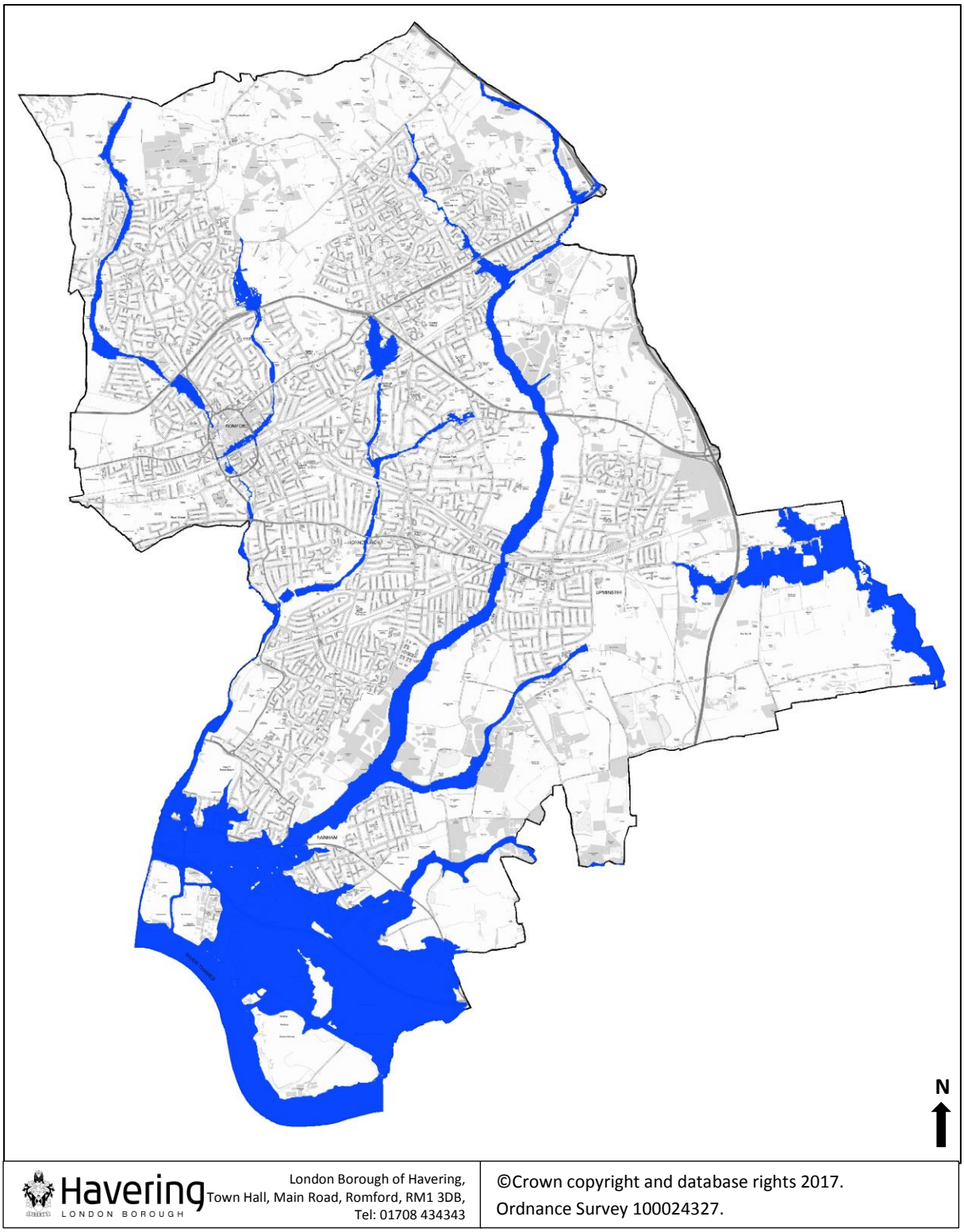
4.22 Flood Zone 3a



Key- Map 22	
Flood Zone 3a	

(Please see Annex 10-14 for more in-depth imagery)

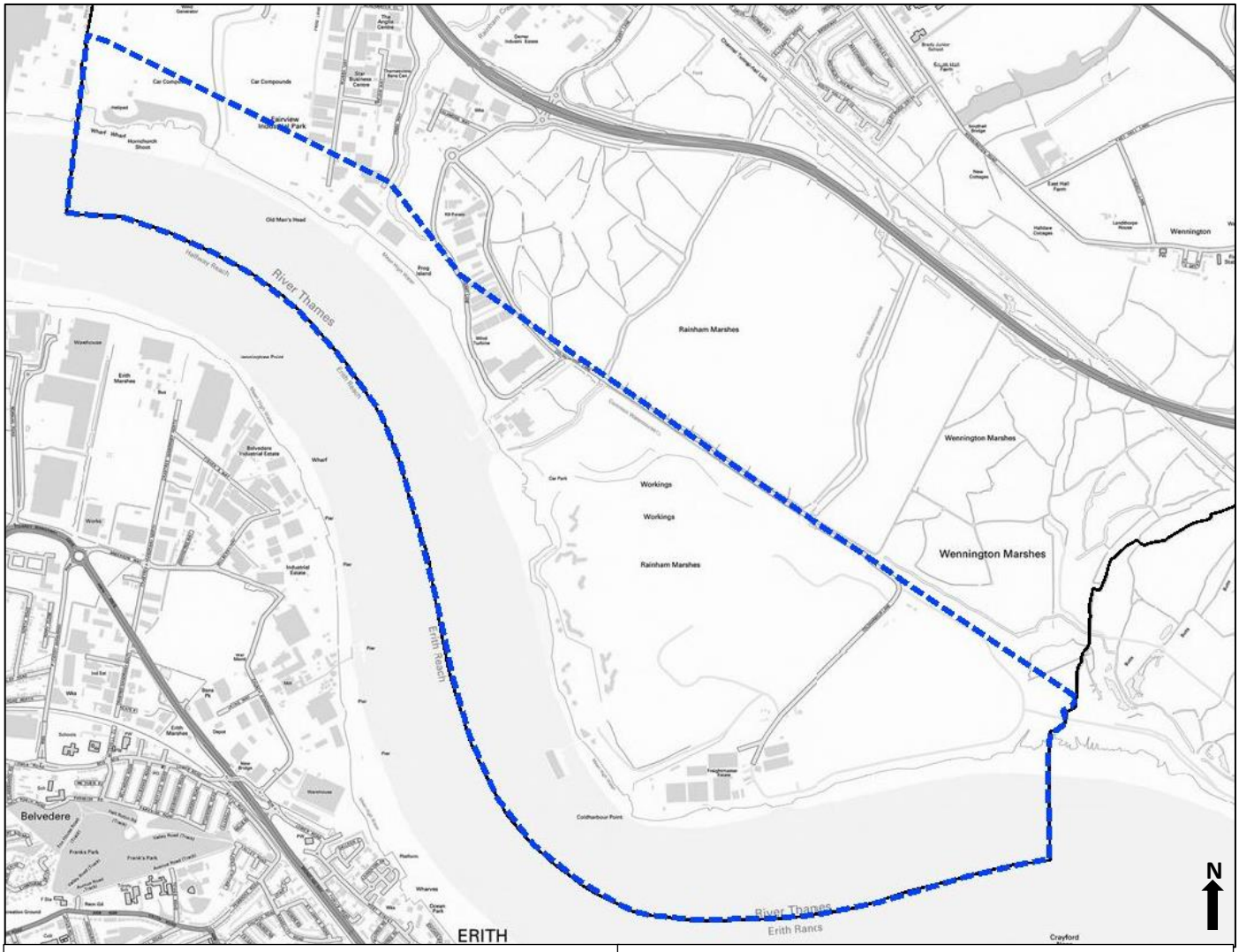
4.23 Flood zone 2



Key- Map 23	
Flood Zone 2	

(Please see Annex 10-14 for more in-depth imagery)

4.24 Thames Policy Area



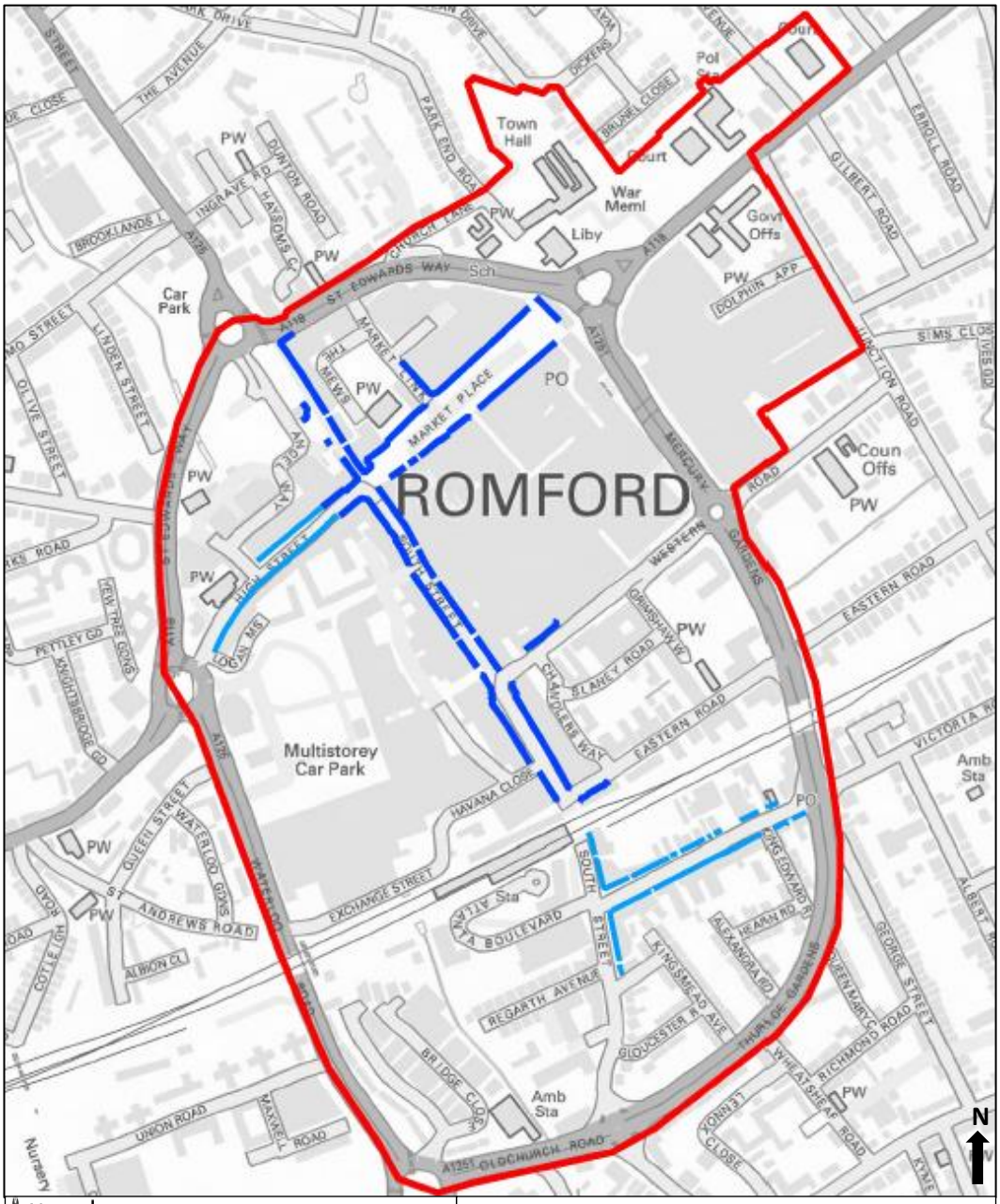
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 24	
Thames Policy Area	

4.25 Romford Primary and Secondary Frontages



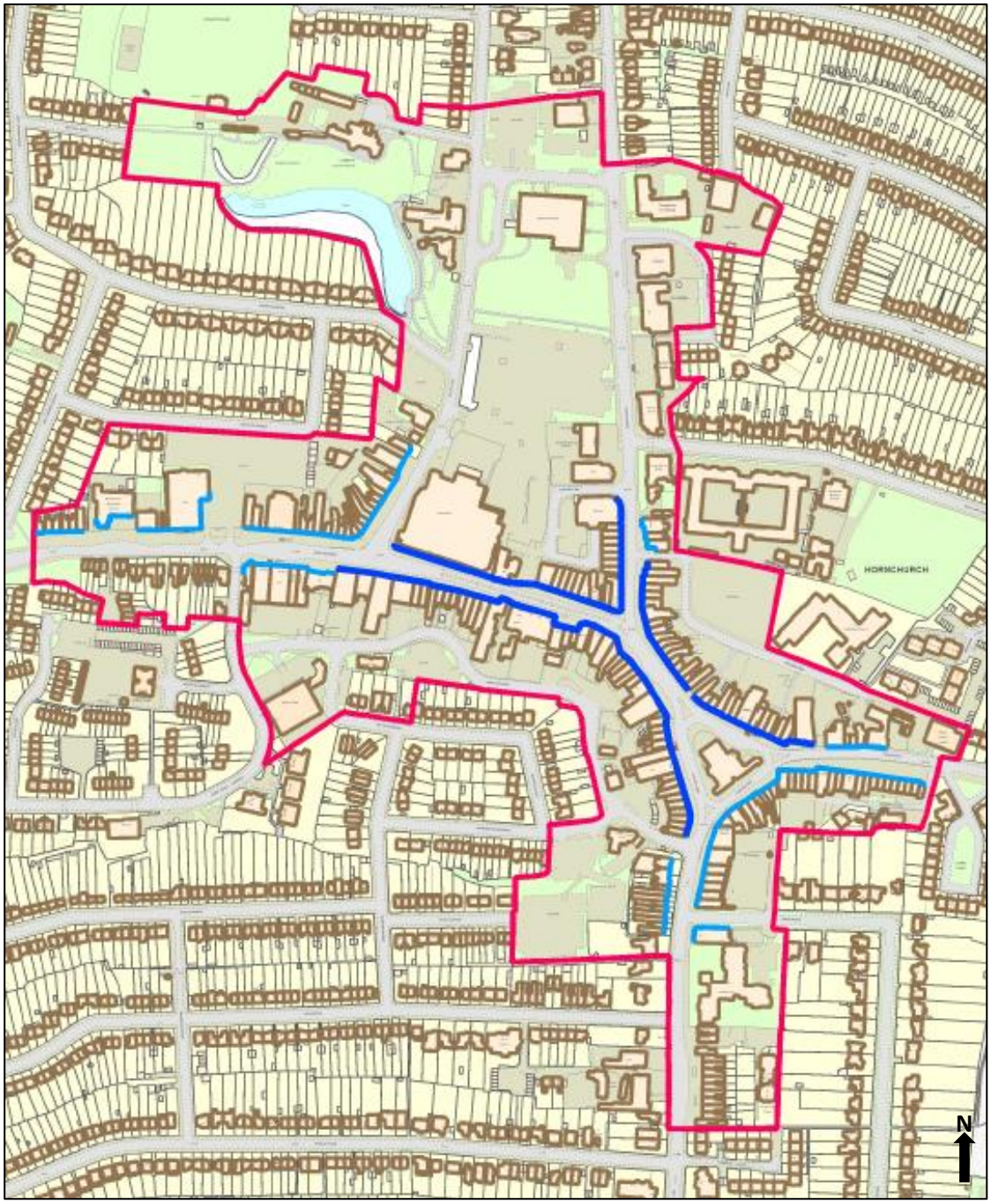
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 25	
Primary Frontage	
Secondary Frontage	
Metropolitan Centre Bounadry	

4.26 Hornchurch Primary and Secondary Frontages



Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343
©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 26	
Primary Frontage	
Secondary Frontage	
Metropolitan Centre Boundary	

4.27 Upminster Primary and Secondary Frontages

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 27	
Primary Frontage	
Secondary Frontage	
District Centre Boundary	

4.28 Collier Row Primary and Secondary Frontages

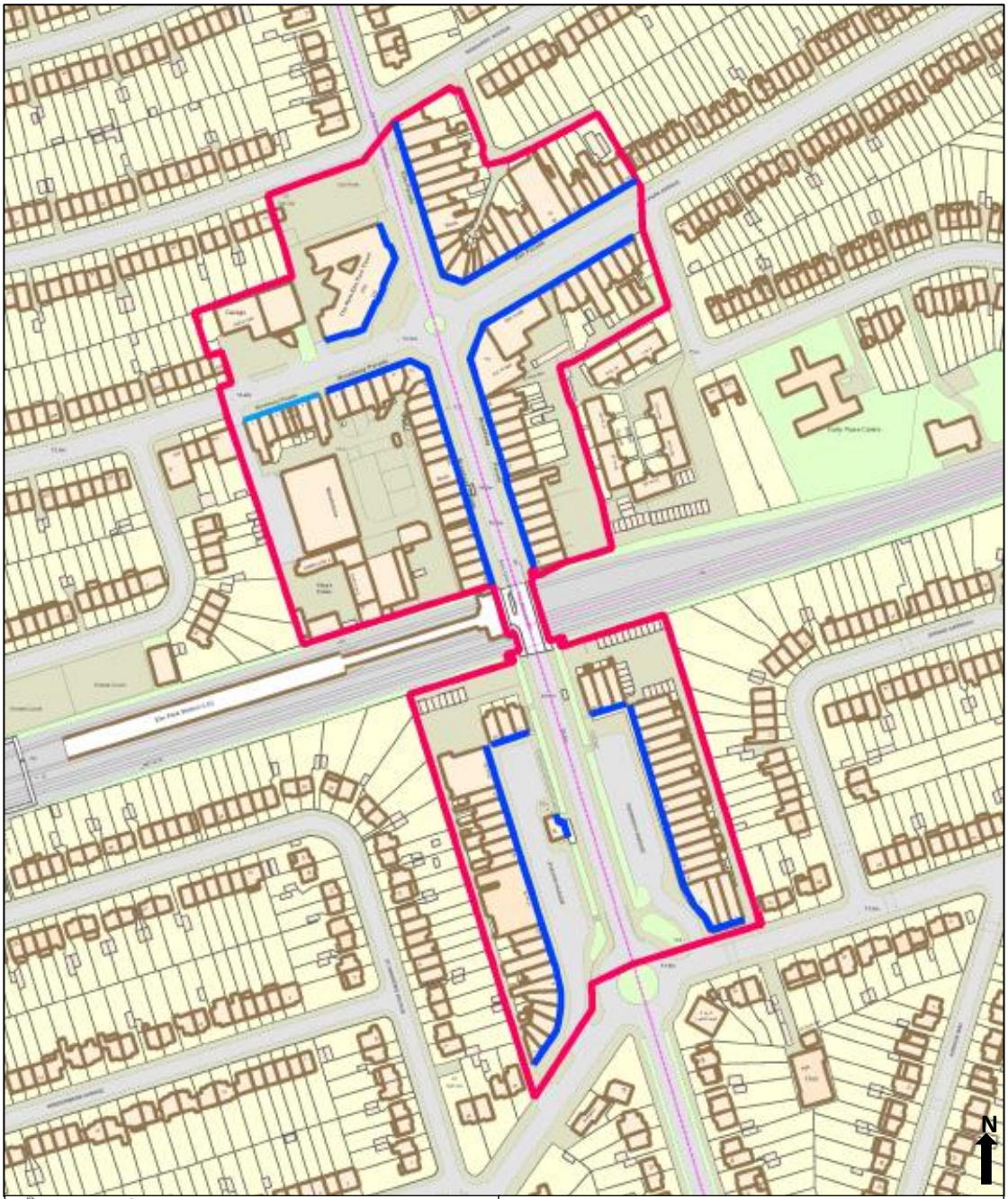
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 28	
Primary Frontage	
Secondary Frontage	
District Centre Boundary	

4.29 Elm Park Primary and Secondary Frontages



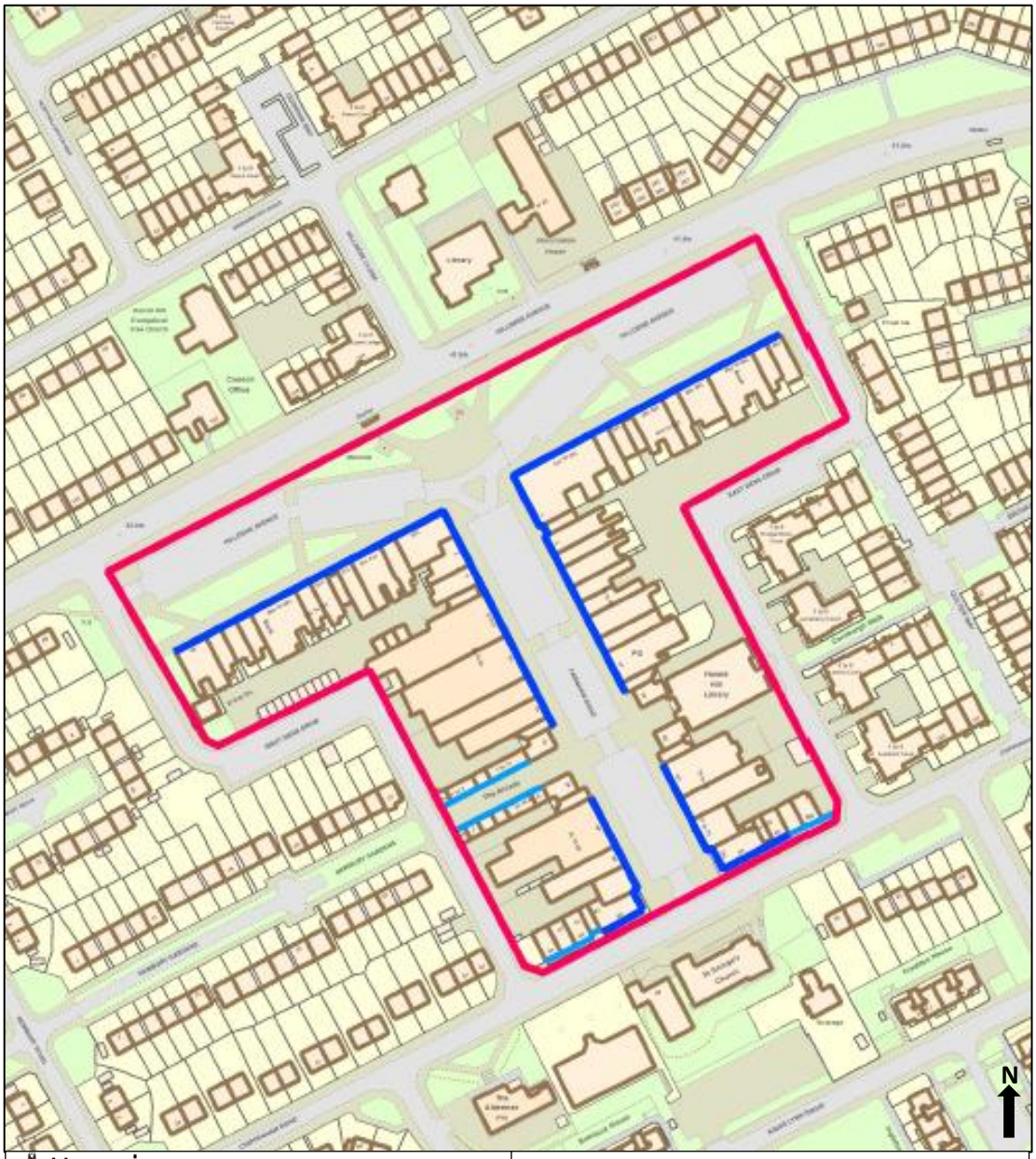
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 29	
Primary Frontage	
Secondary Frontage	
District Centre Boundary	

4.30 Harold Hill Primary and Secondary Frontages

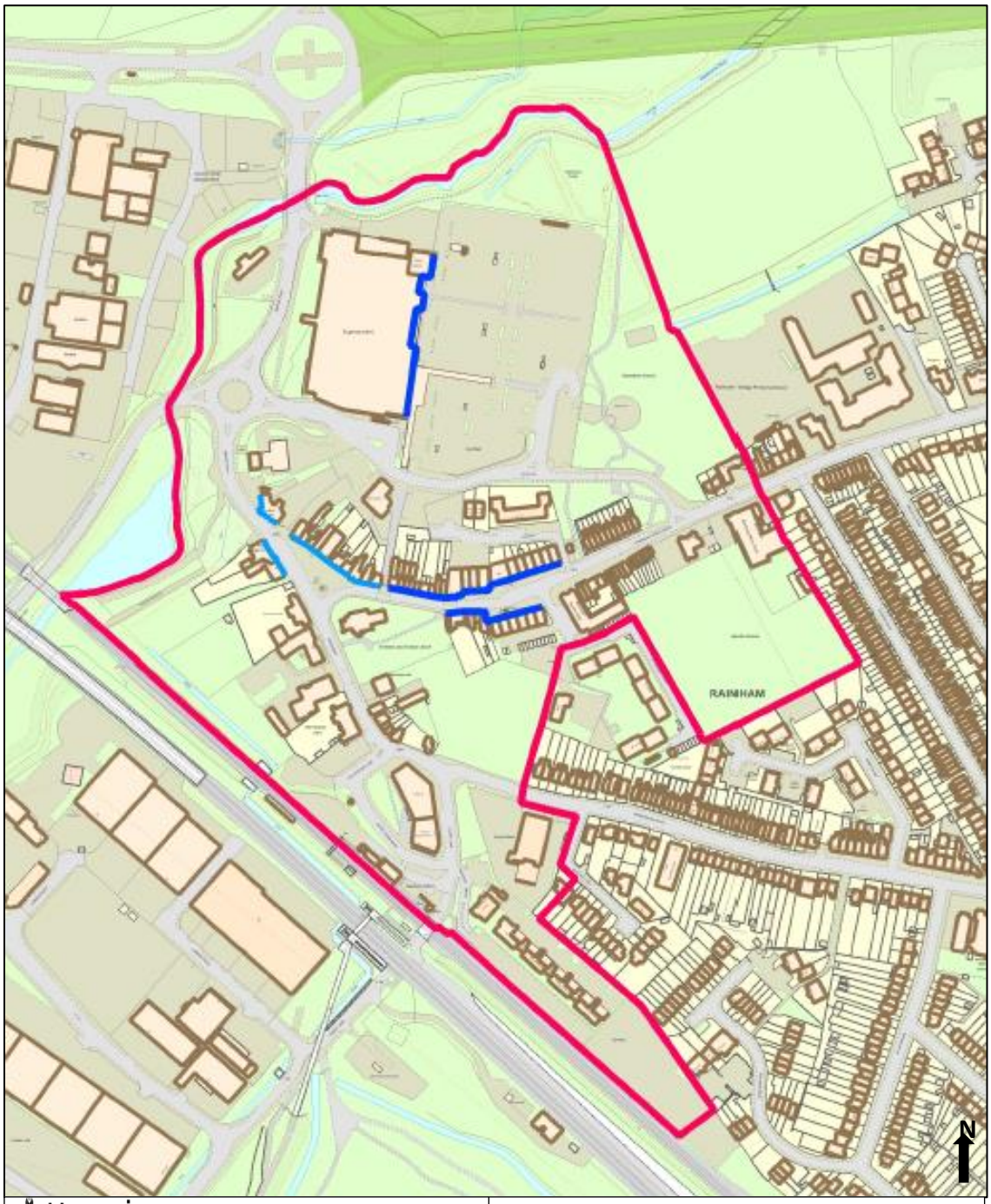


Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 30	
Primary Frontage	
Secondary Frontage	
District Centre Boundary	

4.31 Rainham Primary and Secondary Frontages



Havering LONDON BOROUGH

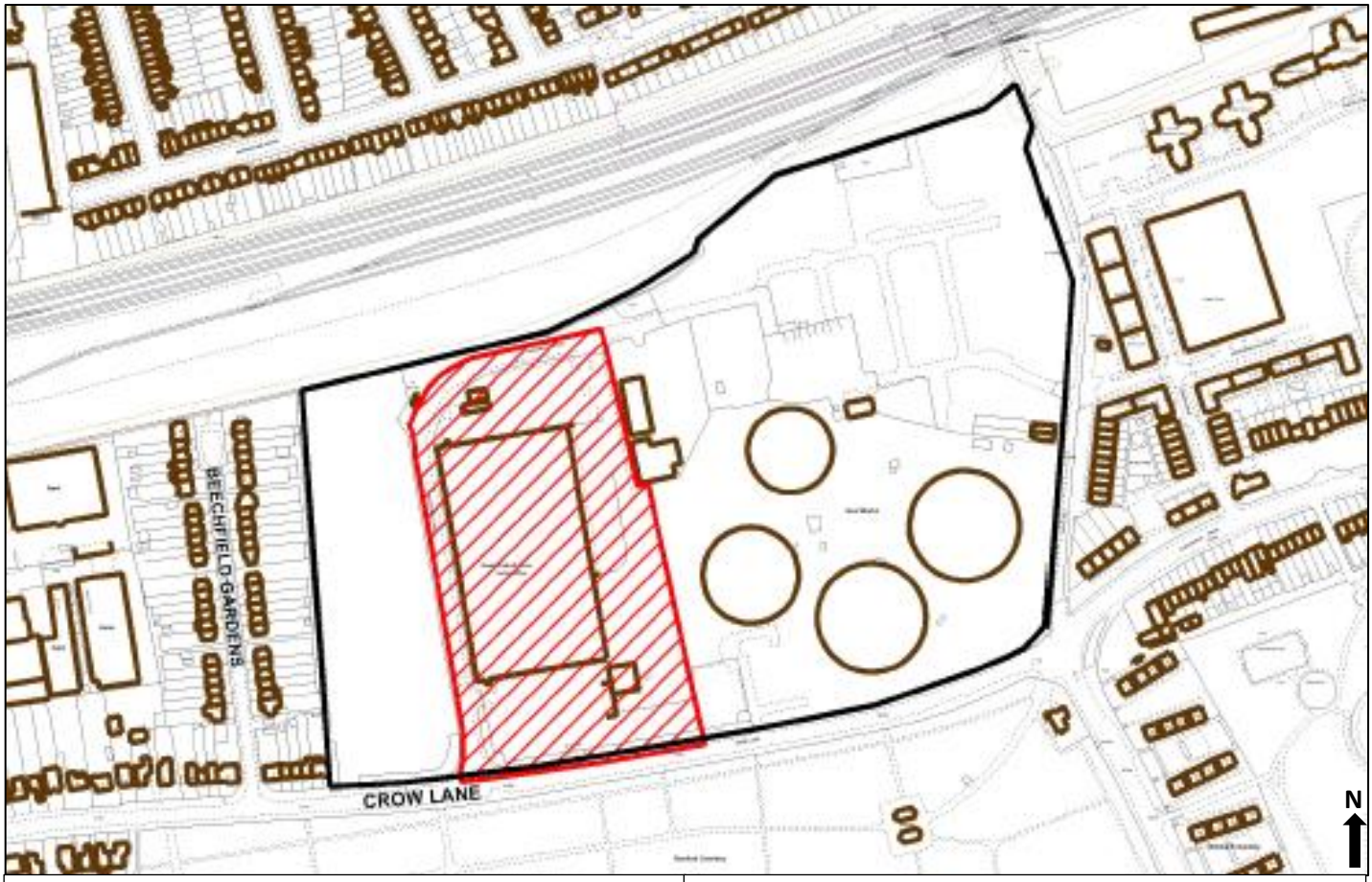
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 31	
Primary Frontage	
Secondary Frontage	
District Centre Boundary	

Amendments

4.32 Locally Significant Industrial Location (LSIS) Crow Lane Site 3



Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 32	
Existing Secondary Employment boundary (as set out on 2008 LDF proposals map)	
Proposed LSIS boundary	

4.33 Freightmaster Estate Strategic Industrial Location (SIL)

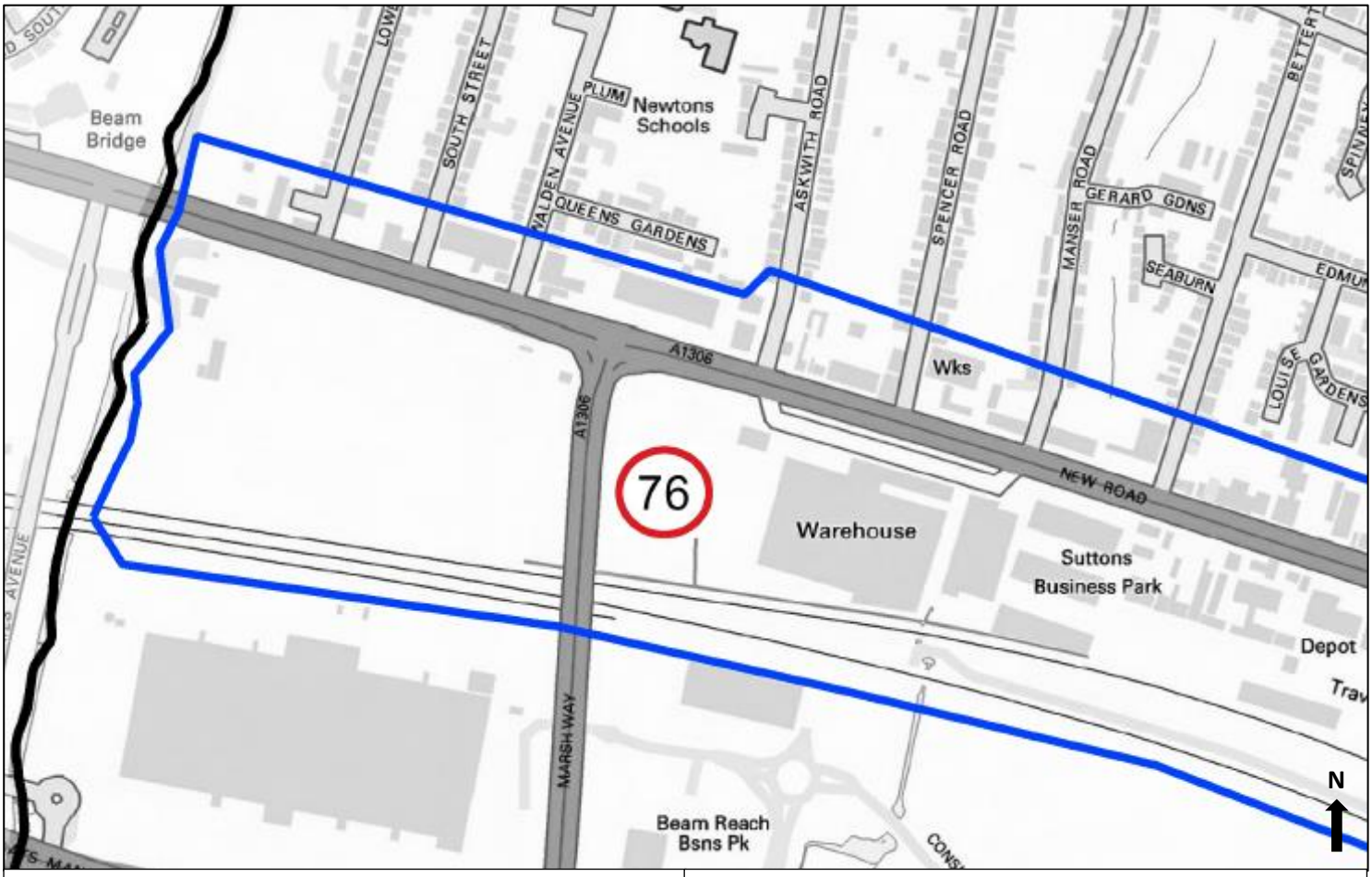
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 33	
Freightmaster Estate Strategic Industrial Location	

4.34 Proposed Beam Park Local Centre



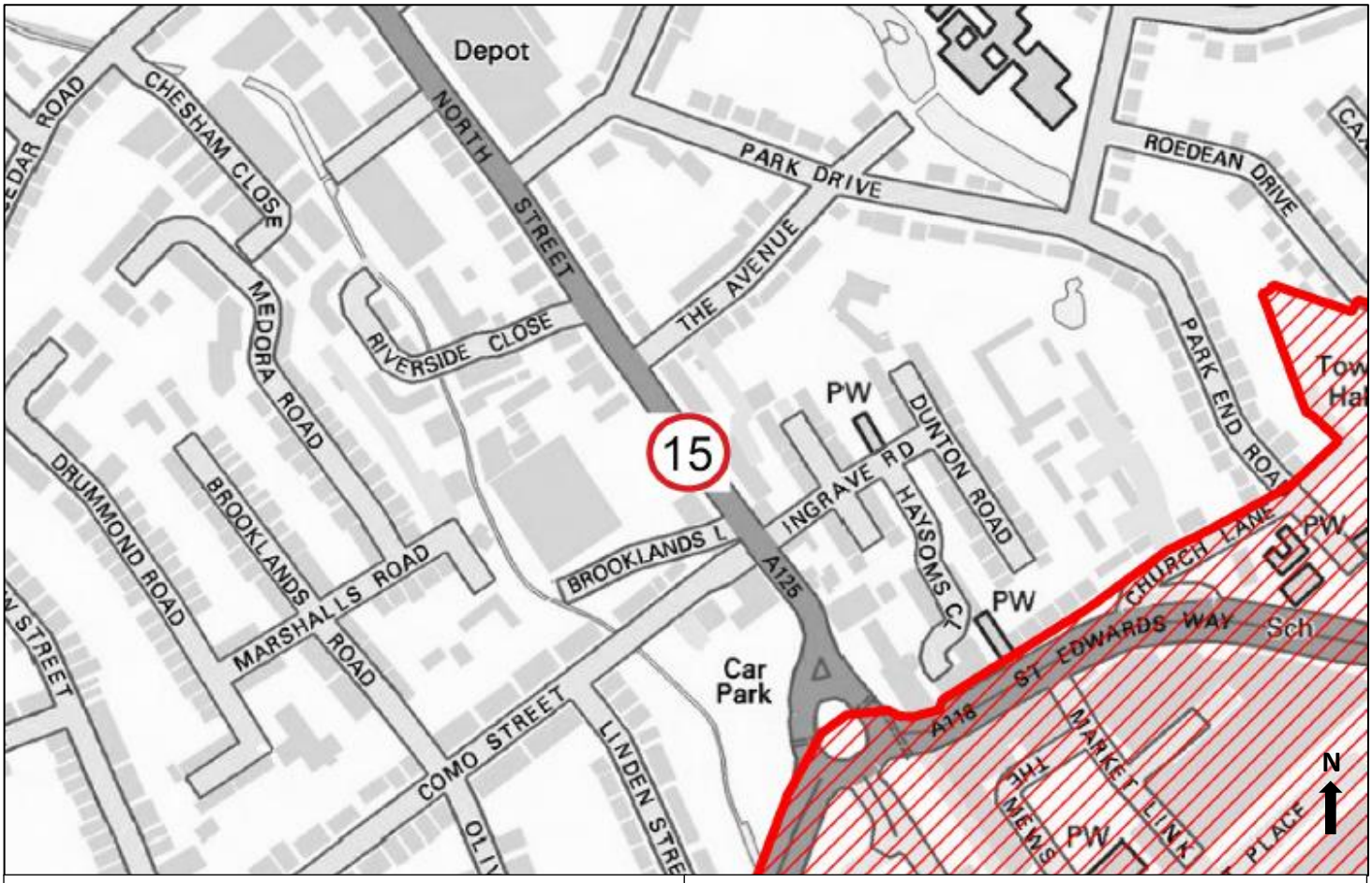
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 34	
New Beam Park Local Centre	76
Rainham and Beam Park SDA	
Borough Boundary	

4.35 North Street Local Centre



Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 35	
North Street Local Centre	15
Romford Metropiltan Centre Boundary	

4.36 Amendment to Harold Hill District Centre

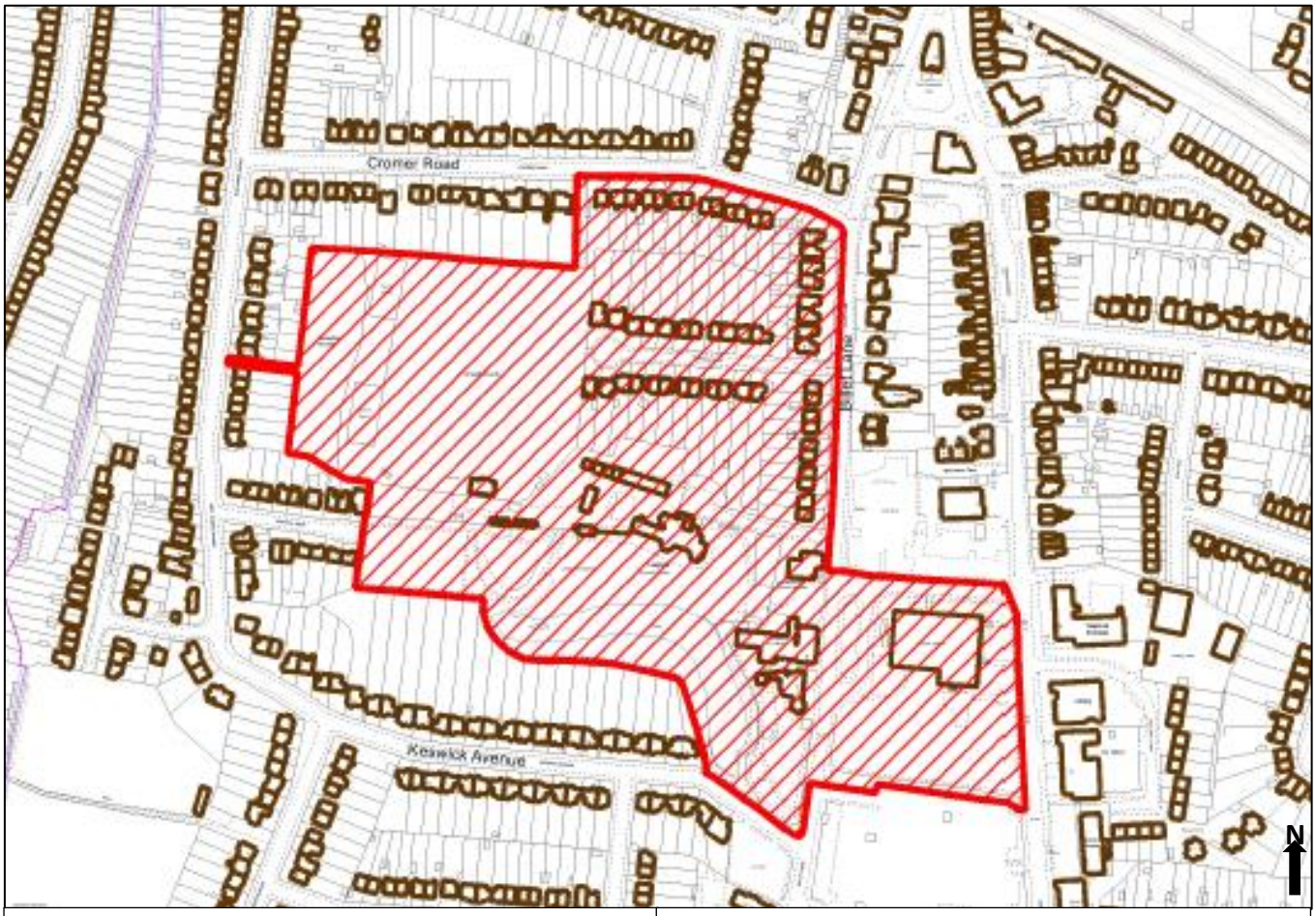
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 36	
Revised District Centre Boundary	
Area of LDF boundary removed	

4.37 Langton's Conservation Area Boundary



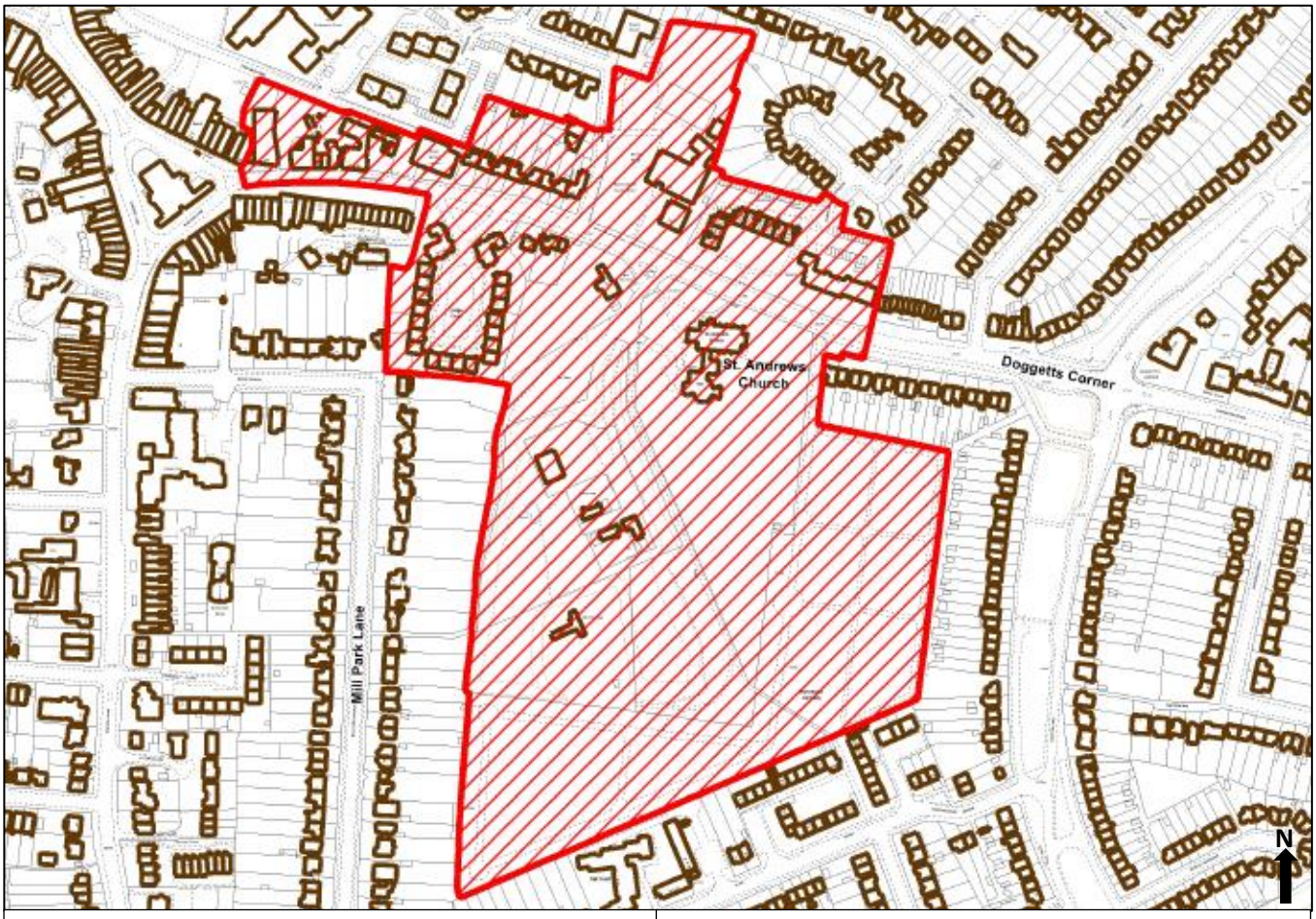
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 37	
Conservation Area Boundary	

4.38 St. Andrews Conservation Area Boundary



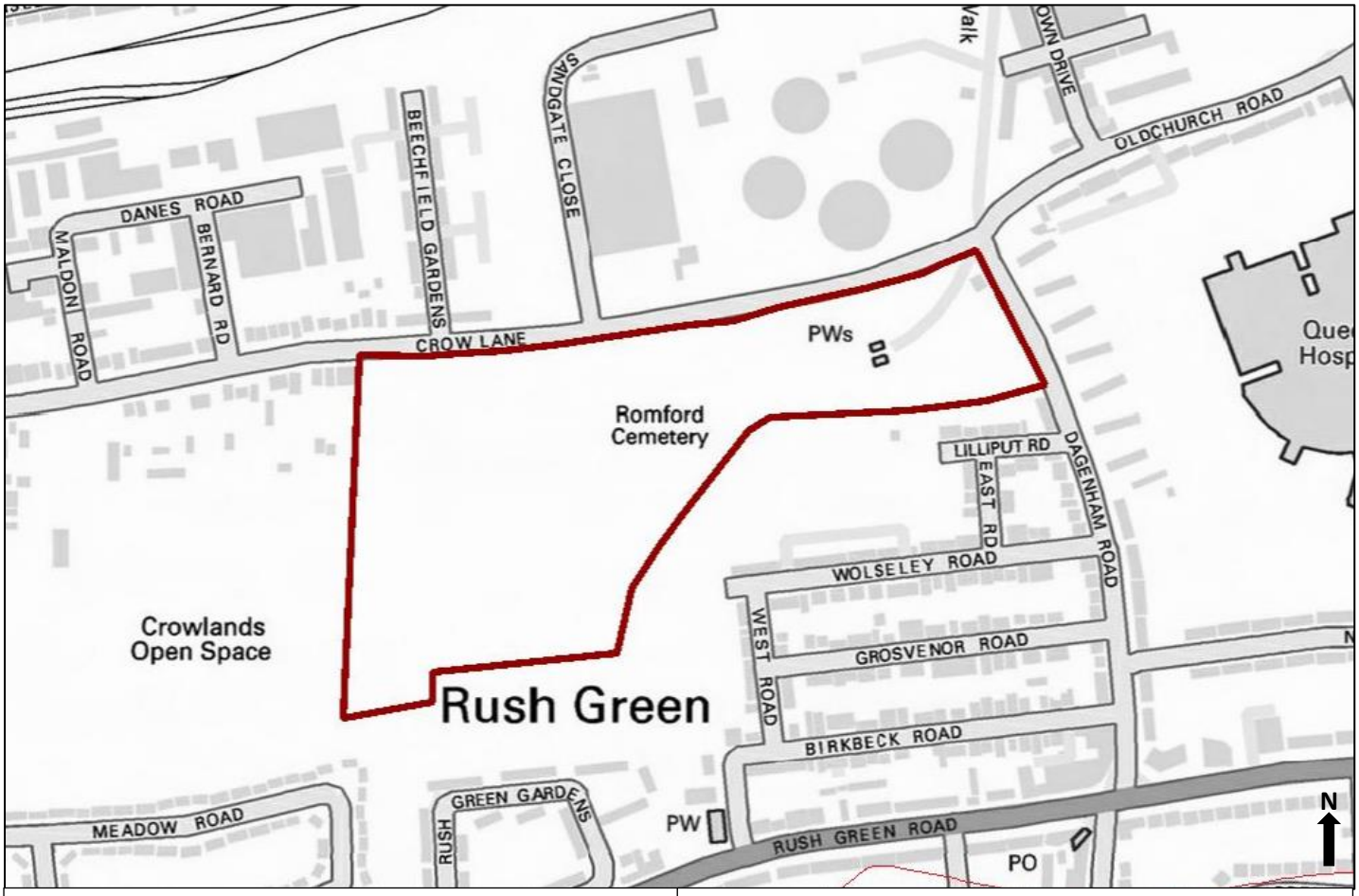
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 38	
Conservation Area Boundary	

4.39 Romford Cemetery



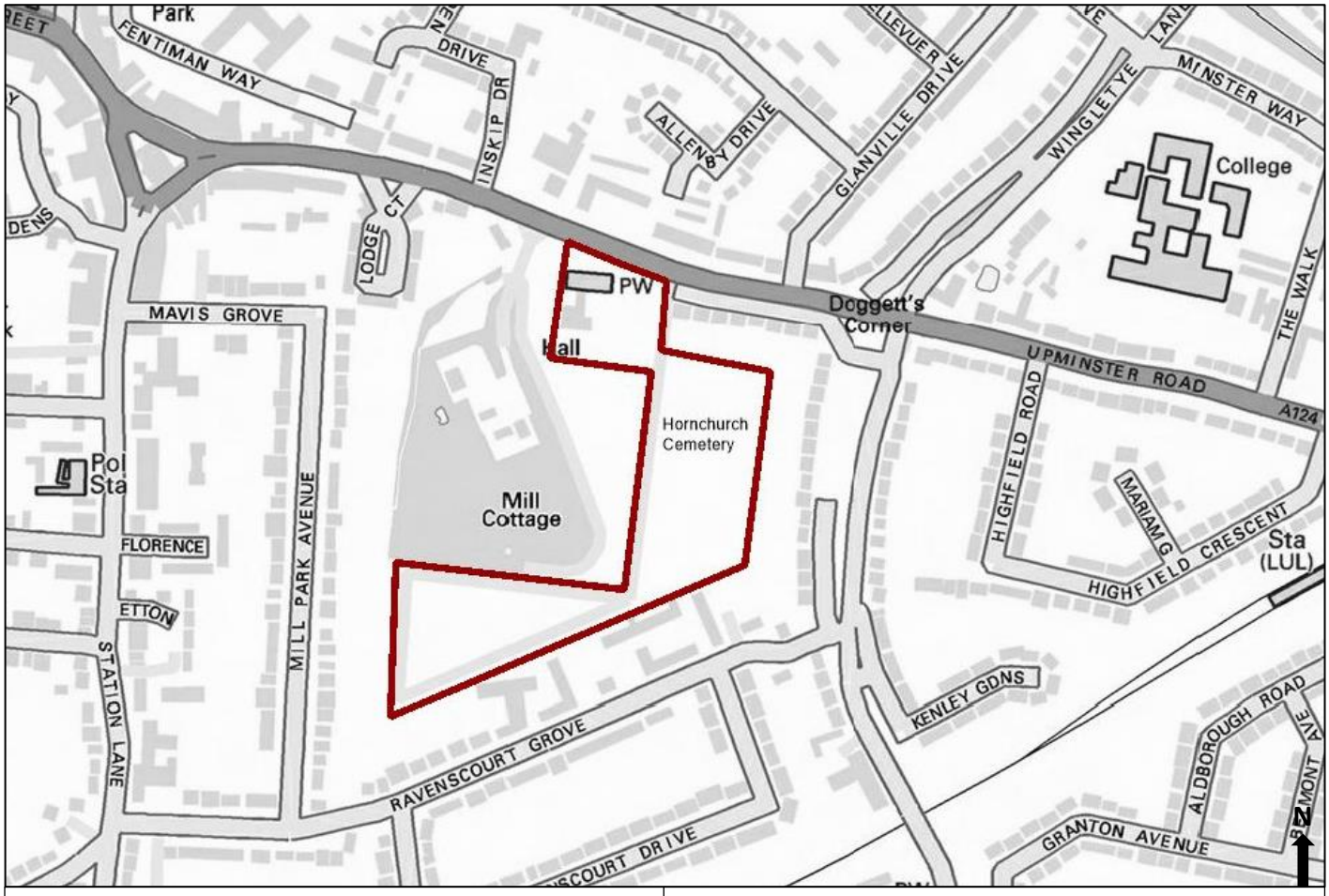
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 39	
Burial Space	

4.40 Hornchurch Cemetery



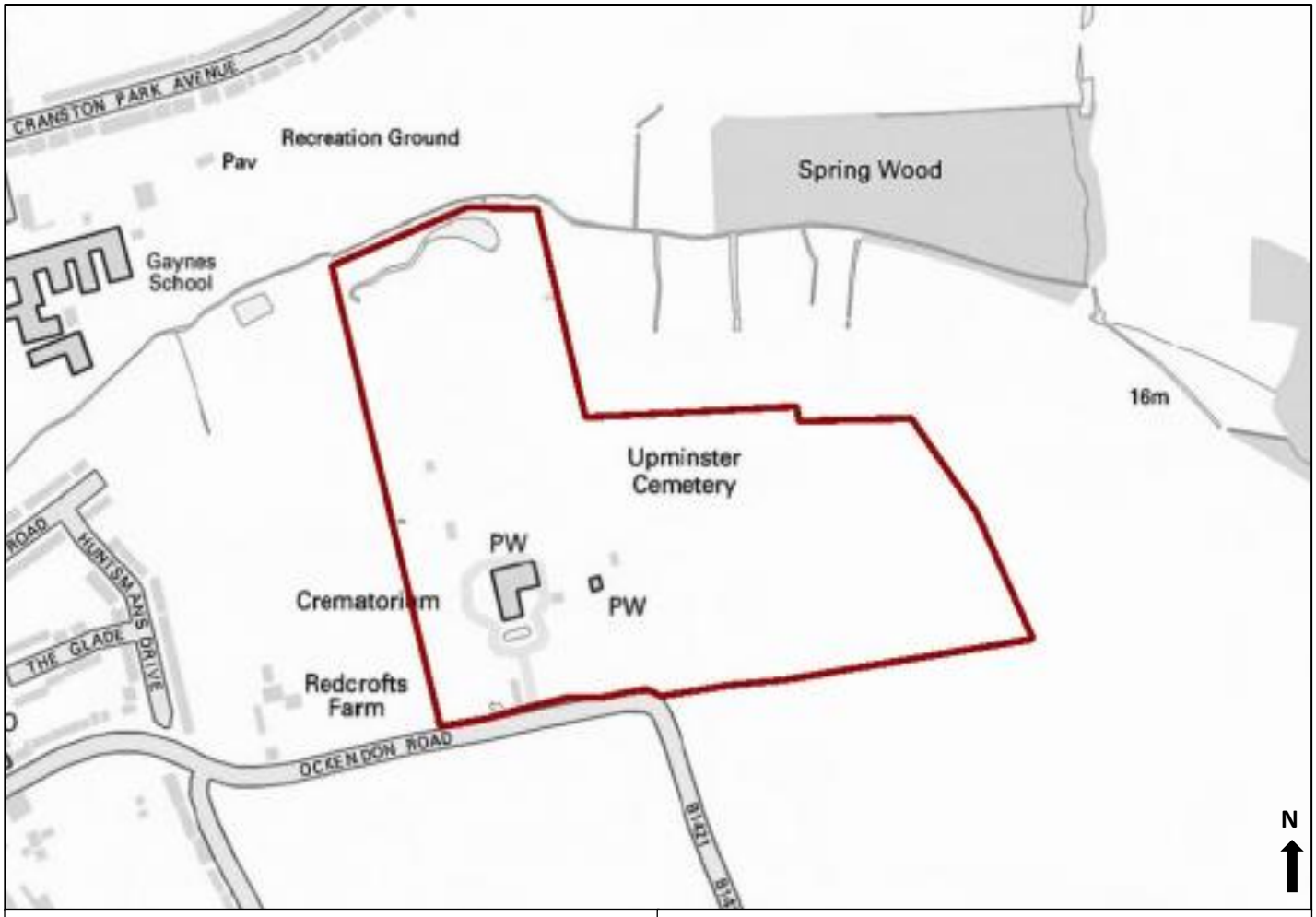
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 40	
Burial Space	

4.41 Upminster Cemetery



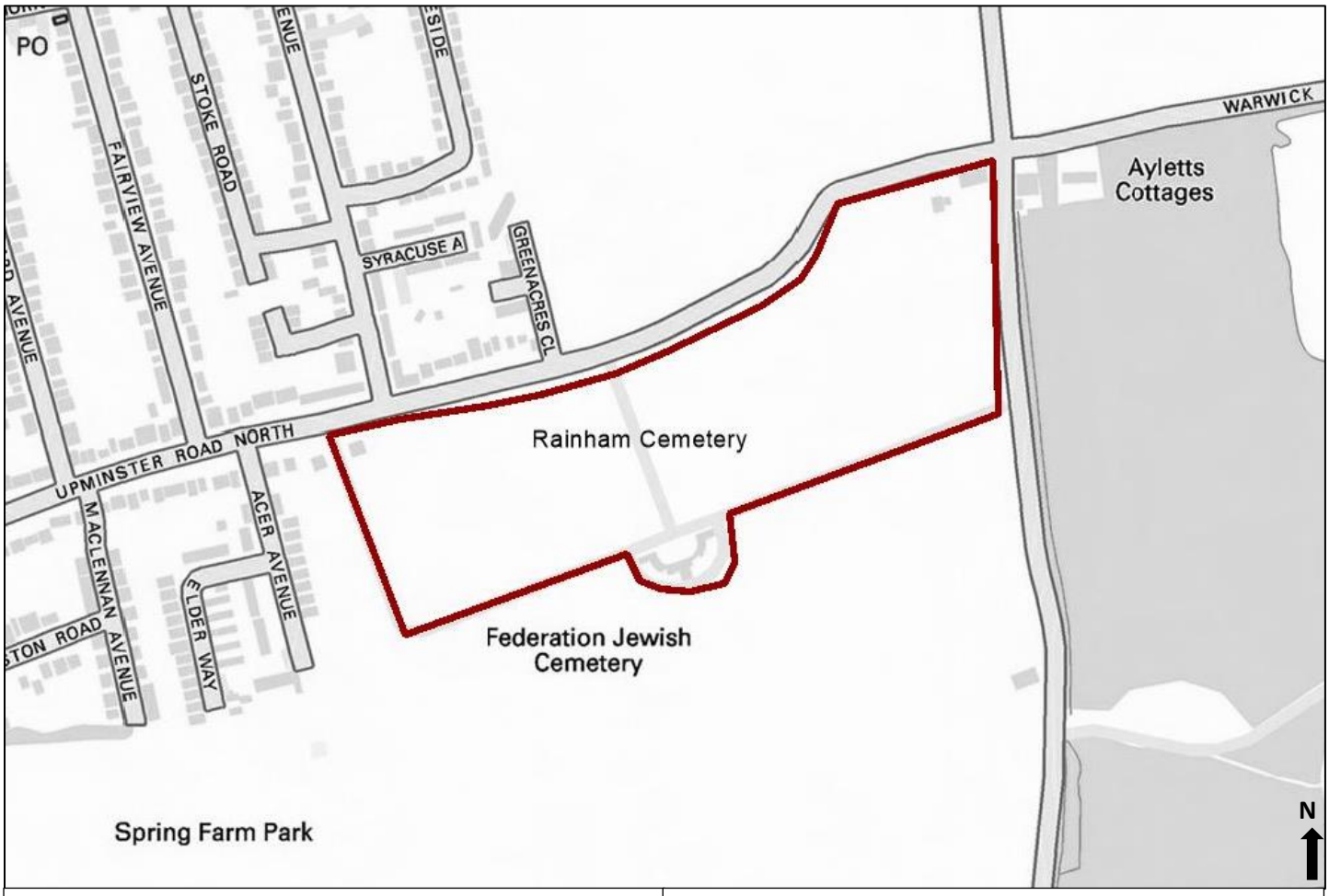
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 41	
Burial Space	

4.42 Rainham Cemetery



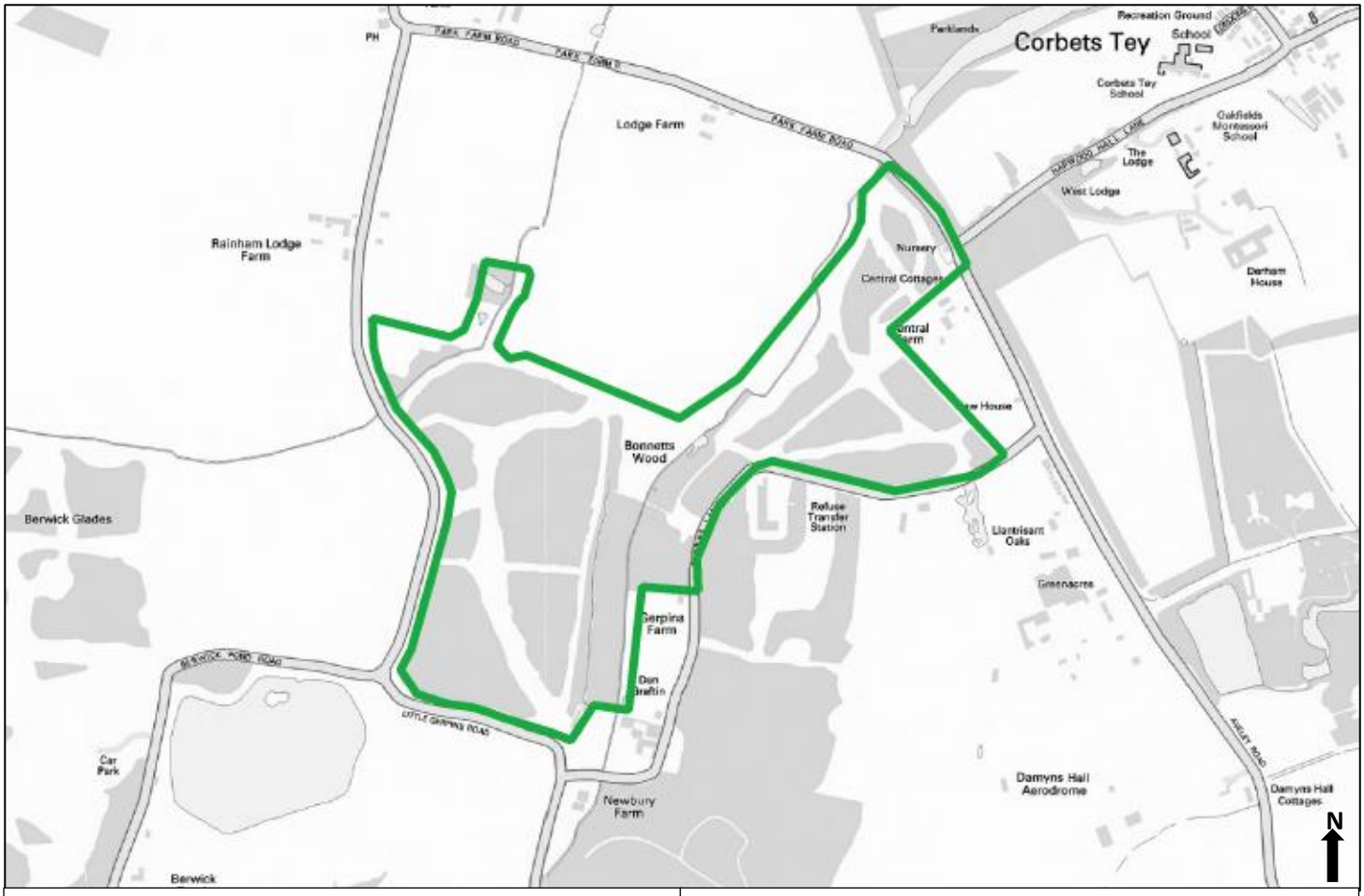
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 42	
Burial Space	

4.43 Addition of Bonnett's Wood (Upminster) Open Space



Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 43	
Open Space Boundary	

4.44 Addition of 'The Dell' (Hornchurch) Public Open Space

Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 44	
Open Space Boundary	

4.45 Addition of Langton's Gardens (Hornchurch) Open Space

Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 45	
Open Space Boundary	

4.46 Addition of Queen's Theatre (Hornchurch) Green Open Space

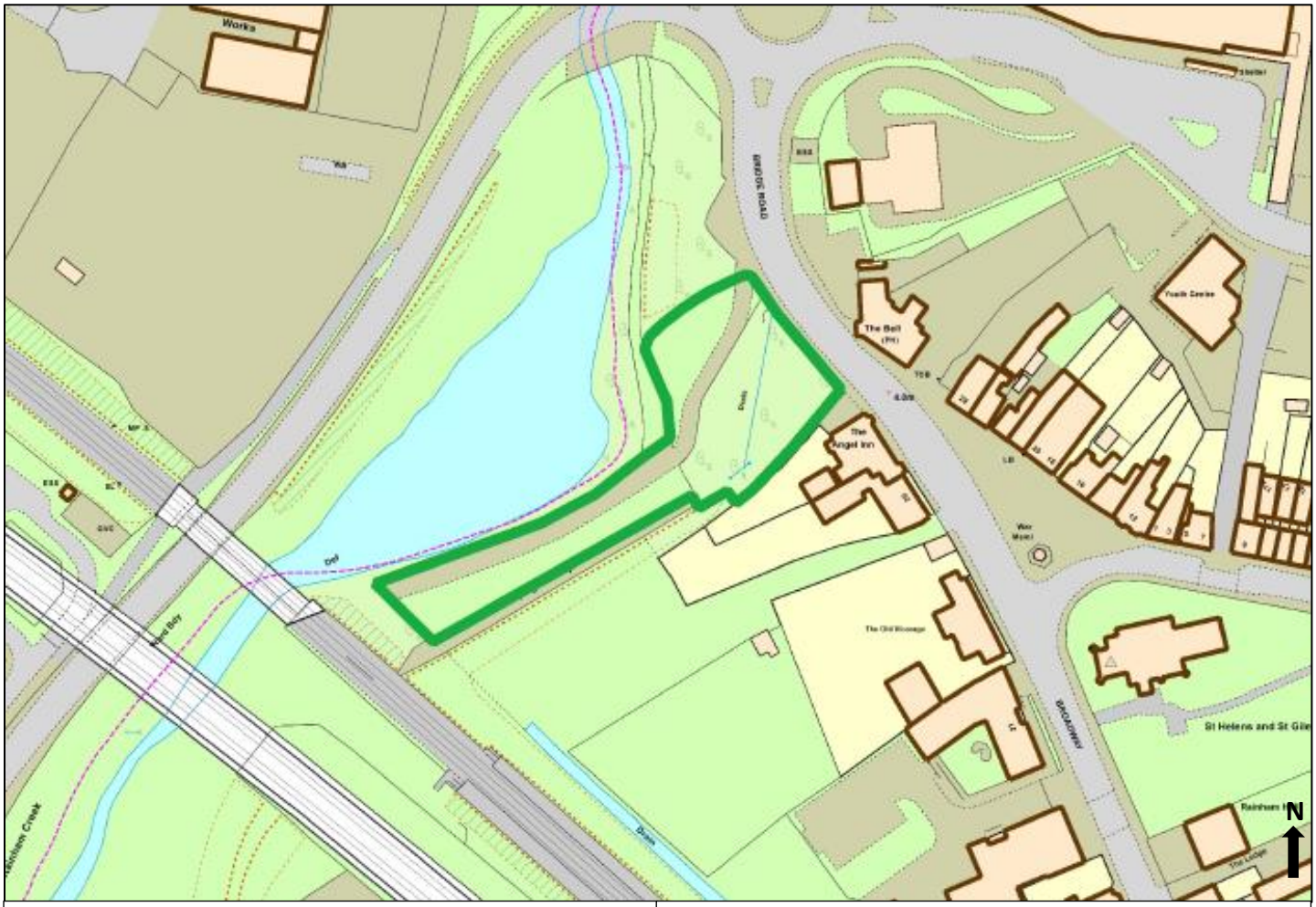
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 46	
Open Space Boundary	

4.47 Addition of Rainham Creekside Path Open Space



Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 47	
Open Space Boundary	

4.48 Addition of Brookway Playsite (Rainham) Open Space

Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 48	
Open Space Boundary	

4.49 Addition of Windmill field (Upminster) Open Space

Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 49	
Open Space Boundary	

4.50 Addition of Maytree Close (Rainham) Open Space

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 50	
Open Space Boundary	

4.51 Addition of Farringdon Avenue (Romford) Open Space

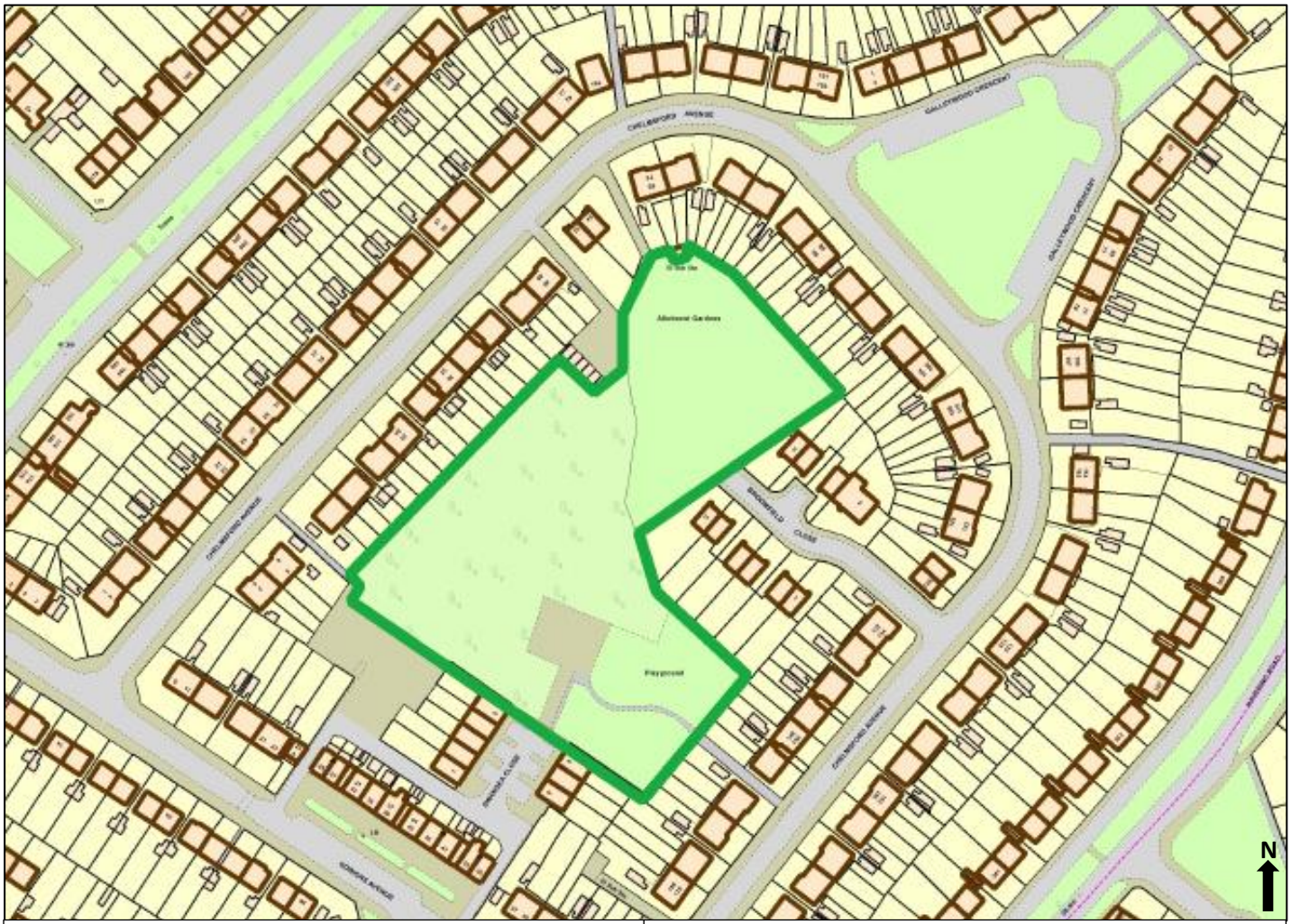
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 51	
Open Space Boundary	

4.52 Addition of Chelmsford Avenue (Romford) Open Space



Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 52	
Open Space Boundary	

4.53 Addition of Bancroft Chase (Hornchurch) Open Space

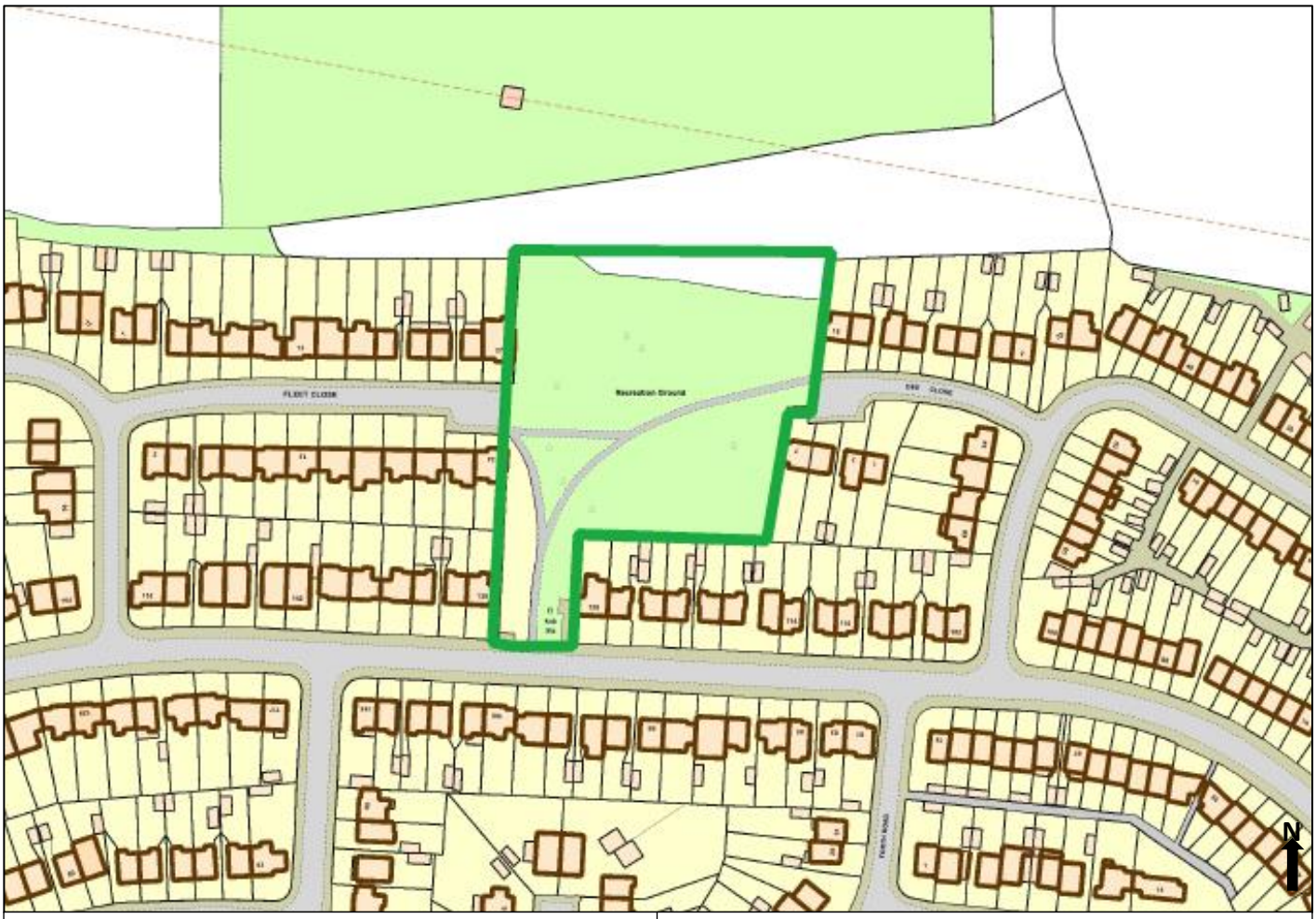
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 53	
Open Space Boundary	
Borough Boundary	

4.54 Addition of Fleet Close (Upminster) Open Space



Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 54	
Open Space Boundary	

4.55 Addition of Louis Marchasi Playsite (Hornchurch) Open Space

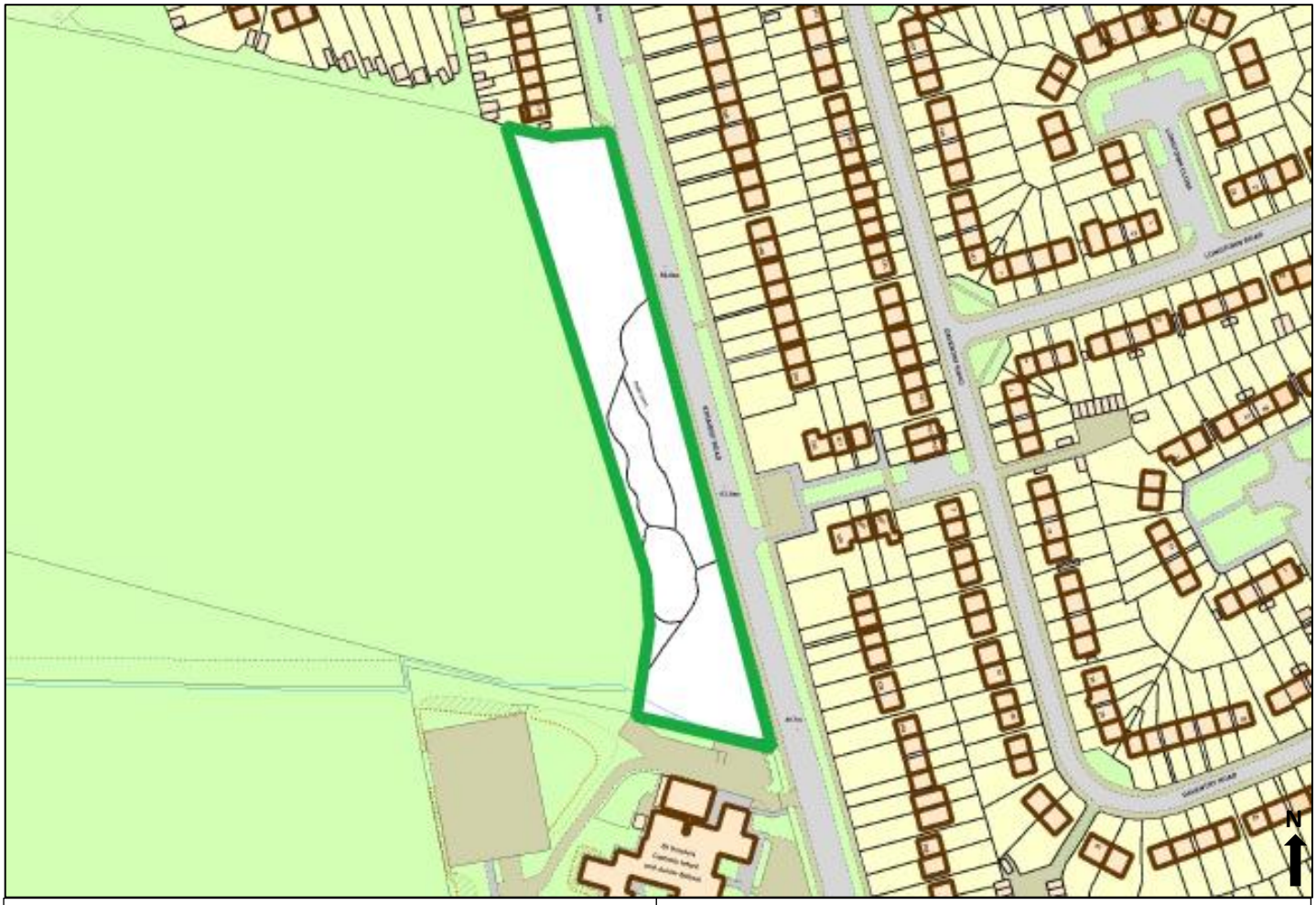
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 55	
Open Space Boundary	

4.56 Addition of Straight Road Woodlands (Romford) Open Space



Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 56	
Open Space Boundary	

4.57 Addition of Sunflower Way (Romford) Open Space

Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 57	
Open Space Boundary	

4.58 Addition of Whitelands Way Bund (Romford) Open Space

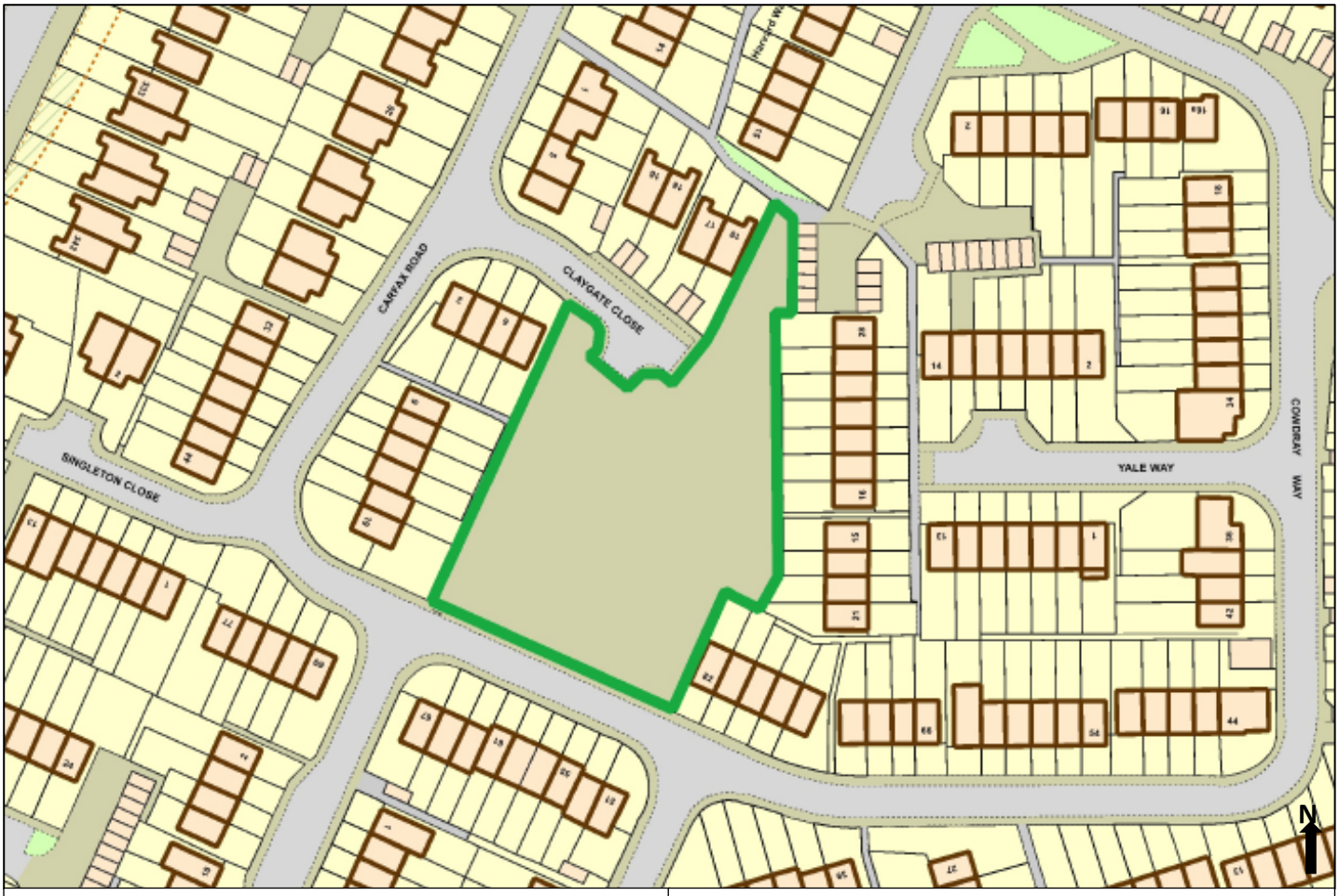
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 58	
Open Space Boundary	

4.59 Addition of The Glen (Elm Park) Open Space



Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 59	
Open Space Boundary	

4.60 Addition of Coronation Gardens (Romford) Open Space

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 60	
Open Space Boundary	

4.61 Addition of Airfield Way (Hornchurch) Open Space

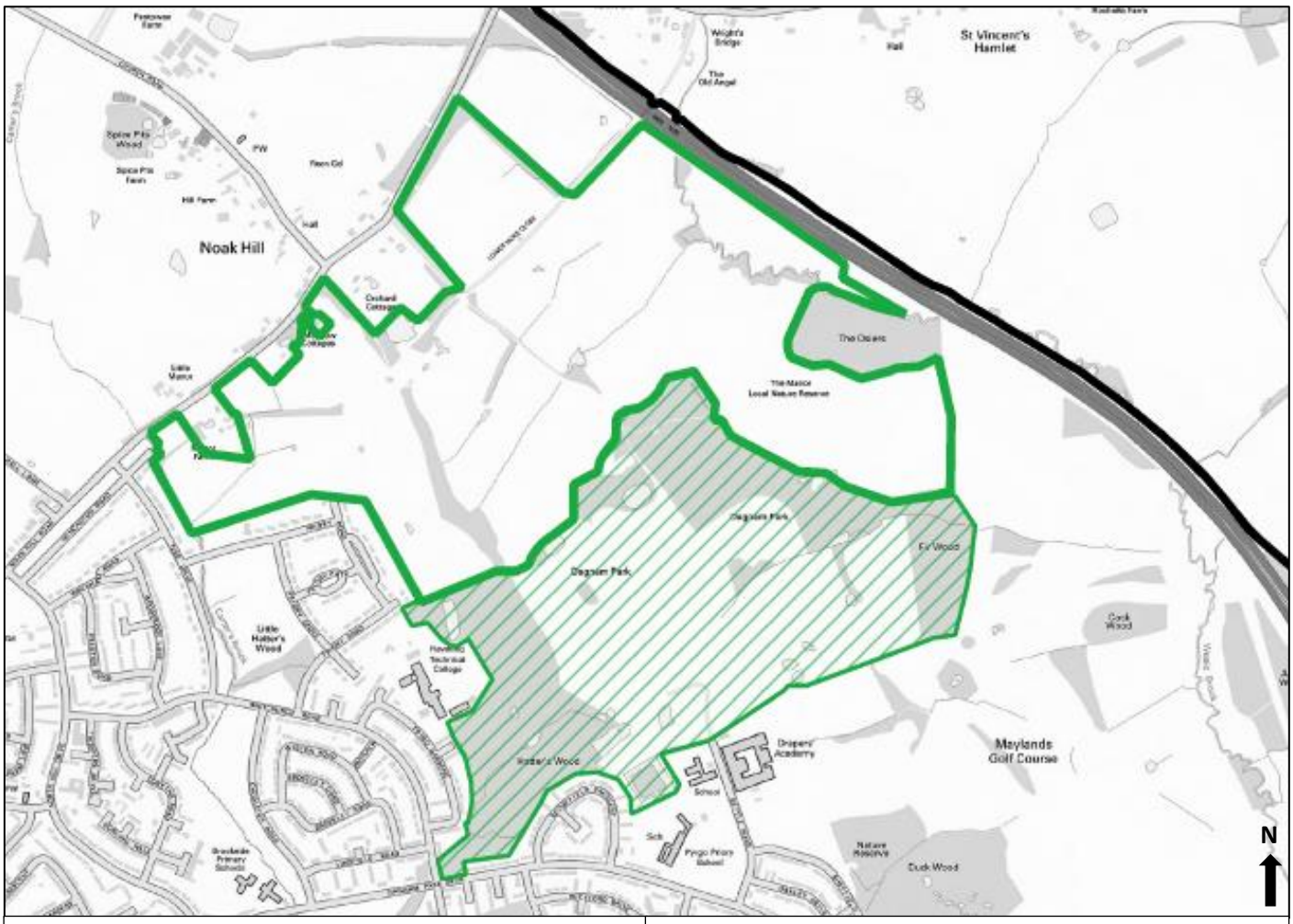
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 61	
Open Space Boundary	

4.62 Increase to Dagnam Park Open Space Designation



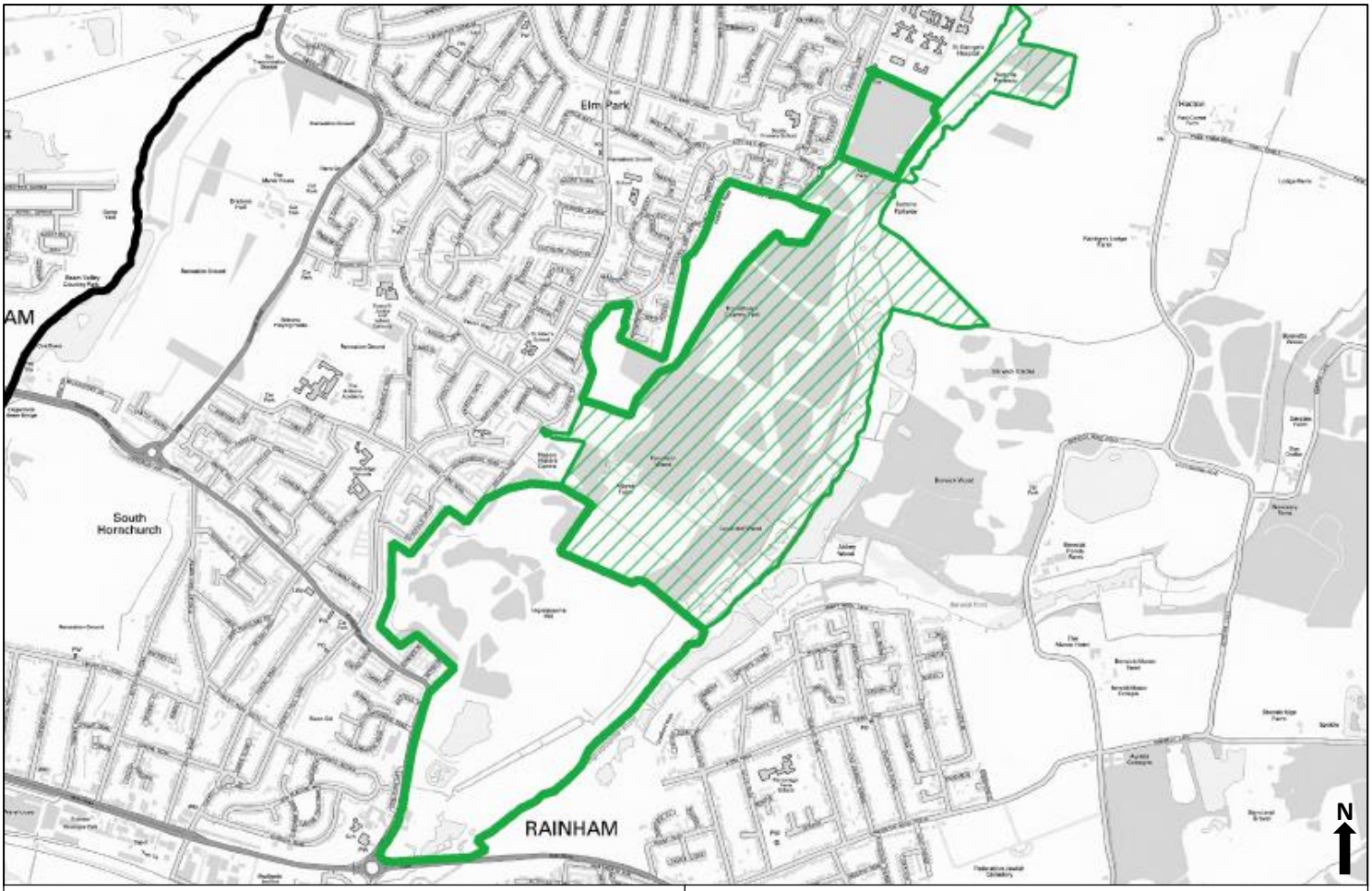
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 62	
Boundary Increase to Dagnam Park	
2008 LDF Open Space Boundary	

4.63 Increases to Hornchurch Country Park Open Space Designation



Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 63	
Boundary Increase to Dagnam Park	
2008 LDF Open Space Boundary	

4.64 Increase to Broxhill Centre (Romford) Open Space Designation

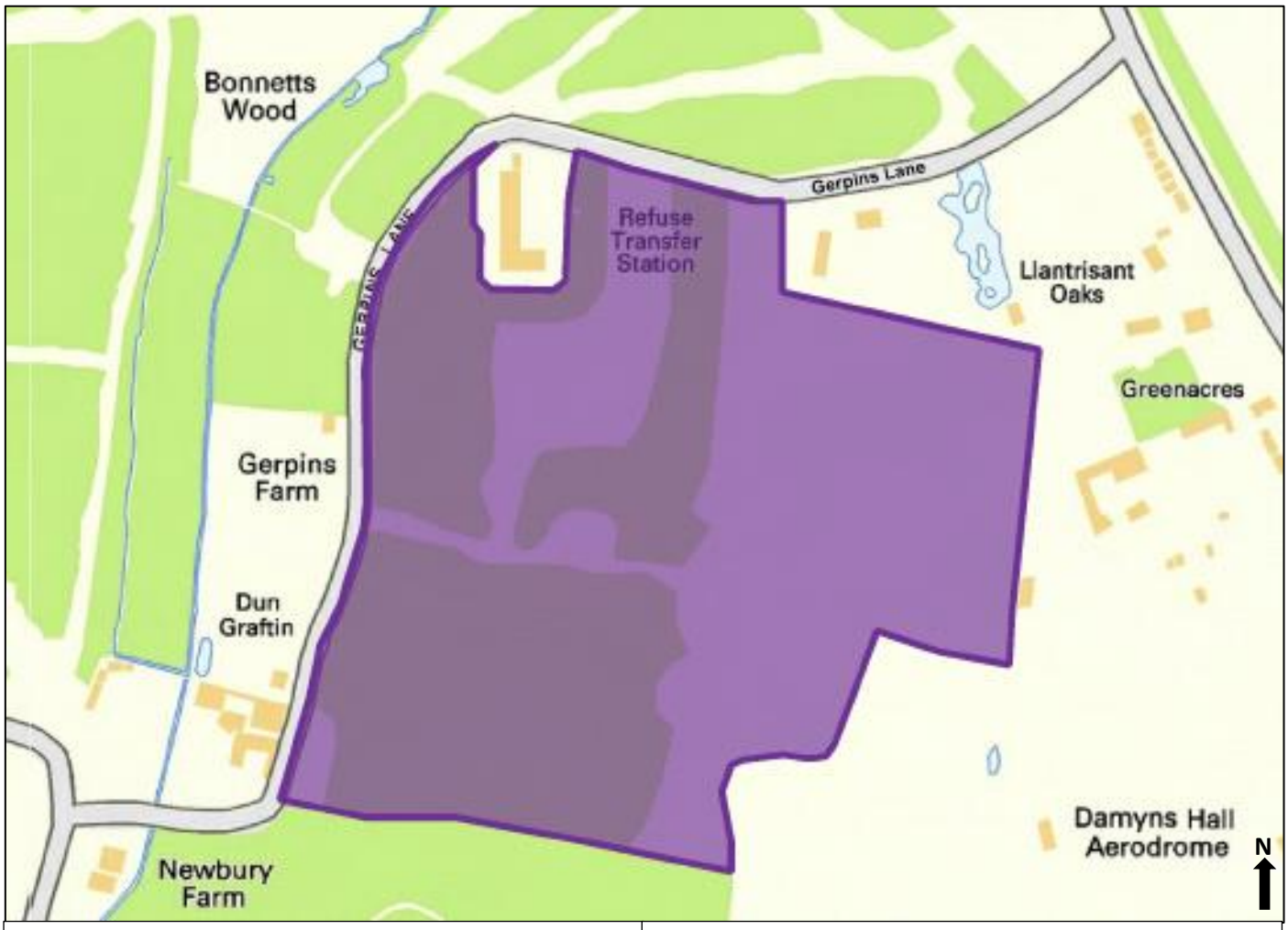
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 64	
Boundary Increase to Broxhill Centre	
2008 LDF Open Space Boundary (retained)	

4.65 Designation of Gerpins Lane (Upminster) as a Site of Nature Conservation Importance (SNCI): Borough Level



Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 65	
Gerpins Lane SNCI Boundary	

4.66 Designation of Folkes Lane Woodland (Upminster) as a Site of Nature Conservation Importance: Borough Level

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 66	
Folkes Lane Woodland SNCI Boundary	
Borough Bounary	

4.67 Addition of Tyler's Wood to a Site of Nature Conservation Importance Borough Level

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 67	
Tyler's Wood SNCI Boundary	
Borough Boundary	

4.68 Addition of Harold Court Woods to a Site of Nature Conservation Importance Borough Level

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 68	
Harold Court Woods SNCI Boundary	
Borough Boundary	

4.69 Addition of Pages Wood to a Site of Nature Conservation Importance Borough Level

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 69	
Pages Wood SNCI Boundary	

4.70 Addition of Berwick Glades to a Site of Nature Conservation Importance Borough Level

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 70	
Berwick Glades SNCI Boundary	

4.71 Boundary increase to Ingrebourne Hill Site of Nature Conservation Importance Borough Level

Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 71	
Ingrebourne Hill SNCI Boundary	
Existing SONCI Boundary	

4.72 Boundary increase to Bonnetts Wood Site of Nature Conservation Importance Borough Level

Havering LONDON BOROUGH
London Borough of Havering, Town Hall, Main Road, Romford, RM1 3DB, Tel: 01708 434343
©Crown copyright and database rights 2017. Ordnance Survey 100024327.

Key- Map 72	
Bonnetts Wood SNCI Boundary	
Existing SNCI Boundary	

4.73 Amendment to status of North Ockendon Pit from a Site of Natural Importance Borough to Metropolitan level

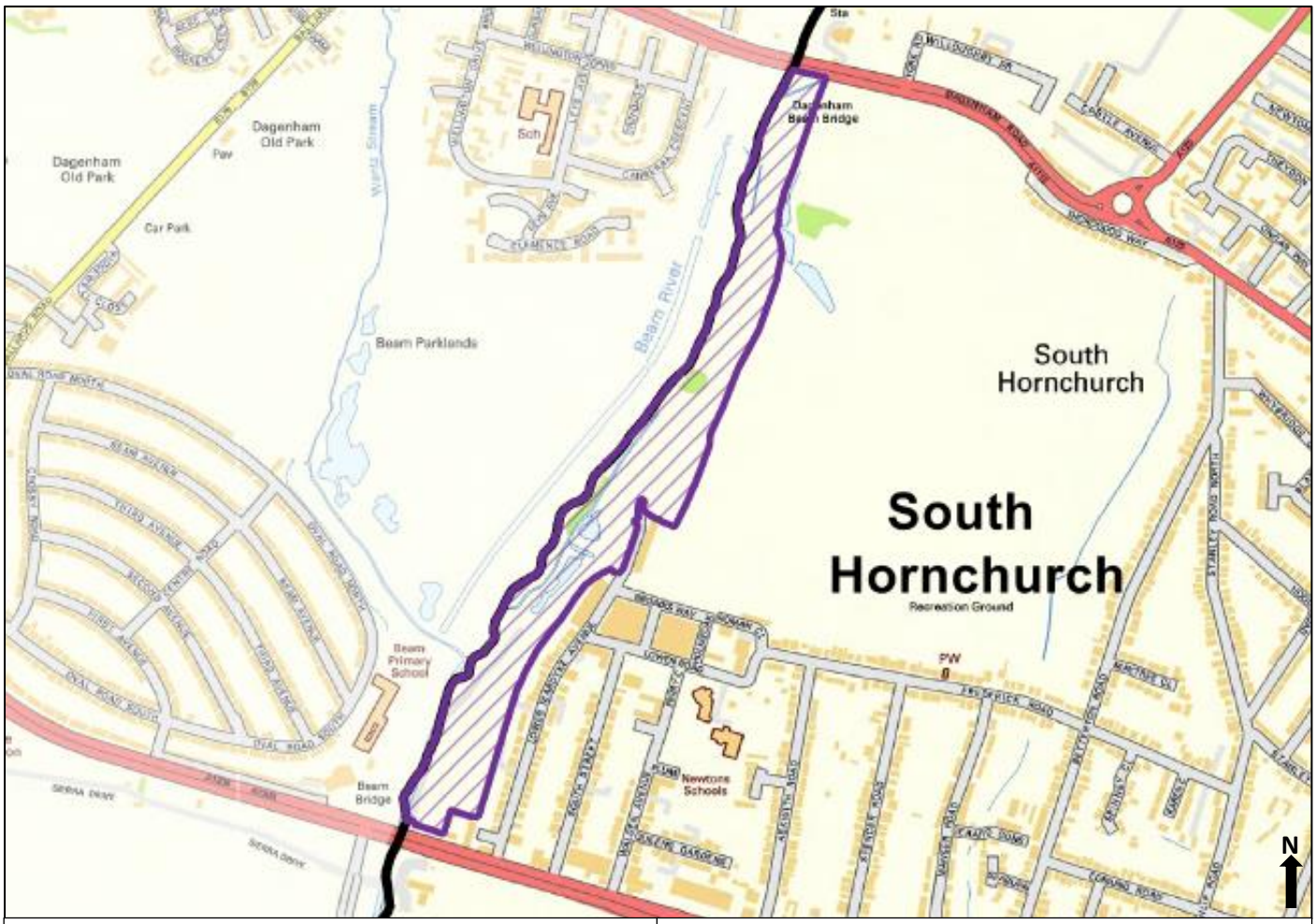
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 73	
Upgraded North Ockendon Pit SNCI (Metropolitan) Boundary	
Borough Boundary	

4.74 Amendment to status of The Beam Valley Site from a Site of Natural Importance Borough to Metropolitan level



Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 74	
Upgraded Beam Valley Site (Metropolitan) Boundary	
Borough Boundary	

4.75 Amended Metropolitan Centre Boundary

Havering LONDON BOROUGH

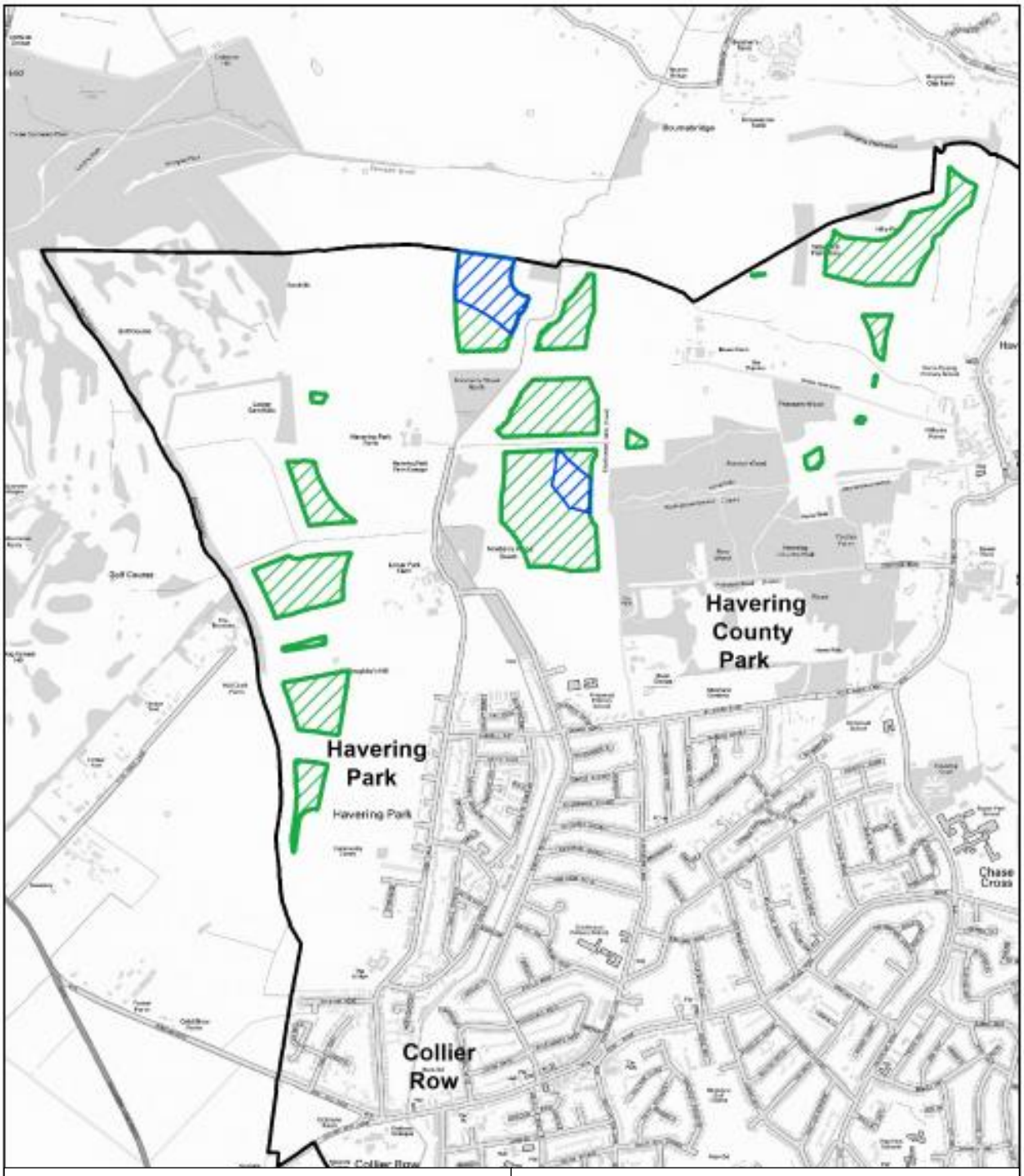
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Map 75	
Revised Metropolitan Centre Boundary	
2008 LDF Romford Area Action Plan Boundary	

ANNEX:

ANNEX I: Wind development sites located in Havering Park Ward



Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex I	
Small Wind Development Sites	
Medium Wind Development Sites	
Borough Boundary	

ANNEX II: Wind development sites located in Mawneys/Brooklands Ward

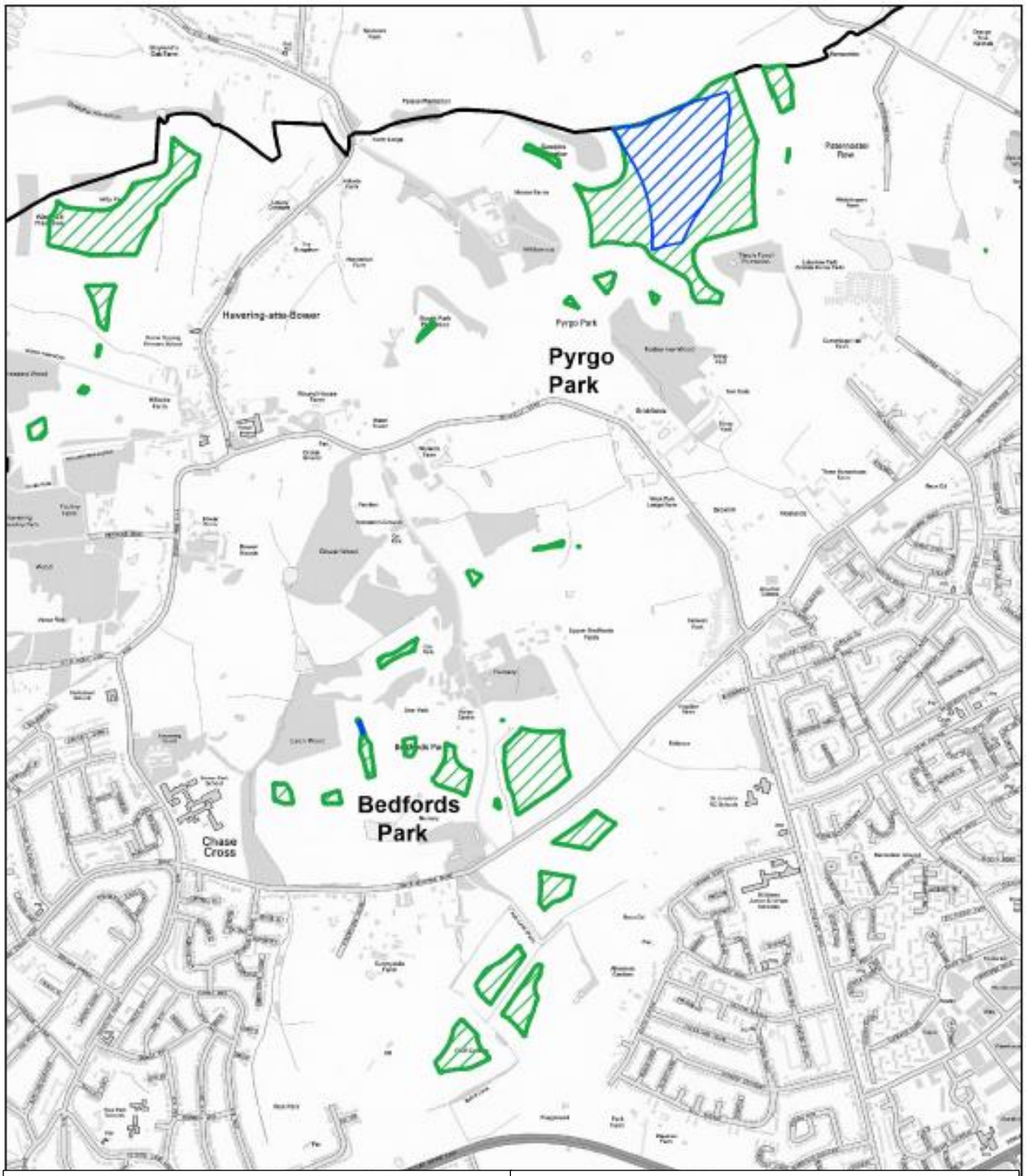
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex II	
Small Wind Development Sites	
Borough Boundary	

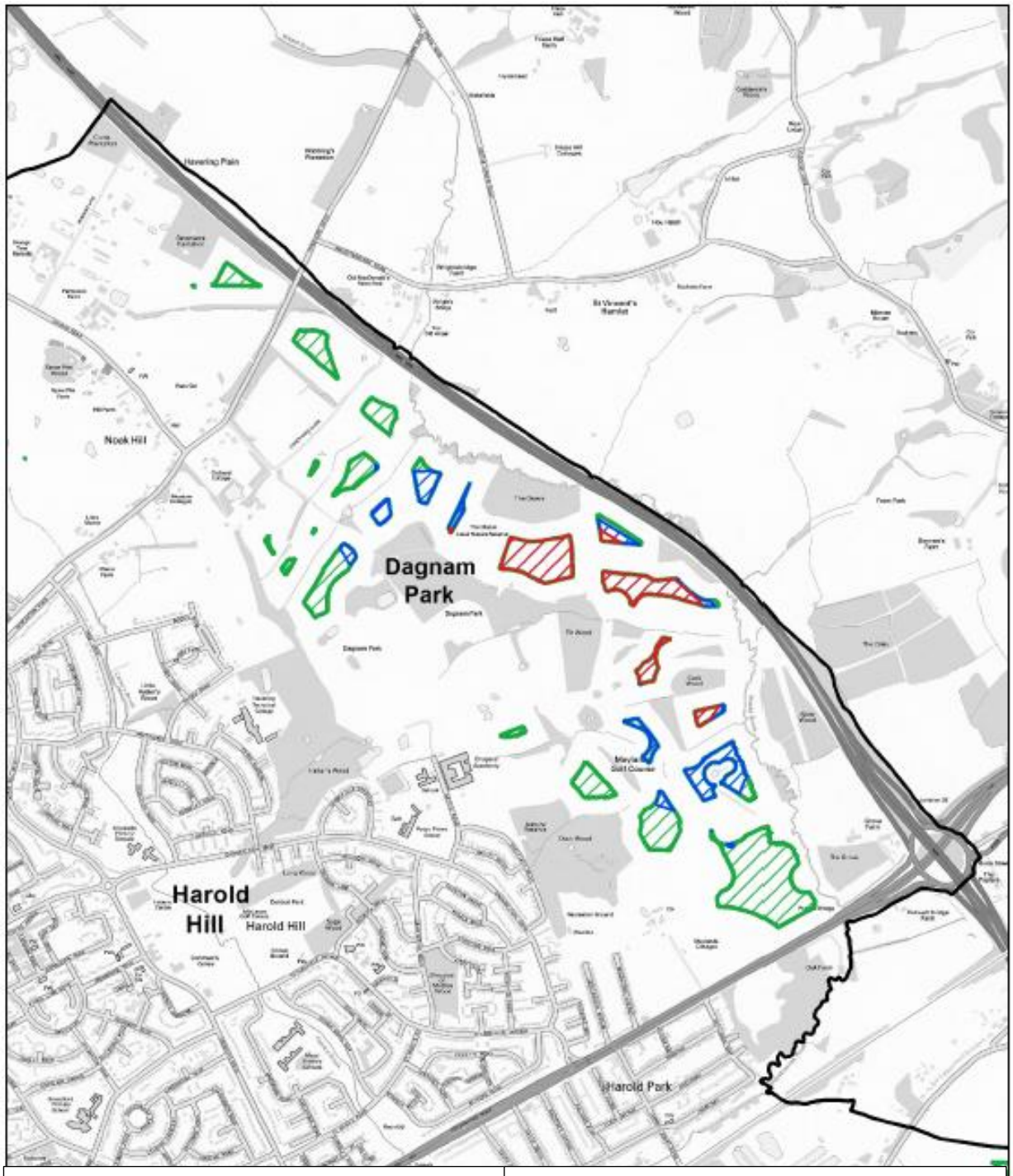
ANNEX III: Wind development sites located in Havering Park Ward



Havering LONDON BOROUGH
London Borough of Havering, Town Hall, Main Road, Romford, RM1 3DB, Tel: 01708 434343
©Crown copyright and database rights 2017. Ordnance Survey 100024327.

Key- Annex III	
Small Wind Development Sites	
Medium Wind Development Sites	
Borough Boundary	

ANNEX IV: Wind development sites located in Gooshays Ward

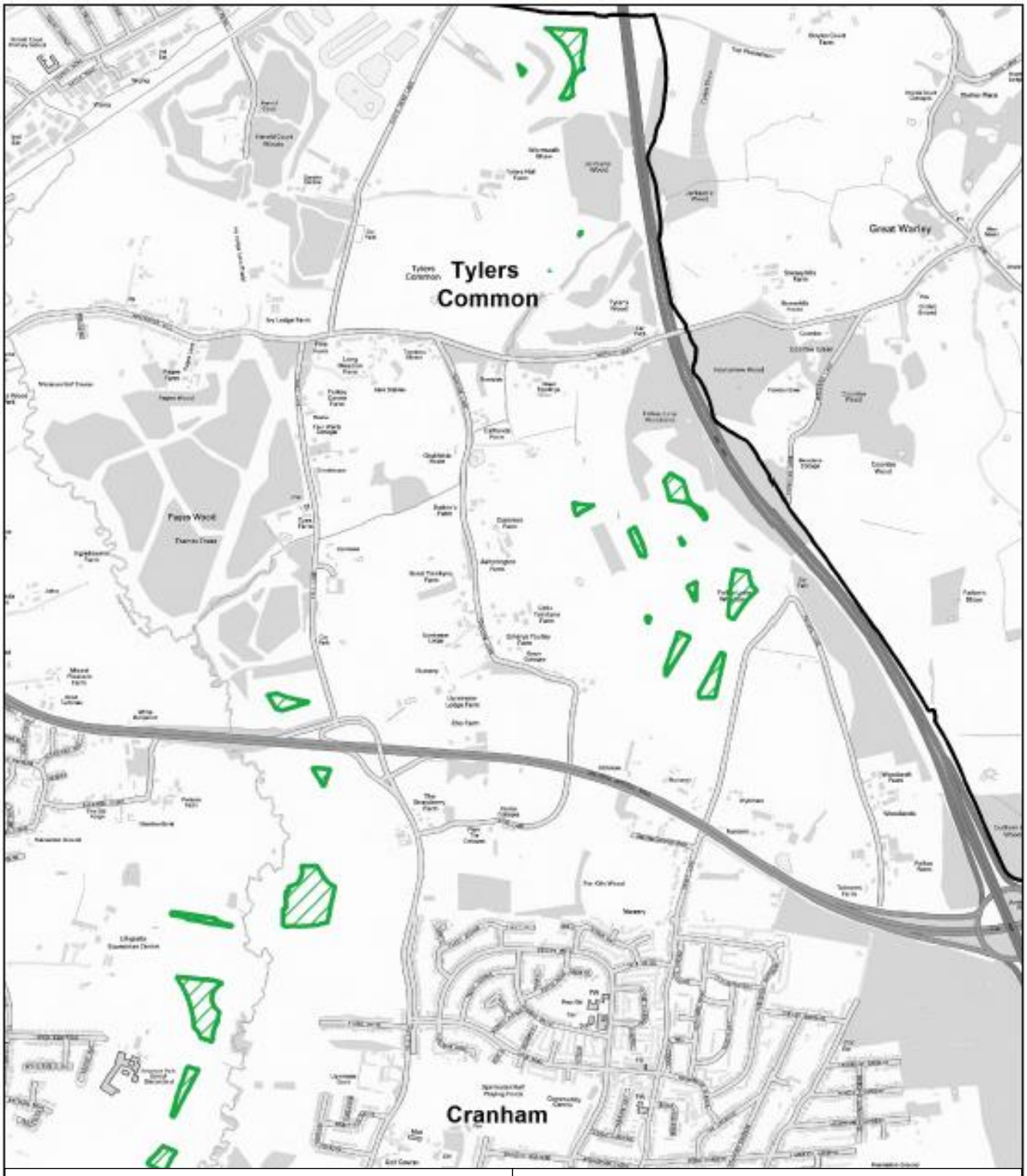


Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex IV	
Small Wind Development Sites	
Medium Wind Development Sites	
Small Wind Development Sites	
Borough Boundary	

ANNEX V: Wind development sites located in Cranham Ward



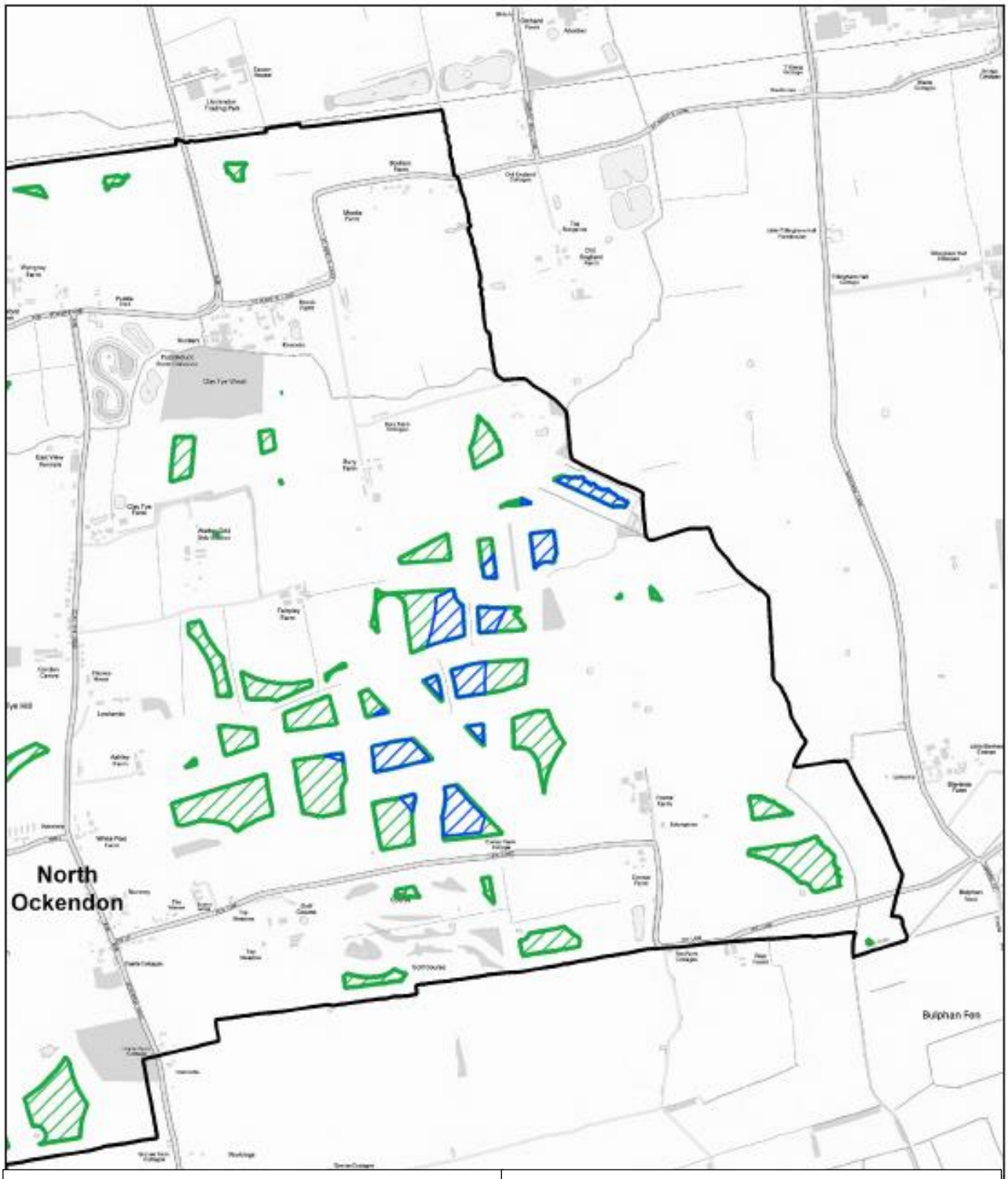
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex V	
Small Wind Development Sites	
Borough Boundary	

ANNEX VI: Wind development sites located in Upminster Ward



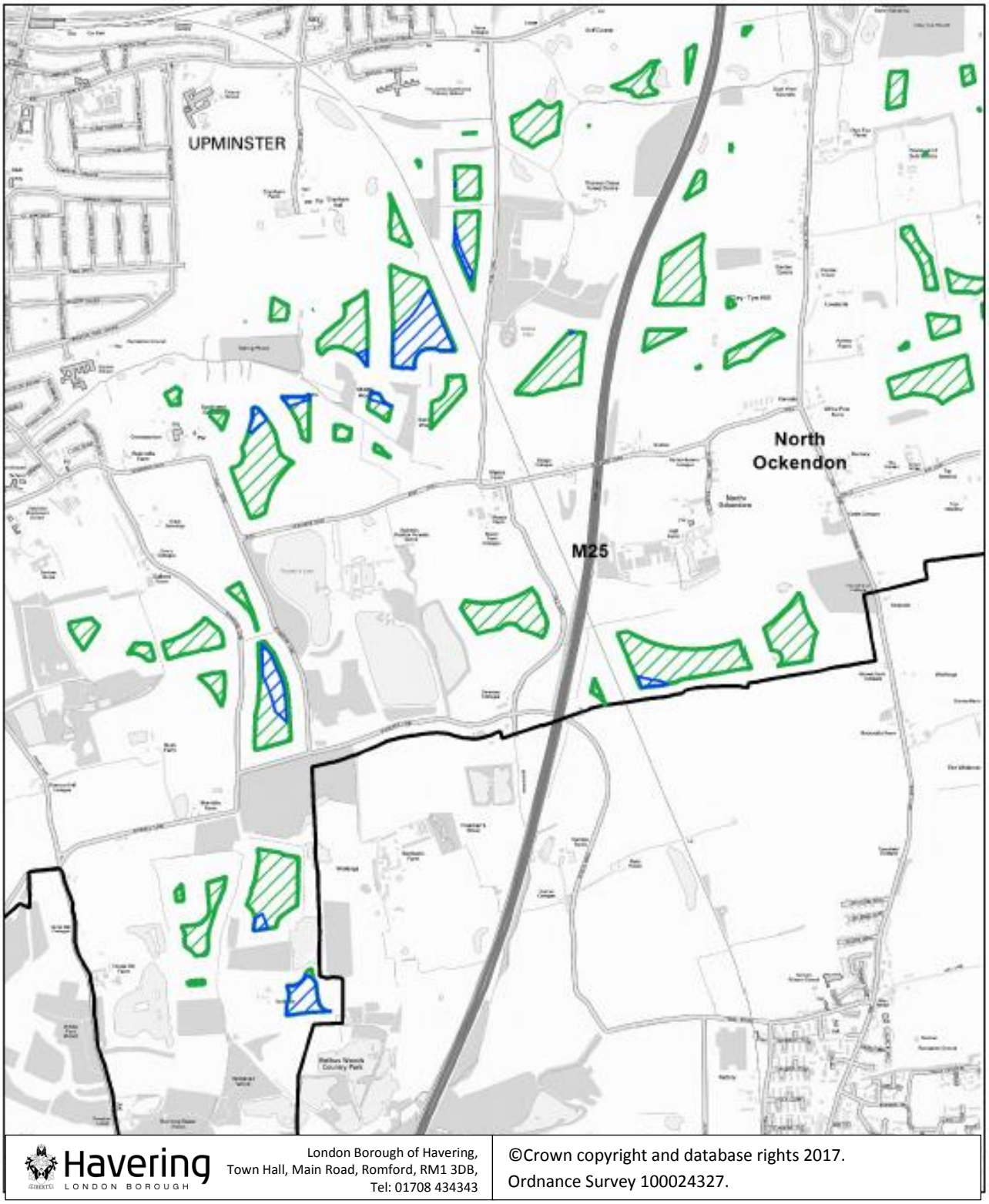
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex VI	
Small Wind Development Sites	
Medium Wind Development Sites	
Borough Boundary	

ANNEX VII: Wind development sites located in Upminster Ward



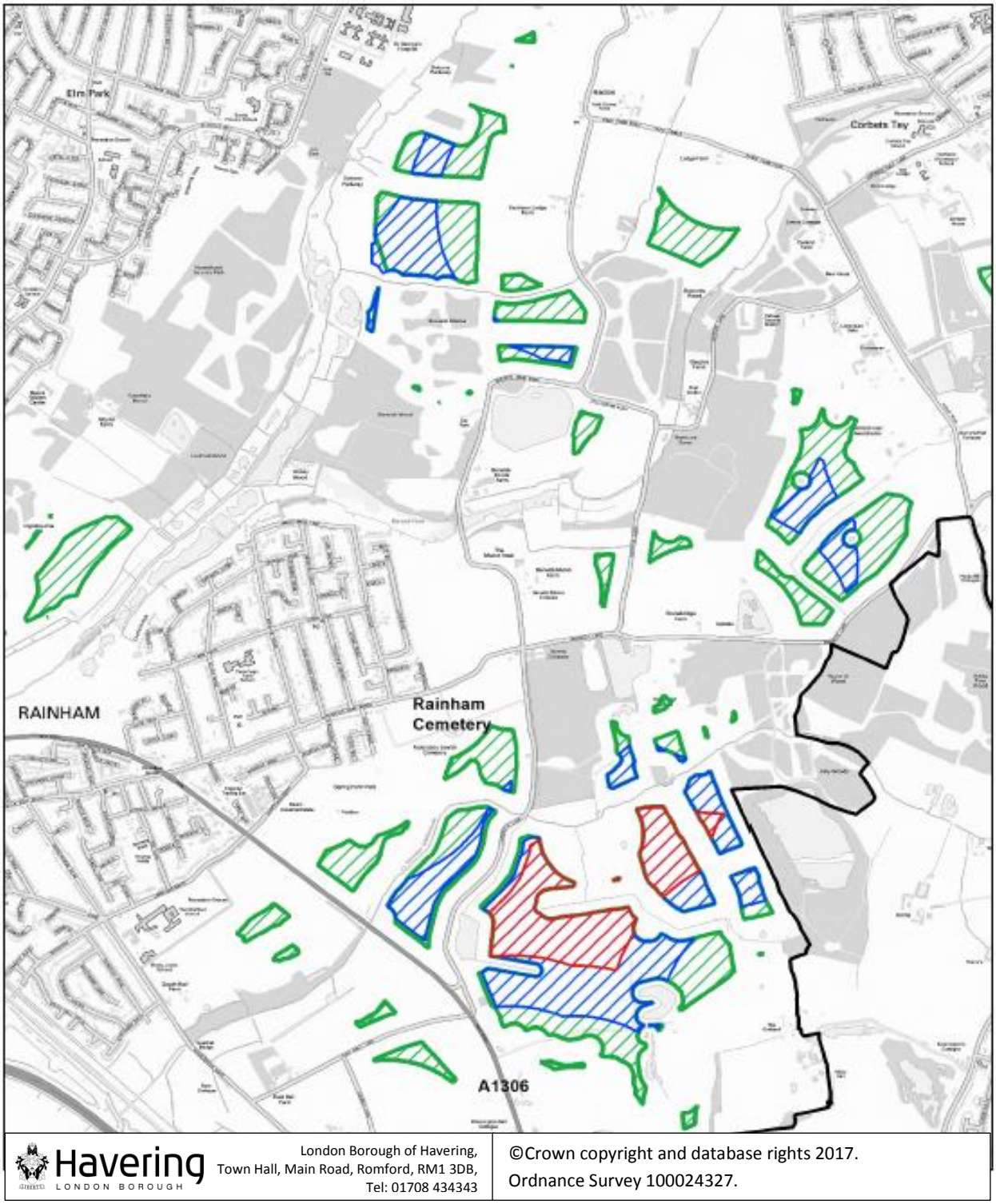
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex VII	
Small Wind Development Sites	
Medium Wind Development Sites	
Borough Boundary	

ANNEX VIII: Wind development sites located in Rainham and Wennington



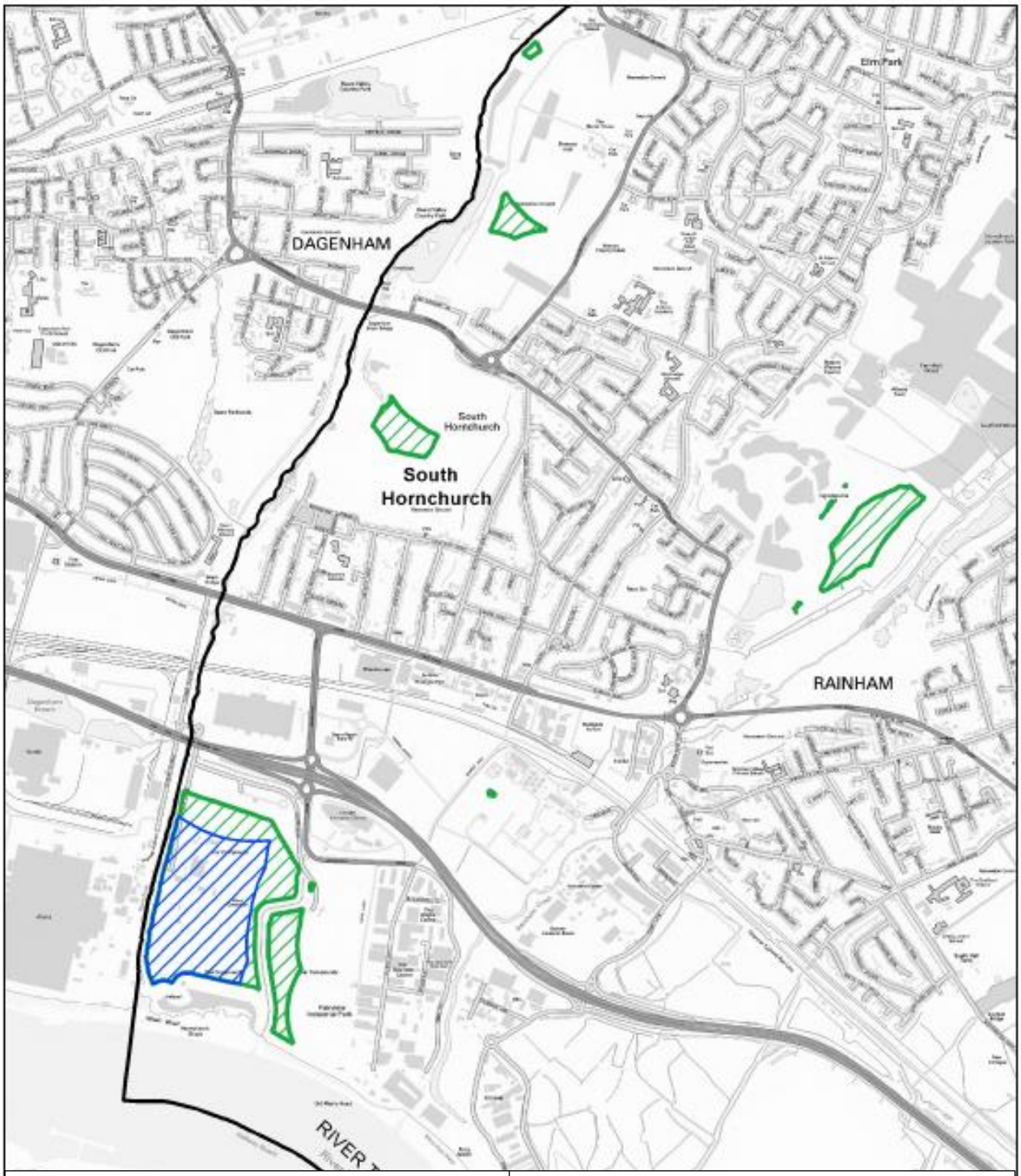
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex VIII	
Small Wind Development Sites	
Medium Wind Development Sites	
Large Wind Development Sites	
Borough Boundary	

ANNEX IX: Wind development sites located in South Hornchurch Ward



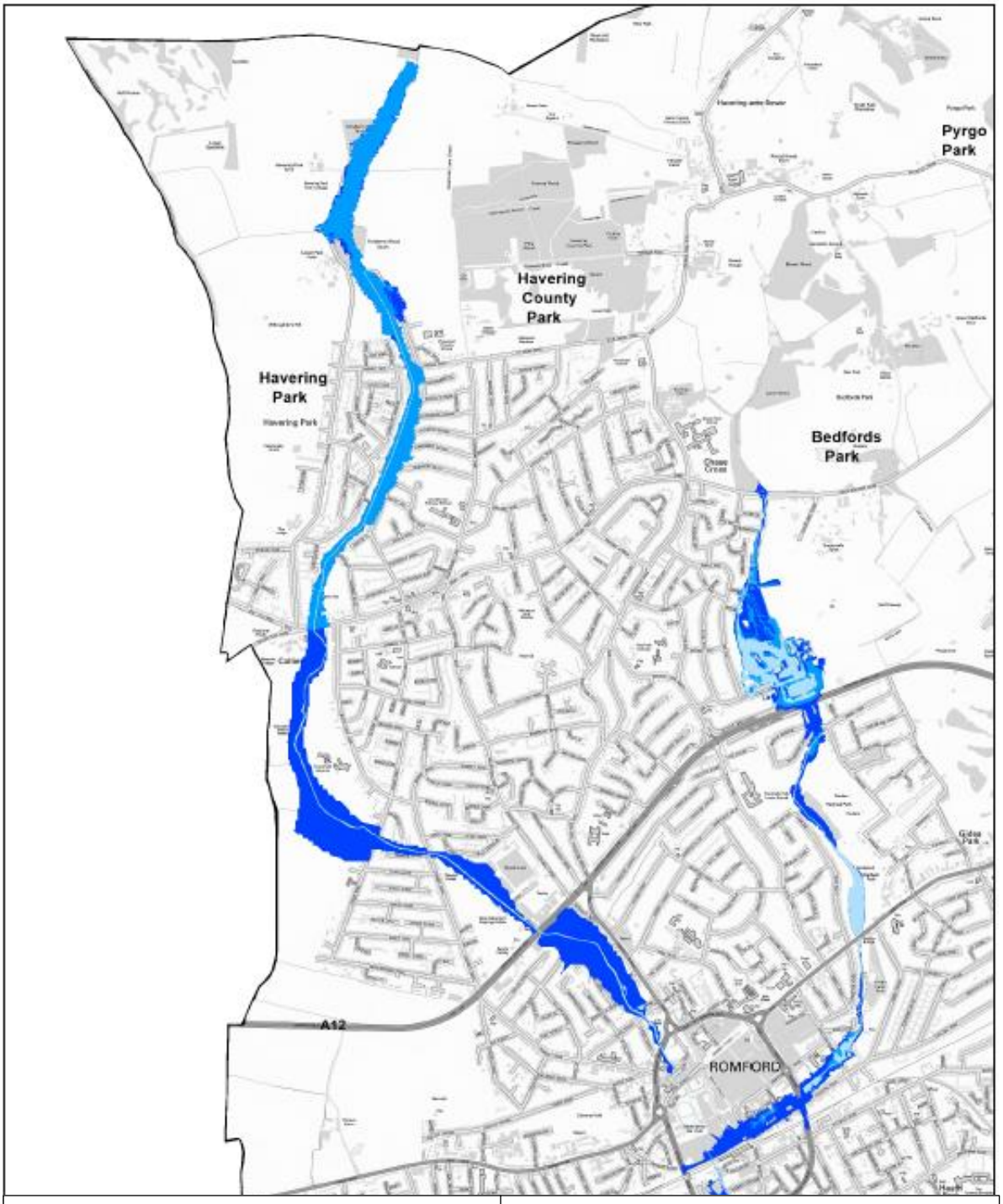
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex IX	
Small Wind Development Sites	
Medium Wind Development Sites	
Borough Boundary	

ANNEX X: Flood-Zone 2, 3a and 3b in the North-West of the Borough

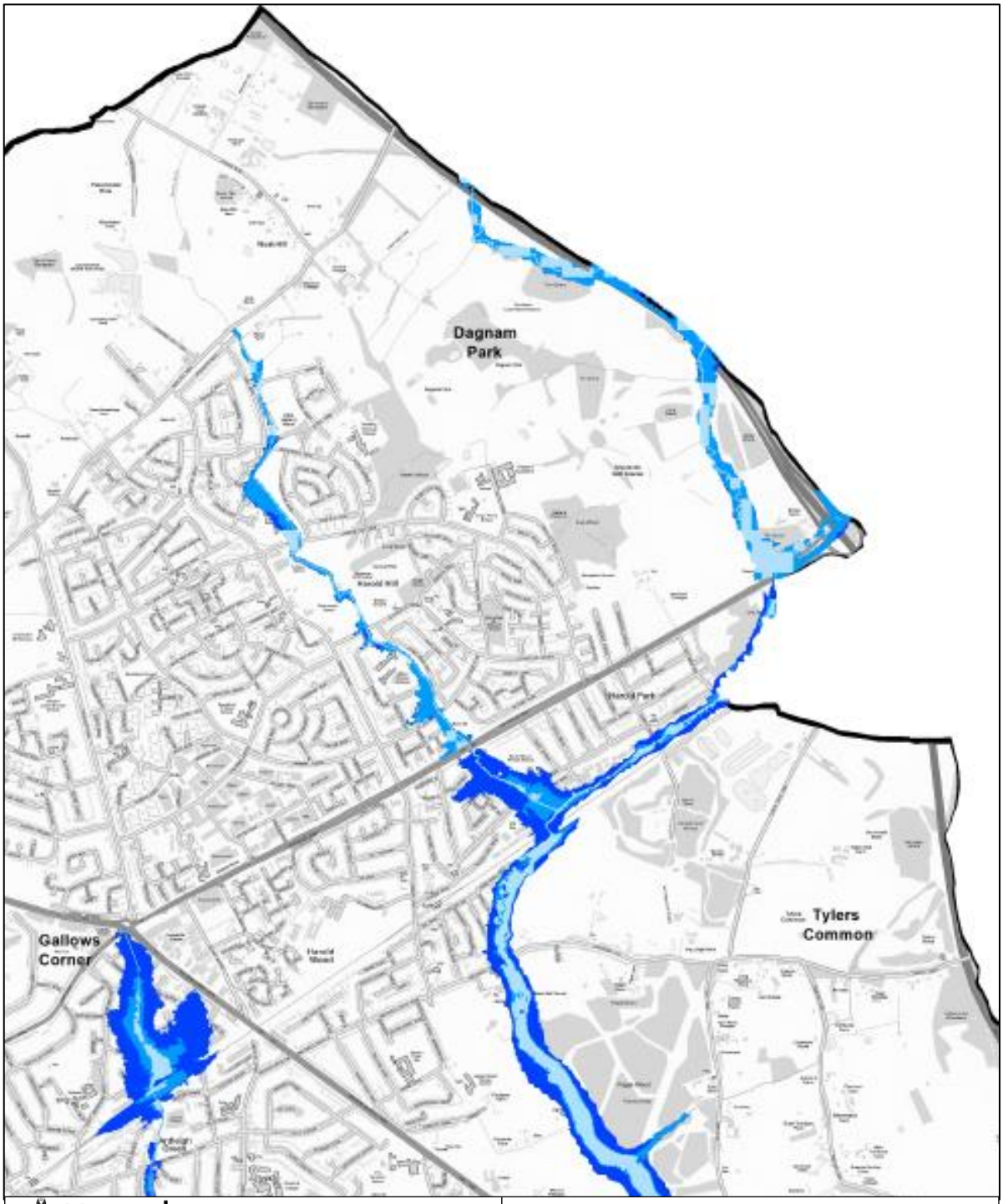


Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex X	
Floodzone 3b	
Floodzone 3a	
Floodzone 2	

ANNEX XI: Flood-Zone 2, 3a and 3b in the North-East of the Borough



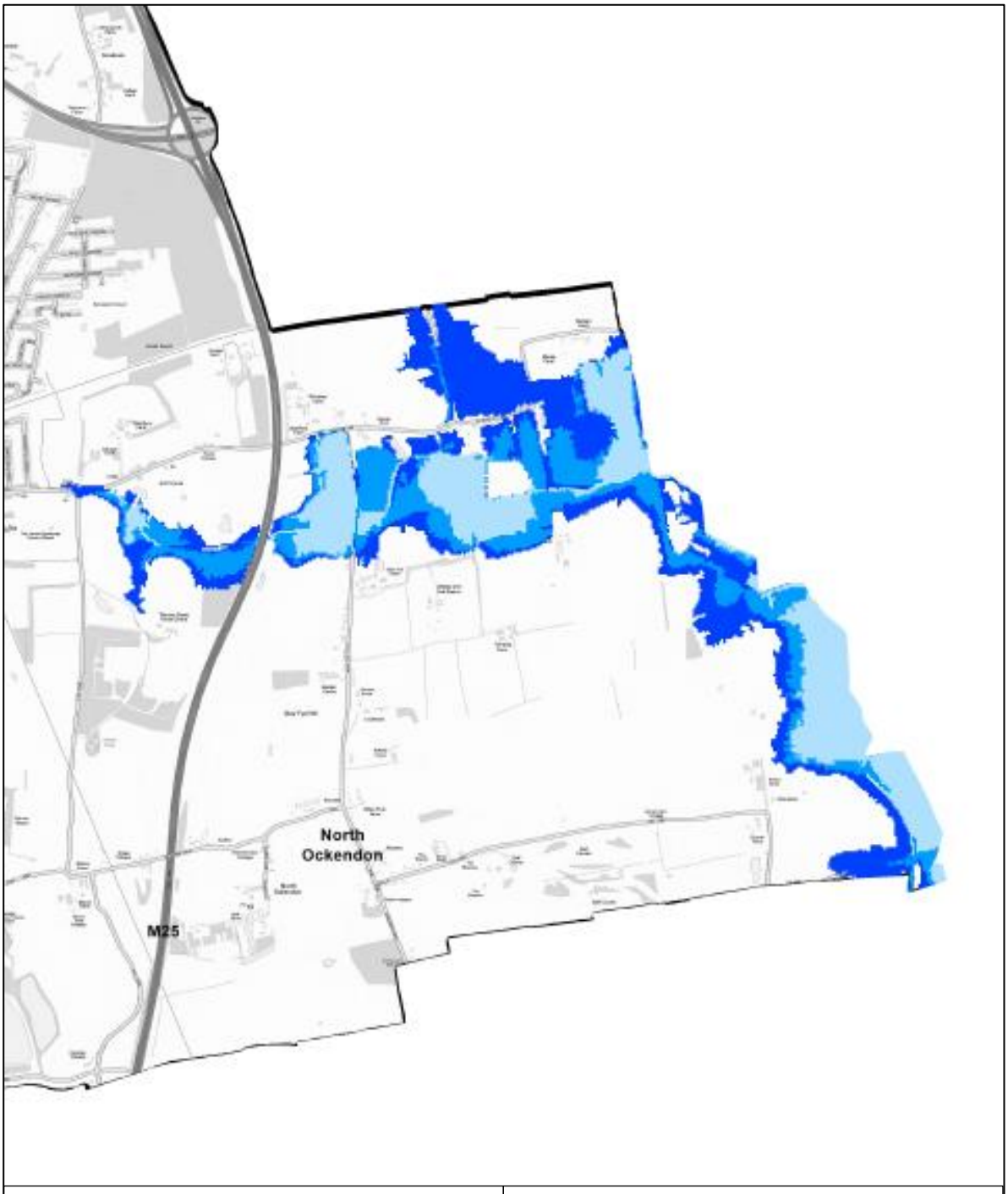
Havering
LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex XI	
Floodzone 3b	
Floodzone 3a	
Floodzone 2	

ANNEX XII: Flood-Zone 2, 3a and 3b in the South-West of the Borough



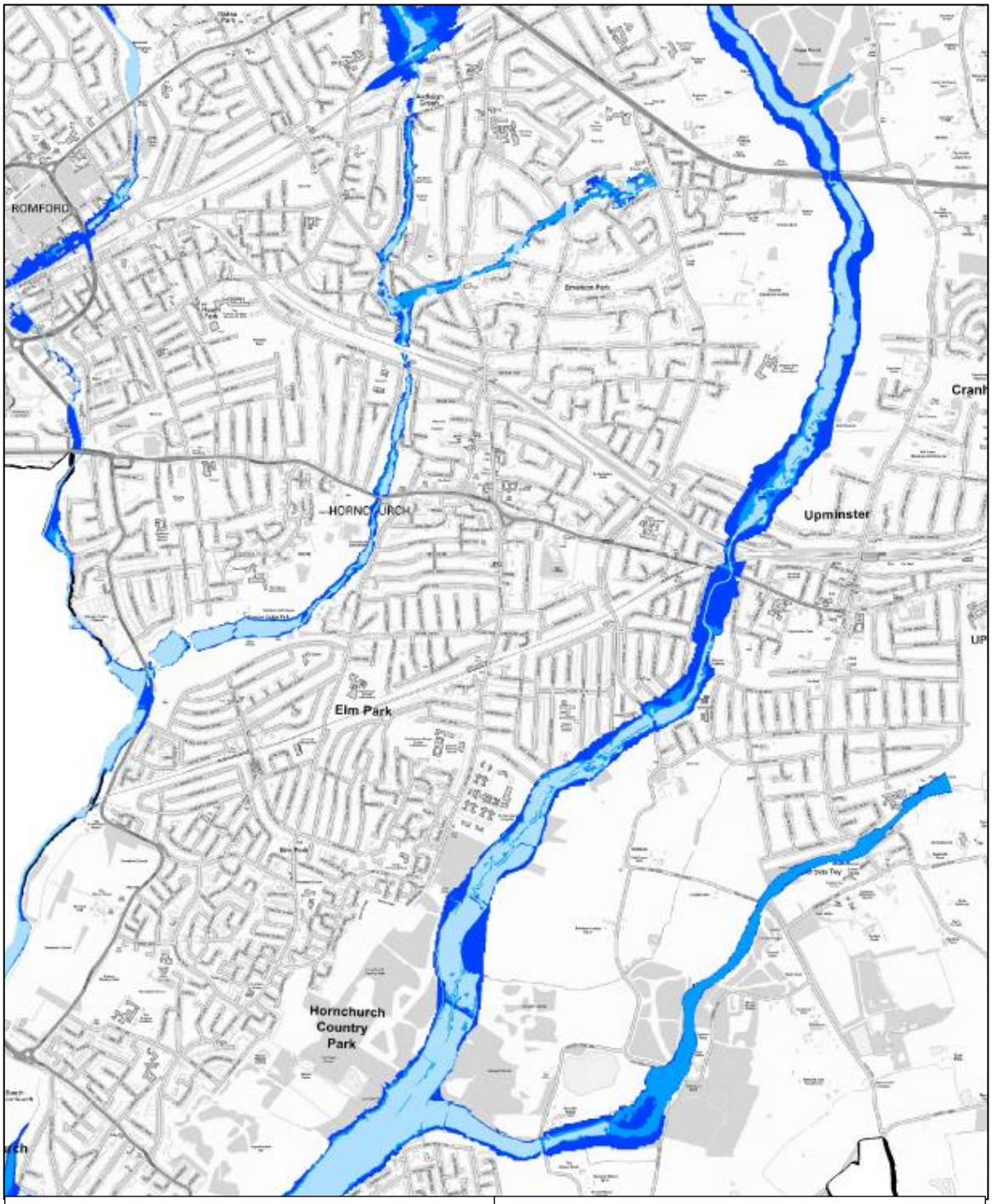
Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex XII	
Floodzone 3b	
Floodzone 3a	
Floodzone 2	

ANNEX XIII*: Flood-Zone 2, 3a and 3b in the Middle of the Borough*



Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex XIII	
Floodzone 3b	
Floodzone 3a	
Floodzone 2	

ANNEX XIV: Flood-Zone 2, 3a and 3b in the South of the Borough

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key- Annex XIV	
Floodzone 3b	
Floodzone 3a	
Floodzone 2	

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

LOCAL DEVELOPMENT SCHEME (LDS) 2017-19

Local Development Scheme (LDS) 2017-2019

CONTENTS

1. INTRODUCTION 3

2. HAVERING'S PLANNING POLICY FRAMEWORK..... 4

3. SCHEDULE OF PLANNING DOCUMENTS TO BE PREPARED 5

5. MONITORING AND REVIEW..... 8

APPENDICES 9

1. INTRODUCTION

Purpose of the LDS

Local planning authorities are required to prepare and maintain a Local Development Scheme (LDS) under the Planning and Compulsory Purchase Act 2004.

The purpose of the LDS is to set out the plans and policy documents that will be prepared by the London Borough of Havering and a timetable for their delivery.

This LDS replaces the most recent Havering LDS (2016) and sets out:

- The planning policy documents that Havering have already prepared
- The planning policy documents that Havering intend to produce
- The subject matter and geographical area of each of the proposed documents
- The timetable for the preparation of the documents over the next three years
- The opportunities for the local community and stakeholders to be involved in preparing planning policies by setting out an indicative timetable for the preparation of each document.

The plan making system

The Planning and Compulsory Purchase Act 2004, together with related regulations and Government guidance, introduced a revised planning system based around the Local Development Framework. This has been subsequently amended by the Localism Act, revised Regulations and the National Planning Policy Framework which, amongst other things, refer to Local Plans rather than Local Development Frameworks.

Planning Policy

In March 2012 the Government published its National Planning Policy Framework (NPPF) which sets out the planning policies for England and how these are expected to be applied. Alongside the NPPF, Planning Policy for Traveller Sites was published in 2012 which sets out specific planning policies in relation to Local Plan making and determining planning applications.

The London Plan 2015 (consolidated with alterations since 2011) is the statutory spatial development strategy for London and it forms part of the Development Plan for Havering.

As set out above, Local Development Frameworks are now being replaced with Local Plans. Havering's planning policy documents will include:

- The Havering Local Plan
- Supplementary Planning Documents
- Statement of Community Involvement
- Authority Monitoring Report
- Community Infrastructure Levy

2. HAVERING'S PLANNING POLICY FRAMEWORK

2.1 The Local Development Framework

LB Havering has made good progress in bringing forward a number of important policy documents which form Havering's Local Development Framework (LDF). This includes Development Plan Documents and Supplementary Planning Documents as listed below and set out in further detail in Appendix 1.

DEVELOPMENT PLAN DOCUMENTS

- Core Strategy (and Proposals Map) 2008
- Development Control Policies 2008
- Site Specific Allocations 2008
- Romford Area Action Plan 2008
- East London Joint Waste Development Plan 2012 (prepared jointly with LBs Barking and Dagenham, Newham and Redbridge who are members of the East London Waste Authority with Havering).

SUPPLEMENTARY PLANNING DOCUMENTS

- Shop Front Design 2013
- Planning Obligations 2013
- Landscaping 2011
- Heritage 2011
- Residential Extensions and Alterations 2011
- Residential Design 2010
- Designing Safer Places 2010
- Protecting and Enhancing the Borough's Biodiversity 2010
- Protection of Trees During Development 2009
- Sustainable Design and Construction 2009
- Hall Lane Policy Area 2009
- Emerson Park Policy Area 2009

OTHER PLANNING DOCUMENTS

- Statement of Community Involvement 2015
- Authorities Monitoring Report (AMR) 2015/16 (latest version)
- Conservation Area Character Appraisals and Management Plans for each of the Boroughs Conservation Areas.
- Planning Advice Note: Proposals for Business and Employment within Industrial Areas (2013)
- Planning Advice Note : Commuted Sums and Affordable Housing (2017)

3. SCHEDULE OF PLANNING DOCUMENTS TO BE PREPARED

3.1 Overview of documents to be produced

LB Havering was one of the first local authorities to take its borough-wide planning policies through to adoption as part of its LDF (Local Development Framework). The Core Strategy, Development Control Policies, Proposals Map, and Site Specific Allocations were all adopted in 2008. As set out in section 2, Local Development Frameworks have now been replaced with Local Plans.

The Council is now taking forward a new Local Plan which will guide future growth and development within the borough over the next 15 years up to 2031 and will help deliver the Council's new vision 'Havering – Making a Greater London'.

Initial (Regulation 18) consultation was undertaken in early 2015 and a Local Plan Direction of Travel document was published in late 2016.

A number of evidence base documents have been produced to support the development of the Local Plan. These are listed within section 3.2.

The Council is also progressing:

- a Site Specific Allocations Local Plan which will identify individual sites for specific uses that are intended to assist in delivering the priorities, objectives and strategy set out the overarching Local Plan; and
- a Community Infrastructure Levy which will set the rates for developer contributions towards the cost of supporting infrastructure.

The Council is in the process of reviewing existing Supplementary Planning Documents (SPDs) to determine which ones will need to be retained and updated, those which are no longer needed and any new SPDs that are needed.

The Localism Act introduced Neighbourhood Plans that can be produced by designated community forums. The Council has not received any applications to create a community forum and is unaware of any local communities seeking to produce a neighbourhood plan.

An indicative timetable for all document preparation / review is set out in Appendix 3.2.

3.2 Document Schedules

HAVERING LOCAL PLAN

Subject and Scope: The Local Plan will set out policies which guide how and where development should take place up to 2031.

Reason for preparation: The key LDF documents were adopted in 2008 and are due for review. The Government has published the National Planning Policy Framework (2012) and the London Mayor published a London Plan in 2015 (consolidated with alterations since 2011).

Status: Development Plan Document

Chain of Conformity: Consistent with National Planning Policy (NPPF) and in general conformity with the London Plan

Geographical Coverage: Borough-wide

Production Milestones:

- Evidence Gathering: currently on-going
- Public consultation on issues and priorities (Regulation 18): Spring 2015
- Local Plan Direction of Travel document published: Winter 2016
- Public consultation on Proposed Submission version (Regulation 19): Summer 2017
- Submission: Autumn – Winter 2017
- Examination in Public: Winter 2017/18
- Formal Adoption: Spring 2018

Evidence Base:

The following evidence base and supporting documents have been prepared to support the Local Plan.

- Strategic Flood Risk Assessment – Level 1 (2016)
- Retail and Commercial Leisure Needs Assessment (2015)
- Employment Land Review (2015)
- Outer North East London Strategic Housing Market Assessment (SHMA) and Update for Havering (2016)
- Open Space, Allotments, Sport and Recreation Needs Assessment (2016)
- Infrastructure Delivery Plan (2017)
- Viability Assessment (2017)
- Gypsy and Traveller Accommodation Assessment (2017)
- Sustainability Appraisal and Habitats Regulation Assessment (2017)
- Green Belt Study (2016)
- Local Plan Wind Resource Evidence Base (2016)
- Housing and Land Supply Position Statement (2017)
- Equalities Impact Assessment (2017)
- Health Impact Assessment (2017)

- Town Centre Position Paper (2017)
- Residential Car Parking Standards (2017)
- Transport Position Statement (2017)
- Havering Sites of Importance for Nature Conservation (SINC) Review (2017)

Note: This list is not necessarily exhaustive. Other documents and strategies prepared by the Council and other stakeholders may also be used as part of the evidence base for the Local Plan.

HAVERING SITE SPECIFIC ALLOCATIONS LOCAL PLAN

Subject and Scope: This document will allocate specific development sites for particular uses.

Reason for preparation: The current Site Specific Allocations document was adopted in 2008 as part of the Local Development Framework and will need to be reviewed in light of the London Plan 2015, the National Planning Policy Framework and new Planning Regulations.

Status: Development Plan Document

Chain of Conformity: Consistent with National Planning Policy (NPPF) and in general conformity with the London Plan

Geographical Coverage: Borough-wide

Production Milestones:

- Public consultation on issues and priorities (Regulation 18): Autumn 2017
- Public consultation on Proposed Submission version (Regulation 19): Spring/ Summer 2018
- Submission: – Summer/Autumn 2018
- Examination in Public: – Autumn/Winter 2018
- Formal Adoption: Winter 2018

COMMUNITY INFRASTRUCTURE LEVY

Subject and Scope: The Havering Community Infrastructure Levy (CIL) will set the rates for developer contributions that the Council will charge on new developments towards the cost of infrastructure.

***Status*:** Local Development Document

Chain of Conformity: National Planning Policy and Planning Regulations and the Mayoral Community Infrastructure Levy

***Geographical Coverage*:** Borough-wide

Production Milestones:

- Evidence gathering: 2013 onwards
- Preliminary Draft Charging Schedule document preparation: Summer / Autumn 2014
- Public consultation on Preliminary Draft Charging Schedule (PDCS): Spring 2015
- Public consultation on the Draft Charging Schedule (DCS): Summer 2017
- Submission to the Secretary of State: Autumn 2017
- Examination in Public: Winter 2017/18
- Adoption: Spring 2018

5. MONITORING AND REVIEW

The Localism Act 2011 requires local authorities to prepare and publish an Authority Monitoring Report containing information on the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Development Framework or Local Plan are being achieved. This report was previously known as the Annual Monitoring Report and is published in January each year.

The Council will continue to prepare an Authorities Monitoring Report each year.

APPENDICES

APPENDIX I: ADOPTED DOCUMENTS AND REVIEW DATE

Document	Status	Description	Geographical Coverage	Chain of conformity/	Adoption date	Review
Core Strategy	Development Plan Document	Establishes the Council's vision, objectives and spatial strategy for the future development of the Borough and contains strategic policies.	Borough-wide	National Planning Policy, The London Plan and Havering's Sustainable Community Strategy	July 2008	Will be reviewed as part of the new Local Plan (see page 6 for more details)
Development Control Policies	Development Plan Document	Provides detailed guidance on the criteria against which planning applications will be determined.	Borough-wide	National Planning Policy, The London Plan and Havering's Sustainable Community Strategy	October 2008	Will be reviewed as part of the new Local Plan (see page 6 for details)
Proposals Map	Development Plan Documents	Provides a spatial representation of the policies in the Core Strategy and Development Control Policies DPDs	Borough-wide	National Planning Policy, The London Plan and Havering's Sustainable Community Strategy	October 2008	Will be reviewed as part of the new Local Plan (see page 6 for details)
Site Specific Allocations	Development Plan Document	Sets out the specific allocations for individual sites across the borough except for sites in Romford Town Centre which are identified in the Romford Area Action Plan and sites for waste management which are identified in the Joint Waste Development Plan Document.	Borough-wide	Core Strategy and Development Control Policies DPD and Proposals Map	July 2008	Will be reviewed and replaced by a new Site Specific Allocations Local Plan (see page 7 for more details)
Romford Area Action Plan	Development Plan Document	Provides the planning framework for the future development and regeneration of Romford town centre up to 2020. It includes specific policies	Romford Town Centre – as defined on the Proposals Map 2008.	Core Strategy and Development Control Policies DPD	October 2008	Will be reviewed as part of the new Local Plan and the Site Specific Allocations Local Plan (see page 7 for more details)

		and site allocations relevant to Romford.				
Joint Waste Development Plan	Development Plan Document	The Joint Waste DPD sets proposals and policies for sustainable waste management for the four East London Waste Authority boroughs.	London Borough of Havering and the adjoining Boroughs of Barking and Dagenham, Newham and Redbridge	Core Strategy and Development Control Policies DPD and the Proposals Map 2008.	February 2012	No review currently planned
Statement of Community Involvement	Local Development Document	Sets out how the community and other stakeholders will be involved in the preparation of future planning policy documents such as the Local Plan and in decision regarding planning applications.	Borough-wide		February 2015	No review currently planned
Shop Front Design	Supplementary Planning Document	Provides guidance to businesses, developers and the public on shop front and signage schemes and key issues to be considered in developing an appropriate design.	Borough-wide	Core Strategy and Development Control Policies DPD and Romford Area Action Plan DPD.	June 2013	SPD will be reviewed following adoption of the Local Plan
Planning Obligations	Supplementary Planning Document	Sets out the Council's approach to planning obligations and sets a 'standard charge' for new residential development to ensure that development contributes financially towards the provision of required infrastructure and services.	Borough-wide	Core Strategy and Development Control Policies DPD	February 2013	Will be replaced by the Havering Community Infrastructure Levy (see pages 7 for more details)
Landscaping	Supplementary Planning Document	Provides guidance on the implementation of those Core Strategy and Development Control policies which seek to promote and facilitate the creation of high quality landscapes as part of all developments and conserve and enhance the quality of Havering's landscape.	Borough-wide	Core Strategy and Development Control Policies DPD	July 2011	SPD will be reviewed following adoption of the Local Plan
Heritage	Supplementary Planning Document	Seeks to ensure appropriate identification, protection, enhancement and management of Havering's heritage assets by	Borough-wide	Core Strategy and Development Control Policies DPD	April 2011	SPD will be reviewed following adoption of the Local Plan

		providing additional guidance on the implementation of those Core Strategy and Development Control policies relating to heritage.				
Residential Extensions and Alterations	Supplementary Planning Document	Provides design guidance to ensure householder development is sympathetic to the existing property and the street scene and does not detrimentally affect the living conditions of neighbouring properties.	Borough-wide	Core Strategy and Development Control Policies DPD	March 2011	SPD will be reviewed following adoption of the Local Plan
Residential Design	Supplementary Planning Document	Provides design guidance on the implementation of those Core Strategy and Development Control Policies relating to new residential development in order to improve the quality of new residential schemes.	Borough-wide	Core Strategy and Development Control Policies DPD	April 2010	SPD will be reviewed following adoption of the Local Plan
Designing Safer Places	Supplementary Planning Document	Provides guidance on the implementation of Core Strategy and Development Control Policies setting out how crime prevention measures can be incorporated into a scheme from the start of the design process to create positive places where people are safe and feel safe.	Borough-wide	Core Strategy and Development Control Policies DPD	February 2010	SPD will be reviewed following adoption of the Local Plan
Protecting and Enhancing the Borough's Biodiversity	Supplementary Planning Document	Provides guidance on how to protect and enhance existing biodiversity and seize opportunities for creating new biodiversity where opportunities arise particularly in new development proposals.	Borough-wide	Core Strategy and Development Control Policies DPD	May 2009	SPD will be reviewed following adoption of the Local Plan
Protection of Trees During Development	Supplementary Planning Document	Providing guidance to ensure that the amenity and biodiversity value afforded by trees and woodland will be protected and improved. In particular, it seeks to ensure that adequate measures are put in place when	Borough-wide	Core Strategy and Development Control Policies DPD	April 2009	SPD will be reviewed following adoption of the Local Plan

		granting planning permission to protect trees during construction works.				
Sustainable Design and Construction	Supplementary Planning Document	Provides further detail on the implementation of those Core Strategy and Development Control Policies focused on ensuring that new developments are built to a high standard of sustainable construction and design.	Borough-wide	Core Strategy and Development Control Policies DPD	April 2009	SPD will be reviewed following adoption of the Local Plan
Hall Lane Policy Area	Supplementary Planning Document	Provides further detail on the implementation of Development Control Policy DC69 (Other Areas of Special Townscape or Landscape Character) which aims to maintain or enhance the special character of the Hall Lane Policy Area.	Hall Lane Policy Area as shown on the Proposals Map 2008.	Core Strategy and Development Control Policies DPD	February 2009	SPD will be reviewed following adoption of the Local Plan
Emerson Park Policy Area	Supplementary Planning Document	Provides further detail on the implementation of Development Control Policy DC69 (Other Areas of Special Townscape or Landscape Character) which aims to maintain or enhance the special character of the Emerson Park Policy Area.	Emerson Park Policy Area as shown on the Proposals Map 2008.	Core Strategy and Development Control Policies DPD	February 2009	SPD will be reviewed following adoption of the Local Plan

APPENDIX II. GLOSSARY

Adoption – The final confirmation of a Development Plan or Local Development Document status by a local planning authority.

Authority Monitoring Report (AMR) – The Localism Act 2011 requires local authorities to prepare and publish an Authority Monitoring Report containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Development Framework (LDF) or Local Plan documents are being achieved (previously known as Annual Monitoring Report).

Conservation Area – an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Community Infrastructure Levy (CIL) – A new levy that allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area.

Core Strategy – A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy

Development Plan – A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans, neighbourhood plans and the London Plan.

Development Plan Document – Statutory documents within the Local Development Framework which are subject to specified consultation periods and are subject to independent examination.

Evidence Base – The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Independent Examination – The process by which a planning inspector may publicly examine a Local Plan before issuing a binding report.

Inspector's Report – A report issued by a planning inspector regarding the planning issues debated at the independent examination of a development plan or a planning inquiry.

Local Development Framework (LDF) – A 'folder' of documents, which includes all the local planning authority's Local Development Documents.

Local Development Scheme (LDS) – The local planning authorities scheduled plan for the preparation of Local Development Documents.

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community

London Plan – The Spatial Development Strategy prepared by the Greater London Authority (GLA) for the strategic planning of the Greater London area. The London Plan forms part of the Development Plan for the Borough.

National Planning Policy Framework – (replaces previous Planning Policy Statements and Planning Policy Guidance)

Statement of Community Involvement – The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community and other stakeholders in the preparation, alteration and continuing review of all Local Development Documents and Development Control decisions.

Supplementary Planning Documents (SPD) – Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary Planning Documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

EVIDENCE BASE AND PROCEDURAL DOCUMENTS

Annex 4 – Summary of Evidence Base and Procedural Documents

- Consultation Statement - sets out how the Council considers it has fulfilled its statutory duty to consult and engage with the public on the preparation of the new Local Plan. (Annex 5);

- Duty to Co-operate Statement 2017 - sets out how the Havering Local Plan has been prepared in accordance with the Duty to Co-operate (DtC). The DtC places a legal duty on local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan (Annex 6);

- Health Impact Assessment 2017 - evaluates the health impacts of the Local Plan policies and provides recommendations for enhancing positive health impacts and for minimising negative impacts (Annex 7);

- Equalities Impact Assessment 2017 - assesses the likely (or actual) effects of Local Plan policies on the seven protected characteristics, including age, disability, gender, race, religion, sexual orientation and marital status (Annex 8);

- Sustainability Appraisal 2017 - identifies and evaluates the plan's impacts having regard to social, environmental and economic impacts and helps to ensure that the plan accords with sustainable development principles. (Annex 9);

- Habitats Regulation Assessment 2017 - identifies any aspects of the Local Plan that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites an advises on appropriate policy mechanisms for delivering mitigation where such effects were identified (Annex 10);

- Outer North East London Strategic Housing Market Assessment and Update for Havering 2016 - undertaken with the London Boroughs of Barking and Dagenham and Redbridge. This SHMA outlines the objectively assessed need for private and affordable housing within the housing market area for the outer north east London area. Updated population and household projections have since published by the GLA and a separate update report has been prepared to take account of these projections (Annexes 11 and 12);

- Housing Position Statement 2017 – provides further detail and justification for the approach to housing delivery (Annex 13);

- Retail and Commercial Leisure Needs Assessment 2015 - considers the current retail and leisure provision within the borough's town centres, as well assessing the need for new retail and leisure floorspace over the Plan period (Annex 14);

- Employment Land Review 2015 - considers the current quantity, quality and viability of the borough's employment land as well as future need (Annex 15);

- Open Space, Allotments and Sport and Recreation Needs Assessment 2016 - provides a comprehensive assessment of the borough's existing supply of and future need for open spaces, allotments and sports facilities and comprises of:
    - Open Space Assessment Report (Annex 16)
    - Open Space Standards Paper 2016 (Annex 17)
    - Indoor Sport and Leisure Facilities Assessment Report 2016 (Annex 18)
    - Indoor Sport and Leisure Facility Strategy 2016 (Annex 19)
    - Playing Pitch Strategy Assessment Report 2016 (Annex 20)
    - Playing Pitch Strategy and Action Plan 2016 (Annex 21);

- Infrastructure Delivery Plan 2017 - identifies the infrastructure needed to support the population and housing growth over the plan period. The Study covers transport, water supply, wastewater and its treatment, energy, telecommunications, utilities, waste, health, social care, education and burial space throughout the Borough (Annex 22);

- Gypsy and Traveller Accommodation Assessment 2017 - provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation within the Borough (Annex 23);

- Gypsy and Traveller Position Statement 2017 - provides further detail and justification for the approach to the provision of gypsy and traveller sites (Annex 24);

- Town Centre Position Statement 2017 - provides an up to date understanding of the uses and vacancies within each town centre and the justification for the approach to town centre uses (Annex 25);

- Wind Resource Evidence Base 2016 - identifies areas within the borough which are potentially suitable for the development of wind turbines. This is in response to the Written Ministerial Statement (HCWS42) on the 18th of June 2015 and the subsequent amendments to the Planning Practice Guidance, which state that Local Planning Authorities should only grant planning permission for wind turbines if the development site is in an area identified as suitable for wind energy development in a Local Plan (Annex 26);

- Green Belt Study 2016 - assesses Havering's Green belt against the purposes of green belt as set out in the National Planning Policy Framework (Annex 27);

- Residential Car Parking Standards 2017 – draws together a range of evidence to help to inform the residential parking requirements in Havering (Annex 28);

- Viability Assessment 2017 - determines the likely impact that the policies and standards in the Local Plan will have on the viability of developments within the borough, and shows (in general terms) that the cumulative impact when considering the Plan as a whole does not put the implementation of the Plan at risk (Annex 29);

- Strategic Flood Risk Assessment 2016 - informs the location of future development and provides recommendations for planning policies to appropriately manage flood risk in the borough (Annex 30);

- Transport Position Statement 2016 - sets out Havering's transport context, challenges and strategic transport aspirations the Council believes are needed to deliver its Vision and to support the growth and development expected over the next 15 years (Annex 31);

- Havering Strategic Modelling Technical Note 2016 - provides a high level analysis of the performance of the highway network over the lifetime of the Local Plan up to a forecast year of 2031 including distribution of traffic growth and locations of delays across Havering paying particular attention to the TLRN (Annex 32); and

- Havering Sites of Importance for Nature Conservation Review 2017 - Provides an overview of the proposed changes to Sites of Importance for Nature Conservation including a detailed justification (Annex 33).

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

CONSULTATION STATEMENT 2017

HAVERING LOCAL PLAN
PROPOSED SUBMISSION VERSION

CONSULTATION STATEMENT

JUNE 2017

Contents

1. Introduction – **3**

2. Consultation Process – **3**

    - Regulation 18 – **3**
    - Direction of Travel – **5**
    - Sustainability Appraisal Scoping Report – **6**
    - Duty to Co-operate – **6**
    - Submitted sites – **7**

3. Summary of main issues– **9**

    3.1 Regulation 18 – **9**

    3.2 Direction of Travel – **16**

4. Submitted sites – **17**

Appendices:

Appendix 1 - Public Notice – **18**
Appendix 2 - Email notice initial consultation– **19**
Appendix 3 - Letter Initial consultation – **21**
Appendix 4 - Press Release – **22**
Appendix 5- Letter Direction of Travel – **23**
Appendix 6- Local Plan Regulation 18 Representations and Council Responses (separate document)
Appendix 7-Direction of Travel Representations and Council Responses (separate document)
Appendix 8- Submitted sites (separate document)
Appendix 9 – Additional information submitted in support of sites (separate document)

1 Introduction

1.1 This consultation statement, prepared in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012, sets out how the Council considers it has fulfilled its statutory duty to consult and engage with the public on the preparation of the new Local Plan.

1.2 The Havering Local Plan will replace the 2008 Havering Local Development Framework and will outline plans for how the Council will deliver its Vision- Making a Greater London and the management of future development in the borough until 2031, whilst outlining clear policies on the type and standard of development that should take place.

1.3 The Council is aware of the vital role of public engagement in the plan making process and is committed to ensuring that the Local Plan has support from all stakeholders including residents.

1.4 The Council's Statement of Community Involvement (SCI) sets out how the Council will involve local people when preparing planning documents. In undertaking the consultation on the Local Plan the Council has followed the principles of the SCI.

1.5 Havering's Consultation process has included; an initial Regulation 18 consultation (completed in 2015), and the publication of the Havering Local Plan 'Direction of Travel' Document in December of 2016. The Council has also taken a positive and open approach to comments and sites submitted throughout the preparation of the Local Plan. Additionally, Havering Council has been in the process of fulfilling its on-going statutory 'Duty to Co-operate' commitments, further details of which are set out in the Council's Duty to Co-operate Statement.

2 Consultation Process

2.1 Regulation 18 Consultation

2.1.1 Initial consultation ran for a six week period from the 9th February until the 23rd March 2015. The Council specifically consulted with the organisations, bodies and groups identified in Appendix B in order to gather their views on the issues facing the borough and preferred and alternative options for tackling these issues. The document was made available online on the planning policy pages of the Havering website and was also sent to 704 stakeholders held on the Local Plan Consultation Database (LPCD) which included statutory bodies, local amenity and residents' groups, businesses and individual residents.

2.1.2 There were 73 separate consultee responses raising 494 comments. The Consultation responses have been collated to form a brief overview of the responses

received towards each question and how the Council have addressed these concerns.

2.1.3 The key points that arose from consultation are summarised in section 3 of this document.

2.1.4 The table below outlines the consultation methods adopted throughout the initial stages of the development of the new Local Plan to satisfy the requirements of a Regulation 18 Consultation.

Table 1: Regulation 18 consultation procedure

Requirements of Regulation 18 Consultation Statement in accordance with Town and Country Planning (Local Development) Regulations 2012	**How the Council satisfied the requirement**
Which bodies and persons the local planning authority invited to make representations under regulation 18.	Local Plan Consultation Database (LPCD) consultees were notified on the opportunities to participate in preparation of the new Local Plan. The LPCD consisted of residents and organisations who had consulted on previous policy matters, those that had contacted the planning department directly for inclusion on the database and statutory bodies for which the council must satisfy commitments to engage in ongoing duty to co-operate obligations.
How those bodies and persons were invited to make representations under regulation 18.	Consultation ran for a period of 6 weeks from 9th February 2015 to 23rd March 2015. This included a period of publicity across the Borough, with public notice regarding the Local Plan placed in 'The Romford Recorder,' (a local newspaper) on Friday 13th February 2015. A press release was also publicised on: http://www.hornchurchlife.co.uk/havering-2/havering-holds-consultation-on-new-havering-local-plan/. This can be viewed in Appendix 4. Such publicity was prepared in an attempt to raise awareness of the upcoming Local Plan Consultation and the opportunity for

	inclusion on the LPCD. Emails were sent to 602 residents and organisations stored on the Local Plan Consultation Database (LPCD), with a further 102 letters delivered to participants without access to email. Copies of the consultation questionnaire were made available at the Romford Public Advice and Service Centre and all Libraries in the borough. See Appendix 2 & 3 for details.
A summary of the main issues raised by the representations made pursuant to regulation 18.	The main issues raised in the representations are summarised in section 3 of this document. Summary paragraphs were generated through identifying general themes within the responses which allowed them to be grouped together. However, it should be noted that the Council has considered and taken account of every comment individually (see below).
How any representations made pursuant to regulation 18 have been taken into account.	The Council has responded to each comment submitted to the Council following the period of consultation. Replies also outlined how the comments have informed the Local Plan. These can be found in a separate Annex.

2.2 Direction of travel

2.2.1 The publication of the Havering Local Plan Direction of Travel (DoT) document in November 2016 was not a statutory requirement; however the Council was committed to continue to engage with stakeholders and provide them with an update on the progress of the Local Plan, its timeframe for delivery as well as the emerging vision, strategic objectives and spatial strategy. The Council also welcomed comments on the progress of the Local Plan work to date.

2.2.2 The DoT document was sent to an expanded Local Plan Consultation Database of 3814 stakeholders, ranging from residents & public bodies, to developers, neighbouring boroughs and planning consultancies, this included any stakeholders that had previously commented on the initial Regulation 18

consultation. The Local Plan consultation database had expanded as a result of the publicity around the Regulation 18 Consultation as well as a wider Council initiative to connect with local residents.

2.2.3 The Direction of Travel asked for comments to be submitted between the 28th November 2016 and the 30th December 2016. The table below outlines the consultation methods the council adopted.

Table 2: Direction of Travel Procedure

Method	**How**
Emails and Letters to Local Plan Consultation Database	LPCD consultees notified on opportunities to participate in preparation of the new Local Plan. Emails sent to 3,711 residents and organisations on the database. Letters sent to a further 103 recipients who did not have access to email, with hard copies provided on request. This can be found in Appendix 5.
Internet	Documents available to download from: www.havering.gov.uk

2.2.4 Although not a statutory requirement, this statement will provide a summary of the representations received in response to the Direction of Travel document and a summary of how these have neem taken into account will be provided, similar to the Regulation 18 Consultation.

2.3 Sustainability Appraisal Scoping Report

2.3.1 Consultation on the draft Local Plan Sustainability Appraisal Scoping Report took place between Monday 24 November 2014 and Monday 12 January 2015. The responses are summarised in a separate statement that can be found on the Council's website.

2.4 Duty to Co-operate

2.4.1 The 'Duty to Co-operate' was introduced in the Localism Act 2011 an. It places a legal duty on local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters.

2.4.2 A separate Duty to Co-operate Statement has been prepared, outlining how the Duty has been satisfied for the preparation of the Local Plan.

2.5 Submitted sites

2.5.1 During the preparation of the Local Plan landowners and developer and have submitted details of specific sites to be considered for development. These sites have been submitted throughout the following stages:

- Havering call for sites 2014 undertaken as part of the Havering Employment Land Review 2015
- Havering Local Plan Regulation 18 consultation 2015
- Havering Local Plan Direction of Travel publication 2016
- Green Belt sites submitted outside of a consultation or call for sites periods

Havering Call for Sites 2014

2.5.2 Alongside the preparation of the Havering Employment Land Review (2015) the Council ran a Call for Sites in accordance with the Government's Planning Practice Guidance (PPG). This included housing sites that are capable of delivering five or more dwellings or economic land uses (retail, leisure, cultural and community facilities, offices, warehousing or industrial uses) of 0.25ha or 500sq m of floorspace and above. Sites were able to be submitted until 6 October 2014. A total of 39 sites were submitted during the Call for Sites. 34 of these sites were submissions for potential release from the Green Belt.

Havering Local Plan Regulation 18 consultation 2015

2.5.3 Initial consultation on the Local Plan (Regulation 18) ran in early 2015 (refer to section 2.1 for further information). A total number of 27 sites were submitted during the consultation.

Havering Local Plan Direction of Travel publication 2016

2.5.4 The Council published the Havering Local Plan Direction of Travel document in late 2016 (refer to section 2.2 for further information). Members of the public and stakeholders were invited to comment on this document. 1 site was submitted, which was located in the Green Belt.

Sites submitted outside of a formal consultation or call for sites stage

2.5.5 The Council has maintained an open dialogue with landowners, planning agents and developments throughout the preparation of the Local Plan with regards to the submission of potential development sites. The Council has therefore accepted the submission of sites within outside of the consultation and Call for Sites periods. 38 sites have been submitted to the Council after the Regulation 18 consultation all of which were in the Green Belt.

2.5.6 Sites known to the Council prior to the start of the Local Plan process have also been considered during the preparation of the Local Plan.

Objections to submitted sites

2.5.7 In addition to the sites submitted to the Council for potential development, the Council has also received a number of representations from individuals and resident groups objecting to the development of certain sites within the Green Belt. This included a petition against any development of the Mardyke Farm site. The Council has taken these comments seriously, and considered them in the approach to sites in the Local Plan. The objections against sites have been taken into consideration in the responses to sites as set out in section 3 of this statement.

3 Summary of main issues

3.1 Regulation 18 Consultation Responses

3.1.1 The Regulation 18 public consultation followed a questionnaire format with 17 questions. There were 73 separate consultee responses raising 494 comments. This included 4 consultee responses received outside of the formal consultation period yielding 4 comments. The consultation responses have been collated to form a brief overview of the responses received towards each question and how the Council have addressed these concerns.

3.1.2 The key points that arose from consultation are summarised below. However, given the diversity of stakeholders who responded and the breadth of comments made it is not possible to fully reflect all of the comments that were made.

3.1.3 All comments received and the Council's responses to the representations are set out in full in Appendix 6 and should be referred to for further detail.

Q1 – Do you agree that these are the right priorities for the new Havering Local Plan?

RESPONSES	***45/73***
Consultants & Developers	*17*
Residents	*16*
Public Bodies	*12*

Key themes from the responses:

- General high level support for the priorities
- Greater detail sought

Q2 – *How should the Local Plan support business growth, training opportunities and a strong local economy?*

RESPONSES	***35/73***
Residents	*13*
Consultants & Developers	*13*
Public Bodies	*7*

Key themes from the responses:

- General support for business growth

- There is a need to ensure sufficient land is available for employment uses
- Requests for an updated Employment Land Review
- Support for apprenticeships, training and skills
- There is a need for supporting transport infrastructure
- Some support for release of the Green Belt for economic benefit

Q3 - What do you think the Local Plan priorities for housing should be?

RESPONSES	***43/73***
Consultants & Developers	*20*
Residents	*15*
Public Bodies	*8*

Key themes from the responses:

- The need to meet and exceed the minimum London Plan housing target
- Prioritise sustainable locations for new housing development
- The need to provide a mix of homes
- To meet the need for gypsy and traveller accommodation
- Support for high quality housing
- Support for affordable housing
- Support for extra care housing
- The need to ensure supporting infrastructure alongside new homes
- Some support for the Green Belt to be used for housing development
- Some concern about new housing in areas that have already seen development such as Romford

Q4 - Where do you think new homes should be located?

RESPONSES	***45/73***
Consultants & Developers	*22*
Residents	*16*
Public Bodies	*7*

Key themes from the responses:

- Support from landowners and agents for development in the Green Belt, particularly using low quality green belt
- Requests for a Green Belt Review

- Support for development in sustainable locations such as town centres
- Support for development of brownfield land
- Support from residents to protect the Green Belt and open space from Development

Q5 - How do you think the Local Plan should continue to support the protection, improvement and growth of the Borough's town centres?

RESPONSES	***30/73***
Residents	*15*
Consultants & Developers	*11*
Public Bodies	*4*

Key themes from the responses:

- Support from landowners and agents for development in the Green Belt, particularly using low quality green belt
- Requests for a Green Belt Review
- Support for development in sustainable locations such as town centres
- Support for development of brownfield land
- Support from residents to protect the Green Belt and open space from Development

Q6 - What do you think the transport priorities in Havering are and how should the Plan address them?

RESPONSES	***37/73***
Residents	*16*
Consultants & Developers	*11*
Public Bodies	*10*

Key themes from the responses:

- Recommendation to take account of other strategic transport projects in the sub-region
- Requests for public transport improvements across the borough, particularly to essential services
- Support for the promotion of sustainable transport modes
- Support for measures to tackle congestion

Q7 - How do you think the plan should address the need for community facilities and services including schools and health provision?

RESPONSES	***31/73***
Residents	*15*
Consultants & Developers	*10*
Public Bodies	*6*

Key themes from the responses:

- Request for the Local Plan to be supported by evidence concerning the provision of infrastructure
- To plan for sufficient school places
- To provide health centres
- To use developer contributions to fund for community infrastructure

Q8 - How do you think the Plan should support the culture and leisure offer within Havering?

RESPONSES	***29/73***
Residents	*15*
Consultants & Developers	*11*
Public Bodies	*3*

Key themes from the responses:

- To retain existing cultural and leisure facilities
- To promote facilities in accessible locations
- To enhance the beneficial use of the Green Belt
- Need to modernise facilities

Q9- How do you think the Local Plan should protect and enhance the Borough's Green Belt

RESPONSES	***44/73***
Consultants & Developers	*19*
Residents	*15*
Public Bodies	*10*

Key themes from the responses:

- To protect the Green Belt from development
- To make the underperforming areas of the Green Belt available for development
- To enhance the beneficial use of the Green Belt for recreation and biodiversity
- Requests for a Green Belt Review
- To provide for Gypsy and Traveller sites in the Green Belt to meet local needs
- To continue to support mineral extraction in the Green Belt

Q10- Do you have any revisions to the Green Belt boundary?

RESPONSES	***33/73***
Consultants & Developers	*18*
Residents	*12*
Public Bodies	*3*

Key themes from the responses:

- The submission of 24 sites by landowners and developers for potential Green Belt release, the majority for housing development
- Support from residents to protect the Green Belt from development
- Requests for a Green Belt Review

Q11- How do you think the Local Plan should seek to address Climate Change and sustainability?

RESPONSES	***33/73***
Consultants & Developers	*15*
Residents	*14*
Public Bodies	*4*

Key themes from the responses:

- Support for renewable energy provision, energy efficiency and recycling
- Need to address air quality issues
- To promote development in sustainable locations
- To minimise emissions and address flood risk

Q12- How do you think the Local Plan should manage the natural environment?

RESPONSES	***32/73***
Residents	*14*
Consultants & Developers	*11*
Public Bodies	*7*

Key themes from the responses:

- To ensure management and maintenance of parks, rivers and green spaces
- To make sure development does not impact on nature conservation sites and protected species

Q13- How do you think the Local Plan should seek to address the production and management of waste?

RESPONSES	***22/73***
Residents	*13*
Consultants & Developers	*5*
Public Bodies	*4*

Key themes from the responses:

- To minimise the production of waste and promote the use of secondary aggregates
- To encourage recycling
- Support for the protection of existing waste management facilities

Q14 - How do you think the Local Plan should address the provision of minerals?

RESPONSES	***18/73***
Residents	*11*
Consultants & Developers	*4*
Public Bodies	*3*

Key themes from the responses:

- Acknowledgement of the need to meet the London Plan apportionment

- To promote the restoration of quarries
- Support for continued mineral extraction in the Green Belt

Q15 – How do you think the Local Plan should ensure high quality design?

RESPONSES	***23/73***
Residents	*14*
Consultants & Developers	*6*
Public Bodies	*3*

Key themes from the responses:

- Support for high quality design which is in keeping with the local area
- To consider density on a site-by-site basis

Q16 - How do you think the Local Plan should protect and enhance Havering's heritage assets?

RESPONSES	***17/73***
Resident	*11*
Public Bodies	*5*
Consultants & Developers	*1*

Key themes from the responses:

- Support for the protection of Havering's heritage assets including Conservation Areas and Listed Buildings
- Support for the protection of valuable landscapes

Q17 – Do you have any additional comments?

RESPONSES	***43/73***
Consultants & Developers	*19*
Public bodies	*13*
Resident	*11*

Key themes from the responses:

- Acknowledgements and commitments to co-operate from local authorities and public bodies
- Additional justification regarding the submitted sites

3.2 Direction of Travel Responses

3.2.1 The Direction of Travel document yielded responses from 20 recipients. These responses have been divided into key themes that were identified to form a brief overview of responses received in reference to the document. The key points that arose from consultation and the Council's responses are summarised below.

TOTAL RESPONSES	***20***
Public bodies	*8*
Residents	*7*
Consultants & Developers	*5*

Key themes from the responses:

- To retain green and open spaces
- Support to retain the Green Belt
- The need to plan for Traveller sites
- Need for town centres to adapt to changing
- Support for improved transport links
- Support for comprehensive development in the borough's Housing Zones
- Requests for a Green Belt Review
- To safeguard land for the provision of new schools
- Request for evidence base regarding sports facilities
- Request for transport evidence
- To set out a robust framework for sustainable development while enhancing the historic environment

4 Council's response to sites submitted

4.1 Section 2.5 sets out how specific sites have been submitted throughout the preparation of the Local Plan. The details of these sites are listed in Appendix 8 and additional information that has been submitted in support of these sites is set out in Appendix 9.

4.2 Majority of the sites put forward are within the Green Belt and the Council's response to these is set out below.

4.3 The Council's response to non-Green Belt sites is set out in Appendix 8.

Green Belt Sites

4.2 Over the course of the preparation of the Local Plan 81 sites located within the Green Belt have been submitted to the Council for potential release. One site has been withdrawn, making the total number of Green Belt sites at 80.

4.3 The National Planning Policy Framework (NPPF) is clear that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan.

4.4 The Council has prepared a Green Belt study which found that all of the Green Belt in the borough makes a contribution towards the purposes of the Green Belt identified in the NPPF. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Local Plan.

4.5 Green Belt boundaries therefore remain unchanged within the Local Plan. Please refer to the Green Belt Study and Housing Position Statement for further information.

Appendix 1 – Public Notice

Havering
LONDON BOROUGH

London Borough of Havering

PLANNING & COMPULSORY PURCHASE ACT 2004
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

PREPARATION OF A LOCAL PLAN (REGULATION 18)

NOTICE OF PUBLIC CONSULTATION

The London Borough of Havering is in the process of preparing a new Local Plan, which will plan for and manage development in Havering up until 2031 and set out clear policies on what will or will not be permitted and where.

The first stage is to identify the issues the Borough will face over the next 15 years and the priorities for the Local Plan. In order to help shape the emerging Local Plan, the Council is seeking your views on what it ought to contain.

Consultation on a new Local Plan for Havering runs from Monday 9th February until Monday 23rd March 2015.

Further information and a Questionnaire is available on the Council's website at

www.havering.gov.uk/planningpolicyconsultations. Copies of the Questionnaire are also available at the Romford Public Advice and Service Centre between 9am and 5pm, and all Libraries in the borough. Alternatively you may request a copy from: developmentplanning@havering.gov.uk or (01708) 432522.

Representations must be made in writing and sent to the Council at the following electronic or postal address **by 5.00pm on Monday 23rd March 2015**. Comments cannot be treated as confidential.

Email: developmentplanning@havering.gov.uk

Appendix 2 – Email notice initial consultation

From: London Borough of Havering [mailto:havering@public.govdelivery.com]
Sent: 09 February 2015 17:25
To:
Subject: Havering Local Plan consultation launched

Your Council updates
Havering

Local Plan consultation launched

Monday 9 February 2015

Local Plan until 2031

Havering Council is in the process of preparing a new Local Plan, which will plan for and manage building development in Havering up until 2031 and set out clear policies on what will or will not be permitted in each location.

The first stage is to identify the planning and development issues the Borough will face over the next 15 years and the priorities for the Local Plan. In order to help shape the emerging Local Plan, the Council is seeking your views on what it ought to contain.

Consultation on the new Local Plan for Havering runs from Monday 9 February until Monday 23

Response deadline

Representations must be made online here, or in writing, to the Council **by 5.00pm on Monday 23 March 2015**.

Written responses should be sent by email to Development Planning or by post to:

Development Planning, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BD

Any comments will be available to the public.

Current consultations

March 2015.

Make your views known

Further information and a questionnaire is available on the Council's website

Copies of the questionnaire are also available at:

- the Romford Public Advice and Service Centre between 9am and 5pm
- all libraries in the borough and
- on request by email to Development Planning.

Note: image is of actors.

The next steps

If you wish to be kept informed of the progress on the Local Plan please click here and add your details.

You can download details of current planning policy consultations, and how to respond to them, here.

If you have any questions, or need more information, please email Development Planning.

This newsletter is sent to you because you asked Havering Council for news on the Local Plan.

We hope you find this information useful and will encourage friends, family and colleagues interested to subscribe too.

Keep up-to-date with other news from Havering Council by signing up for our email newsletter then choose the topics that are of interest to you.

The full list of email newsletters currently produced by Havering Council can be seen here.

If you have friends, neighbours or colleagues who would find this update useful, please forward this to them and encourage them to sign up.

The full list of email newsletters currently produced by Havering Council can be seen here.

You can access information on everything happening in Havering by visiting our website.

You can also follow us on Twitter @LBofHavering, check out the Havering YouTube channel, see us on Instagram and stay up-to-date with Havering events on our Facebook page.

Update your subscriptions, modify your password or email address, or stop subscriptions at any time on your Subscriber Preferences Page. You will need to use your email address to log in. If you have questions or problems with the subscription service, please visit subscriberhelp.govdelivery.com.

This service is provided to you at no charge by London Borough of Havering

Appendix 3 – Letter Initial consultation

Development Planning
London Borough of Havering
1st Floor, Town Hall
Main Road
Romford RM1 3BD

Telephone: **(01708) 432522**
Email: developmentplanning @havering.gov.uk
Textphone: 01708 433175
Date: 09 February 2015

Dear

LONDON BOROUGH OF HAVERING - LOCAL PLAN CONSULTATION

The London Borough of Havering is in the process of preparing a new Local Plan, which will plan for and manage development in Havering up until 2031 and set out clear policies on what will or will not be permitted and where. The first stage is to identify the issues the Borough will face over the next 15 years and the priorities for the Local Plan. In order to help shape the emerging Local Plan, the Council is seeking your views on what it ought to contain.

Consultation on a new Local Plan for Havering runs from Monday 9th February until Monday 23rd March 2015.

A questionnaire is enclosed with this letter and is also available on the Council's website at www.havering.gov.uk/planningpolicyconsultations. Further copies of the questionnaire are also available at the Romford Public Advice and Service Centre between 9am and 5pm, and all Libraries in the borough. Alternatively you may request further copies from: developmentplanning@havering.gov.uk or (01708) 432522.

Representations must be made in writing and sent to the Council at the following electronic or postal address **by 5.00pm on Monday 23rd March 2015**. Comments cannot be treated as confidential.

Email: developmentplanning@havering.gov.uk

Development Planning
London Borough of Havering
Town Hall
Main Road
Romford
RM1 3BD

If you require further information about this consultation please contact the Development Planning team on (01708) 432522 or by email: developmentplanning@havering.gov.uk

Yours sincerely,

Development Planning

Appendix 4 – Press Release online

HORN CHURCH LIFE

HOME | ELECTION 2017 | THEATRE REVIEWS | ABOUT US | CONTACT US | SUBMIT AN ARTICLE

Search

Subscribe by email

Enter your email address:

Subscribe

Delivered by FeedBurner

Havering

Havering holds consultation on new Havering Local Plan

The London Borough of Havering is in the process of preparing a new Local Plan, which will plan for and manage development in Havering up until 2031 and set out clear policies on what will or will not be permitted and where.

The borough is giving a list of strategic priorities that they believe the Local Plan should be addressing and giving you the chance to comment on these priorities. The priorities they have listed are:

- Business growth and economic activity
- New housing provision
- Town centre development
- Transport Infrastructure
- Social Infrastructure including schools and health provision
- Culture and leisure provision
- Protecting and enhancing the Green Belt
- Environmental management and climate change
- Waste management and minerals extraction
- Delivering high quality design
- Protecting and enhancing Havering's heritage assets

For more information about all of the above priorities please take a look at the document online here

Representations must be made online here, or in writing, to the Council **by 5.00pm on Monday 23 March 2015.**

Written responses should be sent by email to Development Planning or by post to:

Development Planning, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BD

Further information and a questionnaire is available on the Council's website

The Questionnaire and Response form are available to download. Copies of the Questionnaire are also available at the Romford Public Advice and Service Centre between 9am and 5pm, and all Libraries in the borough. Alternatively you may request a copy from: developmentplanning@havering.gov.uk or 01708 432522.

Appendix 5 – Letter Direction of Travel

Havering
LONDON BOROUGH

Lauren Miller
Development Planning Team Leader

Development Planning Team
London Borough of Havering
Town Hall, Romford
RM1 3SL

t 01708 432522
text relay 18001 01708 432522
e developmentplanning@havering.gov.uk

Date: 29th November 2016

www.havering.gov.uk

Dear Sir or Madam;

Re: Local Plan Direction of Travel

The London Borough of Havering is in the process of preparing a new Local Plan which will set out the Council's planning policies to guide future development and land use within the Borough over the next 15 years.

The Council has now published a Local Plan Direction of Travel document which provides an update on the progress of the Local Plan and the timeframe for its delivery. It also sets out further details on the emerging vision, objectives and spatial strategy for the Local Plan that will be reflected in the Pre-Submission Local Plan in due course. This document can be viewed on the Council's website;

https://www3.havering.gov.uk/Pages/Services/Current-consultations.aspx

Alternatively if you require a hard copy of the Direction of Travel Document please contact the development planning team on the telephone number provided.

Subject to Member approval, formal consultation on the Pre-Submission version of the Local Plan (under Regulation 19) is scheduled to commence in early 2017, followed by submission to the Planning Inspectorate in spring 2017.

The Direction of Travel is not a formal part of the Local Plan process and is not subject to statutory consultation. However, it is important that the Local Plan reflects issues that are important to our stakeholders and we welcome comments during the preparation of the Plan.

If you have any comments that you would like to be taken into consideration as the Local Plan progresses please send them to us by 30th December 2016. Comments can be sent to developmentplanning@havering.gov.uk or The Development Planning Team, London Borough of Havering, Town Hall, Main Road, RM1 3BD.

If you have previously submitted comments, there is no need to resubmit these as they are already being considered.

The Local Plan pages of the Council's website contain up to date information about the progression of the Plan and stakeholders are advised to check these pages to keep abreast of progress.

Kind regards
Development Planning Team

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

CONSULTATION STATEMENT 2017

Local Plan Consultation Statement Appendix 6

Local Plan Regulation 18 Representations and Council Responses

Contents

Click on the links below to take you to the relevant part of this document

		Page number
1. Introduction		**3**
2. Respondents		**4**
3. Responses		**6**
Question 1……	*Do you agree that these are the right priorities for the new Havering Local Plan?*	**6**
Question 2…..…	*How should the Local Plan support business growth, training opportunities and a strong Local Economy*	**17**
Question 3……	*What do you think the Local Plan priorities for Housing should be?*	**35**
Question 4…..…	*Where do you think new homes should be located?*	**86**
Question 5……	*How do you think the Local Plan should continue to support the protection, improvement and growth of the borough's town centres?*	**112**
Question 6……..	*What do you think the transport priorities in Havering are and how should the Plan address them?*	**132**
Question 7…..…	*How do you think the Plan should address the needs for community facilities and services including schools and health provision*	**152**
Question 8……	*How do you think the Plan should support the culture and leisure offer within Havering?*	**162**
Question 9……	*How do you think the Local Plan should protect and enhance the Borough's Green Belt*	**171**
Question 10.....	*Do you have any suggestions for revisions to the Green Belt boundary?*	**199**
Question 11…..	*How do you think the Local Plan should address Climate Change and Sustainability?*	**251**
Question 12…..	*How to you think the Local Plan should manage the Natural Environment?*	**265**
Question 13…..	*How do you think the Local Plan should seek to address the production and management of waste?*	**276**

Question 14…..	*How do you think the Local Plan should address the provision of minerals?*	**283**
Question 15…..	*How do you think the Local Plan should ensure high quality design?*	**290**
Question 16…..	*How do you think the Local Plan should protect and enhance Havering's heritage assets?*	**295**
Question 17…..	*Do you have any additional comments?*	**304**
4. Additional material submitted in support of the responses		**362**
5. Respondents by question		**405**

1. Introduction

1.1 Initial (regulation 18) consultation on the Local Plan ran for a six week period from Monday 9th February until Monday 23rd March. The consultation material included a questionnaire comprising of 17 questions on different planning policy issues. 73 responses were received and are set out in this document. This includes 4 responses received outside of the formal consultation period.

1.2 Section 2 provides a list all of the individuals and organisations that responded to the consultation. Each consultation response has been allocated a 'response number'. This is for clarity and identification purposes.

1.3 Section 3 sets out the responses received to each of the 17 questions within the consultation questionnaire. The responses are included in full and as submitted, they have not been summarised or edited.

1.4 Where respondents did not identify which questions or 'policy topics' they were referring to, their responses have been included under question 17 (additional comments).

1.5 Section 4 includes supplementary (largely non text based) information that was submitted as part of the responses such as maps and diagrams.

1.6 Section 5 provides a summary table of who responded to each question.

2. Respondents

Response No.	Respondent
REG18.1	AECOM
REG18.2	Adams Family (Bidwells)
REG18.3	Anonymous
REG18.4	Barratt London (GVA)
REG18.5	Basildon Borough Council
REG18.6	Bill England
REG18.7	Brentwood Borough Council
REG18.8	Brett Aggregates Limited (MJCA)
REG18.9	C.Cole
REG18.10	Chelmsford City Council
REG18.11	Clive Narrainen
REG18.12	D. Campbell
REG18.13	D.K. Symes Associates
REG18.14	Edward Gittins & Associates
REG18.15	Ellandi (Savills)
REG18.16	English Heritage
REG18.17	Epping Forest District Council
REG18.18	Essex County Council
REG18.19	Gidea Park and District Civic Society
REG18.20	Greater London Authority
REG18.21	Havering College of Further and Higher Education (Iceni Projects)
REG18.22	Havering Friends of the Earth (Ian Pirie)
REG18.23	Heine Planning (Alison Heine)
REG18.24	Higgins Homes (Nathaniel Lichfield and Partners)
REG18.25	Highways Agency
REG18.26	Ian Weatherley
REG18.27	Janet Davy
REG18.28	Joe Coogan
REG18.29	John Peterson
REG18.30	LB Barking and Dagenham
REG18.31	LB Bexley
REG18.32	Lee Clements
REG18.33	Leslie Budge (Mr) (Andrew Martin Planning)
REG18.34	Margaret Whippy
REG18.35	Mobile Operators Association (Mono Consultants)
REG18.36	Moody Homes and Mr John Wakeling (Bidwells)
REG18.37	Mr Barrie Stone and Miss Eleanor Stone
REG18.38	Mr T Clemence (DHA Planning)
REG18.39	Mrs S J Ellis (Bidwells)
REG18.40	Ms M Blackman

REG18.41	National Grid Property (Carter Jones)
REG18.42	Natural England
REG18.43	Omega After Alpha Ltd (Bidwells)
REG18.44	Persimmon Homes Essex
REG18.45	Planning Potential
REG18.46	Planning Potential Rep 2.
REG18.47	R. Watt and Partners (Phillips Planning Services)
REG18.48	R.A.Montague
REG18.49	Rainham & South Hornchurch Green Belt Action Group (R.A. Montague)
REG18.50	Rainham Preservation Society (Coral Jeffery)
REG18.51	Ray Whitehouse
REG18.52	Romford Civic Society (Andrew Curtin)
REG18.53	Romford Golf Club (Joe Coogan)
REG18.54	Romford YMCA
REG18.55	Rowley Cardrome Ltd (Montague Evans)
REG18.56	S.D. Olney
REG18.57	Sheila Clements
REG18.58	Sport England
REG18.59	Stephen Saggers
REG18.60	Thames Water Utilities Ltd (Savills)
REG18.61	The Crown Estate (Amec Foster Wheeler)
REG18.62	Theatres Trust
REG18.63	Thomas Bates and Son Ltd. (Andrew Martin Planning)
REG18.64	Thurrock Council
REG18.65	Transport for London
REG18.66	Trinity Hall (Bidwells)
REG18.67	Veolia ES (UK) Ltd
REG18.68	Woodland Trust
REG18.69	Wyevale Garden Centres (Gregory Gray Associates)
POST18.1	Trevor Lawrence
POST18.2	Phillip Bowen
POST18.3	Nigel Teelan
POST18.4	V. Rajan and Associates

3. Responses

Question 1: Do you agree that these are the right priorities for the new Havering Local Plan

Response Number	Respondent Name	Response to Q1	Council's response
REG18.1	AECOM	We would have welcomed more detailed priorities for the Plan to deliver, rather than a series of topics that are generalist.	Noted. The Proposed Submission version of the Local Plan provides further details on the local priorities issues being tackled.
REG18.2	Adams Family (Bidwells)	We agree, but in seeking to protect and enhance the Borough's Green Belt the Council should take account of the other priorities identified and whether or not the current Green Belt boundary is still suitable. In doing so, the Council should consider changes in the character of land within and adjoining the Green Belt and whether or not all of the land currently designated still performs a valuable function. Land which no longer serves the purposes of the Green Belt could be better utilised to address other Local Plan priorities, including the need for new housing. The Council will clearly need to take account of significant pressure for new development during the Plan period and balance competing demands for a limited land resource. At the same time, many areas of Green Belt offer opportunities for enhanced access and recreation, including the land owned by my client, and limited new development may enable its beneficial use.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.3	Anonymous	No	Noted.
REG18.8	Brett Aggregates Limited (MJCA)	We agree that the priorities raised are suitable as they cover a range of economic, social and environmental issues and acknowledge and include the need to address mineral extraction.	Support noted.
REG18.9	C. Cole	Yes, need to include police and safety.	Support noted. The Proposed Submission version of the Local Plan includes policies referencing police and safety.
REG18.11	Clive Narrainen	Yes	Support noted.

Response Number	Respondent Name	Response to Q1	Council's response
REG18.12	D. Campbell	The culture and leisure of the community should reflect existing residents lifestyle, liaising directly with residents will help understand what is best for the town. To update local buildings to simply make buildings a bit contemporary but not change the Rainham look too drastically.	The Proposed Submission version of the Local Plan supports a diverse leisure and culture offer to meet the needs of residents. The Design policies in the Proposed Submission version of the Local Plan seek to ensure that positive local character is enhanced.
REG18.13	D.K.Symes Associates	Yes	Support noted.
REG18.14	Edward Gittins & Associates	Yes. However, rather than the adopted 'topic' approach – with segregated analysis, proposals and policies for each subject area (Housing, Employment etc.), we would wish to see a more holistic approach based on a clear Vision Statement.	Support noted. The Proposed Submission version of the Local Plan contains a vision, detailed spatial strategy as well as specific subject areas.
REG18.19	Gidea Park and District Civic Society	We agree with the priorities as listed although not necessarily in that order. It is of great importance that Havering's Heritage Assets are protected and wherever appropriate enhances, because the result, if neglected would be an everlasting loss to the Borough	Support noted. The order of the priorities does not reflect an order of significance. The Proposed Submission version of the Local Plan recognises the importance of Havering's historic environment and contains a policy which seeks to preserve and enhance heritage assets.
REG18.20	Greater London Authority	GLA officers agree that the key priorities set out for the new Local Plan are appropriate as they broadly reflect the strategic priorities contained with the relevant chapters of the London Plan.	Support noted.
REG18.21	Havering College of Further and Higher Education (Iceni Projects)	HCFHE are very supportive of the Borough's strategic priorities and objectives as defined on page 3 of the Local Plan questionnaire. In particularly HCFHE is pleased to see 'Social Infrastructure' as a key priority for the Borough over the next 15 years. However, HCFHE note that 'social infrastructure' as defined in this document refers to 'schools' and 'health provision', and as such, HCFHE encourages LBH to broaden the scope of social infrastructure to include higher and further education provision. Creating a greater focus on higher and further skills and education will also	Support noted The definition of social infrastructure in the Proposed Submission version of the Local Plan is expanded to include Higher and further education. Provision is also considered as part of the Infrastructure Delivery Plan. The Proposed

Response Number	Respondent Name	Response to Q1	Council's response
		help to contribute to LBH's key priority surrounding business growth and economic activity.	Submission version of the Local Plan contains a policy requiring major developers to provide a proportion of apprenticeships positions as part of their Employment and Skills Plan.
REG18.23	Heine Planning	NO. These do not read as priorities, merely general headings common to most plans. Disappointing to not find clearer idea as to what the actual priorities are in Havering as opposed to general themes. There would appear to be nothing of particular importance in Havering to be addressed in which case why bother with a local plan –NPPF covers all these issues. What is missing is any consideration of Gypsy Traveller issues which is a priority for this district	Noted. The Proposed Submission version of the Local Plan sets out the priorities for the Borough as opposed to general themes. With regards to Gypsy and Traveller issues, the Council has undertaken a Gypsy and Traveller Accommodation Assessment and seeks to address identified needs within the Proposed Submission version of the Local Plan.
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	Yes	Support noted
REG18.26	Ian Weatherley	Yes – but health provision should be a priority	Support noted. The need for new Health provision is addressed within the Infrastructure Delivery Plan and the Proposed Submission version of the Local Plan contains policies to deliver the identified need.
REG18.27	Janet Davy	Yes	Support noted.
REG18.28	Joe Coogan	I agree with the general principles, though it is important to consider every site on its own merits, in particular what it contributes currently and what it could contribute.	Support noted.
REG18.29	John Peterson	In general yes	Support noted.
REG18.30	London Borough of	The priorities should say something about who new houses are for. A commitment to new housing provision alone doesn't give any indication	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the

Response Number	Respondent Name	Response to Q1	Council's response
	Barking and Dagenham	about how meeting local needs will be balanced with meeting wider London housing needs.	London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met.
REG18.31	London Borough of Bexley (officer response)	This is an officer level response to the consultation. The London Borough of Bexley is in general agreement that the broad strategic priorities identified in this consultation document are right for the London Borough of Havering and accord with national guidance (NPPF, paragraph 156).	Support noted.
REG18.32	Lee Clements	Yes	Support noted.
REG18.34	Margaret Whippy	I agree that better employment in the area will mean also that the community will have more to spend locally.	Support noted.
REG18.36	Moody Homes and Mr John Wakeling (Bidwells)	We agree, but in seeking to protect and enhance the Borough's Green Belt the Council should take account of the other priorities identified and whether or not the current Green Belt boundary is still suitable. In doing so, the Council should consider changes in the character of land within and adjoining the Green Belt and whether or not all of the land currently designated still performs a valuable function. Land which no longer serves the purposes of the Green Belt could be better utilised to address other Local Plan priorities, including the need for new housing. The Council will clearly need to take account of significant pressure for new development during the Plan period and balance competing demands for a limited land resource.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.

Response Number	Respondent Name	Response to Q1	Council's response
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Agree	Support noted.
REG18.39	Mrs S J Ellis (Bidwells)	We agree, but in seeking to protect and enhance the Borough's Green Belt the Council should take account of the other priorities identified and whether or not the current Green Belt boundary is still suitable. In doing so, the Council should consider changes in the character of land within and adjoining the Green Belt and whether or not all of the land currently designated still performs a valuable function. Land which no longer serves the purposes of the Green Belt could be better utilised to address other Local Plan priorities, including the need for new housing. The Council will clearly need to take account of significant pressure for new development during the Plan period and balance competing demands for a limited land resource. At the same time, many areas of Green Belt offer opportunities for enhanced access and recreation, including the land owned by my client, and limited new development may enable its beneficial use.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.40	Ms M Blackman	Yes, however requires good financial management	Support noted.
REG18.41	National Grid Property (Carter Jones)	It is agreed that new housing provision is one of the most important priorities for Havering. The Local Plan must support the delivery of new homes, particularly on brownfield sites located in close proximity to town centres.	Support noted. A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on

Response Number	Respondent Name	Response to Q1	Council's response
			housing mix and tenure to ensure need is met. The Proposed Submission Local Plan supports the use of brownfield land and housing development in well-connected locations such as town centres.
REG18.43	Omega After Alpha Ltd (Bidwells)	We agree, but in seeking to protect and enhance the Borough's Green Belt the Council should take account of the other priorities identified and whether or not the current Green Belt boundary is still suitable. In doing so, the Council should consider changes in the character of land within and adjoining the Green Belt and whether or not all of the land currently designated still performs a valuable function. Land which no longer serves the purposes of the Green Belt could be better utilised to address other Local Plan priorities, including the need for new housing. The Council will clearly need to take account of significant pressure for new development during the Plan period and balance competing demands for a limited land resource.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.44	Persimmon Homes Essex	Persimmon Homes agrees that the document identifies the right priorities that will need to be considered as part of the new Havering Local Plan.	Support noted.
REG18.47	R. Watt and Partners (Phillips Planning Services)	Yes-Priorities highlighted appear to reflect likely key spatial planning issues.	Support noted.
REG18.48	R.A.Montague	Yes, but the starting point for a Local Plan should not be an externally imposed housing target. To be a local plan the borough should decide for itself what the pace of development is going to be and whether the quality of life for existing residents will be impacted by an unsustainably high indefinite growth.	Support noted. A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in

Response Number	Respondent Name	Response to Q1	Council's response
		For a system to be sustainable there should be an element equilibrium not externally imposed targets which take no account of resources or impact on the existing local community	line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The trajectory and quality of the built environment has been addressed in the Proposed Submission version of the Local Plan Housing and Social Infrastructure Delivery policies. This is informed by the Strategic Housing Market Assessment to assess housing need. The aim of the Proposed Submission version of the Local Plan is to balance a range of issues and ensure sustainable development.
REG18.50	Rainham Preservation Society	Yes, but make mineral extraction and waste management number 1 in view of the abuse Rainham has, and is, suffered for centuries.	Support noted. The Council is committed to minimising the production of waste, maximising the re-use and recycling of waste and minimising the use of landfill. Havering seeks to address waste

Response Number	Respondent Name	Response to Q1	Council's response
			management by using the waste hierarchy principle, which requires waste prevention and reuse measures be employed as much as possible. Where waste cannot be prevented or reused, only then should recycling/composting be considered, with disposal seen as the final option for dealing with waste. Policy 36 in the Proposed Submission version of the Local Plan underpins such commitments, with developments now required to provide suitable facilities for the management, storage and sorting of waste for recycling as a matter of course. The Council's current waste strategy is outlined within the adopted Joint Waste Development Plan Document for East London prepared by the four east London Waste authority boroughs, signed with the London Boroughs of Barking and Dagenham, Havering, Newham and Redbridge. Within the Joint Waste Plan is Policy 'W2' which seeks to safeguard the capacity of existing waste management.
REG18.51	Ray Whitehouse	Yes, but I consider some of them to be sort of do your job anyway priorities. In fact if you delete environment, waste, green belt and design then you end up with the ones which need extra effort to do well.	Support noted. The Proposed Submission version of the Local Plan provides further detail on how these priorities will be delivered
REG18.52	Romford Civic Society	Yes	Support noted.
REG18.53	Romford Golf Club (Joe Coogan)	I agree with the general principles, though it is important to consider every site on its own merits, in particular what it contributes currently and what it could contribute.	Support noted.

Response Number	Respondent Name	Response to Q1	Council's response
REG18.54	Romford YMCA	Romford YMCA agrees with the key priorities which have been set out by the Council.	Support noted.
REG18.56	S.D. Olney	Yes, the local plan covers nearly all the aspects of the development of Havering.	Support noted.
REG18.57	Sheila Clements	Havering Council have always ignored resident's wishes on where priorities lie and it will not be any different this time.	Noted.
REG18.58	Sport England	Sport England is encouraged to note the inclusion of cultural and leisure facilities in the list of key priorities. The terms 'leisure' should include all sports facilities, including built facilities and playing fields.	Support noted. The term 'leisure' incorporates playing pitches, sport courts and leisure centres etc. including ancillary provision such as changing rooms.
REG18.60	Thames Water Utilities Ltd (Savills)	In commenting on planning consultations Thames Water's key considerations are to ensure that adequate water supply and waste water infrastructure is in place to serve new development, as well as to provide for existing customers. Water and sewerage undertakers have limited powers under the Water Industry Act to prevent connection ahead of infrastructure upgrades and therefore rely heavily on the planning system to ensure that where necessary essential infrastructure is provided ahead of development, either through phasing or the use of planning conditions. Thames Water therefore relies heavily on the planning process to ensure that water and waste water infrastructure is in place to serve new development. If sufficient infrastructure is not provided, capacity problems possibly leading to sewer flooding for example, could occur in some cases if we have not been given the opportunity, either through advance planning or through conditional planning approvals, to provide additional capacity prior to development. Thames Water would therefore recommend the inclusion of the following as a priority for the new Havering Local Plan: "The provision of utilities infrastructure, including water and waste water services, to support development and growth."	Ensuring that sufficient and adequate infrastructure facilities to support the quantum of proposed development are a key priority of the Proposed Submission version of the Local Plan. The need for utilities infrastructure including water and waste water infrastructure is assessed as part of the Infrastructure Delivery Plan (IDP). The Proposed Submission version of the Local Plan includes policies to manage water and waste water and these were drafted in co-operation with Thames Water.

Response Number	Respondent Name	Response to Q1	Council's response
REG18.62	Theatres Trust	The Theatres Trust agrees with culture being included as a key priority. Sustainable communities rely on a range of accessible cultural and community facilities to ensure their social and cultural wellbeing. The function of community facilities is to provide services and access to venues for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. Your cultural facilities include theatres, cinema, concert halls, music venues (usually in pubs), museums, libraries, public art installations and art galleries.	Support noted. The Proposed Submission version of the Local Plan sets out a positive strategy for the protection and diversification of the cultural offer in the borough.
REG18.66	Trinity Hall (Bidwells)	We agree, but in seeking to protect and enhance the Borough's Green Belt the Council should take account of the other priorities identified and whether or not the current Green Belt boundary is still suitable. In doing so, the Council should consider changes in the character of land within and adjoining the Green Belt and whether or not all of the land currently designated still performs a valuable function. Land which no longer serves the purposes of the Green Belt could be better utilised to address other Local Plan priorities, including the need for new housing. The Council will clearly need to take account of significant pressure for new development during the Plan period and balance competing demands for a limited land resource.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no land will be released from Green Belt and the Green Belt boundary will be retained as it is currently.
REG18.67	Veolia ES (UK) Ltd	The strategic priorities would appear to be appropriate.	Support noted
REG18.68	Woodland Trust	Yes	Support noted.
REG18.69	Wyevale Garden Centres (Gregory Gray	Yes	Support noted

Response Number	Respondent Name	Response to Q1	Council's response
	Associates)		
POST18.4	V. Rajan and Associates	Yes. Internal security should be added.	Support noted. Safety and security are covered in the Local Plan via the Urban design policy.

Question 2: How should the Local Plan support business growth, training opportunities and a strong local economy?

Response Number	Respondent Name	Response to Q2	Council's response
REG18.1	AECOM	Havering's emerging Local Plan should consider its role and geography as a London borough. The strong inter-reliance between the boroughs, and beyond into Essex, offers the opportunity for co-operation and joint working on employment and business growth. Collaboration between the boroughs, the GLA and the London Enterprise Panel has the potential to drive growth nationally and locally, capitalising on London's global city status and strong existing business base. A new garden village would present an opportunity to deliver a mixed use community that includes new businesses and jobs and a range of housing types and tenure. This should be considered as a growth option by Havering in the draft Plan, with new employment opportunities necessary to attract and support the residents of a new settlement.	The Proposed Submission version of the Local Plan considers Havering's role and geography as a London Borough given that it is being drafted in joint working and strong co-operation between Havering Council and other adjoining boroughs, including beyond into Essex to ensure that the potential to drive growth nationally and locally, capitalising on London's global city status and strong business base is enhanced and maximised for the benefit of Havering. Consequently, the Rainham and Beam Park Area is identified as a major growth and regeneration area where an exciting new residential neighbourhood incorporating mixed use community that includes retail and commercial units linked to the delivery of a new railway station on the existing C2C line at Beam Park is being established within the London Riverside Opportunity Area, as it has the capacity to provide significant number of new homes and jobs. Whilst seizing this opportunity to deliver this new garden community the Proposed Submission version of the Local Plan strategy also seeks to assure the protection of employment and Green Belt areas and direct the delivery of the majority of new

Response Number	Respondent Name	Response to Q2	Council's response
			homes to appropriate sustainable locations within the borough.
REG18.2	Adams Family (Bidwells)	The Local Plan should ensure that sufficient land is allocated and protected for employment purposes throughout the Plan period, and not unnecessarily lost to residential development, particularly if such land is previously developed. There is an urgent need for a more up-to-date and robust evidence base on the suitability and demand for existing employment land within the Borough to inform forthcoming decisions on the allocation of previously developed land for new uses. We understand that a new Employment Land Review (ELR) is to be published in due course, as an update to the Council's current ELR which is now nearly ten years old (published 2006). The Council should use the new ELR to support continuing growth of the local economy. Under no circumstances should decisions be made on the loss of existing employment sites in favour of other uses without first having thoroughly assessed demand and suitability via published evidence that can be subject to independent scrutiny. Sites may have remained vacant during the economic downturn, but demand for employment land is likely to continue to improve during the Plan period. It would be short-sighted to support the loss of vacant sites simply to avoid the need to undertake a review of other potential sources of land supply, including a review of the Green Belt.	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR.
REG18.3	Anonymous	They shouldn't support business growth. They should support apprenticeships though.	Noted. The Proposed Submission version of the Local Plan supports apprenticeship by requiring major developers to provide a proportion of apprenticeships positions as part of their Employment and Skills Plan.
REG18.8	Brett Aggregates Limited (MJCA)	The new Local Plan should recognise that a diverse and wide range of businesses are required to support sustainable growth and a strong local economy including the mineral production industry sector which provides essential materials for the construction and maintenance of buildings and	The Council is committed to minimising the production of waste, maximising the re-use and recycling of waste and minimising the use of landfill. Havering seeks to address

Response Number	Respondent Name	Response to Q2	Council's response
		infrastructure in the Borough and Greater London. The NPPF confirms (Para 142) that minerals are essential to support sustainable economic growth and the quality of life. The Plan should recognise that the principles of sustainable development enshrined in the NPPF encourage the minimisation of the use of raw materials including aggregates and encourage the use of recovered materials such as secondary aggregates from wastes. The Plan should support the development of secondary aggregate production facilities, particularly as ancillary development at quarry sites. Quarries which also provide suitable land for ancillary activities create a number of direct and indirect employment opportunities as well as demand for local goods and services.	waste management by using the waste hierarchy principle, which requires waste prevention and reuse measures be employed as much as possible. Where waste cannot be prevented or reused, only then should recycling/composting be considered, with disposal seen as the final option for dealing with waste. Policy 36 in the Proposed Submission version of the the Local Plan underpins such commitments, with developments now required to provide suitable facilities for the management, storage and sorting of waste for recycling as a matter of course. The Council's current waste strategy is outlined within the adopted Joint Waste Development Plan Document for East London prepared by the four east London Waste authority boroughs, signed with the London Boroughs of Barking and Dagenham, Havering, Newham and Redbridge. Within the Joint Waste Plan is Policy 'W2' which seeks to safeguard the capacity of existing waste management. The Joint Waste Plan sets out a strategy for sustainable waste management until 2021 and outlines preferred sites for waste management facilities (including disposal) moving forward. This will ensure that residential amenity is preserved.
REG18.9	C. Cole	– Support fewer business properties of very high quality	The Proposed Submission version of the

Response Number	Respondent Name	Response to Q2	Council's response
		– Introduce high quality residential property in town centre. – See if councils can have apprentices.	Local Plan supports the delivery of high quality business properties in line with the recommendations of Employment Land Review (2015) to meet the needs of a variety of businesses. The delivery of high quality residential units in Romford and other town centres is also supported and promoted. The Proposed Submission version of the Local Plan contains a policy requiring major developers to provide a proportion of apprenticeships positions as part of their Employment and Skills Plan.
REG18.12	D. Campbell	To build relevant resources to help unemployment in the area. To not overcrowd the area with large buildings which can over populate or overcrowd a lovely calm area	The Proposed Submission version of the Local Plan contains policies encouraging business growth and skills and training opportunities to help unemployment in the area. The Proposed Submission version of the Local Plan strategy supports the delivery of well-designed development that responds to local context and seeks to balancing development with protecting valued assets such as open spaces, green spaces, heritage assets, etc.
REG18.14	Edward Gittins & Associates	We consider that new housing and employments should, wherever possible, be planned together. This can be achieved through mixed use developments, by geographically close but separate residential/employment allocations, or by focusing residential development along the principal transportation/public transport routes to encourage ease of access to the main employment hubs.	The Proposed Submission version of the Local Plan supports new housing and employments being planned together, wherever possible and located in the most well connected areas of the borough as exemplified in the Romford Strategic Development Area, where mixed use developments incorporating residential on upper floors is promoted in town centres.
REG18.18	Essex	LB Havering may wish to consider relevant links to the Economic Plan for	Havering's Proposed Submission version

Response Number	Respondent Name	Response to Q2	Council's response
	County Council	Essex 2014 (EpfE) and 'A127 Corridor for Growth' an Economic Plan 2014, for context and to identify cross boundary projects, issues and opportunities which require co-investment. The EpfE identifies a range of projects which require co-investment with Government to secure sustainable growth across the county. ECC is therefore looking to Ministers to shape national policy and practice to help enable local government and in so doing, secure an economic return for the UK as a whole. The following projects are identified within close proximity to the LB Havering to bring forward transport investments and are funded through Network Rail, Highways Agency and other national budgets, – the Lower Thames Crossing; – a comprehensive solution to the lack of capacity at Junction 30/31 of the M25; – corridor improvements on the A12, A120 and M11 (including Junction 7a); – works at Brentwood and Shenfield Stations to support Crossrail development; – capacity improvements and integrated transport initiatives on the Great Eastern Mainline (GEML); – Exploring a smart card travel system for rail and bus travel in Essex, Southend and Thurrock; and – Upgrading stretches of the A13 in neighbouring Thurrock and in Essex to serve the new deep sea container port at London Gateway. (EpfE paragraph(s) 57) The EpfE expands on the proposals for the heart of Essex corridor for growth (A12 and Great Eastern mainline – GEML) which runs through the centre of Essex, linking London to the Haven ports, and onwards to Norfolk and Suffolk. The A12 and the GEML rail services link the key urban centres of Brentwood, Chelmsford, Colchester and Maldon. The corridor has strong links with the London labour market, supporting substantial commuter flows	of the Local Plan has been prepared in the context of growth and development within London and the wider south east region in recognition of the fact that the entire region is experiencing significant development pressure to meet the needs of its growing population. In light of this, the London Borough of Havering have been working co-operatively with neighbouring boroughs in Essex and London to identify and address cross boundary projects, issues and opportunities to ensure that its Proposed Submission version of the Local Plan has regards to these matters and is aligned to the emerging local plans of the surrounding respective Essex authorities. The Duty to Co-operate Statement sets out in greater detail how this co-operation has been taking place to address emerging strategic issues. Havering recognises the concerns Essex CC have regarding capacity constraints along the A127 and welcomed being invited in July 2016 to attend discussions with Essex and neighbouring authorities on the work that has been progressed to date on A127 Corridor for Growth project. There is an acknowledgement on all sides that tackling capacity constraints along the A127 needs to be tackled at a sub-regional

Response Number	Respondent Name	Response to Q2	Council's response
		to and from the capital. These links will grow and strengthen as Crossrail is completed, when new services will stop at Brentwood and Shenfield, both of which will benefit from planned improvement works to facilitate these new services. Additional investment in rail and road infrastructure is essential for unlocking the full economic potential of the corridor, and a package of investment is proposed to address bottlenecks on the A12 to support growth. An A13/A127 South Essex Growth Corridor has been identified. Within this growth corridor are the districts of Basildon, Castle Point and Rochford which, along with the unitary authorities of Thurrock and Southend, form South Essex. Along this corridor the A13 links the key port infrastructure of Tilbury and London Gateway with London, while the A127 corridor connects the capital to the manufacturing hub of Basildon, and to Rochford, Southend, London Southend Airport and surrounding employment areas. Development is constrained by the limited capacity of the strategic road network, particularly J30/31 of the M25 and the dual carriageway stretch of the A13. The A127 also carries a volume of traffic comparable to a motorway in other parts of the country and has significant capacity issues which need to be addressed, particularly around Basildon, London Southend Airport and the Southend central area. Southend Borough Council and ECC have developed a joint "A127 Corridor for Growth" economic plan to identify, plan and coordinate investment decisions and manage the asset. Furthermore, the potential impact of the additional Thames River crossing would be significant on transport routes in this corridor, with one of the two short-listed options being to connect the M2 in Kent with the A13 and the M25 between junctions 29 and 30. (EpfE paragraph(s) 133-136) These projects cover South Essex, the Heart of Essex and West Essex, and the emerging Havering Local Plan should have regard these projects and to the emerging local plans in the respective Essex authorities, especially	level and most recent discussions between the authorities have focussed on looking at the A127 from Gallows Corner in LB Havering out to Southend. Havering is committed to continue to work with Essex and other neighbouring authorities on addressing such issues.

Response Number	Respondent Name	Response to Q2	Council's response
		Brentwood Borough Council and Epping Forest District Council.	
REG18.21	Havering College of Further and Higher Education (Iceni Projects)	As noted within the Local Plan questionnaire, key to promoting business growth and economic activity is to ensure that local people have access to training and skills development to enable them to take advantage of, and compete for future jobs in Havering. HCFHE clearly takes a leading role on this issue as the College's existing facilities provide a number of opportunities to develop training and skills in a number of academic and vocational areas. As such, HCFHE believe that as the Local Plan evolves, it should include details on how LBH intends to support local educational institutions within the Borough. The existing college facilities seek to ensure that both young adults and those returning to education gain the necessary skills which enable them to access jobs within Havering. This process helps to strengthen the local economy.	The Proposed Submission version of the Local Plan contains a policy requiring major developers to provide a proportion of apprenticeships positions as part of their Employment and Skills Plan. The Proposed Submission version of the Local Plan sets out a positive strategy supporting education, employment and skills development opportunities for local residents. Outlining details of how LBH intends to support local educational institutions within the borough is outside the scope of the Proposed Submission version of the Local Plan. However, the needs for HCFHE are addressed through the Infrastructure Delivery Plan.
REG18.26	Ian Weatherley	By utilising and developing the existing open spaces for housing and local shopping (not shopping centres) for local communities. Health care and schools must feature more in these plans as our community gets older.	Planning is about meeting the varied needs of the community (the need for homes, business, local shops and shopping centres, access to good quality open spaces, recreation and leisure facilities, community use with the necessary infrastructure supporting these) and balancing these with competing demands for their land uses. The Proposed Submission version of the Local Plan

Response Number	Respondent Name	Response to Q2	Council's response
			recognises that health care and schools should be planned for as the society gets older by incorporating policies which support proposals that provide opportunities for healthy lifestyles and for the extension and expansion of schools. Access to good quality open space and sports facilities also play important roles in promoting healthy lifestyles as well.
REG18.27	Janet Davy	Keep rates low for local small businesses. Hornchurch has lost many specialist shops (Art, Sewing, Lighting, Curtains etc.) in recent years, presumably because they are not economically viable. The money could be recouped by increasing rates for larger business e.g. Boots and McDonalds.	The Proposed Submission version of the Local Plan supports small businesses through protecting employment sites/floor space for employment use, and through encouraging the development of affordable and flexible business spaces. Keeping rates low for small businesses is outside the scope of the Proposed Submission version of the Local Plan.
REG18.28	Joe Coogan	The Council needs to leverage the opportunities the local plan presents to unlock underused land than can contribute to the economy and improve the lives of local people. The council, especially in times of austerity, should ensure underused land that is currently contributing little or no value be considered for development. There are examples of waste land that is classified as 'Green belt' next to major roads that in reality offer no recreational value and no support to the economy.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.

Response Number	Respondent Name	Response to Q2	Council's response
REG18.29	John Peterson	Reduce parking controls outside shops	The introduction or reduction of parking controls is outside the scope of the Proposed Submission version of the Local Plan.
REG18.31	London Borough of Bexley (officer response)	In addition to supporting business growth and training opportunities within the Borough, it is suggested that the Local Plan should also support opportunities for 'larger than local' economic growth which could be realised as a result of increased transport connectivity to boroughs south of the River Thames. A potential river crossing, currently under consideration by Transport for London, between the London Boroughs of Havering and Bexley would directly connect businesses and economically active workforces on either side of the river – bringing with it the prospect of joint strategic business growth, training opportunities and the strengthening of local economies across two London Plan Opportunity Areas. This increased connectivity would support and encourage innovation and investment to the area.	Havering supports the principle of additional river crossings which improves connectivity and provides opportunities for sustainable economic growth. Havering continues to lobby and work collaboratively with Transport for London, the Highway Agency, the DfT and other relevant agencies for better transport services within the borough and between the borough and other adjoining local authorities. The Proposed Submission version of the Local Plan contains policies for improving connectivity within the borough as well as cross borough connectivity.
REG18.32	Lee Clements	By: ensuring transport infrastructure is in place to allow workers and customers to easily reach businesses; Cutting traffic congestion; Supporting small and medium sized businesses more; Investing in education and training for all ages.	The Council continues to lobby relevant bodies including DfT, TfL, and other partners to ensure transport infrastructure is in place to improve connectivity within the borough to allow workers and customers to easily reach businesses. The Proposed Submission version of the Local Plan contains policies for tackling traffic congestion 'hotspots'; and encouraging active travel and modal shift away from the car including through the School Travel Planning process, and business

Response Number	Respondent Name	Response to Q2	Council's response
			engagement activities. The Proposed Submission version of the Local Plan also contains policies for supporting small and medium sized businesses by requiring major developments to provide flexible affordable workspaces, and for supporting development proposals delivering education facilities in accordance with the Council's agreed Commissioning Plan for Education Provision and the Schools Expansion Programme, and for requiring a proportion of apprenticeships positions from major developers as part of their Employment and Skills Plan to support training opportunities.
REG18.34	Margaret Whippy	More training and skills in relevant job opportunities are essential to fit in a modern workforce for the future. Apprenticeships and more practical skills training in recent years have been decidedly lacking and encouraging employers to come to the area and contribute to this will go some way to fill the gaps in employment in areas such as engineering and/or manufacturing left out while encouraging graduates to go into IT.	The Proposed Submission version of the Local Plan contains a policy requiring major developers to provide a proportion of apprenticeships positions as part of their Employment and Skills Plan.
REG18.36	Moody Homes and Mr John Wakeling (Bidwells)	The Local Plan should ensure that sufficient land is allocated and protected for employment purposes throughout the Plan period, and not unnecessarily lost to residential development, particularly if such land is previously developed. There is an urgent need for a more up-to-date and robust evidence base on the suitability and demand for existing employment land within the Borough	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect

Response Number	Respondent Name	Response to Q2	Council's response
		to inform forthcoming decisions on the allocation of previously developed land for new uses. We understand that a new Employment Land Review (ELR) is to be published in due course, as an update to the Council's current ELR which is now nearly ten years old (published 2006). The Council should use the new ELR to support continuing growth of the local economy. Under no circumstances should decisions be made on the loss of existing employment sites in favour of other uses without first having thoroughly assessed demand and suitability via published evidence that can be subject to independent scrutiny. Sites may have remained vacant during the economic downturn, but demand for employment land is likely to continue to improve during the Plan period. It would be short-sighted to support the loss of vacant sites simply to avoid the need to undertake a review of other potential sources of land supply, including a review of the Green Belt.	employment land on the basis of the ELR.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	New and support infrastructure required.	Noted. The Council has assessed infrastructure needs for the Proposed Submission version of the Local Plan and set these out in the Infrastructure Delivery Plan.
REG18.39	Mrs S J Ellis (Bidwells)	The Local Plan should ensure that sufficient land is allocated and protected for employment purposes throughout the Plan period, and not unnecessarily lost to residential development, particularly if such land is previously developed. There is an urgent need for a more up-to-date and robust evidence base on the suitability and demand for existing employment land within the Borough to inform forthcoming decisions on the allocation of previously developed land for new uses. We understand that a new Employment Land Review (ELR) is to be published in due course, as an update to the Council's current ELR which is now nearly ten years old (published 2006). The Council should use the new ELR to support continuing growth of the	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR.

Response Number	Respondent Name	Response to Q2	Council's response
		local economy. Under no circumstances should decisions be made on the loss of existing employment sites in favour of other uses without first having thoroughly assessed demand and suitability via published evidence that can be subject to independent scrutiny. Sites may have remained vacant during the economic downturn, but demand for employment land is likely to continue to improve during the Plan period. It would be short-sighted to support the loss of vacant sites simply to avoid the need to undertake a review of other potential sources of land supply, including a review of the Green Belt.	
REG18.40	Ms M Blackman	Encourage greater development and business enterprise and aspiration. Create a strategy to develop specific use zones where complementary business can develop. More focus at primary/junior school age children having basic skills in place to enable them to be educated with skills potential employers actually need. Need young people to have the potential to work or earn for themselves across a long life span. This requires skills that have adaptability	The Proposed Submission version of the Local Plan protects suitable employment land to encourage greater business development and employment creation. The Proposed Submission version of the Local Plan contains a policy requiring major developers to provide a proportion of apprenticeships positions as part of their Employment and Skills Plan. Equipping primary/junior school age children to have basic skills potential employers actually need is outside the scope of the Proposed Submission version of the Local Plan.
REG18.41	National Grid Property (Carter Jones)	There must be realistic assumptions for employment-allocated land and provisions to regularly review such allocations. This may include reassessing non-residential site allocations which clearly have the potential and capability to deliver a significant number of new homes in sustainable locations (e.g. near town centres) through a revised 'Employment Land Review'. Employment policies must also have sufficient flexibility to allow new housing. Where there is a compelling case to deliver new housing on employment-allocated land, there must be policy provisions to allow sites to be re-allocated for housing.	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR.

Response Number	Respondent Name	Response to Q2	Council's response
REG18.43	Omega After Alpha Ltd (Bidwells)	The Local Plan should ensure that sufficient land is allocated and protected for employment purposes throughout the Plan period, and not unnecessarily lost to residential development, particularly if such land is previously developed. There is an urgent need for a more up-to-date and robust evidence base on the suitability and demand for existing employment land within the Borough to inform forthcoming decisions on the allocation of previously developed land for new uses. We understand that a new Employment Land Review (ELR) is to be published in due course, as an update to the Council's current ELR which is now nearly ten years old (published 2006). The Council should use the new ELR to support continuing growth of the local economy. Under no circumstances should decisions be made on the loss of existing employment sites in favour of other uses without first having thoroughly assessed demand and suitability via published evidence that can be subject to independent scrutiny. Sites may have remained vacant during the economic downturn, but demand for employment land is likely to continue to improve during the Plan period. It would be short-sighted to support the loss of vacant sites simply to avoid the need to undertake a review of other potential sources of land supply, including a review of the Green Belt.	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR.
REG18.47	R. Watt and Partners (Phillips Planning Services)	It is highlighted in the consultation document that "The new Local Plan will set out where employment land and businesses are going to be located" and it is assumed that it is also proposed that there would be associated policies which would enable their growth. It is however considered that the allocation/designation of land, sites and buildings for various 'employment generating uses' (be it either existing or proposed sites) must be carefully balanced against the ever evolving demands of the market to ensure that the council is in a position to approve and support the promotion of developments which will actually deliver jobs and associated training opportunities within the borough. The provision/protection of land alone will not guarantee employment growth if the finalised policy approach provides	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR.

Response Number	Respondent Name	Response to Q2	Council's response
		no flexibility to react to market demand.	
REG18.50	Rainham Preservation Society	We were promised high quality industry in Ferry Lane and Beam Reach, which never materialised. Priority should be given to Rainham Riverside an area designated for regeneration by LTGDC. Havering paid £50,000 for a feasibility study which confirmed the Covington's Site, Coldharbour Lane, as an ideal area for a jetty/mooring. This area, with its riverside path and walks to the RSPB is ideal for tourism and river transport.	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR. The Proposed Submission version of the Local Plan supports better use of industrial sites in this area designated as a Strategic Development Area for major growth and regeneration to accommodate significant number of jobs and housing.
REG18.51	Ray Whitehouse	By improving access to the town centres and local shopping facilities with less reliance on hypermarkets and "express supermarkets" then it would do wonders for the local businesses and local communities. Possible more emphasis on the creation of accessible offices and light industry with supporting job creation would be great.	The Proposed Submission version of the Local Plan supports initiatives (e.g. working with partners to improve accessibility into town centres for active travel users, tackling congestion "hotspots", improving road safety and the public realm within town centres, etc.) which improve access to town centres. The Proposed Submission version of the Local Plan also encourages provision of a wider retail offer and the delivery of more accessible offices and light industry space for a variety of businesses.
REG18.52	Romford Civic Society	It should promote the resilience of Romford by promoting a varied offer in the Romford economy. Is it intended that the plan should control the ability to convert office space to residential space?	The Proposed Submission version of the Local Plan promotes a varied offer in Romford economy by encouraging mix-use schemes incorporating residential on upper floors over commercial units on the ground

Response Number	Respondent Name	Response to Q2	Council's response
			floor. Controlling the ability to convert office space to residential is outside the scope of the Proposed Submission version of the Local Plan. The conversion from office to residential is controlled via Permitted Development Rights.
REG18.53	Romford Golf Club (Joe Coogan)	The Council needs to leverage the opportunities the local plan presents to unlock underused land than can contribute to the economy and improve the lives of local people. The council, especially in times of austerity, should ensure underused land that is currently contributing little or no value be considered for development. There are examples of waste land that is classified as 'Green belt' next to major roads that in reality offer no recreational value and no support to the economy.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.54	Romford YMCA	The Local Plan should support business growth through an increase in inward investment into the borough. It should: – Initiate a regular review of employment land and, where appropriate, policies to protect existing employment sites; – Work with partners, such as the London LEP, the Mayor of London, the Chamber of Commerce, Federation of Small Businesses and the voluntary sector to identify strategic employment areas – Recognise and support the borough's local strengths, its proximity to London and key transport links	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR. The Proposed Submission version of the

Response Number	Respondent Name	Response to Q2	Council's response
		Businesses key assets are its staff, so Romford YMCA would like to see opportunities for young people to access relevant training courses, which lead onto employment in the borough. Romford YMCA sees the further education sector as being key to address some the shortfall with the gap in skills.	Local Plan contains a policy requiring major developers to provide a proportion of apprenticeships positions as part of their Employment and Skills Plan.
REG18.56	S.D. Olney	By promoting business to locate in Havering, this will develop both training and a buoyant economy.	The Proposed Submission version of the Local Plan strategy promotes business to locate in Havering through protecting employment land, and through encouraging delivery of flexible affordable business units of various unit sizes to meet the varied needs of small, medium and large enterprises that want to set up or expand in the borough.
REG18.57	Sheila Clements	We should not support supermarkets such as Tescos, Sainsburys, etc. and other large businesses that can easily afford to pay a decent wage for a good days work. Their staff get a pittance from these companies and our taxes should not be used to top up wages just to get people back into work. They make billions in profits, expand all over Britain until they knock all the smaller shops out and then find that they have over-reached themselves and we step in with taxpayers money. It is not right or fair.	A Retail and Leisure Needs Assessment (2015) has been published with recommendation for a net additional need of 7,500sqm convenience goods floorspace, increasing to an indicative requirement of 13,200sqm net by 2031. The Proposed Submission version of the Local Plan encourages the provision of a wider retail offer and choice from all kind of retailers. Matters relating to competition and pricing are outside the scope of the Proposed Submission version of the Local plan. .
REG18.64	Thurrock Council	Thurrock Council supports a strategy that focuses on economic growth and jobs in the town centres and key employment locations identified by the London Plan and Havering Local Plan. It is assumed that Havering supports the approach set out by the Mayor for London in the London Riverside	Support is noted. The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic

Response Number	Respondent Name	Response to Q2	Council's response
		Opportunity Area and there is no conflict with the approach between the new Local Plan and draft proposals in the Mayor's London Riverside Opportunity Area Planning Framework. The London Plan also identifies Havering as a potential Strategic Outer London Develop Centre for logistics and this should be clarified in the local plan policies. A difference is noted between the draft London Riverside Opportunity Area Planning Framework which identifies the retention and allocation of the Freightmaster Industrial Estate at Rainham as a new Strategic Industrial Land (SIL) location and the current adopted Havering Site Allocations Plan Policy SSA 12 proposal to incorporate the site as part of the London Riverside Conservation Park. The Site Allocation Plan states that retention of employment uses generate a level of vehicle movements which would conflict with enjoyment of the park. It is considered it would be necessary to understand how the continued activity and operation of Freightmaster site for employment would not have an adverse impact on the amenity and biodiversity value of the Rainham Marshes and London Riverside Conservation Park.	Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR. Consequently, the Proposed Submission version of the Local Plan's strategy supports economic growth and jobs in both town centres and key employment locations identified by the London Plan, as well as clarify the Council's support for the Mayor of London's proposed identification and designation of the borough as a Strategic Outer London Development Centre for logistics. The Proposed Submission version of the Local Plan contains policies which would ensure that adverse impacts of developments are mitigated.
REG18.66	Trinity Hall (Bidwells)	The Local Plan should ensure that sufficient land is allocated and protected for employment purposes throughout the Plan period, and not unnecessarily lost to residential development, particularly if such land is previously developed. There is an urgent need for a more up-to-date and robust evidence base on the suitability and demand for existing employment land within the Borough to inform forthcoming decisions on the allocation of previously developed land for new uses. We understand that a new Employment Land Review (ELR) is to be published in due course, as an update to the Council's current ELR which is now nearly ten years old (published 2006). The Council should use the new ELR to support continuing growth of the	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR.

Response Number	Respondent Name	Response to Q2	Council's response
		local economy. Under no circumstances should decisions be made on the loss of existing employment sites in favour of other uses without first having thoroughly assessed demand and suitability via published evidence that can be subject to independent scrutiny. Sites may have remained vacant during the economic downturn, but demand for employment land is likely to continue to improve during the Plan period. It would be short-sighted to support the loss of vacant sites simply to avoid the need to undertake a review of other potential sources of land supply, including a review of the Green Belt.	
REG18.67	Veolia ES (UK) Ltd	The plan should provide support for and a positive approach to new and innovative industries particularly those that support the circular economy. The plan should provide support for the retention of all existing areas used for industrial and commercial purposes and provide support for the redevelopment of these areas. (Such areas would include the Freight master Estate and the Veolia Integrated Waste Management Facilities off Coldharbour Lane).	The Havering Employment Land Review (ELR) 2015 provides a robust evidence to support the protection of the Borough's Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs). The Proposed Submission version of the Local Plan includes policies to protect employment land on the basis of the ELR.
REG18.69	Wyevale Garden Centres (Gregory Gray Associates)	By supporting the sustainable growth of existing businesses including those in rural areas in accordance with para. 28 of the NPPF.	The Proposed Submission version of the Local Plan contains policies supporting the sustainable growth of existing businesses including those in rural areas.
POST18.4	V. Rajan and Associates	1. Bank finance 2. Business support 3.Training 4. Skill development 5. Innovation	Bank finance is beyond the scope of the Local Plan. The Local Plan sets out a positive approach towards skills development and training. The Business Growth policy also seeks to optimise the environment for a range of businesses in the borough.

Question 3: What do you think the Local Plan priorities for housing should be?

Response Number	Respondent Name	Response to Q3	Council's response
REG18.1	AECOM	The requirement by Local Planning Authorities to prioritise development in the most sustainable locations needs to be made upfront and clear in the plan. Clearly, the Council is faced with a higher housing need than the previous Core Strategy had planned for, and so, the new Local Plan must demonstrate how it's going to meet its objectively assessed housing need (OAHN). The Further Alterations to the London Plan (FALP) were adopted by the GLA on 10th March 2015 which includes a minimum ten year target of 11,701 for Havering between 2015-2025. This represents an annual housing target of 1,170 units, greater than the previous target of 970 units a year. When compared to the delivery of 396 net additional dwellings completed in 2012-2013 and the 464 dwellings per year in the preceding five years (2007-2008 to 2011-2012), this previous under provision of housing is an issue that must be considered by the Plan. Havering must demonstrate how they have met the Duty to Co-operate on strategic cross boundary matters with their neighbouring local planning authorities, in producing effective and deliverable policies. In this regard, meeting the Duty to Co-operate will be paramount in securing the delivery of sufficient homes; this must be reflected in the emerging Plan. Further representation is provided under the response to question 10.	The Spatial Strategy of the Proposed Submission version of the Local Plan sets out the Council's prioritisation of development in the most sustainable locations, whilst the policy on Housing supply demonstrates the proactive approach of how the Council would be seeking to increase the supply of housing in Havering. The new allocated housing target by the London Plan to the borough is acknowledged in the Proposed Submission version of the Local Plan, which also recognises that there is a significant need for new housing to meet both local need and sub regional housing need the Council forms a part of. To meet this need the Council has sought to identify additional capacity in order to close the gap between its allocated housing target and its Objectively Assessed Housing Need. In recognising that meeting both local and sub-regional housing need is a strategic matter the Council worked co-operatively with the London Boroughs of Barking and Dagenham and Redbridge with whom it forms the outer north east London sub housing market area and prepared a Strategic Housing Market Assessment.

Response Number	Respondent Name	Response to Q3	Council's response
			Consequently, a Strategic Housing Market Assessment (SHMA) 2016 has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA).
REG18.2	Adams Family (Bidwells)	The Local Plan should prioritise three key aspects: (a) achieving the London Plan's minimum targets for new housing delivery; (b) exceeding the London Plan's minimum targets to address objectively assessed housing needs and (c) ensuring that the Plan enables the provision of a suitable mix of homes in accordance with local needs. These are explained in detail below. <u>The need to achieve the London Plan's minimum targets for new housing delivery</u> The Local Plan will clearly need to conform to the requirements of the London Plan (published March 2015, consolidated with alterations since 2011), including the annualised target for Havering to deliver at least 1,170 dwellings per annum. We would strongly contend that the Council should identify and allocate additional sites to seek to significantly exceed this target, including a proportion of greenfield land, to ensure that the Local Plan is sufficiently flexible to ensure delivery. The Borough's London Plan housing target is identical to the capacity of sites identified as having potential to come forward for development during the London Plan period (2015 – 2025) in the London-wide Strategic Housing Land Availability Assessment 2013 (SHLAA). There is clearly very little margin for error in the anticipated delivery of these sites if the London Plan's objectives for Havering are to be achieved, unless additional sites are	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual

Response Number	Respondent Name	Response to Q3	Council's response
		identified and allocated for development to provide a sufficient buffer for non-delivery. Indeed, we would contend that there is a very real risk that not all of the sites identified in the SHLAA will be delivered as anticipated, primarily because its estimate of capacity is based entirely on a supply of previously developed, brownfield sites. We understand that any land currently located within the Green Belt was automatically discounted as unsuitable for development when assessed by the SHLAA. By their very nature, previously developed sites are generally less deliverable than greenfield land due to complications such as availability, existing use values and abnormal costs such as contamination. As a consequence, it would appear that relying entirely on brownfield land to seek to achieve the London Plan's housing target would present a very real risk of not delivering minimum targets. Havering's history of under delivery against London Plan targets compounds these concerns. Table 3.20 of the SHLAA (p86) confirms that the Borough delivered an average of only 367 dwellings between 2008 and 2012. This compares with an average London Plan target of 644 dwellings per annum during the same period and follows an average of 1,109 dwellings being granted planning permission every year between 2004 and 2012. This is an alarming pattern of undersupply that needs to be redressed. At present, there is a lack of any robust, locally derived evidence demonstrating that the supply of suitable brownfield land identified in the SHLAA will come forward as anticipated. The conclusions of the SHLAA were supported by a Viability Assessment, but this is a very broad, high level study covering the whole of London. It provides a qualitative assessment of the current housing market across the capital, but due to its very broad approach this Assessment does not provide a sound basis to conclude that sites proposed for allocation in Havering's Local Plan will come forward as anticipated. Two key weaknesses supporting this contention are highlighted below:	average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA). The Council is aware of the potential risk that not all of the sites identified in the 2013 GLA SHLAA could be delivered as anticipated. To offset this risk the Council has reviewed the supply of housing and has taken a positive and proactive approach to identify and enable development opportunities for housing use of a combination of policy tools such as optimising housing output for different types of location within the relevant London Plan density range on brownfields sites, resisting the net loss of housing, positively and proactively enabling housing intensification in Council estates, in town and district centres, along transport corridors and prioritising all non-designated land for housing when it becomes available, and supporting initiatives to bring

Response Number	Respondent Name	Response to Q3	Council's response
		– Due to the scale of the area that it needed to cover, the methodology employed by the Assessment was based on the appraisal of 40 case study sites drawn from 8 boroughs across the capital. None of these sites were located in Havering and therefore the particular issues affecting the local market were not fully examined. – Boroughs providing case study sites were selected where they were expected to make a significant contribution to overall housing land supply in London but had shown significant undersupply compared to London Plan targets in the three years to 2011/124. Havering was initially selected as a case study on this basis, highlighting concerns about the Borough amongst the authors of the report, but it was later rejected in favour of Hounslow to provide greater geographical spread. The concerns about viability in Havering where therefore never properly analysed. The SHLAA Viability Appraisal does not provide sufficient information to enable a definitive, or even a reasonable, conclusion to be reached in respect of local policy making. We would urge the Council to ensure that additional sites are identified and allocated to provide flexibility for non-delivery and to prepare additional, locally specific evidence to provide greater certainty about delivery. Without such evidence, the Local Plan would be vulnerable to a significant risk of non-delivery and would be unsound. In addition to the above, it is also pertinent to highlight that the National Planning Policy Framework (the "Framework" published 2012) requires local authorities to identify and update annually a supply of specific deliverable sites with an additional 5% buffer moved forward from later in the Plan period5 to ensure choice and competition in the market for land. This reaffirms the need to allocate sufficient sites to maintain flexibility. The Council's latest publicly available Annual Monitoring Report (AMR)6 suggests that it has a 5 year housing land supply with an additional 5%	back empty residential properties into use. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more the purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan It should, be noted that, irrespective of the inherent limitation of the broad approach in the qualitative assessment of the current housing market across London, the GLA SHLAA supported by a Viability Assessment has always been the accepted approach to identifying capacity for housing supply in London. Nonetheless, its output has always been accepted at EiPs as the basis for estimating capacity and allocating housing targets to London boroughs. A number of sites identified through the SHLAA process have already come forward for development.

Response Number	Respondent Name	Response to Q3	Council's response
		buffer as required by the Framework when assessed against the previous (2011) London Plan target. If, under a brownfield-only approach, the Council were to bring forward allocations from later in the Plan period to provide a 5% buffer and ensure flexibility in the short term, it would still be necessary to allocate further land (potentially Green Belt) to meet the displaced development requirements from the later stages of the Plan period. This could be undertaken through a partial review of the Local Plan process at that time, but such an approach carries risk because the certainty of delivery of such subsequent sites would not be known until that review process commences, contrary to the Framework. The Framework also urges local planning authorities to identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the Plan period. Without an understanding of broad locations for growth (which could be realised through a Green Belt review), the Council would not have sufficient evidence to determine how it will deliver the development required in the latter stages of the Plan period, and the Plan would be unsound. We therefore consider that the time for the Council to consider such an approach, by commissioning a Green Belt review for the consideration of such suitable sites for housing, is now. Failure to take account of any of the above would result in an inflexible and non-deliverable Plan that would be unsound. The only reasonable solution is to consider the release of Green Belt land in the preparation of the Local Plan. This is why housing delivery should be a priority in the Local Plan. <u>The need to exceed the London Plan's minimum targets to address objectively assessed housing needs</u> The Framework requires local planning authorities to significantly boost the supply of housing. It requires authorities to use their evidence base to ensure that their Local Plans meet their objectively assessed housing	

Response Number	Respondent Name	Response to Q3	Council's response
		needs. The new London Plan targets, taken as a whole, are 6,600 dwellings per annum short of meeting the objectively assessed housing needs of the capital. Nevertheless, it confirms that Boroughs should use their housing supply targets as minima, augmented by additional housing capacity to reduce the gap between local and strategic housing need and supply. This underlines the need for the Council to take full account the potential contribution of Green Belt sites which no longer serve a valuable Green Belt function. <u>Housing Mix</u> In addition to a sufficient quantum of new development, the Local Plan will also need to ensure that it enables the provision of a suitable mix of homes in accordance with local needs. The London Plan and its supporting evidence do not provide a breakdown of the mix and tenure of dwellings that should be provided in order to meet local need but a forthcoming update to the East London Strategic Housing Market Assessment (SHMA) will provide clarity on this matter. The Local Plan should therefore ensure that it adequately provides for the needed mix of housing as identified through the SHMA. It is likely that the mix of units required will include a good proportion of family homes with their own reasonably sized private amenity spaces, together with specialist accommodation, flats and affordable housing to cater for the needs of the community as a whole, to deliver mixed and balanced communities as required by the Framework. Not all types of site will be capable of delivering the mix of units required, with town centres and brownfield sites in other urban areas less likely to be capable of delivering family housing with private amenity areas and access to open space. To overcome this, the Local Plan should allocate a range of types of sites, including greenfield Green Belt land. To help illustrate this point, we are aware of a resolution by the Council's	

Response Number	Respondent Name	Response to Q3	Council's response
		planning committee in 2014 to grant permission for 497 new dwellings on the former Somerfield depot in Rainham. No affordable housing was proposed because it would have been unviable to provide it. This was a brownfield site and it is likely that many of the viability constraints apply to other previously delivered land in the Borough. If Council were to adopt a brownfield-only approach, this example indicates that the Plan may be incapable of delivering sufficient affordable housing, which would be unsustainable and therefore contrary to wider objectives. We therefore consider that the Local Plan should ensure that a suitable range of sites, including Green Belt land, are made available and allocated in the Plan in order to facilitate a suitable mix of homes.	
REG18.3	Anonymous	It is good to have mostly small developments but the prices should be much, much, much lower.	Noted.
REG18.9	C. Cole	– Small properties but top quality – Including in town centres – Develop leisure use in town centres	Noted. The Local Plan promotes high quality homes with appropriate mix and tenure that meet local needs in sustainable locations including town centres. It also supports development of leisure use in town centres.
REG18.12	D. Campbell	People who work and have families will benefit from this.	Noted.
REG18.13	D.K.Symes Associates	The Government and London Plan targets should be viewed as an absolute minimum. Priority should be given to starter homes as well as providing a mix of housing types to satisfy a range of demand.	The Local Plan seeks to meet and exceed its London Plan target as well as provide a mix of housing types, tenures and size mix including starter homes to meet the local needs.
REG18.14	Edward Gittins & Associates	The priority should be to plan to meet Havering's housing needs in full in line with the NPPF.	The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as

Response Number	Respondent Name	Response to Q3	Council's response
			informed by the Outer North East London Strategic Housing Market Assessment (SHMA). The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement
REG18.21	Havering College of Further and Higher Education (Iceni Projects)	HCFHE believe that housing should be provided across the Local Plan period to accommodate the demands of existing residents wishing to stay within the Borough, but also to provide new homes for those looking to move into the Borough.	The Proposed Submission version of the Local Plan will provide housing across the Local Plan period to accommodate the demands of existing residents wishing to stay within the borough and provide for those looking to move into the borough. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement
REG18.23	Heine Planning	To assess the need and identify suitable sites for Travellers including show persons.	The Council has undertaken a Gypsy and Traveller Accommodation Assessment and seeks to address identified needs within the Proposed Submission version of the Local Plan.
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	Ensuring that the Borough has sufficient housing allocations to meet and exceed the latest FALP target – and the likely increase in the housing requirement following the London Plan Review; Ensuring the 'delivery' of housing, in sustainable locations across the Borough as a whole, at sites where a 'range' of sizes of new homes can be provided. Sites within the urban area alone are not 'delivering' the new homes and range of sizes required; Releasing Green Belt land for housing, where it forms a natural extension to existing urban areas, where there are clearly defined boundaries and where none of the purposes of the Green Belt are met; and,	The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA). The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing

Response Number	Respondent Name	Response to Q3	Council's response
		Maximising the density of sites where they are well served by existing services and public transport.	Position Statement The Proposed Submission version of the Local Plan promotes sustainable development and prioritises the delivery of housing in sustainable locations across the Borough at sites where a range of dwelling sizes and types can be provided. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. The Proposed Submission version of the Local Plan will seek to optimise residential output and densities consistent with the London Plan.
REG18.26	Ian Weatherley	The plans should be for high quality houses – not flats! – For families to move into and make a move into a home for a full family. This borough needs houses – not flats.	The Proposed Submission version of the Local Plan supports a mix of homes (both flats and houses) including 3+ bed properties for families.

Response Number	Respondent Name	Response to Q3	Council's response
REG18.27	Janet Davy	Given that a certain number of new homes must be provided in Havering, ensure developers must a) not delay building on sites which have planning permission, and b) include affordable housing.	Ensuring that developers do not delay building on sites which have planning permission is outside the scope of the Proposed Submission version of the Local Plan. The Proposed Submission version of the Local Plan does however seek to secure the highest level of affordable housing contribution from developers to ensure Havering residents have access to affordable homes.
REG18.28	Joe Coogan	Development of homes should be evenly spread throughout the borough. The majority of working families in Havering do not want to live in flats in Romford town centre or at Riverside. Opportunities for quality family homes to be developed in popular areas should be sought out. Areas like Upminster/Cranham and Gidea Park should be considered if underused sites can be unlocked for housing. Some housing should be affordable. It is important to build key worker specific accommodation to ensure public services can attract and retain good nurses, teachers and social workers to support the community. The development of extra care housing can also unlock family homes and help balance out Havering's ageing population. It would be interesting to see how many family homes were freed up by older persons choosing to move into Dreywood Court.	With two housing zones, an ambitious estates regeneration programme and support for appropriate development of infill, under-utilised and vacant sites throughout the borough, the Local Plan aims to spread housing development throughout the borough to ensure provision of a range of housing types and tenures, including affordable housing and extra care homes, in different locations, to meet local needs.
REG18.29	John Peterson	The current developments appear to import more people than help residents	The Proposed Submission version of the Local Plan aims to deliver the Council's new vision which focuses on four cross-cutting priorities of **Communities**, **Places**, **Opportunities** and **Connections** which is about embracing the best of what Havering has to offer and how the borough can play an active role in the success of the whole

Response Number	Respondent Name	Response to Q3	Council's response
			of London. In light of this vision, the Proposed Submission version of the Local Plan aims to promote, support and encourage balanced development which helps meet residents' needs for housing, employment, education, open space and leisure facilities, community facilities, etc., taking into account the need to minimise their adverse effects on residents and on the local environment. The expected outcome is that Havering will see significant levels of growth in the form of high quality, well managed sustainable development which will further enhance the borough as a highly desirable, attractive, safe and clean place to live, offering residents a high quality of life.
REG18.30	London Borough of Barking and Dagenham	As a borough with a relatively low proportion of affordable housing it's important that Havering helps meet London's housing need for affordable housing particularly for those on low to middle incomes.	The Proposed Submission version of the Local Plan commits to securing the highest level of affordable housing contributions as the rise in average house prices has made housing unaffordable for many of the Borough's low to middle income households.
REG18.32	Lee Clements	Ensuring that: there is sufficient infrastructure and facilities alongside new housing (not just housing estates with little else); new homes are more sustainable and well-designed; more social housing is available to local people; new homes are in-keeping with their surroundings; there are restrictions on the number of HMOs in an area; natural spaces (gardens/green spaces) are included in all developments.	The Council has worked co-operatively with a wide range of infrastructure providers, in the process of the Proposed Submission version of the Local Plan preparation, to ensure that the quality and capacity of needed infrastructure are sufficient for the proposed quantum of development; the Proposed Submission version of the Local Plan policies require

Response Number	Respondent Name	Response to Q3	Council's response
			new homes to be well-designed and be more sustainable and to provide high quality amenity space, and to secure the highest level of affordable housing contribution, with a 10% restriction threshold of properties per street being allowed to become HMOs in order to ensure mixed use communities.
REG18.33	Mr Leslie Budge (Andrew Martin Planning)	In light of the Inspector's conclusions and recommendations following the examination in public of the Further Alterations to the London Plan document, Boroughs are expected, as a minimum, to be allocating sufficient housing land to meet their housing supply targets as outlined in Table 3.1 in the FALP. For LB Havering, this means allocating land that is suitable and deliverable in sustainable locations that can provide 11,701 dwellings over the period 2015 – 2025. LB Havering conducted their Strategic Housing Land Availability Assessment 'Call for Sites' process during August / September 2014, the information from which will inform the housing strategy within the new Local Plan. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) acknowledge the sustainability benefits associated with brownfield land and consequently encourage the prioritisation of previously developed land for new residential development. It is widely recognised, however, that previously developed land is a finite resource and thus, to meet identified objectively assessed housing needs, local planning authorities are accepting that a degree of development will need to be delivered on greenfield and green belt land where this complies with sustainability objectives. In light of this, LB Havering should conduct a review of their Green Belt boundaries in line with the preparation of a new Local Plan (paragraph 83 of the NPPF), in order to identify areas of land that no longer fulfil the five purposes of the Green Belt and are thus not necessary to keep permanently open.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.34	Margaret	One area has to be housing which is affordable for families some of which	The Proposed Submission version of the

Response Number	Respondent Name	Response to Q3	Council's response
	Whippy	could be low income. It is decidedly difficult for young families to save for a deposit as the costs keep rising for new houses. Funding for part rent/part buy schemes would be one way, providing enough homes with up to 3 bedrooms could be incorporated in those schemes. Schemes which give preference to local families would be an advantage as well, thereby preventing homes being advertised abroad before developers sell them locally.	Local Plan aims to securing the highest level of affordable housing contribution from development with the provision of family sized 3 bedroom or more units prioritised to meet the needs of local residents. The delivery of a variety of affordable housing products to meet the varying needs of local low to medium income households will be promoted. However, the allocation of affordable homes including schemes which give preference to local families is outside the scope of the Proposed Submission version of the Local Plan.
REG18.36	Moody Homes and Mr John Wakeling (Bidwells)	The Local Plan should prioritise three key aspects: (a) achieving the London Plan's minimum targets for new housing delivery; (b) exceeding the London Plan's minimum targets to address objectively assessed housing needs and (c) ensuring that the Plan enables the provision of a suitable mix of homes in accordance with local needs. These are explained in detail below. <u>The need to achieve the London Plan's minimum targets for new housing delivery</u> The Local Plan will clearly need to conform to the requirements of the London Plan (published March 2015, consolidated with alterations since 2011), including the annualised target for Havering to deliver at least 1,170 dwellings per annum. We would strongly contend that the Council should identify and allocate additional sites to seek to significantly exceed this target, including a proportion of greenfield land, to ensure that the Local Plan is sufficiently flexible to ensure delivery. The Borough's London Plan housing target is identical to the capacity of sites identified as having potential to come forward for development during	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The

Response Number	Respondent Name	Response to Q3	Council's response
		the London Plan period (2015 – 2025) in the London-wide Strategic Housing Land Availability Assessment 2013 (SHLAA). There is clearly very little margin for error in the anticipated delivery of these sites if the London Plan's objectives for Havering are to be achieved, unless additional sites are identified and allocated for development to provide a sufficient buffer for non-delivery. Indeed, we would contend that there is a very real risk that not all of the sites identified in the SHLAA will be delivered as anticipated, primarily because its estimate of capacity is based entirely on a supply of previously developed, brownfield sites. We understand that any land currently located within the Green Belt was automatically discounted as unsuitable for development when assessed by the SHLAA. By their very nature, previously developed sites are generally less deliverable than greenfield land due to complications such as availability, existing use values and abnormal costs such as contamination. As a consequence, it would appear that relying entirely on brownfield land to seek to achieve the London Plan's housing target would present a very real risk of not delivering minimum targets. Havering's history of under delivery against London Plan targets compounds these concerns. Table 3.20 of the SHLAA (p86) confirms that the Borough delivered an average of only 367 dwellings between 2008 and 2012. This compares with an average London Plan target of 644 dwellings per annum during the same period and follows an average of 1,109 dwellings being granted planning permission every year between 2004 and 2012. This is an alarming pattern of undersupply that needs to be redressed. At present, there is a lack of any robust, locally derived evidence demonstrating that the supply of suitable brownfield land identified in the SHLAA will come forward as anticipated. The conclusions of the SHLAA were supported by a Viability Assessment, but this is a very broad, high level study covering the whole of London. It provides a qualitative assessment of the current housing market across the capital, but due to its	London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA). The Council is aware of the potential risk that not all of the sites identified in the 2013 GLA SHLAA could be delivered as anticipated. To offset this risk the Council has reviewed the supply of housing and has taken a positive and proactive approach to identify and enable development opportunities for housing use of a combination of policy tools such as optimising housing output for different types of location within the relevant London Plan density range on brownfields sites, resisting the net loss of housing, positively and proactively enabling housing intensification in Council estates, in town

Response Number	Respondent Name	Response to Q3	Council's response
		very broad approach this Assessment does not provide a sound basis to conclude that sites proposed for allocation in Havering's Local Plan will come forward as anticipated. Two key weaknesses supporting this contention are highlighted below: – Due to the scale of the area that it needed to cover, the methodology employed by the Assessment was based on the appraisal of 40 case study sites drawn from 8 boroughs across the capital. None of these sites were located in Havering and therefore the particular issues affecting the local market were not fully examined. – Boroughs providing case study sites were selected where they were expected to make a significant contribution to overall housing land supply in London but had shown significant undersupply compared to London Plan targets in the three years to 2011/12. Havering was initially selected as a case study on this basis, highlighting concerns about the Borough amongst the authors of the report, but it was later rejected in favour of Hounslow to provide greater geographical spread. The concerns about viability in Havering where therefore never properly analysed. The SHLAA Viability Appraisal does not provide sufficient information to enable a definitive, or even a reasonable, conclusion to be reached in respect of local policy making. We would urge the Council to ensure that additional sites are identified and allocated to provide flexibility for non-delivery and to prepare additional, locally specific evidence to provide greater certainty about delivery. Without such evidence, the Local Plan would be vulnerable to a significant risk of non-delivery and would be unsound. In addition to the above, it is also pertinent to highlight that the National Planning Policy Framework (the "Framework" published 2012) requires local authorities to identify and update annually a supply of specific deliverable sites with an additional 5% buffer moved forward from later in the Plan	and district centres, along transport corridors and prioritising all non-designated land for housing when it becomes available, and supporting initiatives to bring back empty residential properties into use. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more the purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan It should, be noted that, irrespective of the inherent limitation of the broad approach in the qualitative assessment of the current housing market across London, the GLA SHLAA supported by a Viability Assessment has always been the accepted approach to identifying capacity for housing supply in London. Nonetheless, its output has always been accepted at EiPs as the basis for estimating capacity and

Response Number	Respondent Name	Response to Q3	Council's response
		period to ensure choice and competition in the market for land. This reaffirms the need to allocate sufficient sites to maintain flexibility. The Council's latest publicly available Annual Monitoring Report (AMR) suggests that it has a 5 year housing land supply with an additional 5% buffer as required by the Framework when assessed against the previous (2011) London Plan target. If, under a brownfield-only approach, the Council were to bring forward allocations from later in the Plan period to provide a 5% buffer and ensure flexibility in the short term, it would still be necessary to allocate further land (potentially Green Belt) to meet the displaced development requirements from the later stages of the Plan period. This could be undertaken through a partial review of the Local Plan process at that time, but such an approach carries risk because the certainty of delivery of such subsequent sites would not be known until that review process commences, contrary to the Framework. The Framework also urges local planning authorities to identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the Plan period. Without an understanding of broad locations for growth (which could be realised through a Green Belt review), the Council would not have sufficient evidence to determine how it will deliver the development required in the latter stages of the Plan period, and the Plan would be unsound. We therefore consider that the time for the Council to consider such an approach, by commissioning a Green Belt review for the consideration of such suitable sites for housing, is now. Failure to take account of any of the above would result in an inflexible and non-deliverable Plan that would be unsound. The only reasonable solution is to consider the release of Green Belt land in the preparation of the Local Plan. This is why housing delivery should be a priority in the Local Plan. <u>The need to exceed the London Plan's minimum targets to address objectively assessed housing needs</u>	allocating housing targets to London boroughs. A number of sites identified through the SHLAA process have already come forward for development.

Response Number	Respondent Name	Response to Q3	Council's response
		The Framework requires local planning authorities to significantly boost the supply of housing. It requires authorities to use their evidence base to ensure that their Local Plans meet their objectively assessed housing needs. The new London Plan targets, taken as a whole, are 6,600 dwellings per annum short of meeting the objectively assessed housing needs of the capital. Nevertheless, it confirms that Boroughs should use their housing supply targets as minima, augmented by additional housing capacity to reduce the gap between local and strategic housing need and supply. This underlines the need for the Council to take full account of the potential contribution of Green Belt sites which no longer serve a valuable Green Belt function. <u>Housing Mix</u> In addition to a sufficient quantum of new development, the Local Plan will also need to ensure that it enables the provision of a suitable mix of homes in accordance with local needs. The London Plan and its supporting evidence do not provide a breakdown of the mix and tenure of dwellings that should be provided in order to meet local need but a forthcoming update to the East London Strategic Housing Market Assessment (SHMA) will provide clarity on this matter. The Local Plan should therefore ensure that it adequately provides for the needed mix of housing as identified through the SHMA. It is likely that the mix of units required will include a good proportion of family homes with their own reasonably sized private amenity spaces, together with specialist accommodation, flats and affordable housing to cater for the needs of the community as a whole, to deliver mixed and balanced communities as required by the Framework. Not all types of site will be capable of delivering the mix of units required, with town centres and brownfield sites in other urban areas less likely to be capable of delivering family housing with private amenity areas and access to open space. To	

Response Number	Respondent Name	Response to Q3	Council's response
		overcome this, the Local Plan should allocate a range of types of sites, including greenfield Green Belt land. To help illustrate this point, we are aware of a resolution by the Council's planning committee in 2014 to grant permission for 497 new dwellings on the former Somerfield depot in Rainham. No affordable housing was proposed because it would have been unviable to provide it. This was a brownfield site and it is likely that many of the viability constraints apply to other previously delivered land in the Borough. If Council were to adopt a brownfield-only approach, this example indicates that the Plan may be incapable of delivering sufficient affordable housing, which would be unsustainable and therefore contrary to wider objectives. We therefore consider that the Local Plan should ensure that a suitable range of sites, including Green Belt land, are made available and allocated in the Plan in order to facilitate a suitable mix of homes.	
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Mix of private and PRS (Private Rented Sector) homes and social units integrated.	The Proposed Submission version of the Local Plan supports the provision of a balanced mix of homes reflecting varied types and tenures.
REG18.38	Mr T Clemence (DHA Planning)	Provide homes to meet the Boroughs objectively assessed housing needs; look for opportunities for housing in not only the urban areas but also sustainable locations in rural areas. For example development that makes efficient use of a site located within green belt, on the edge of an existing residential area, with good access to a range of local services and public transport should be promoted. Ensure not only that homes meet the boroughs quantitative need but the qualitative need. Ensure new residential development reflects the layout, form and grain of surrounding development.	The Proposed Submission version of the Local Plan will aim to address the borough's objectively assessed housing needs and will encourage and optimise housing development and output in opportunity sites in both urban and sustainable rural locations where access to a range of local services and public transport is available. New housing will be required to be of high architectural quality and design that respects and responds to the distinctive local building form, layout and patterns of development taking into account the scale, massing, building line

Response Number	Respondent Name	Response to Q3	Council's response
			and height of the surrounding physical context.
REG18.39	Mrs S J Ellis (Bidwells)	The Local Plan should prioritise three key aspects: (a) achieving the London Plan's minimum targets for new housing delivery; (b) exceeding the London Plan's minimum targets to address objectively assessed housing needs and (c) ensuring that the Plan enables the provision of a suitable mix of homes in accordance with local needs. These are explained in detail below. <u>The need to achieve the London Plan's minimum targets for new housing delivery</u> The Local Plan will clearly need to conform to the requirements of the London Plan (published March 2015, consolidated with alterations since 2011), including the annualised target for Havering to deliver at least 1,170 dwellings per annum. We would strongly contend that the Council should identify and allocate additional sites to seek to significantly exceed this target, including a proportion of greenfield land, to ensure that the Local Plan is sufficiently flexible to ensure delivery. The Borough's London Plan housing target is identical to the capacity of sites identified as having potential to come forward for development during the London Plan period (2015 – 2025) in the London-wide Strategic Housing Land Availability Assessment 2013 (SHLAA). There is clearly very little margin for error in the anticipated delivery of these sites if the London Plan's objectives for Havering are to be achieved, unless additional sites are identified and allocated for development to provide a sufficient buffer for non-delivery. Indeed, we would contend that there is a very real risk that not all of the sites identified in the SHLAA will be delivered as anticipated, primarily because its estimate of capacity is based entirely on a supply of previously developed, brownfield sites. We understand that any land currently located within the Green Belt was automatically discounted as unsuitable for	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close

Response Number	Respondent Name	Response to Q3	Council's response
		development when assessed by the SHLAA. By their very nature, previously developed sites are generally less deliverable than greenfield land due to complications such as availability, existing use values and abnormal costs such as contamination. As a consequence, it would appear that relying entirely on brownfield land to seek to achieve the London Plan's housing target would present a very real risk of not delivering minimum targets. Havering's history of under delivery against London Plan targets compounds these concerns. Table 3.20 of the SHLAA (p86) confirms that the Borough delivered an average of only 367 dwellings between 2008 and 2012. This compares with an average London Plan target of 644 dwellings per annum during the same period and follows an average of 1,109 dwellings being granted planning permission every year between 2004 and 2012. This is an alarming pattern of undersupply that needs to be redressed. At present, there is a lack of any robust, locally derived evidence demonstrating that the supply of suitable brownfield land identified in the SHLAA will come forward as anticipated. The conclusions of the SHLAA were supported by a Viability Assessment, but this is a very broad, high level study covering the whole of London. It provides a qualitative assessment of the current housing market across the capital, but due to its very broad approach this Assessment does not provide a sound basis to conclude that sites proposed for allocation in Havering's Local Plan will come forward as anticipated. Two key weaknesses supporting this contention are highlighted below: – Due to the scale of the area that it needed to cover, the methodology employed by the Assessment was based on the appraisal of 40 case study sites drawn from 8 boroughs across the capital. None of these sites were located in Havering and therefore the particular issues affecting the local market were not fully examined. – Boroughs providing case study sites were selected where they were expected to make a significant contribution to overall housing land	the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA). The Council is aware of the potential risk that not all of the sites identified in the 2013 GLA SHLAA could be delivered as anticipated. To offset this risk the Council has reviewed the supply of housing and has taken a positive and proactive approach to identify and enable development opportunities for housing use of a combination of policy tools such as optimising housing output for different types of location within the relevant London Plan density range on brownfields sites, resisting the net loss of housing, positively and proactively enabling housing intensification in Council estates, in town and district centres, along transport corridors and prioritising all non-designated land for housing when it becomes available, and supporting initiatives to bring back empty residential properties into use. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of

Response Number	Respondent Name	Response to Q3	Council's response
		supply in London but had shown significant undersupply compared to London Plan targets in the three years to 2011/12. Havering was initially selected as a case study on this basis, highlighting concerns about the Borough amongst the authors of the report, but it was later rejected in favour of Hounslow to provide greater geographical spread. The concerns about viability in Havering where therefore never properly analysed. The SHLAA Viability Appraisal does not provide sufficient information to enable a definitive, or even a reasonable, conclusion to be reached in respect of local policy making. We would urge the Council to ensure that additional sites are identified and allocated to provide flexibility for non-delivery and to prepare additional, locally specific evidence to provide greater certainty about delivery. Without such evidence, the Local Plan would be vulnerable to a significant risk of non-delivery and would be unsound. In addition to the above, it is also pertinent to highlight that the National Planning Policy Framework (the "Framework" published 2012) requires local authorities to identify and update annually a supply of specific deliverable sites with an additional 5% buffer moved forward from later in the Plan period to ensure choice and competition in the market for land. This reaffirms the need to allocate sufficient sites to maintain flexibility. The Council's latest publicly available Annual Monitoring Report (AMR) suggests that it has a 5 year housing land supply with an additional 5% buffer as required by the Framework when assessed against the previous (2011) London Plan target. If, under a brownfield-only approach, the Council were to bring forward allocations from later in the Plan period to provide a 5% buffer and ensure flexibility in the short term, it would still be necessary to allocate further land (potentially Green Belt) to meet the displaced development requirements from the later stages of the Plan period. This could be undertaken through a partial review of the Local Plan process at that time, but such an approach carries risk because the certainty of delivery	the Green Belt in the borough makes a contribution towards one or more the purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan It should, be noted that, irrespective of the inherent limitation of the broad approach in the qualitative assessment of the current housing market across London, the GLA SHLAA supported by a Viability Assessment has always been the accepted approach to identifying capacity for housing supply in London. Nonetheless, its output has always been accepted at EiPs as the basis for estimating capacity and allocating housing targets to London boroughs. A number of sites identified through the SHLAA process have already come forward for development.

Response Number	Respondent Name	Response to Q3	Council's response
		of such subsequent sites would not be known until that review process commences, contrary to the Framework. The Framework also urges local planning authorities to identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the Plan period. Without an understanding of broad locations for growth (which could be realised through a Green Belt review), the Council would not have sufficient evidence to determine how it will deliver the development required in the latter stages of the Plan period, and the Plan would be unsound. We therefore consider that the time for the Council to consider such an approach, by commissioning a Green Belt review for the consideration of such suitable sites for housing, is now. Failure to take account of any of the above would result in an inflexible and non-deliverable Plan that would be unsound. The only reasonable solution is to consider the release of Green Belt land in the preparation of the Local Plan. This is why housing delivery should be a priority in the Local Plan. <u>The need to exceed the London Plan's minimum targets to address objectively assessed housing needs</u> The Framework requires local planning authorities to significantly boost the supply of housing. It requires authorities to use their evidence base to ensure that their Local Plans meet their objectively assessed housing needs. The new London Plan targets, taken as a whole, are 6,600 dwellings per annum short of meeting the objectively assessed housing needs of the capital. Nevertheless, it confirms that Boroughs should use their housing supply targets as minima, augmented by additional housing capacity to reduce the gap between local and strategic housing need and supply. This underlines the need for the Council to take full account the potential contribution of Green Belt sites which no longer serve a valuable Green Belt function.	

Response Number	Respondent Name	Response to Q3	Council's response
		Housing Mix In addition to a sufficient quantum of new development, the Local Plan will also need to ensure that it enables the provision of a suitable mix of homes in accordance with local needs. The London Plan and its supporting evidence do not provide a breakdown of the mix and tenure of dwellings that should be provided in order to meet local need but a forthcoming update to the East London Strategic Housing Market Assessment (SHMA) will provide clarity on this matter. The Local Plan should therefore ensure that it adequately provides for the needed mix of housing as identified through the SHMA. It is likely that the mix of units required will include a good proportion of family homes with their own reasonably sized private amenity spaces, together with specialist accommodation, flats and affordable housing to cater for the needs of the community as a whole, to deliver mixed and balanced communities as required by the Framework. Not all types of site will be capable of delivering the mix of units required, with town centres and brownfield sites in other urban areas less likely to be capable of delivering family housing with private amenity areas and access to open space. To overcome this, the Local Plan should allocate a range of types of sites, including greenfield Green Belt land. To help illustrate this point, we are aware of a resolution by the Council's planning committee in 2014 to grant permission for 497 new dwellings on the former Somerfield depot in Rainham. No affordable housing was proposed because it would have been unviable to provide it. This was a brownfield site and it is likely that many of the viability constraints apply to other previously delivered land in the Borough. If Council were to adopt a brownfield-only approach, this example indicates that the Plan may be incapable of delivering sufficient affordable housing, which would be unsustainable and therefore contrary to wider objectives.	

Response Number	Respondent Name	Response to Q3	Council's response
		We therefore consider that the Local Plan should ensure that a suitable range of sites, including Green Belt land, are made available and allocated in the Plan in order to facilitate a suitable mix of homes.	
REG18.40	Ms M Blackman	Housing should be where there are work and enterprise opportunities, and suitable for the kind of people that will need to work there. If employment opportunities are more appropriate for younger people, then build more flats and starter homes. Similarly housing suitable for able elderly residents should be considered.	The Proposed Submission version of the Local Plan supports new housing to be where work and enterprise opportunities are, wherever possible, as exemplified in the Romford Strategic Development Area and the Rainham and Beam Park Strategic Development Area, where mixed use developments are promoted in town centres with new flatted residential units above ground floor commercial floor space focussed along the principal transportation/public transport routes to encourage ease of access to work and enterprise opportunities hubs consistent with the NPPF and the London Plan. The Proposed Submission version of the Local Plan supports affordable housing and the delivery of homes suitable for older people.
REG18.41	National Grid Property (Carter Jones)	There is a clear need to deliver new homes in London. Given the pressure to develop greenfield sites, the best use of brownfield sites must be utilised. In view of the abnormal costs usually associated with remediating some brownfield land, there must be sufficient flexibility in the Local Plan to respond to challenges in viability, otherwise there is a risk that housing redevelopment may not come forward. The Local Plan must also prioritise maximising residential density to ensure the best use of brownfield land.	The Proposed Submission version of the Local Plan recognises the clear need to deliver new homes and so prioritises the best use of brownfield land and includes policies to optimise residential density with some flexibility to respond to challenges in viability.
REG18.43	Omega After Alpha Ltd	The Local Plan should prioritise three key aspects: (a) achieving the London Plan's minimum targets for new housing delivery; (b) exceeding the London	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the

Response Number	Respondent Name	Response to Q3	Council's response
	(Bidwells)	Plan's minimum targets to address objectively assessed housing needs and (c) ensuring that the Plan enables the provision of a suitable mix of homes in accordance with local needs. These are explained in detail below. <u>The need to achieve the London Plan's minimum targets for new housing delivery</u> The Local Plan will clearly need to conform to the requirements of the London Plan (published March 2015, consolidated with alterations since 2011), including the annualised target for Havering to deliver at least 1,170 dwellings per annum. We would strongly contend that the Council should identify and allocate additional sites to seek to significantly exceed this target, including a proportion of greenfield land, to ensure that the Local Plan is sufficiently flexible to ensure delivery. The Borough's London Plan housing target is identical to the capacity of sites identified as having potential to come forward for development during the London Plan period (2015 – 2025) in the London-wide Strategic Housing Land Availability Assessment 2013 (SHLAA). There is clearly very little margin for error in the anticipated delivery of these sites if the London Plan's objectives for Havering are to be achieved, unless additional sites are identified and allocated for development to provide a sufficient buffer for non-delivery. Indeed, we would contend that there is a very real risk that not all of the sites identified in the SHLAA will be delivered as anticipated, primarily because its estimate of capacity is based entirely on a supply of previously developed, brownfield sites. We understand that any land currently located within the Green Belt was automatically discounted as unsuitable for development when assessed by the SHLAA. By their very nature, previously developed sites are generally less deliverable than greenfield land due to complications such as availability, existing use values and abnormal costs such as contamination. As a consequence, it would appear that relying entirely on brownfield land to seek to achieve the London Plan's housing	London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment

Response Number	Respondent Name	Response to Q3	Council's response
		target would present a very real risk of not delivering minimum targets. Havering's history of under delivery against London Plan targets compounds these concerns. Table 3.20 of the SHLAA (p86) confirms that the Borough delivered an average of only 367 dwellings between 2008 and 2012. This compares with an average London Plan target of 644 dwellings per annum during the same period and follows an average of 1,109 dwellings being granted planning permission every year between 2004 and 2012. This is an alarming pattern of undersupply that needs to be redressed. At present, there is a lack of any robust, locally derived evidence demonstrating that the supply of suitable brownfield land identified in the SHLAA will come forward as anticipated. The conclusions of the SHLAA were supported by a Viability Assessment, but this is a very broad, high level study covering the whole of London. It provides a qualitative assessment of the current housing market across the capital, but due to its very broad approach this Assessment does not provide a sound basis to conclude that sites proposed for allocation in Havering's Local Plan will come forward as anticipated. Two key weaknesses supporting this contention are highlighted below: – Due to the scale of the area that it needed to cover, the methodology employed by the Assessment was based on the appraisal of 40 case study sites drawn from 8 boroughs across the capital. None of these sites were located in Havering and therefore the particular issues affecting the local market were not fully examined. – Boroughs providing case study sites were selected where they were expected to make a significant contribution to overall housing land supply in London but had shown significant undersupply compared to	(SHMA). The Council is aware of the potential risk that not all of the sites identified in the 2013 GLA SHLAA could be delivered as anticipated. To offset this risk the Council has reviewed the supply of housing and has taken a positive and proactive approach to identify and enable development opportunities for housing use of a combination of policy tools such as optimising housing output for different types of location within the relevant London Plan density range on brownfields sites, resisting the net loss of housing, positively and proactively enabling housing intensification in Council estates, in town and district centres, along transport corridors and prioritising all non-designated land for housing when it becomes available, and supporting initiatives to bring back empty residential properties into use. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more the purposes of the Green Belt identified in the NPPF and is based on defendable

Response Number	Respondent Name	Response to Q3	Council's response
		London Plan targets in the three years to 2011/12. Havering was initially selected as a case study on this basis, highlighting concerns about the Borough amongst the authors of the report, but it was later rejected in favour of Hounslow to provide greater geographical spread. The concerns about viability in Havering where therefore never properly analysed. The SHLAA Viability Appraisal does not provide sufficient information to enable a definitive, or even a reasonable, conclusion to be reached in respect of local policy making. We would urge the Council to ensure that additional sites are identified and allocated to provide flexibility for non-delivery and to prepare additional, locally specific evidence to provide greater certainty about delivery. Without such evidence, the Local Plan would be vulnerable to a significant risk of non-delivery and would be unsound. In addition to the above, it is also pertinent to highlight that the National Planning Policy Framework (the "Framework" published 2012) requires local authorities to identify and update annually a supply of specific deliverable sites with an additional 5% buffer moved forward from later in the Plan period5 to ensure choice and competition in the market for land. This reaffirms the need to allocate sufficient sites to maintain flexibility. The Council's latest publicly available Annual Monitoring Report (AMR) suggests that it has a 5 year housing land supply with an additional 5% buffer as required by the Framework when assessed against the previous (2011) London Plan target. If, under a brownfield-only approach, the Council were to bring forward allocations from later in the Plan period to provide a 5% buffer and ensure flexibility in the short term, it would still be necessary to allocate further land (potentially Green Belt) to meet the displaced development requirements from the later stages of the Plan period. This could be undertaken through a partial review of the Local Plan process at that time, but such an approach carries risk because the certainty of delivery	boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan It should, be noted that, irrespective of the inherent limitation of the broad approach in the qualitative assessment of the current housing market across London, the GLA SHLAA supported by a Viability Assessment has always been the accepted approach to identifying capacity for housing supply in London. Nonetheless, its output has always been accepted at EiPs as the basis for estimating capacity and allocating housing targets to London boroughs. A number of sites identified through the SHLAA process have already come forward for development.

Response Number	Respondent Name	Response to Q3	Council's response
		of such subsequent sites would not be known until that review process commences, contrary to the Framework. The Framework also urges local planning authorities to identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the Plan period. Without an understanding of broad locations for growth (which could be realised through a Green Belt review), the Council would not have sufficient evidence to determine how it will deliver the development required in the latter stages of the Plan period, and the Plan would be unsound. We therefore consider that the time for the Council to consider such an approach, by commissioning a Green Belt review for the consideration of such suitable sites for housing, is now. Failure to take account of any of the above would result in an inflexible and non-deliverable Plan that would be unsound. The only reasonable solution is to consider the release of Green Belt land in the preparation of the Local Plan. This is why housing delivery should be a priority in the Local Plan. <u>The need to exceed the London Plan's minimum targets to address objectively assessed housing needs</u> The Framework requires local planning authorities to significantly boost the supply of housing. It requires authorities to use their evidence base to ensure that their Local Plans meet their objectively assessed housing needs. The new London Plan targets, taken as a whole, are 6,600 dwellings per annum short of meeting the objectively assessed housing needs of the capital. Nevertheless, it confirms that Boroughs should use their housing supply targets as minima, augmented by additional housing capacity to reduce the gap between local and strategic housing need and supply. This underlines the need for the Council to take full account the potential contribution of Green Belt sites which no longer serve a valuable Green Belt function.	

Response Number	Respondent Name	Response to Q3	Council's response
		Housing Mix In addition to a sufficient quantum of new development, the Local Plan will also need to ensure that it enables the provision of a suitable mix of homes in accordance with local needs. The London Plan and its supporting evidence do not provide a breakdown of the mix and tenure of dwellings that should be provided in order to meet local need but a forthcoming update to the East London Strategic Housing Market Assessment (SHMA) will provide clarity on this matter. The Local Plan should therefore ensure that it adequately provides for the needed mix of housing as identified through the SHMA. It is likely that the mix of units required will include a good proportion of family homes with their own reasonably sized private amenity spaces, together with specialist accommodation, flats and affordable housing to cater for the needs of the community as a whole, to deliver mixed and balanced communities as required by the Framework. Not all types of site will be capable of delivering the mix of units required, with town centres and brownfield sites in other urban areas less likely to be capable of delivering family housing with private amenity areas and access to open space. To overcome this, the Local Plan should allocate a range of types of sites, including greenfield Green Belt land. To help illustrate this point, we are aware of a resolution by the Council's planning committee in 2014 to grant permission for 497 new dwellings on the former Somerfield depot in Rainham. No affordable housing was proposed because it would have been unviable to provide it. This was a brownfield site and it is likely that many of the viability constraints apply to other previously delivered land in the Borough. If Council were to adopt a brownfield-only approach, this example indicates that the Plan may be incapable of delivering sufficient affordable housing, which would be unsustainable and therefore contrary to wider objectives.	

Response Number	Respondent Name	Response to Q3	Council's response
		We therefore consider that the Local Plan should ensure that a suitable range of sites, including Green Belt land, are made available and allocated in the Plan in order to facilitate a suitable mix of homes.	
REG18.44	Persimmon Homes	The Local Plan must ensure that it meets the housing need as identified in the Further Alterations London Plan (March 2015). This document is currently out for public consultation and sets out the London Borough's housing targets. The emerging London Plan requires Havering Borough Council to deliver 11,701 new homes over a 10 year period (2015-2025) or 1,170 dwellings per annum. Havering Borough Council adopted their Core Strategy in 2008 which sought to deliver 535 new homes a year. The adoption of the new London Plan in 2011 increased this provision to 970 new homes a year. Havering Council's latest Housing Trajectory demonstrates that the council have under delivered on this figure since 2009/2010. The new Local Plan must ensure that it takes account of any shortfall accumulated over the Core Strategy plan period. The housing shortage in London is having an effect on the neighbouring Local Planning Authorities (LPAs) in the South East with the need to take account of any potential shortfall in the London Boroughs. Housing should be focused towards areas in which there is high demand, this will minimise the need to travel and maintain an affordable housing market. To minimise the pressure on neighbouring LPAs, London Borough Council's must demonstrate through the Local Plan process that they have considered all reasonable alternatives and have supporting background studies to sustain their policies. The London Plan is not required to conform with the Duty to Cooperate but Local Plans are and, as such, Havering Council must demonstrate this through the Plan process.	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to

Response Number	Respondent Name	Response to Q3	Council's response
			Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA).
REG18.46	Planning Potential Rep 2.	We support the Council's emphasis on ensuring that there are enough high quality homes in Havering to meet local need. We also support the Council's acknowledgment that the new London Plan (2015) sets out the revised housing targets for each Borough, which should be carried forward in the Plan process. The Borough's housing target has increased from 535 new dwellings per annum (dpa) as set out in Havering's Core Strategy and Development Control Policies Document Development Plan Document (2008), to 970 dpa in the London Plan (2008 – consolidated with Alterations since 2004), to 1,170 per year in The London Plan (2015), which should be the figure Havering adopts moving forward. It is our view that this significant increase in housing need within Havering may have an impact upon the Council's ability to demonstrate a five year housing land supply. Therefore, the Council should be looking into the potential to redevelop alternative sites, outside of those broad locations for residential development, namely Romford Town Centre and London Riverside, where the sites' redevelopment would constitute sustainable development. It is our opinion also that the Council should not limit development to small infill sites. In order for the Council to deliver housing that is of a mix and type suitable to meet varying needs, including affordable housing, the Council should be looking at larger sites capable of delivering such housing and	Support noted. A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 -

Response Number	Respondent Name	Response to Q3	Council's response
		allocating them through the local plan process.	2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA).
REG18.47	R. Watt and Partners (Phillips Planning Services)	During the course of this consultation, 'Further Alterations' to the London Plan have been adopted and have increased the borough's minimum housing delivery target from 970 dwellings per year to 1,170 dwellings per year. In noting that this target is expressed as a minimum and that there is a national planning policy objective to significantly increase the supply of housing, it is considered that the key priority of the Local Plan should be to exceed the target. It is of course also considered that type, size, form and mix of new dwellings should be reflective of the needs of the borough.	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period

Response Number	Respondent Name	Response to Q3	Council's response
			2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA).
REG18.48	R.A.Montague	The number should be set locally otherwise how can it be a Local Plan if the number of houses are imposed from outside the borough by the Mayor. This is not a local plan but a centralised plan.	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met.

Response Number	Respondent Name	Response to Q3	Council's response
			The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA).
REG18.50	Rainham Preservation Society	Gated single storey communities for the elderly, where they feel safe, should be given priority, also more family homes with gardens and high quality flatted developments of not above 3 storeys.	The Proposed Submission version of the Local Plan aims to deliver high quality mix of homes with a range of types, tenures and sizes including family homes, and homes for older peoples that meet local need and optimises housing output from a given site.
REG18.51	Ray Whitehouse	I just don't agree with more housing in Romford. There is poor infrastructure, no schools, not enough doctors etc. In fact the ring road is a major obstruction to access to the town centre. For example the pedestrian, cycling, mother with pushchair and disabled routes from the new houses on the old hospital site are basically disgusting. The only option is to have to	Romford town centre and Rainham and Beam Park will be the main growth areas in Havering for housing as a result of their development potential.

Response Number	Respondent Name	Response to Q3	Council's response
		walk through unpleasant alleyways and underpasses. The council has missed an enormous opportunity with that development to make Romford more accessible for none car users, but have failed. The ring road is a major barrier to the town centre and until this is resolved more housing is just a waste of time, never mind a major lack of other facilities. Riverside is a good example of an opportunity to create a wonderful place to live, work and play as long as Havering gets its act together.	The Proposed Submission version of the Local Plan aims to ensure that the quantum of proposed development is matched with supporting infrastructure. Provision of infrastructure is planned for in the Infrastructure Delivery Plan.
REG18.52	Romford Civic Society	Flats should have high-quality amenity space. Housing should be greener in terms of energy generation and use and biodiversity. Policy DC 50 from the current LDF should be transferred into the new document. High quality design of housing should be required in Romford, as this is a key determiner of the quality and visual appeal of the urban environment. The Mayor of London's Housing Design Guide should be adhered to.	The Proposed Submission version of the Local Plan aims to deliver high quality homes, whether flats or houses which are greener in terms of energy efficiency and biodiversity, and so includes policies on design, amenity space, energy and biodiversity.
REG18.53	Romford Golf Club (Joe Coogan)	Development of homes should be evenly spread throughout the borough. The majority of working families in Havering do not want to live in flats in Romford town centre or at Riverside. Opportunities for quality family homes to be developed in popular areas should be sought out. Areas like Upminster/Cranham and Gidea Park should be considered if underused sites can be unlocked for housing. Some housing should be affordable. It is important to build key worker specific accommodation to ensure public services can attract and retain good nurses, teachers and social workers to support the community. The development of extra care housing can also unlock family homes and help balance out Havering's ageing population. It would be interesting to see how many family homes were freed up by older persons choosing to move into Dreywood Court.	With two housing zones, an ambitious estates regeneration programme and support for appropriate development of infill, under-utilised and vacant sites throughout the borough, the Local Plan aims to spread housing development throughout the borough to ensure provision of a range of housing types and tenures, including affordable housing and extra care homes, in different locations, to meet local needs.
REG18.54	Romford YMCA	Housing is an issue of significant importance to the borough with the provision of appropriate housing. We would like to see the borough offer housing for all types of housing to meet the needs and demands of different people in our community. This includes young people, families, older	The Proposed Submission version of the Local Plan aims to deliver all types of high quality housing (houses and flats of varying sizes and tenures) which adhere to

Response Number	Respondent Name	Response to Q3	Council's response
		people, people with disabilities, and students. We suggest that any new housing developments must take account of local need to create a balanced and sustainable community, which gives a genuine choice in housing. Romford YMCA would like to see a flexible housing stock that helps meet the wide range of accommodation needs. New homes should support the changing needs of individuals and families, and the communities in which they live and at their different stages of life. In regard to affordable homes, Romford YMCA would like developments to provide the required amount of affordable housing. Young people find it increasingly difficult to access the housing market. A solution to this would be an increase in the availability of social housing in the borough. Romford YMCA hope that the borough will continue with its programme of council house building, and would as a result offer local young people the opportunity to gain apprenticeships in building. Romford YMCA would like to add that to encourage social housing developments to come forward across the borough and to meet the demand of local people for affordable housing, Romford YMCA would like to see some flexibility in the council's Section 106 policy, regarding the contribution social housing providers have to make. Unrealistic Section 106 agreements can be an obstacle to house building, at a time when the government is seeking to provide more homes to meet a growing population and to promote construction and economic growth.	'Lifetime Homes Standards' to meet the demands and needs of Havering's local need taking into account the need to create a balanced and sustainable community, and give a genuine choice in housing, as well as support the changing needs of individuals and families, and the community in which they live, at their different stages of life. The Proposed Submission version of the Local Plan aims to secure the highest level of affordable housing contributions by supporting a transparent approach to viability and information submission, in order to provide the required amount of affordable housing needed in the borough. The Proposed Submission version of the Local Plan contains policies on the Council's estates regeneration and skills development opportunities which support apprentices that will offer local young people the opportunity to gain apprenticeship in building. The Council will implement a Community Infrastructure Levy which is set at a rate which keeps development viable.
REG18.56	S.D. Olney	This is dependent on the number of houses in the council proposal. Additional schools, shops, doctors surgeries, transport links etc.	The Proposed Submission version of the Local Plan aims to ensure that the quantum of proposed development is matched with supporting infrastructure.

Response Number	Respondent Name	Response to Q3	Council's response
			Provision of infrastructure is planned for in the Infrastructure Delivery Plan.
REG18.57	Sheila Clements	People moving into the borough should not be allowed to turn housing into multi occupation residencies where every room is used as a bedroom just for mattresses. This has happened in other boroughs over the last 30 years and these places just begin to go downhill with the way people live in them and the rubbish produced around the areas they live in. Housing should be using up empty houses and places that we already have not necessarily building more and more until we are at saturation point. Offices have been built in Romford where they have never been rented out and are standing empty. Why is this allowed? When these were built there were already enough office, but planning still gives the go ahead. Planning never takes the wishes of the residents into account. It is a fact that the Council have never taken notice of one single protest in Havering when residents do not want something to be built. Planning just goes ahead and does what it wants and probably always will regardless of this questionnaire.	The Proposed Submission version of the Local Plan contains policies to control HMOs and bring back empty residential property into use.
REG18.60	Thames Water Utilities Ltd (Savills)	As set out above, it is crucial that policies within Local Plans ensure the adequate provision of water and waste water infrastructure to provide for new and existing development. Thames Water therefore recommends the inclusion of the following policy within the new Local Plan: "*<u>PROPOSED POLICY – WATER AND SEWERAGE INFRASTRUCTURE CAPACITY:</u>* Planning permission will only be granted for developments which increase the demand for off-site service infrastructure where: 1. sufficient capacity already exists or 2. Extra capacity can be provided in time to serve the development which will ensure that the environment and the amenities of local residents are not adversely affected. When there is a capacity problem and improvements in off-site infrastructure	The requirement for wastewater infrastructure is sufficiently covered by London Plan Policy 5.14, which is also part of the Council's Development Plan. There is, therefore, no need to repeat the policy in the Proposed Submission version of the Local Plan. The Council has engaged with Thames Water for the preparation with of the Infrastructure Delivery Plan.

Response Number	Respondent Name	Response to Q3	Council's response
		are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development." It is considered that text along the following lines should be added to the Local Plan to support the above proposed Policy: "*PROPOSED NEW POLICY SUPPORTING TEXT:* The Council will seek to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, the Council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development.	
REG18.61	The Crown Estate (Amec Foster Wheeler)	The Crown Estate considers the New Plan will have to provide a positive framework to tackle the significant housing need in the Borough and within the wider London region. The priority for the new Local Plan should be to significantly boost housing supply to address the housing needs within the Borough in line with NPPF, paragraph 14, which states that local planning authorities should "use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing." The adopted Core Strategy sets a target to deliver a minimum of 535 new dwellings per annum. The London Borough of Havering is covered by the London Plan. In March 2015, Further Alterations to the London Plan (FALP)	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on

Response Number	Respondent Name	Response to Q3	Council's response
		were adopted. This sets a minimum ten year target of 11,701 dwellings (1,170 dwellings p.a) in Havering between 2015 and 2025. The Council's base date for the revised Local Plan is likely to be 2015 with the plan period running to 2030/31. Over the plan period this will equate to an overall housing requirement of around 18,000 dwellings. In the previous five years (2007-08 – 2011-12), a total of 2,321 dwellings (464 dwellings p.a) were completed in Havering. This figure is well short of the new London Plan target. The latest 2012 based household projections also show significant upward pressure on housing need with a projected increase from 101,000 households in 2015 to 131,000 households by 2037. This equates to over 1,300 new households per year in that period. This evidence highlights the need to provide a step change in housing delivery in line with the emphasis of NPPF including the need to ensure local plans are positively prepared (paragraph 182) and significantly boost housing supply (paragraph 47). In addition, local plans should be sufficiently flexible to adapt to rapid changes (paragraph 14). NPPF (paragraph 47) also requires local planning authorities to identify a specific supply of developable sites or broad locations for years 6-10 and, where possible, for years 11-15 and update this annually. The level of housing required in the Borough over the full 15 year period will inevitably require additional greenfield sites and the release of Green Belt land. Sites and development should be focussed on sustainable locations that can deliver the Plan's Spatial Strategy, such as Collier Row (see response to question 10 below). Furthermore, Paragraph 182 of NPPF states that in examining local plans an Inspector will assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is therefore sound. This includes the test of 'effective' in which it should be demonstrated that the plan is deliverable over its period and based on effective joint working on cross-boundary strategic priorities. In November	housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA). The Proposed Submission Local Plan takes a positive and proactive approach to housing delivery through a combination of policy tools such as optimising housing output for different types of location within the relevant London Plan density range on brownfields sites, resisting the net loss of housing, positively and proactively

Response Number	Respondent Name	Response to Q3	Council's response
		2014 London Mayor Boris Johnson announced plans to hold a summit with Home Counties council leaders in 2015, to discuss cooperation on managing the capital's housing growth. Recent research by AECOM looked at the London city-region housing need (including the 127 councils representing London and the Home Counties, within 90km of the capital). AECOM compiled data on the housing capacity identified in the Strategic Housing Land Availability Assessments (SHLAAs) of these local authorities, and compared this to population growth as projected by the Office for National Statistics (ONS) and GLA. The study found that, if current building trends continue, there would be a million-home deficit in the region by 2036. In order to meet London's substantial housing needs, there is a need for cooperation between London boroughs to manage the capital's housing growth. In line with guidance in NPPF and Planning Practice Guidance, local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plan for examination. Therefore in arriving at a housing target in the New Local Plan, the Council will need to consider how it can meet the development needs of the Borough and the wider region.	enabling housing intensification in Council estates, in town and district centres, along transport corridors and prioritising all non-designated land for housing when it becomes available, and supporting initiatives to bring back empty residential properties into use. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement. Further details on the duty to-cooperate are set out in the Local Plan Duty to Co-operate Statement.
REG18.63	Thomas Bates and Son Ltd. (Andrew Martin Planning)	In light of the Inspector's conclusions and recommendations following the examination in public of the Further Alterations to the London Plan document, Boroughs are expected, as a minimum, to be allocating sufficient housing land to meet their housing supply targets as outlined in Table 3.1 in the FALP. For LB Havering, this means allocating land that is suitable and deliverable in sustainable locations that can provide 11,701 dwellings over the period 2015 – 2025. LB Havering conducted their Strategic Housing Land Availability Assessment 'Call for Sites' process during August / September 2014. This will inform the housing strategy within the new Local Plan. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) acknowledge the sustainability benefits associated with brownfield land and consequently encourage the prioritisation of previously	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met.

Response Number	Respondent Name	Response to Q3	Council's response
		developed land for new residential development. It is widely recognised, however, that previously developed land is a finite resource and thus, to meet identified objectively assessed housing needs, local planning authorities are accepting that a degree of development will need to be delivered on greenfield and Green Belt land where this complies with sustainability objectives. In light of this, LB Havering should conduct a review of their Green Belt boundaries in line with the preparation of a new Local Plan (paragraph 83 of the NPPF), in order to identify areas of land that no longer fulfil the five purposes of the Green Belt and are thus not necessary to keep permanently open.	The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA). The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a

Response Number	Respondent Name	Response to Q3	Council's response
			contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.64	Thurrock Council	Thurrock Council supports the approach of the London Plan and Havering Council to focus housing development on key town centres and the London Riverside area in the south of the Borough. This approach also reflects the current strategy of the adopted Local Plan. The London Plan with alterations (published March 2015) sets a target of 1171 dwellings a year for Havering to 2025 which is above the current adopted Local Plan (2008) target of 535 dwellings a year to 2020. It is understood that based on the current SHLAA technical work that most if not all of the housing requirement for Havering to meet its target in the newly published London Plan with alterations can be met on brownfield land. The London Plan only sets the target to 2025 and is subject to an early review. However Policy 3.3 of the London Plan does state that where Local plans are to be adopted before the London Plan Review the current annual figure for the borough should be rolled forward. Does Havering have sufficient sites identified on brownfield land or other to cover this as an annual requirement through the proposed new Local Plan period to 2031? Havering Council along with other North East London Boroughs is commencing a Strategic Housing Market Assessment (SHMA) in order to inform the preparation of Local Plans. The North East London SHMA would be consistent with the London Plan approach and also focus on requirements to identify tenure and type of housing. Further clarification on	Support noted. A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new

Response Number	Respondent Name	Response to Q3	Council's response
		the approach for SHMAs to be undertaken at local level is expected to be provided in a update to the London Plan Housing SPG. Thurrock Council supports this approach and welcomes the opportunity to be engaged and kept informed of the progress of the North East London Housing Market. The recently published London Plan with alterations (March 2015) sets a target of 1170 dwellings per annum for Havering as a minimum and only covers the period to 2025 based on assessment from the GLA SHLAA. If the North East London SHMA identifies an Objectively Assessed Need (OAN) figure higher the SHLAA capacity-derived figure of 1170 dwellings per annum from the London Plan what are the implications for the Havering new Local Plan in terms of a higher housing number? As previously highlighted is there sufficient land identified to meet the London Plan or a higher SHMA derived OAN figure for Havering for the period 2031? It is unclear at this stage if Havering Council identified sufficient brownfield land to accommodate a higher housing requirement and or whether this can this realistically be met by a further increase of density on brownfield sites in key development of other locations or here will be some requirement for Green Belt release. The London Plan with alterations suggests that further capacity to exceed the current minimum targets in the plan should be brought forward from intensification on sites, opportunity and other policy areas and further residential development in town centres and mixed use development. Thurrock Council along with other South Essex local authorities have commenced a further review of the Thames Gateway South Essex SHMA. Whilst the North East London and TGSE SHMAs may both remain self-contained for the purposes of the assessment it will be helpful to understand the key issues and challenges that impact on both housing market areas and support the exchange of any relevant information, data and understanding of methodologies as part of the technical work preparation and to support Duty to Co-operate on strategic planning issues.	homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as informed by the Outer North East London Strategic Housing Market Assessment (SHMA). The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement. The Council has engaged with Thurrock under the Duty to Co-operate and has shared a working draft of the Proposed Submission Local Plan for informal engagement. Housing supply was also discussed at our most recent meeting on 24th May 2017.

Response Number	Respondent Name	Response to Q3	Council's response
REG18.66	Trinity Hall (Bidwells)	The Local Plan should prioritise three key aspects: (a) achieving the London Plan's minimum targets for new housing delivery; (b) exceeding the London Plan's minimum targets to address objectively assessed housing needs and (c) ensuring that the Plan enables the provision of a suitable mix of homes in accordance with local needs. These are explained in detail below. <u>The need to achieve the London Plan's minimum targets for new housing delivery</u> The Local Plan will clearly need to conform to the requirements of the London Plan (published March 2015, consolidated with alterations since 2011), including the annualised target for Havering to deliver at least 1,170 dwellings per annum. We would strongly contend that the Council should identify and allocate additional sites to seek to significantly exceed this target, including a proportion of greenfield land, to ensure that the Local Plan is sufficiently flexible to ensure delivery. The Borough's London Plan housing target is identical to the capacity of sites identified as having potential to come forward for development during the London Plan period (2015 – 2025) in the London-wide Strategic Housing Land Availability Assessment 2013 (SHLAA). There is clearly very little margin for error in the anticipated delivery of these sites if the London Plan's objectives for Havering are to be achieved, unless additional sites are identified and allocated for development to provide a sufficient buffer for non-delivery. Indeed, we would contend that there is a very real risk that not all of the sites identified in the SHLAA will be delivered as anticipated, primarily because its estimate of capacity is based entirely on a supply of previously developed, brownfield sites. We understand that any land currently located within the Green Belt was automatically discounted as unsuitable for development when assessed by the SHLAA. By their very nature, previously developed sites are generally less deliverable than greenfield land due to	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met. The 2016 SHMA indicates that Havering's full Objectively Assessed Need (OAN) is for 30,052 new homes over the period 2011 – 2033 or 1,366 per annum. The London Plan sets the borough a target of delivering a minimum of 11,700 new homes over a ten year the period 2015 - 2025 with a proviso that the annual average (1,170) should be rolled forward for the remainder of the Local Plan period. The proposed Submission Local Plan aims to achieve the London Plan's minimum target for new housing delivery allocated to Havering and will seek to exceed the London Plan's minimum targets to close the gap between this and Havering's Objectively Assessed Housing Need as

Response Number	Respondent Name	Response to Q3	Council's response
		complications such as availability, existing use values and abnormal costs such as contamination. As a consequence, it would appear that relying entirely on brownfield land to seek to achieve the London Plan's housing target would present a very real risk of not delivering minimum targets. Havering's history of under delivery against London Plan targets compounds these concerns. Table 3.20 of the SHLAA (p86) confirms that the Borough delivered an average of only 367 dwellings between 2008 and 2012. This compares with an average London Plan target of 644 dwellings per annum during the same period and follows an average of 1,109 dwellings being granted planning permission every year between 2004 and 2012. This is an alarming pattern of undersupply that needs to be redressed. At present, there is a lack of any robust, locally derived evidence demonstrating that the supply of suitable brownfield land identified in the SHLAA will come forward as anticipated. The conclusions of the SHLAA were supported by a Viability Assessment3, but this is a very broad, high level study covering the whole of London. It provides a qualitative assessment of the current housing market across the capital, but due to its very broad approach this Assessment does not provide a sound basis to conclude that sites proposed for allocation in Havering's Local Plan will come forward as anticipated. Two key weaknesses supporting this contention are highlighted below: – Due to the scale of the area that it needed to cover, the methodology employed by the Assessment was based on the appraisal of 40 case study sites drawn from 8 boroughs across the capital. None of these sites were located in Havering and therefore the particular issues affecting the local market were not fully examined. – Boroughs providing case study sites were selected where they were expected to make a significant contribution to overall housing land supply in London but had shown significant undersupply compared to	informed by the Outer North East London Strategic Housing Market Assessment (SHMA). The Council is aware of the potential risk that not all of the sites identified in the 2013 GLA SHLAA could be delivered as anticipated. To offset this risk the Council has reviewed the supply of housing and has taken a positive and proactive approach to identify and enable development opportunities for housing use of a combination of policy tools such as optimising housing output for different types of location within the relevant London Plan density range on brownfields sites, resisting the net loss of housing, positively and proactively enabling housing intensification in Council estates, in town and district centres, along transport corridors and prioritising all non-designated land for housing when it becomes available, and supporting initiatives to bring back empty residential properties into use. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more the

Response Number	Respondent Name	Response to Q3	Council's response
		London Plan targets in the three years to 2011/124. Havering was initially selected as a case study on this basis, highlighting concerns about the Borough amongst the authors of the report, but it was later rejected in favour of Hounslow to provide greater geographical spread. The concerns about viability in Havering where therefore never properly analysed. The SHLAA Viability Appraisal does not provide sufficient information to enable a definitive, or even a reasonable, conclusion to be reached in respect of local policy making. We would urge the Council to ensure that additional sites are identified and allocated to provide flexibility for non-delivery and to prepare additional, locally specific evidence to provide greater certainty about delivery. Without such evidence, the Local Plan would be vulnerable to a significant risk of non-delivery and would be unsound. In addition to the above, it is also pertinent to highlight that the National Planning Policy Framework (the "Framework" published 2012) requires local authorities to identify and update annually a supply of specific deliverable sites with an additional 5% buffer moved forward from later in the Plan period5 to ensure choice and competition in the market for land. This reaffirms the need to allocate sufficient sites to maintain flexibility. The Council's latest publicly available Annual Monitoring Report (AMR)6 suggests that it has a 5 year housing land supply with an additional 5% buffer as required by the Framework when assessed against the previous (2011) London Plan target. If, under a brownfield-only approach, the Council were to bring forward allocations from later in the Plan period to provide a 5% buffer and ensure flexibility in the short term, it would still be necessary to allocate further land (potentially Green Belt) to meet the displaced development requirements from the later stages of the Plan period. This could be undertaken through a partial review of the Local Plan process at that time, but such an approach carries risk because the certainty of delivery	purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan It should, be noted that, irrespective of the inherent limitation of the broad approach in the qualitative assessment of the current housing market across London, the GLA SHLAA supported by a Viability Assessment has always been the accepted approach to identifying capacity for housing supply in London. Nonetheless, its output has always been accepted at EiPs as the basis for estimating capacity and allocating housing targets to London boroughs. A number of sites identified through the SHLAA process have already come forward for development.

Response Number	Respondent Name	Response to Q3	Council's response
		of such subsequent sites would not be known until that review process commences, contrary to the Framework. The Framework also urges local planning authorities to identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the Plan period. Without an understanding of broad locations for growth (which could be realised through a Green Belt review), the Council would not have sufficient evidence to determine how it will deliver the development required in the latter stages of the Plan period, and the Plan would be unsound. We therefore consider that the time for the Council to consider such an approach, by commissioning a Green Belt review for the consideration of such suitable sites for housing, is now. Failure to take account of any of the above would result in an inflexible and non-deliverable Plan that would be unsound. The only reasonable solution is to consider the release of Green Belt land in the preparation of the Local Plan. This is why housing delivery should be a priority in the Local Plan. <u>The need to exceed the London Plan's minimum targets to address objectively assessed housing needs</u> The Framework requires local planning authorities to significantly boost the supply of housing. It requires authorities to use their evidence base to ensure that their Local Plans meet their objectively assessed housing needs. The new London Plan targets, taken as a whole, are 6,600 dwellings per annum short of meeting the objectively assessed housing needs of the capital. Nevertheless, it confirms that Boroughs should use their housing supply targets as minima, augmented by additional housing capacity to reduce the gap between local and strategic housing need and supply8. This underlines the need for the Council to take full account the potential contribution of Green Belt sites which no longer serve a valuable Green Belt function.	

Response Number	Respondent Name	Response to Q3	Council's response
		Housing Mix In addition to a sufficient quantum of new development, the Local Plan will also need to ensure that it enables the provision of a suitable mix of homes in accordance with local needs. The London Plan and its supporting evidence do not provide a breakdown of the mix and tenure of dwellings that should be provided in order to meet local need but a forthcoming update to the East London Strategic Housing Market Assessment (SHMA) will provide clarity on this matter. The Local Plan should therefore ensure that it adequately provides for the needed mix of housing as identified through the SHMA. It is likely that the mix of units required will include a good proportion of family homes with their own reasonably sized private amenity spaces, together with specialist accommodation, flats and affordable housing to cater for the needs of the community as a whole, to deliver mixed and balanced communities as required by the Framework. Not all types of site will be capable of delivering the mix of units required, with town centres and brownfield sites in other urban areas less likely to be capable of delivering family housing with private amenity areas and access to open space. To overcome this, the Local Plan should allocate a range of types of sites, including greenfield Green Belt land. To help illustrate this point, we are aware of a resolution by the Council's planning committee in 2014 to grant permission for 497 new dwellings on the former Somerfield depot in Rainham. No affordable housing was proposed because it would have been unviable to provide it. This was a brownfield site and it is likely that many of the viability constraints apply to other previously delivered land in the Borough. If Council were to adopt a brownfield-only approach, this example indicates that the Plan may be incapable of delivering sufficient affordable housing, which would be unsustainable and therefore contrary to wider objectives.	

Response Number	Respondent Name	Response to Q3	Council's response
		We therefore consider that the Local Plan should ensure that a suitable range of sites, including Green Belt land, are made available and allocated in the Plan in order to facilitate a suitable mix of homes.	
REG18.67	Veolia ES (UK) Ltd	As a business with a large workforce in the LBH plan priority should be to ensure that there is supply of affordable property within the Borough.	The Proposed Submission version of the Local Plan aims to secure the highest level of affordable housing contributions by supporting a transparent approach to viability and information submission, in order to provide the required amount of affordable housing needed in the borough.
REG18.68	Woodland Trust	The proximity of woodland to a proposed development site also needs to be acknowledged at some point with land going to be put forward for housing development. This should also be part of enhancing biodiversity and nature conservation, and also as a sustainable design principle for surface water run-off. The Woodland Trust would wish to see the view taken that proximity and access to woodland is an important contributor to creating healthy communities and 'place making'. As highlighted in Government policy by the Public Health White Paper (Healthy Lives, Healthy People; Nov 2010), there are currently tremendous opportunities for native woodland to contribute positively towards delivering improved mental and physical health. Research shows that woodland can provide benefits for air quality, urban heat island cooling, physical exercise provision and relief from mental illness. The White Paper states that: "*Access to green spaces is associated with better mental and physical health across socioeconomic groups*." and that "*Defra will lead a national campaign to increase tree planting throughout England, particularly in areas where tree cover would help to improve residents' quality of life and reduce the negative effects of deprivation, including health inequalities*."	Havering's natural environment covers a wide range of natural assets, open spaces and designated nature conservation sites. The Proposed Submission version of the Local plan acknowledges the multiple benefits of Green Infrastructure and sets out how it requires development to provide for this. The Proposed Submission Version of the Local Plan seeks, informed by the Open Space Assessment Report and Standards Paper, to optimise proximity to open space for all development, rather than woodland specifically. This approach follows the requirements in the NPPF.

<table>
<tr><th>Response Number</th><th>Respondent Name</th><th>Response to Q3</th><th>Council's response</th></tr>
<tr><td></td><td></td><td>
Recognising these policy linkages, the Woodland Trust has researched and developed the Woodland Access Standard (WASt) for local authorities to aim for, encapsulated in our Space for People publication. We believe that the WASt can be an important policy tool complimenting other access standards used in delivering green infrastructure for health benefits.

Woodland Trust Woodland Access Standard recommends:

– that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size
– that there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round-trip) of people's homes.

Applying this standard in Havering, with a comparison against all the authorities in London as a whole, gives the following figures (see table below). It shows that although Havering has more access to woodland within 500m than the London average, for an outer London borough there is potential to do more.

The data used can be supplied free of charge by the Woodland Trust both in map and in numerical/GIS form.

Accessibility to Woodland in Havering using the Woodland Trust Woodland Access Standard
<table>
<tr><td></td><td></td><td>Havering</td><td>All London</td></tr>
<tr><td>Accessible woods</td><td>% population with access to 2ha+ wood within 500m</td><td>14.7%</td><td>12.9%</td></tr>
<tr><td></td><td>% population with access to 20ha+ wood within 4km</td><td>97.1%</td><td>74.6%</td></tr>
</table>
</td><td></td></tr>
</table>

Response Number	Respondent Name	Response to Q3	Council's response
		'Space for People' is the first UK-wide assessment of any form of greenspace – the full 'Space for People' report can be found at http://www.woodlandtrust.org.uk/en/about-us/publications/key-publications/space-for-people/Pages/space-for-people.aspx. We would be pleased for *Space for People* and the WASt to be used to inform the development of your new Local Plan for Havering.	
POST18.4	V. Rajan and Associates	Demand based	A Strategic Housing Market Assessment (SHMA) has been prepared jointly with the London Boroughs of Barking and Dagenham and Redbridge as part of the evidence base for the Proposed Submission version of the Local Plan in line with the requirements of the National Planning Policy Framework. The SHMA assesses housing need within the Outer North East London Housing Market Area (HMA). The Proposed Submission version of the Local Plan contains policies on housing mix and tenure to ensure need is met.

Question 4: Where do you think new homes should be located?

Response Number	Respondent Name	Response to Q4	Council's response
REG18.1	AECOM	We believe the best option of accommodating a significant proportion of the borough's housing growth is a garden village at Bush Farm. The site would provide a significant portion of much needed housing, with employment and community uses for the borough whilst minimising the spread of sporadic development. This would alleviate the challenges to existing town and village infrastructure from having to provide increased services to accommodate small piecemeal developments. A new settlement would present a significant opportunity that must be realised, through: – Providing community open space as part of a new settlement, and not placing any strain on provision; – Providing sufficient economies of scale to deliver new infrastructure and services, including schools, again placing no additional strain on existing provision; – Providing the flexibility to locate a new town in an area of low landscape / biodiversity sensitivity, and to incorporate any significant features as part of the development; – Avoiding any negative impact on historic character by locating the majority of development away from existing historic towns and villages; and – Delivering mixed use development, creating a community that includes new shops and services, rather than locating homes on the periphery of existing towns, away from the existing town centre and services. Land at Bush Farm in Corbets Tey has the potential to deliver approximately 1,186 homes. This figure would significantly contribute to meeting the housing requirements of the authority as well as supporting economic	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.

Response Number	Respondent Name	Response to Q4	Council's response
		growth and sustainable development over a 15 year period.	
REG18.2	Adams Family (Bidwells)	The Council should seek to allocate a balance of brownfield and Green Belt land for new homes across the Borough. This approach would mean that suitable Green Belt sites which do not contribute to the function of the Green Belt, as well as brownfield sites, could accommodate new homes. A balanced approach to the location of new housing is the only way the Plan would be able to provide sufficient flexibility to be able to deliver the scale and mix of housing needed to meet the Borough's minimum target as prescribed by the London Plan, and to address housing needs as informed by the SHMA. As an absolute minimum the Council should conduct a Green Belt review to help determine what Green Belt land is the least sensitive to new development. We commend the approach taken by London Borough of Redbridge which identifies that some Green Belt release is needed to meet its significant local housing needs; furthermore this approach is supported by evidence. We would urge the Council to take a similar approach. In conclusion, we consider that new homes should be located on a range of carefully selected sites including Green Belt land, in order to provide sufficient flexibility that the Plan is deliverable. The Council should commission a Green Belt Review to assist in this process.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.3	Anonymous	There should be individual planning applications for approximately five houses at a time. All developments should only be tiny.	This approach would not be consistent with the NPPF or in general conformity with the London Plan.
REG18.8	Brett Aggregates Limited (MJCA)	The Local Plan should make provision for a range of housing requirements in the Borough in keeping with local needs however the provision of new homes should not result in the sterilisation of mineral resources. There are only four boroughs in Greater London that are capable of producing London's aggregates and the majority of the aggregate demand of the capital is met by importing aggregates from outside the capital by	The Local Plan aims to deliver a range of high quality new high quality housing of varying types, tenures and sizes in keeping with local needs on brownfield sites in sustainable locations across the borough that will not result in the sterilisation of mineral resources. The Proposed

Response Number	Respondent Name	Response to Q4	Council's response
		waterway, rail or road. It is therefore important to safeguard, maintain and make use of local sources of aggregates for use in the construction and maintenance of housing stock, building and infrastructure in the local area as well as the wider area of Greater London in accordance with The London Plan. The Minerals Safeguarding Areas included in the current Havering Local Plan should be preserved and continued in the new Local Plan in order to safeguard mineral reserves from being sterilised by non-mineral development. Through the Plan development process information should be sought and obtained actively to identify any further areas of mineral reserves which should be subject to safeguarding. The Plan should recognise that suitably located mineral extraction sites can be restored by backfilling with suitable materials to specified standards to recover the land to a form suitable for subsequent built development including housing.	Submission version of the Local Plan aims to maintain an appropriate landbank of mineral resources by safeguarding mineral reserves in Havering.
REG18.9	C. Cole	– Town centres – In fill anywhere (gardens)	The Council's approach to housing is to deliver new high quality homes on brownfield sites including town centres and appropriate infill development in sustainable locations across the borough. Support is also given for residential development on garden and backland sites subject to detailed design, amenity and access considerations.
REG18.11	Clive Narrainen	Harold Hill	The Local Plan aims to deliver a range of high quality new high quality housing of varying types, tenures and sizes in keeping with local needs on brownfield sites in sustainable locations across the borough
REG18.12	D. Campbell	Factories and unused buildings would be a sufficient place to rebuild homes. Not on our green.	The Council's approach to housing is to deliver new high quality homes on brownfield sites, including sites released from industrial use, in sustainable locations

Response Number	Respondent Name	Response to Q4	Council's response
			across the borough
REG18.13	D.K.Symes Associates	Generally through the reuse of land within the existing developed areas. However, in view of the strong levels of demand the Green Belt boundaries need to be reviewed to see if there are acceptable areas that can be developed.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Proposed Submission version of the Local Plan Housing Position Statement.
REG18.14	Edward Gittins & Associates	We consider that in order to meet the housing needs in full, in addition to redevelopment at higher densities and brownfield sites, carefully selected sites within the Green Belt will need to be identified on the edge of the existing built-up area.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the

Response Number	Respondent Name	Response to Q4	Council's response
			Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.21	Havering College of Further and Higher Education (Iceni Projects)	HCFHE believe that new homes should be delivered proportionally across the Borough. Existing brownfield land in the Borough should be utilised for residential development. However, HCFHE encourages LBH to recognise the importance and fundamental role that previously developed sites in the Green Belt play in accommodating residential development incorporating a number of family sized dwellings. This is important on sites such as the College's Quarles campus at Tring Gardens, Harold Hill – further details are provided in response to Question 10.	The Council recognises the importance and fundamental role that previously developed sites in the Green Belt can play in accommodating residential development, and will, in the specific instance of the College's Quarles campus at Tring Gardens, Harold Hill, support redevelopment.
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	Within or at the boundary of existing settlements – Given the need to meet the increased housing requirements outlined in the London Plan, consideration should be given to releasing areas of the Green Belt for residential development which are in a sustainable location as extensions to existing settlements, where there are clearly defined boundaries and where none of the purposes of the Green Belt are met.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.

Response Number	Respondent Name	Response to Q4	Council's response
			For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.26	Ian Weatherley	The beam reach area is a good example where space exists to build high-quality homes and social infrastructure for a thriving community to live and grow. There are also many brown-field sites on the outskirts of Havering where new developments can be built for high quality homes – where wealthier Havering residents could move to – freeing up existing homes and flats within the borough.	Rainham and Beam Park is identified within the Proposed Submission Local Plan as a major growth area where an exciting new residential neighbourhood linked to the delivery of a new railway station on the existing C2C line at Beam Park will be established. The Council's approach to housing is to deliver high quality new homes on brownfield sites in sustainable locations across the borough.
REG18.27	Janet Davy	On brownfield sites, not green belt, public open spaces or school playing fields. Preferably houses (possibly bungalows for sheltered housing) – restrict flats to areas near stations – better for commuters and reduction in car use. New 'luxury' housing not required.	The Council's approach to housing is to deliver new high quality homes on brownfield sites. The Proposed Submission version of the Local Plan supports the delivery of a range of high quality housing types, tenures and sizes to meet the varying needs of local residents.
REG18.28	Joe Coogan	Where sites allow, even development across the borough should be sought. Opportunities to expand existing estates should be considered if underused greenbelt land can be reclassified and brought into use.	The Council's approach to housing is to deliver new high quality homes on brownfield sites including the redevelopment of Council housing estates. The Council has undertaken a Green Belt

Response Number	Respondent Name	Response to Q4	Council's response
			study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.29	John Peterson	Away from town centres already too crowded. The slums of tomorrow	The Council's approach to housing is to deliver new high quality homes on brownfield sites in sustainable locations across the borough including in town centres. The Proposed Submission Local Plan includes policies on urban design, residential amenity and infrastructure provision to create places where residents wish to live.
REG18.30	London Borough of Barking and	As partners with Havering in the London Riverside Opportunity Area we support the strategy set out in the draft London Riverside Opportunity Area and we hope this will be taken forward in the review of the Local Plan.	Support noted.

Response Number	Respondent Name	Response to Q4	Council's response
	Dagenham		
REG18.32	Lee Clements	Only on brownfield land.	The Council's approach to housing is to deliver new high quality homes on brownfield sites in sustainable locations.
REG18.33	Mr Leslie Budge (Andrew Martin Planning)	The site lies to the north of Shepherds Hill, a local road running in an east-west direction and linking the site to Romford in the southwest and Brentwood in the northeast. The site is centred within a triangular shaped area of land bounded by three principal routes – the M25 (2.8 miles), the A12 (1 mile) and A127 (0.8 miles). Harold Wood railway station lies some 0.64 miles to the northwest of the site and is on the main line into London Liverpool Street station. Notably Harold Wood station is also proposed to serve Crossrail, once it has been extended from Stratford to Shenfield. Services are expected to commence in 2018 and will introduce 12 high capacity trains at peak times in each direction between central London and Shenfield. Other services and facilities within close proximity of the site, including Harold Wood neighbourhood centre, are shown on the local services plan that accompanies the enclosed sustainability appraisal. The site is currently in use predominantly as pasture for grazing horses. In the southwest, the site has continuous frontage with Shepherds Hill. Further to the southeast it is separated from the road by a line of existing housing in a ribbon form along both sides of the road. There has also been some backland development. There are two main vehicular access points to the site from Shepherds Hill; one in the centre of the site leads to the property known as Little Paddocks and its associated land. The site is visually contained by existing housing to the south and vegetation along the field boundaries and the flood plain of the River Ingrebourne to the west and north-west. The northern boundary of the site is in close proximity to the railway line, which is set on an embankment. To the north-east lies Harold Court Woods, a dense area of woodland in the ownership of the Forestry Commission. A private access road to Harold Court Woods forms the eastern edge of the site and is bounded along its	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.

Response Number	Respondent Name	Response to Q4	Council's response
		length by existing vegetation. Existing vegetation within the site along field boundaries provides further screening. The overall total site area, as shown on the enclosed site location plan, extends to 33.5 hectares. Much of the site is capable of accommodating new residential-led development. The remainder of the site could accommodate open space and / or an extension to the adjoining Harold Court Woods recreation area, together with a network of new footpaths and buildings for public enjoyment, including a new riverside walk adjacent to the River Ingrebourne, which could form a new link to Harold Court Woods. The landowners confirm that this site is 'deliverable'. Consistent with paragraph 47 of the NPPF, this means the site is: – available now (the site has no current use that would delay development, and if necessary, prior mineral extraction could take place while an application for housing development is being prepared); – offers a suitable location for development (the site is well connected and contained as outlined above and the enclosed sustainability appraisal recognises that the site performs well against key sustainability objectives); and – is achievable with a realistic prospect that housing will be delivered within five years (any workable minerals could be extracted prior to development and the first 100 dwellings could be completed by the end of 2019) and that development will be viable (the landowners do not envisage any viability issues here). This site could accommodate in excess of 500 dwellings, which is based on	

Response Number	Respondent Name	Response to Q4	Council's response
		a modest density in view of the site's constraints and the sensitivity of the boundaries, i.e. the adjoining Harold Court Woods to the north-east. There is scope to provide new public green space, a riverside walk adjacent to the River Ingrebourne and / or an extension to the adjoining Harold Court Woods recreation area, in the more environmentally sensitive parts of the site. An indicative master plan accompanies this submission and this illustrates how residential development can be accommodated on this site, whilst having consideration for the site's constraints and surrounding context.	
REG18.34	Margaret Whippy	As more than half of Havering is green belt there is plenty of space around existing towns where housing could be developed. Holding land purely for green belt when not all of it is prime agricultural land makes no sense, especially as a nation we need to build more homes for our own people. Filling pockets of land between existing housing needs to be encouraged, also towns need to expand so allowing for that makes sense.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.36	Moody Homes and	The Council should seek to allocate a balance of brownfield and Green Belt land for new homes across the Borough.	The Council has undertaken a Green Belt study as part of the evidence base for the

Response Number	Respondent Name	Response to Q4	Council's response
	Mr John Wakeling (Bidwells)	This approach would mean that suitable Green Belt sites which do not contribute to the function of the Green Belt, as well as brownfield sites, could accommodate new homes. A balanced approach to the location of new housing is the only way the Plan would be able to provide sufficient flexibility to be able to deliver the scale and mix of housing needed to meet the Borough's minimum target as prescribed by the London Plan, and to address housing needs as informed by the SHMA. As an absolute minimum the Council should conduct a Green Belt review to help determine what Green Belt land is the least sensitive to new development. We commend the approach taken by London Borough of Redbridge which identifies that some Green Belt release is needed to meet its significant local housing needs; furthermore this approach is supported by evidence. We would urge the Council to take a similar approach. In conclusion, we consider that new homes should be located on a range of carefully selected sites including Green Belt land, in order to provide sufficient flexibility that the Plan is deliverable. The Council should commission a Green Belt Review to assist in this process.	Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Within reasonable distance of town centre with good transport links.	The Council's approach to housing is to deliver new high quality homes on brownfield sites in sustainable locations across the borough including both within town centres and within reasonable distance of town centres with good transport links.
REG18.38	Mr T Clemence (DHA Planning)	In sustainable locations in the urban area, on land located on the edge of settlement confines and on greenfield land within the green belt which is sustainable and appropriate for residential development which is unnecessary to keep permanently open.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the

Response Number	Respondent Name	Response to Q4	Council's response
			NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.39	Mrs S J Ellis (Bidwells)	The Council should seek to allocate a balance of brownfield and Green Belt land for new homes across the Borough. This approach would mean that suitable Green Belt sites which do not contribute to the function of the Green Belt, as well as brownfield sites, could accommodate new homes. A balanced approach to the location of new housing is the only way the Plan would be able to provide sufficient flexibility to be able to deliver the scale and mix of housing needed to meet the Borough's minimum target as prescribed by the London Plan, and to address housing needs as informed by the SHMA. As an absolute minimum the Council should conduct a Green Belt review to help determine what Green Belt land is the least sensitive to new development. We commend the approach taken by London Borough of Redbridge which identifies that some Green Belt release is needed to meet its significant local housing needs; furthermore this approach is supported by evidence. We would urge the Council to take a similar approach.	The Council's approach to housing delivery is to optimise housing output from brownfield sites in sustainable locations across the borough, but outside the Green Belt. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local

Response Number	Respondent Name	Response to Q4	Council's response
		In conclusion, we consider that new homes should be located on a range of carefully selected sites including Green Belt land, in order to provide sufficient flexibility that the Plan is deliverable. The Council should commission a Green Belt Review to assist in this process.	Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.40	Ms M Blackman	See Q3	N/A
REG18.41	National Grid Property (Carter Jones)	It is sensible for sites located within very close proximity to town centres (e.g. Romford Town Centre) to be utilised for the delivery of new homes. Making the best use of brownfield land must be supported by the Local Plan e.g. appropriate remediation in order to deliver new homes.	The Council's approach to housing delivery is to optimise housing output from brownfield sites in sustainable locations including those in close proximity to town centres.
REG18.42	Natural England	We note that the London Borough of Havering is looking to find suitable locations for new housing development within the Borough and we comment that it would be advisable if new housing in the Borough is not located within a 1km radius from the boundaries of either the Inner Thames Marshes or Ingrebourne Marshes. These are designated Sites of Special Scientific Interest (SSSIs) and are protected under UK legislation. For large scale housing applications or those affecting water courses, it is preferable if the radius from the SSSIs within which housing is not located is increased to 2km. The National Planning Policy Framework (NPPF) outlines the importance of the protection of SSSIs and any proposed development not having adverse impacts on SSSIs at paragraph 118 as follows: "...(any) proposed development on land within or outside a Site of Special	The Council has engaged with Natural England in the drafting of the Proposed Submission version of the Local Plan policies, which include policies seeking to ensure that developments do not have adverse impacts on SSSIs.

Response Number	Respondent Name	Response to Q4	Council's response
		Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest." The following link on our website provides access to details of individual SSSIs – http://www.sssi.naturalengland.org.uk/Special/sssi/search.cfm.	
REG18.43	Omega After Alpha Ltd (Bidwells)	The Council should seek to allocate a balance of brownfield and Green Belt land for new homes across the Borough. This approach would mean that suitable Green Belt sites which do not contribute to the function of the Green Belt, as well as brownfield sites, could accommodate new homes. A balanced approach to the location of new housing is the only way the Plan would be able to provide sufficient flexibility to be able to deliver the scale and mix of housing needed to meet the Borough's minimum target as prescribed by the London Plan, and to address housing needs as informed by the SHMA. As an absolute minimum the Council should conduct a Green Belt review to help determine what Green Belt land is the least sensitive to new development. We commend the approach taken by London Borough of Redbridge which identifies that some Green Belt release is needed to meet its significant local housing needs; furthermore this approach is supported by evidence. We would urge the Council to take a similar approach. In conclusion, we consider that new homes should be located on a range of carefully selected sites including Green Belt land, in order to provide sufficient flexibility that the Plan is deliverable. The Council should commission a Green Belt Review to assist in this process.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.

Response Number	Respondent Name	Response to Q4	Council's response
REG18.44	Persimmon Homes	New homes should be located in the most sustainable locations. This will ensure homes are delivered and minimise any impact on the local community and environment. The location of Havering in relation to Greater London means that development is predominately low density housing. Romford Town Centre and Neighbouring Centres of Hornchurch, Upminster, Collier Row, Elm Park, Harold Hill and Rainham provide higher density development. The new Local Plan should seek to maintain and enhance this development pattern within the borough. The release of Green Belt land for development receives more political and public opposition. National Planning Policy encourages the effective use of land by reusing land that has been previously development. Persimmon Homes agrees that council's should seek to achieve this requirement but argues that the development of brownfield land is not always achievable as they are often deemed unviable, due to site remediation costs. The Council should also therefore seek the allocation of greenfield land for development so that it can guarantee the timely delivery of these sites and thus maintain a 5 year housing land supply. The allocation of large strategic sites will enable the council to provide a steady supply of housing over a longer period of time.	Noted. The Council's approach to housing is to optimise the delivery of new high quality homes output including providing residential development consistent with the London Plan density range on brownfield sites in the most sustainable locations across the borough including in town centres. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement..

Response Number	Respondent Name	Response to Q4	Council's response
REG18.46	Planning Potential Rep 2.	The London Plan (2015) identified broad locations for residential development in Romford, including Romford Town Centre and London Riverside. Given the significant increase in housing requirements to 1,170 new dpa, it is our view that the Council will need to identify areas for housing outside of these locations. It is understood that one of the core planning principles of the NPPF (Para 17) is to encourage the effective use of land by reusing land that has been previously developed. However, given the significant increase in housing need, we consider it highly likely that the Council will need to look at potential greenfield and Green Belt sites within the Borough, where development would constitute sustainable development in accordance with the 3 planning roles, social, environmental and economic. There is an acceptance, nationally, that the full objectively assessed housing need, is unlikely to be accommodated purely on previously developed land. It is also accepted that not all sites perform the function of Green Belt. On this basis, with regard to Havering, appropriate greenfield and Green Belt sites, should be reviewed and considered in relation to the need for housing. As part of this, we encourage the Council to investigate the potential for reviewing the Green Belt boundaries, which is supported by paragraphs 83-85 of the NPPF, as it is possible that some sites continue to be given this high level of protection where indeed its redevelopment would be more sustainable than that of greenfield sites, which do not have the same level of protection. Paragraph 83 states "Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At the time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period". We provide further detailed comments in our representations relating to Question 10.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.

Response Number	Respondent Name	Response to Q4	Council's response
REG18.47	R. Watt and Partners (Phillips Planning Services)	It is considered that new homes should be located in accessible locations which are or have the potential to be well linked to services, facilities and places of work.	Noted. The Council's approach to housing is to deliver new high quality homes on brownfield sites in sustainable locations across the borough with adequate supporting infrastructure.
REG18.48	R.A.Montague	Brownfield and Greenfield locations but not in the Green Belt and not concentrated in one location.	Romford town centre and Rainham and Beam Park will be the main growth areas in Havering for housing as a result of their development potential. However the Council's approach to housing is to deliver new high quality homes on brownfield sites in sustainable locations across the borough.
REG18.50	Rainham Preservation Society	Spread fairly across the borough and not targeting Rainham and South Hornchurch for high density 'affordable' or housing association properties.	Romford town centre and Rainham and Beam Park will be the main growth areas in Havering for housing as a result of their development potential. However the Council's approach to housing is to deliver new high quality homes of various types, sizes and tenures including affordable homes across the borough.
REG18.51	Ray Whitehouse	Riverside together with improved infrastructure. Not Romford and not Harold Hill.	Noted. Rainham and Beam Park in Riverside is identified as a Strategic Development Area providing an opportunity where an exciting new residential neighbourhood will be established. Romford town centre and Rainham and Beam Park will be the main growth areas in Havering for housing as a result of their development potential. However the Council's approach to housing is to deliver

Response Number	Respondent Name	Response to Q4	Council's response
			new high quality homes of various types, sizes and tenures including affordable homes across the borough.
REG18.52	Romford Civic Society	We support the principle of town centre development, but it requires an increase in amenity space and green space in the town centre to be socially sustainable.	Support noted. The Proposed Submission version of the Local Plan contains policies requiring development to provide high quality amenity space. The Plan also supports development which contributes to the 'greening' of Romford.
REG18.53	Romford Golf Club (Joe Coogan)	Where sites allow, even development across the borough should be sought. Opportunities to expand existing estates should be considered if underused greenbelt land can be reclassified and brought into use.	The Proposed Submission version of the Local Plan contains policies supporting intensification and renewal of Council's estates. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing

Response Number	Respondent Name	Response to Q4	Council's response
			housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.54	Romford YMCA	Romford YMCA suggests that the council explores all options to exhaust the brownfield sites within the borough. However, it is also understandable that the borough may need to review the Green Belt land, and Romford YMCA has on Upper Rainham Road which could be used to that effect. Romford YMCA also suggests that any new development, takes in the factors of schools, transport, leisure and health amenities.	Noted. The Council's approach to meet its housing supply target has been through the adoption and use of a combination of policy tools such as optimising housing output for different types of location within the relevant London Plan density range on brownfields sites, resisting the net loss of housing, positively and proactively enabling housing intensification in Council estates, in town and district centres, along transport corridors and prioritising all non-designated land for housing when it becomes available, and supporting initiatives to bring back empty residential properties into use. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the

Response Number	Respondent Name	Response to Q4	Council's response
			NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing.
REG18.55	Rowley Cardrome Ltd (Montagu Evans)	Core Strategy CP1 of the London Borough of Havering's (LBH) current Core Strategy (2008) states that the Council will build a minimum of 535 new homes per annum by prioritising the development of brownfield land and ensuring it is used efficiently. The recently published London Plan (Consolidated with Alterations since 2011) has set LBH a target of providing a minimum of 1,170 new homes per annum. The current Authority Monitoring Report (2012-2013) notes that the Borough has a five year projected completion figure of 5,676 new residential dwellings between 2013/14 to 2017/18. This falls short of the new annual requirement set out in the London Plan (5,850). In accordance with the NPPF, a 5% buffer should also be added to the annual requirement of 1,170, equating to a target of 6,143. Consequently, LBH must identify additional locations for housing provision to meet the increased strategic target both in the short term and across the Plan period. New homes should be located in sustainable locations, close to good public transport links, local amenities and other development that would not affect the residential amenity of the future occupiers. Residential development should be concentrated on previously developed land, preferably within or adjacent to existing residential areas to reduce the need to build on undeveloped greenfield land. The Site represents a previously developed site as established by its current allocation as a Major Developed Site in the Green Belt. Under the current	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. It is recognised that as the site was previously designated as a Major Developed site in the Green Belt there may be some potential for re-development in line with green belt policy set out in the National Planning Policy Framework.

Response Number	Respondent Name	Response to Q4	Council's response
		allocation a certain amount of redevelopment is therefore already established under Core Strategy Policy DC46. Given the established need to release some Green Belt land it is logical that first focus should be on those Green Belt sites that are already identified for development. Optimisation of such sites can only serve to enhance the sustainability credentials of such sites on which some development In response to the advice provided by Montagu Evans' in terms of Planning Policy, Formation Architects were asked to prepare a masterplan for the site. A copy of the illustrative masterplan can be found at Appendix 2. This masterplan demonstrates that the redevelopment of the site has the potential to provide circa 250 residential units that would go towards the Council's existing and future housing targets. The delivery of a significant number of units on this previously developed site should be given significant weight by the Council. In addition, the site's location within a suburban area lends itself to proposing a residential led scheme of this scale, density and design proposed. With this provision there will also be significant allocation of affordable housing.	
REG18.56	S.D. Olney	In areas where less dense properties are situated, but no high rise development.	Romford town centre and Rainham and Beam Park will be the main growth areas in Havering for housing as a result of their development potential. However, the Council's approach to housing is to optimise site output in delivering new high quality homes on brownfield sites in sustainable locations across the borough.
REG18.57	Sheila Clements	In places lying empty already, not building more and more. This should only be done in an emergency. Also it is not affordable housing that is being built. One developer in Rainham, when the financial downturn began, asked the Council if he could be let off from building affordable housing on his site because prices were low and he would not make the profit he had hoped	The Proposed Submission version of the Local Plan aims to secure the highest level of affordable housing contributions by supporting a transparent approach to viability and information submission, in

Response Number	Respondent Name	Response to Q4	Council's response
		for. What did the Council do, they gave him the go ahead to just build high cost housing instead. He must be laughing all the way to the bank now.	order to provide the required amount of affordable housing needed in the borough.
REG18.58	Sport England	The location for new homes should not result in the loss of open space sport and recreation land and buildings in accordance with paragraph 74 of the NPPF. The Local Plan should reflect this.	The Proposed Submission version of the Local Plan contains policies to preserve open space.
REG18.60	Thames Water Utilities Ltd (Savills)	Thames Water would not object in principle to the allocation of any sites for housing development; however it is considered that development should not increase the risk or frequency of sewer flooding.	Noted, sewer capacity has been addressed by the London Plan.
REG18.61	The Crown Estate (Amec Foster Wheeler)	The key theme running through NPPF is a presumption in support of sustainable development (paragraph 14). Other guidance provided in NPPF seeks to ensure that sustainable development is delivered through a number of steps including managing patterns of growth to ensure development takes place in locations which are or can be made sustainable (paragraph 17) and facilitate the use of sustainable modes of transport. To contribute to the aims of achieving sustainable patterns of development as per the requirement of NPPF, the Plan should ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. The Crown Estate believes that it can contribute towards delivering housing in sustainable locations through its extensive land ownership in Havering including land at Collier Row (see question 10). To save placing total reliance on brownfield sites which often have more constraints to bringing them forward for development, the Plan should allocate a mix of brownfield and greenfield sites, including a range of options such as The Crown Estate's land to provide flexibility in supply and allow the Council to respond quickly to fluctuations in delivery. Additional allocations, including The Crown Estate's sites (see question 10) can assist in planning for the longer term needs, including delivering affordable housing, rather than persisting with the piecemeal approach provided by an over reliance on brownfield sites and windfalls. We consider that there are a number of	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.

Response Number	Respondent Name	Response to Q4	Council's response
		benefits in identifying a supply of greenfield sites. These include: – It can help with the delivery of market and affordable housing. It is far easier to bring forward affordable housing on planned greenfield allocations compared to brownfield sites; thereby reducing net migration of the economically active population and help to retain and attract a younger population. – Greenfield sites often have fewer constraints and can therefore make a greater contribution towards community facilities through CIL and s.106 contributions. – It reduces pressure on employment land being lost to housing which, risks undermining growth in the economy and creating dormitory settlements where people commute to larger centres outside for work. – It would save placing reliance on previously developed sites to deliver which may have more constraints such as contamination.	
REG18.63	Thomas Bates and Son Ltd. (Andrew Martin Planning)	As illustrated on the attached Site Location Plan, Land off Wingletye Lane, Hornchurch comprises a broadly square shaped plot of level scrubland bounded by existing housing to the south (rear of Wych Elm Road) and to the west (on the opposite side of Wingletye Lane), Lillyputts Farm to the north and agricultural fields to the east. The site extends to approximately 2.7 hectares (6.67 acres). Located on the outskirts of the existing Emerson Park settlement to the north east of Hornchurch town centre, the site is well linked in terms of community infrastructure, services and facilities. The site is located within a 20 minute walk from educational establishments catering for all age groups (primary through to sixth form). Emerson Park School is only a 5 minute walk from the site. In addition, well-established transportation links adjacent to the site, would ensure that schools further afield are also accessible. In addition to nearby existing bus routes, Emerson Park train station is a 20 minute walk from the site or, for a direct route into central London, Upminster station is a half an hour walk away (1.5 miles) and is served by	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing.

Response Number	Respondent Name	Response to Q4	Council's response
		the District line. Furthermore, Hornchurch station is a short bus ride away and is also served by District line. The site is therefore accessible to those who work in central London, in addition to those who work and/or shop more locally in Hornchurch, Romford or Upminster town centres. Highway access to the strategic road network (A127 – 0.8 miles and M25) is provided via Wingletye Lane. The landowner confirms that the site is 'deliverable', consistent with paragraph 47 of the NPPF, which means the site is: – available now (the site has no current use that would delay development); – offers a suitable location for development (the site is well connected and contained); and – is achievable with realistic prospect that housing will be delivered within five years and that development will be viable (the landowners do not envisage there being any issues regarding viability). This site could accommodate approximately 68 dwellings, based on a modest density of 25 dwellings per hectare, as shown on the master plan accompanying this submission. The master plan is indicative in nature and illustrates how residential development could be accommodated on site, allowing for the sensitive treatment of design in a Countryside Conservation Area. This density could be varied if deemed necessary by London Borough of Havering.	The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.66	Trinity Hall (Bidwells)	The Council should seek to allocate a balance of brownfield and Green Belt land for new homes across the Borough. This approach would mean that suitable Green Belt sites which do not	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes

Response Number	Respondent Name	Response to Q4	Council's response
		contribute to the function of the Green Belt, as well as brownfield sites, could accommodate new homes. A balanced approach to the location of new housing is the only way the Plan would be able to provide sufficient flexibility to be able to deliver the scale and mix of housing needed to meet the Borough's minimum target as prescribed by the London Plan, and to address housing needs as informed by the SHMA. As an absolute minimum the Council should conduct a Green Belt review to help determine what Green Belt land is the least sensitive to new development. We commend the approach taken by London Borough of Redbridge which identifies that some Green Belt release is needed to meet its significant local housing needs; furthermore this approach is supported by evidence. We would urge the Council to take a similar approach. In conclusion, we consider that new homes should be located on a range of carefully selected sites including Green Belt land, in order to provide sufficient flexibility that the Plan is deliverable. The Council should commission a Green Belt Review to assist in this process.	a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
REG18.69	Wyevale Garden Centres (Gregory Gray Associates)	The Local Plan should be consistent with the NPPF by encouraging the reuse of previously developed (brownfield) land. Our client's site, Upminster Garden Centre, was submitted in response to the Council's 2014 call for sites. It is currently highly developed and benefits from good access arrangements. It would provide a suitable location for new residential (or employment) development which could be achieved in accordance with para. 89 of the NPPF.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.

Response Number	Respondent Name	Response to Q4	Council's response
			For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.
POST18.4	V. Rajan and Associates	Romford Town Centre	Romford is one of the two main areas for growth in the Local Plan. Support noted.

Question 5: How do you think the Local Plan should continue to support the protection, improvement and growth of the Borough's town centres?

Response Number	Respondent Name	Response to Q5	Council's response
REG18.2	Adams Family (Bidwells)	The continued protection, improvement and growth of the Borough's town centres should be supported by a balanced approach to development that allocates suitable sites within the Green Belt for residential development. The Plan says that Havering's town centres are important to the economy because they provide shops, services and jobs as well as places to live. Indeed, the Framework recognises that town centre needs are dependent upon a range of uses to support their vitality. It is therefore critical for the new Local Plan to ensure that sufficient town centre sites are allocated for main town centre uses. The Framework states (in the same paragraph) that "needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability". Proliferation of residential development on brownfield sites in existing town centre locations is one potential contributor towards limited site availability. Allocating additional sites for residential development in town centres may exacerbate the issues caused by the office to residential permitted development rights. These have successfully accelerated the delivery of residential development on viable sites but in a way that reduces the scope for local planning authorities to appropriately manage land use development in town centre locations. The Council should therefore seek to plan as best that it can for an appropriate balance between residential uses and main town centre uses, rather than an imbalanced mix focussed in maximising residential densities on brownfield land. We would highlight that the Inspector's Report on Further Alterations to the London Plan published last year expressed deep concerns about whether	The Proposed Submission version of the Local Plan supports the continued protection, improvement and growth of the Borough's town centres through adopting a balanced approach to development that allocates suitable sites within the town centres for main town centre uses whilst allowing other complementary uses such as residential uses within mixed use schemes to optimise development output and ensure an effective and efficient use of brownfield sites for commercial and residential development in its town centres. In conformity to the National Planning Policy Framework, the Proposed Submission version of the Local Plan promotes mixed use developments in town centres Residential development will underpin and support the vitality and viability of town centres, secure sustainable development objectives and ensure an effective and efficient use of scarce brownfield sites in town centres.

Response Number	Respondent Name	Response to Q5	Council's response
		higher densities can or should be sought or achieved in order to find additional sources of supply. It would be inappropriate for local context and character, transport capacity, access to social infrastructure and open space (all factors relevant to the optimisation of housing potential) to be compromised if the Council were to seek to meet its London Plan housing target through the provision of new development on brownfield land alone. The Local Plan should therefore ensure that the degradation of town centre function does not occur through the loss of established town centre uses through an imbalanced mix containing too many new homes. Allowing residential development in suitable Green Belt locations would relieve the significant and mounting pressure on town centre brownfield sites to enable the protection, improvement and sustainable growth of the Borough's town centres.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.3	Anonymous	Town centres shouldn't be allowed to grow. Should keep out national and multi-national companies. Encourage independent retailers and stop internet shopping.	The Proposed Submission version of the Local Plan encourages a wide range of diversified retail offer from independent, national and multi-national companies in order to ensure the vibrancy of town centres. The stopping of internet shopping is an action outside the scope of the Proposed Submission version of the Local Plan.
REG18.9	C. Cole	– Get rid of un-let retail and business premises, convert them to commuter and residential use – Create a coach park and have a big marketing drive with shopping trips	The Proposed Submission version of the Local Plan promotes a change of use of proven unlet retail and business premises to other complementary town centre uses, subject to meeting clearly defined criteria.

Response Number	Respondent Name	Response to Q5	Council's response
REG18.12	D. Campbell	To update the local town centre a little just to make it a bit contemporary.	The Proposed Submission version of the Local Plan supports public realm improvements schemes including the provision of high quality shop front design, that enhance the character and appearance of town centres.
REG18.15	Ellandi (Savills)	By way of context, Ellandi acquired the Mercury Shopping Centre in Romford Metropolitan Town Centre in December 2014. Ellandi was formed in 2008 by Morgan Garfield and Mark Robinson and is the UK's leading specialist shopping centre investment and asset manager. The Mercury Centre is an enclosed shopping centre in Romford Metropolitan Town Centre. It currently comprises of circa 21,430 sq m of retail floorspace across two levels and includes convenience and comparison operators such as ASDA (including George), Blue Inc, Bonmarche, Game, McDonald's, Peacocks, Poundland, Superdrug and Wilko. A third level forms an integrated leisure offer including an independently run cinema and bingo hall while the forth level is the former Pulse nightclub that closed in 1995. Ellandi's approach is to proactively help transform the towns in which they invest by working with occupiers and other stakeholders to ensure that their shopping centres perform a successful and vibrant role for the local communities that they serve. The work of Ellandi is pioneering a new form of shopping centres that are referred to as 'Community Shopping Centres'. Accordingly, Ellandi look forward to proactively working alongside the Council as a town centre stakeholder within the Local Plan process. We welcome the identification of Romford as the main town centre within the Borough of Havering which will see it remain as the focus for investment over the emerging Local Plan period. We note that the background evidence to the Core Strategy is to be updated	Support noted. The Council has undertaken a Retail and Commercial Leisure Needs Assessment study for the borough as part of the evidence base for the Proposed Submission version of the Local Plan. The study identified a quantitative need for the borough for comparison goods of up to 49,500sqm, for convenience goods of up to 13,200sqm and for commercial leisure floorspace (A3, A4, and A5 uses) of up to 21,000sqm by 2031. The identified capacity is allocated in accordance with the hierarchy of the borough's town centres with the largest amount accommodated within Romford as the Borough's largest town centre. The Proposed Submission version of the Local Plan policies comply with the requirements of the NPPF and the London Plan in applying a sequential test to

Response Number	Respondent Name	Response to Q5	Council's response
		in support of the new Local Plan. Updating of evidence should extend to the 2006 Retail and Leisure Study as this is now out of date. In addition to updating the study to reflect the lasts objectively assessed needs for the Borough, we would recommend that a new shopper survey is also prepared as it is now 10 years since the last survey was completed and retailing has changed significantly in that time. Once the retail evidence base has been updated, any capacity for new convenience or comparison goods floorspace identified within the Borough should respect the settlement hierarchy for Havering with Romford being the focus for substantial Town Centre improvements. Lower order centres such as Hornchurch, Upminster and Rainham should consolidate their role in the hierarchy by providing local convenience and niche comparison goods floorspace only. In addition to the above, we would stress the importance of complying with National planning policy which seeks to promote retail development in "town centre" locations first and at a scale appropriate to the role of settlements within a defined hierarchy. Paragraph 23 of the NPPF states that planning policies should be positive, promote competitive town centre (our emphasis) environments and set out policies for the management and growth of centres over the plan period. NPPF paragraph 24 continues to state that Local Planning Authorities should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. The Local Plan is the opportunity for objectively assessed development requirements to be spatially planned, which includes identifying appropriate growth for different centres. This must be undertaken with full consideration of the role of each centre within the retail hierarchy, the market implications	applications for main town centre uses requiring them to be located first in town centres, then in edge-of-centre locations and only if suitable sites are not available should out-of-centre sites be considered. The Proposed Submission version of the Local Plan policy also makes clear that when considering edge-of-centre and out-of-centre proposals, preference would be given to accessible sites that are well connected to the town centre. The Proposed Submission version of the Local Plan contains policies setting out the borough's town centre hierarchy, and the role and function of each centre within the hierarchy. The Council will prepare a detailed masterplan for Romford which will be taken forward as a Supplementary Planning Document. The Proposed Submission version of the Local Plan contains policies for the management of uses within Primary and Secondary Frontages which reflect the Council's approach to securing the vitality and viability of its town centres.

Response Number	Respondent Name	Response to Q5	Council's response
		of diverting retail growth to alternative centres and the infrastructure requirements that would be required. Without doing this then the plan cannot be effective. To facilitate this, and to effectively focus redevelopment opportunities on a town centre's first basis we would advocate the adoption of an overarching vision or strategy for Romford Metropolitan Town Centre. We acknowledge the adoption of an Area Action Plan for Romford in 2008 but consider that this would benefit from being refreshed. This could take the form of a Town Centre Masterplan / Vision document which actively looks to engage key town centre stakeholders such as Ellandi in sourcing and implementing redevelopment opportunities. There are a number of substantial opportunities at the Mercury Centre which should be recognised within an updated Area Action Plan and / or the new Local Plan. On this basis Ellandi and Savills would welcome the opportunity to meet and discuss these with Havering Borough Council. The Council's approach to encouraging vibrant town centres with a choice of shops and a mix of uses to enhance the visitor experience reflects Paragraph 23 of the NPPF and we actively support a strategy that adheres to this requirement. Policies for the management of uses in the Primary Shopping Area and Secondary and Primary Shopping Frontages should reflect this flexible approach and not be overly prescriptive. The ability to undertake a balanced consideration of complementary town centre uses in the Primary and Secondary Shopping Frontages at the time they are proposed, where this does not undermine the predominance of A1 retail, is the preferred approach of the NPPF to securing the vitality and viability of town centres	
REG18.26	Ian Weatherley	By ensuring all town centres have a mix of residential, commercial, retail, healthcare and night-time economy opportunities to generate and maintain a balanced economy and economic growth of these areas/centres.	Noted. The Proposed Submission version of the Local Plan encourages mixed use development in town centres to generate and maintain a balanced economy and

Response Number	Respondent Name	Response to Q5	Council's response
			economic growth.
REG18.27	Janet Davy	Support for local retail businesses – reduction in fast food outlets and 'takeovers' such as Boots in Hornchurch.	The Proposed Submission version of the Local Plan supports a diversified retail offer from both independent and national multiple retailers in order to widen choice for consumers and a restriction on the concentration of fast food outs and certain other non-retail uses in defined frontages of town centres.
REG18.28	Joe Coogan	Balanced development across the borough will help town centres. Too many flats concentrated in one area can lead to buy-to-let ghettos with transient populations that can damage communities. Opportunities to develop high quality family homes should be sought to ensure town centres are supported by balanced population growth.	The Proposed Submission version of the Local Plan promotes a balanced development which includes mixed use development across the borough in sustainable locations. The Proposed Submission version of the Local Plan also supports the delivery of a dwelling mix of types, sizes and tenures with priority for provision of family units wherever possible, to achieve balanced communities.
REG18.29	John Peterson	Support Romford market without it Romford shopping will collapse	The Proposed Submission version of the Local Plan recognises Romford Market as vital to Romford shopping and contains policies for its transformation to act as a catalyst for the town's future growth.
REG18.30	London Borough of Barking and Dagenham	Many borough residents use Romford Town Centre yet bus links between Chadwell Heath and in particular Dagenham are poor mainly due to congestion along Rush Green Road. The Council intends to apply for bus priority funding for bus priority measures along route 5 and would support bus priority measures along the Havering section of the route too.	Support noted. The London Borough of Havering supports the London Borough of Barking and Dagenham's proposed application for a bus priority funding to tackle congestion along Rush Green Road to ease movement of residents using Romford Town Centre.
REG18.32	Lee Clements	By: supporting small and medium sized business; ensuring easy access for workers and customers; cutting car parking charges; a better police	The Proposed Submission version of the Local Plan supports small and medium

Response Number	Respondent Name	Response to Q5	Council's response
		presence in order to keep crime low; planting more trees and plants to combat air pollution and make the areas more pleasant;	sized businesses, public realm improvement schemes including tree planting and improvement to connectivity within the borough to ensure easy access for workers and customers. Cutting car parking charges and a better police presence are outside the scope of the Proposed Submission version of the Local Plan.
REG18.34	Margaret Whippy	Despite the increase in internet shopping, town centre shopping is as important as ever. Improvements in those centres encourage shoppers to them as against allowing them to deteriorate, which has the opposite effect. Perhaps encouraging flats in the centres will bring more vibrancy using existing redundant blocks which may not be renting well.	The Proposed Submission version of the Local Plan encourages mixed use development with flats above shops and promotes public realm improvements to enhance character and appearance including vibrancy of its town centres.
REG18.36	Moody Homes and Mr John Wakeling (Bidwells)	The continued protection, improvement and growth of the Borough's town centres should be supported by a balanced approach to development that allocates suitable sites within the Green Belt for residential development. The Plan says that Havering's town centres are important to the economy because they provide shops, services and jobs as well as places to live. Indeed, the Framework recognises that town centre needs are dependent upon a range of uses to support their vitality. It is therefore critical for the new Local Plan to ensure that sufficient town centre sites are allocated for main town centre uses. The Framework states (in the same paragraph) that "*needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability*". Proliferation of residential development on brownfield sites in existing town centre locations is one potential contributor towards limited site availability. Allocating additional sites for residential development in town centres may exacerbate the issues caused by the office to residential permitted development rights. These have successfully accelerated the delivery of	The Proposed Submission version of the Local Plan supports the continued protection, improvement and growth of the Borough's town centres through adopting a balanced approach to development that allocates suitable sites within the town centres for main town centre uses whilst allowing other complementary uses such as residential uses within mixed use schemes to optimise development output and ensure an effective and efficient use of brownfield sites for commercial and residential development in its town centres. In conformity to the National Planning Policy Framework, the Proposed Submission version of the Local Plan promotes mixed use developments in town

Response Number	Respondent Name	Response to Q5	Council's response
		residential development on viable sites but in a way that reduces the scope for Councils to appropriately manage land use development in town centre locations. The Council should therefore seek to plan as best that it can for an appropriate balance between residential uses and main town centre uses, rather than an imbalanced mix focussed in maximising residential densities on brownfield land. We would highlight that the Inspector's Report on Further Alterations to the London Plan published last year expressed deep concerns about whether higher densities can or should be sought or achieved in order to find additional sources of supply. It would be inappropriate for local context and character, transport capacity, access to social infrastructure and open space (all factors relevant to the optimisation of housing potential) to be compromised if the Council were to seek to meet its London Plan housing target through the provision of new development on brownfield land alone. The Local Plan should therefore ensure that the degradation of town centre function does not occur through the loss of established town centre uses through an imbalanced mix containing too many new homes. Allowing residential development in suitable Green Belt locations would relieve the significant and mounting pressure on town centre brownfield sites to enable the protection, improvement and sustainable growth of the Borough's town centres.	centres Residential development will underpin and support the vitality and viability of town centres, secure sustainable development objectives and ensure an effective and efficient use of scarce brownfield sites in town centres. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Ensure accessibility and connectivity to all development.	The Proposed Submission version of the Local Plan promotes planning policies that ensure accessibility and connectivity to all development.
REG18.39	Mrs S J Ellis (Bidwells)	The continued protection, improvement and growth of the Borough's town centres should be supported by a balanced approach to development that allocates suitable sites within the Green Belt for residential development. The Plan says that Havering's town centres are important to the economy because they provide shops, services and jobs as well as places to live.	The Proposed Submission version of the Local Plan supports the continued protection, improvement and growth of the Borough's town centres through adopting a balanced approach to development that allocates suitable sites within the town

Response Number	Respondent Name	Response to Q5	Council's response
		Indeed, the Framework recognises that town centre needs are dependent upon a range of uses to support their vitality. It is therefore critical for the new Local Plan to ensure that sufficient town centre sites are allocated for main town centre uses. The Framework states (in the same paragraph) that "*needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability*". Proliferation of residential development on brownfield sites in existing town centre locations is one potential contributor towards limited site availability. Allocating additional sites for residential development in town centres may exacerbate the issues caused by the office to residential permitted development rights. These have successfully accelerated the delivery of residential development on viable sites but in a way that reduces the scope for Councils to appropriately manage land use development in town centre locations. The Council should therefore seek to plan as best that it can for an appropriate balance between residential uses and main town centre uses, rather than an imbalanced mix focussed in maximising residential densities on brownfield land. We would highlight that the Inspector's Report on Further Alterations to the London Plan published last year expressed deep concerns about whether higher densities can or should be sought or achieved in order to find additional sources of supply. It would be inappropriate for local context and character, transport capacity, access to social infrastructure and open space (all factors relevant to the optimisation of housing potential) to be compromised if the Council were to seek to meet its London Plan housing target through the provision of new development on brownfield land alone. The Local Plan should therefore ensure that the degradation of town centre function does not occur through the loss of established town centre uses through an imbalanced mix containing too many new homes. Allowing residential development in suitable Green Belt locations would relieve the significant and mounting pressure on town centre brownfield	centres for main town centre uses whilst allowing other complementary uses such as residential uses within mixed use schemes to optimise development output and ensure an effective and efficient use of brownfield sites for commercial and residential development in its town centres. In conformity to the National Planning Policy Framework, the Proposed Submission version of the Local Plan promotes mixed use developments in town centres Residential development will underpin and support the vitality and viability of town centres, secure sustainable development objectives and ensure an effective and efficient use of scarce brownfield sites in town centres. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the

Response Number	Respondent Name	Response to Q5	Council's response
		sites to enable the protection, improvement and sustainable growth of the Borough's town centres.	NPPF and London Plan. Allowing residential development in Green Belt locations would be contrary to current national and regional planning policies.
REG18.40	Ms M Blackman	Encourage wider variety of people to live and remain in area – decent housing, education and jobs /business enterprise & ensure connectivity to key commercial centres.	The Proposed Submission version of the Local Plan contains policies that create and maintain a mix of balanced communities that ensure that a wider variety of people live and remain in the area.
REG18.41	National Grid Property (Carter Jones)	The Local Plan must support the redevelopment of sites near town centres which can provide a residential 'critical mass'. High-density residential redevelopment must be supported and good pedestrian links provided to and from town centres.	The Proposed Submission version of the Local Plan supports the redevelopment of sites near town centres for residential development and the optimisation of housing output for different types of location within the relevant London Plan density range, including providing for good pedestrian links to and from town centres.
REG18.43	Omega After Alpha Ltd (Bidwells)	The continued protection, improvement and growth of the Borough's town centres should be supported by a balanced approach to development that allocates suitable sites within the Green Belt for residential development. The Plan says that Havering's town centres are important to the economy because they provide shops, services and jobs as well as places to live. Indeed, the Framework9 recognises that town centre needs are dependent upon a range of uses to support their vitality. It is therefore critical for the new Local Plan to ensure that sufficient town centre sites are allocated for main town centre uses. The Framework states (in the same paragraph) that "needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability". Proliferation of residential development on brownfield sites in existing town centre locations is one potential contributor towards limited site availability.	The Proposed Submission version of the Local Plan supports the continued protection, improvement and growth of the Borough's town centres through adopting a balanced approach to development that allocates suitable sites within the town centres for main town centre uses whilst allowing other complementary uses such as residential uses within mixed use schemes to optimise development output and ensure an effective and efficient use of brownfield sites for commercial and residential development in its town centres. In conformity to the National Planning

Response Number	Respondent Name	Response to Q5	Council's response
		Allocating additional sites for residential development in town centres may exacerbate the issues caused by the office to residential permitted development rights. These have successfully accelerated the delivery of residential development on viable sites but in a way that reduces the scope for Councils to appropriately manage land use development in town centre locations. The Council should therefore seek to plan as best that it can for an appropriate balance between residential uses and main town centre uses, rather than an imbalanced mix focussed in maximising residential densities on brownfield land. We would highlight that the Inspector's Report on Further Alterations to the London Plan published last year expressed deep concerns about whether higher densities can or should be sought or achieved in order to find additional sources of supply10. It would be inappropriate for local context and character, transport capacity, access to social infrastructure and open space (all factors relevant to the optimisation of housing potential11) to be compromised if the Council were to seek to meet its London Plan housing target through the provision of new development on brownfield land alone. The Local Plan should therefore ensure that the degradation of town centre function does not occur through the loss of established town centre uses through an imbalanced mix containing too many new homes. Allowing residential development in suitable Green Belt locations would relieve the significant and mounting pressure on town centre brownfield sites to enable the protection, improvement and sustainable growth of the Borough's town centres.	Policy Framework, the Proposed Submission version of the Local Plan promotes mixed use developments in town centres Residential development will underpin and support the vitality and viability of town centres, secure sustainable development objectives and ensure an effective and efficient use of scarce brownfield sites in town centres. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.44	Persimmon Homes Essex	The allocation of sites for residential development, as well as sites for employment and retail, in the Borough's town centres will make the areas more prosperous and encourage the use of town's centres day and night.	Noted. The Proposed Submission version of the Local Plan policies ensure that sufficient land is available for both residential and employment uses over the plan period.
REG18.47	R. Watt and Partners	It is considered that there should be a flexible policy approach which facilitates and encourages usage of town centres so that they are able to	The Proposed Submission version of the Local Plan contains flexible planning

Response Number	Respondent Name	Response to Q5	Council's response
	(Phillips Planning Services)	provide a diverse set of facilities and services to the borough and remain viable. Ensuring accessibility and connection from new development should also encourage and maintain viability.	policies that facilitate and encourage a wide range of uses within town centres to provide a diverse set of facilities and services to underpin the town centres' vitality and viability.
REG18.48	R.A.Montague	By ensuring that they are pedestrianized as much as possible and have covered walkways wherever possible.	The Proposed Submission version of the Local Plan contains policies that encourage improvement to public realm including pedestrianized schemes.
REG18.50	Rainham Preservation Society	By offering free parking after 10am, throughout the borough. This is the only way we can compete with Lakeside, Bluewater and Westfield.	The offering of free parking at any time is outside the scope of the Proposed Submission version of the Local plan.
REG18.51	Ray Whitehouse	To make them more accessible for people without cars, make them more friendly to move around in, slow traffic to less than 20mph. Romford is dead after 18:00 except for the pub trade. The market place would make a wonderful leisure facility if only someone could work out how to make it happen. It's just dead space. Hornchurch on the other hand has far too many restaurants, these should be encouraged to spread around other centres of Havering.	The Proposed Submission version of the Local Plan contains policies that encourage public realm improvements. The Proposed Submission version of the Local Plan also contains policies for the transformation of the Market Place
REG18.52	Romford Civic Society	Heritage conservation and design policies in the current LDF should be transferred over to the new Local Plan. Conservation Area Appraisals and the borough's current Heritage SPD should be retained and transferred over to the new Local Plan. The new Local Plan should identify how nature corridors will be developed running through town centres to prevent urban areas being detrimental to ecosystems. The borough's current Shop Front SPD should be retained and transferred to the new Local Plan. The River Rom should be opened up in central Romford and enhanced as a nature corridor in the centre of the town. Design and quality of materials in new housing should be high. More trees should be planted. Cultural and social infrastructure should be prioritised, the amount of green space within Romford Ring Road should be increased.	Since the adoption of the LDF the NPPG and revised versions of the Local Plan have been published. In addition, a substantial evidence base has been prepared to inform policies. In the light of the above, the policies have been revised in the Proposed Submission version of the Local Plan. However, the Council has made sure that issues previously covered by SPD's including design and heritage are sufficiently covered by the policies in the Proposed Submission version of the Local Plan.

Response Number	Respondent Name	Response to Q5	Council's response
			The Proposed Submission version of the Local Plan contains policies which encourage extending wildlife corridors which includes new corridors developed running through town centres to prevent urban areas being detrimental to ecosystems with conditions imposed on development to make sure adverse impacts are prevented. The Proposed Submission version of the Local Plan promotes the important roles the River Rom and other rivers play as a nature corridor in central Romford. The Proposed Submission version of the Local plan requires high design quality development and use of quality materials for new housing, and for more tress to be planted and for cultural and social infrastructure to be prioritised.
REG18.53	Romford Golf Club (Joe Coogan)	Balanced development across the borough will help town centres. Too many flats concentrated in one area can lead to buy-to-let ghettos with transient populations that can damage communities. Opportunities to develop high quality family homes should be sought to ensure town centres are supported by balanced population growth.	It is accepted that balanced development across the borough will help town centres. The Proposed Submission version of the Local Plan promotes a balanced sustainable development including achievement of a mixed and balanced community. This involves development of high quality family homes in town centres to ensure that town centres are supported by balanced population growth.
REG18.56	S.D. Olney	This is critical to Romford's development but must support the towns' heritage. Nearly all shops that become vacant re-open as fast food outlets.	The Proposed Submission version of the Local Plan contains policies that seek to

Response Number	Respondent Name	Response to Q5	Council's response
			control the number and location of fast food outlets within specified frontages of town centres in order to limit their proliferation.
REG18.57	Sheila Clements	I think it is too late for Romford. You have ruined it with the various developments and now you plan to take the market away to South Street. It cannot survive like that. Many years ago you tried moving the market before and many stalls gave up and left. Then you had the cheek to put up a sign telling people it was a market town, but it was too late, the Council had already ruined it. Now you want to do that again. When you look at other market towns around Britain with the facades of old shops surrounding them, it makes you think what Romford could have looked like, but no, the Council just pulled all the old building down and put up monstrosities instead.	The Local Plan supports transformation of Romford Market Place.
REG18.64	Thurrock Council	It is considered that the new local plan strategy should continue to support town centre as a focus for economic activity and development for jobs, retail and other services as well as places for people to live and have access to good transport connections. The new local plan policies should also recognise the need to diversify the role of town centre and enhance the public realm. The council should consider the further potential that town centres offer for sustainable development including additional provision for housing and mixed use development in order to meet the objectives of the London Plan. Thurrock Council is progressing its proposal to transform Lakeside into a regional Town centre and will continue to consult and engage with Havering on this strategic matter. Thurrock Council also welcomes the opportunity to discuss with Havering Council the wider issue of retail provision in the Thames Gateway and beyond as part of the ongoing Duty to Cooperate process on cross boundary planning matters.	The Proposed Submission version of the Local Plan Strategy supports Havering's town centres as the foci for economic activity and development for jobs, retail and other services as well as places for people to live and have access to good transport connections, in conformity with national and regional planning policies. The Proposed Submission version of the Local Plan encourages diversification of the role of the Borough's town centres through promoting and encouraging provision of a wide range of retail offer including encouraging mixed-use development and provision of additional housing and enhancement of their public realm, to sustain and support their vitality and viability. The Proposed Submission

Response Number	Respondent Name	Response to Q5	Council's response
			version of the Local Plan encourages effective and efficient use of town centre sites to optimise development activity. The London Borough of Havering will continue to consult and engage with Thurrock Council and other neighbouring boroughs on all cross boundary planning matters as part of the ongoing Duty to Cooperate process.
REG18.66	Trinity Hall (Bidwells)	The continued protection, improvement and growth of the Borough's town centres should be supported by a balanced approach to development that allocates suitable sites within the Green Belt for residential development. The Plan says that Havering's town centres are important to the economy because they provide shops, services and jobs as well as places to live. Indeed, the Framework recognises that town centre needs are dependent upon a range of uses to support their vitality. It is therefore critical for the new Local Plan to ensure that sufficient town centre sites are allocated for main town centre uses. The Framework states (in the same paragraph) that "*needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability*". Proliferation of residential development on brownfield sites in existing town centre locations is one potential contributor towards limited site availability. Allocating additional sites for residential development in town centres may exacerbate the issues caused by the office to residential permitted development rights. These have successfully accelerated the delivery of residential development on viable sites but in a way that reduces the scope for Councils to appropriately manage land use development in town centre locations. The Council should therefore seek to plan as best that it can for an appropriate balance between residential uses and main town centre uses, rather than an imbalanced mix focussed in maximising residential densities on brownfield land.	The Proposed Submission version of the Local Plan supports the continued protection, improvement and growth of the Borough's town centres through adopting a balanced approach to development that allocates suitable sites within the town centres for main town centre uses whilst allowing other complementary uses such as residential uses within mixed use schemes to optimise development output and ensure an effective and efficient use of brownfield sites for commercial and residential development in its town centres. In conformity to the National Planning Policy Framework, the Proposed Submission version of the Local Plan promotes mixed use developments in town centres Residential development will underpin and support the vitality and viability of town centres, secure sustainable development

Response Number	Respondent Name	Response to Q5	Council's response
		We would highlight that the Inspector's Report on Further Alterations to the London Plan published last year expressed deep concerns about whether higher densities can or should be sought or achieved in order to find additional sources of supply. It would be inappropriate for local context and character, transport capacity, access to social infrastructure and open space (all factors relevant to the optimisation of housing potential) to be compromised if the Council were to seek to meet its London Plan housing target through the provision of new development on brownfield land alone. The Local Plan should therefore ensure that the degradation of town centre function does not occur through the loss of established town centre uses through an imbalanced mix containing too many new homes. Allowing residential development in suitable Green Belt locations would relieve the significant and mounting pressure on town centre brownfield sites to enable the protection, improvement and sustainable growth of the Borough's town centres.	objectives and ensure an effective and efficient use of scarce brownfield sites in town centres. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.69	Wyevale Garden Centres (Gregory Gray Associates)	Town Centres should provide the focus for new retail development in accordance within the NPPF however the Council's attention is drawn to the fact that para. 23 also requires Local Plans to "set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres". This would apply to specialist retail uses such as garden centres which have large requirements for internal/external sales display and whose revenue per floor space cannot secure a town centre site.	The Proposed Submission version of the Local Plan identifies sites outside town centres which may accommodate main town uses that cannot be accommodated in or adjacent to town centres.
POST18.4	V. Rajan and Associates	1. Shopping mall 2. Tourism 3. Interlinking of cities	The Local Plan sets out a positive strategy for its town centres preserving the main shopping function and allowing for

Response Number	Respondent Name	Response to Q5	Council's response
			divarication of uses making it a place that people want to visit. Havering builds on its connections with other parts of London and beyond in the Local Plan.

Question 6: What do you think the transport priorities in Havering are and how should the Plan address them?

Response Number	Respondent Name	Response to Q6	Council's response
REG18.1	AECOM	In line with the NPPF, all plans should "protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people". Developments should be located and designed where practical to ensure there is viable infrastructure necessary to support it. This should feed into any assessment of development potential during the Sustainability Appraisal of growth options.	Noted. The Local Plan contains a balanced suite of policies taking account of Havering's position as an Outer London borough. These promote sustainable transport modes and require development to avoid or mitigate adverse impact on the transport network as well as improving the connectivity in the borough.
REG18.3	Anonymous	As a casual bus user – I have stopped using buses due to the way you have to pay for them now. Double rail service Upminster – Romford. Should be half price on rail to Emerson Park only.	Noted. TfL are responsible for setting payment methods for using bus services and London Overground services. This is outside the scope of the Proposed Submission version of the Local Plan.
REG18.9	C. Cole	Keep up the good work on good car parking. Awful mess outside stations.	Noted.
REG18.11	Clive Narrainen	Cycling	Noted. The Local Plan contains a balanced suite of policies taking account of Havering's position as an Outer London borough. These promote sustainable transport modes and require development to avoid or mitigate adverse impact on the transport network as well as improving the connectivity in the borough.
REG18.12	D. Campbell	I find the transport flow is good.	Noted. The Local Plan contains a balanced suite of policies taking account of Havering's position as an Outer London borough. These promote sustainable transport modes and require development to avoid or mitigate adverse impact on the transport network, as well as improving the

Response Number	Respondent Name	Response to Q6	Council's response
			connectivity in the borough.
REG18.13	D.K.Symes Associates	The Plan needs to recognise that many, if not most goods, products, minerals and waste are generally carried by road vehicles. Encouragement should be given to alternative transport modes (rail and water) where both practicable and appropriate.	This is beyond the remit of the Local Plan. The Proposed Submission version of the Local Plan contains policies promoting sustainable transport modes.
REG18.18	Essex County Council	ECC, as a neighbouring highway authority, will need to be satisfied with the approach to highway modelling given the strategic location of the LB of Havering to the county of Essex. The LB of Havering's new local plan should take into account any likely impact on key transport corridors on the A12 Corridor and A127 Corridor and the key strategic junctions and transport corridors, which need to be considered in any modelling, namely M25 junctions 28 and 29. Despite recent improvements there are still a number of locations on the local strategic road network where journeys are unreliable or improvements will be required to support significant numbers of new homes. ECC will continue to identify measures to tackle the causes of unreliable journeys and work with local planning authorities to identify investment needs to support growth. The highways modelling should also have regard to a number of other national, sub—regional and local highway infrastructure projects and investment commitments surrounding the borough including: – A12 M25 to Chelmsford (D17) – raising section from M25 to Chelmsford to 3 lanes to help address congestion problems and inconsistent standards in the next road period (next 5 years) – Strategic M25 Junction 28 & 29 improvements. Especially J28 (E12) – upgrading the interchange with the A12 to provide dedicated left turn slip lanes and improvement of gyratory system – Late Road Period (2021). – potential impact of the approved Lower Thames Crossing route especially Option C; – the A127 which is already operating at over capacity and the identified cumulative housing growth along the A127, as outlined in the "A127 Corridor for Growth –an Economic Plan" 2014; and	Noted. The London Borough of Havering has prepared a Transport Position Statement to support the Local Plan. Additionally, the Council has engaged extensively with Essex authorities regarding the A127 Growth Corridor and implications for transport and land use planning. Highways England and Transport for London are also supporting this work. A Statement of Common Ground expressing shared commitment to further work is being progressed to support the Local Plan.

Response Number	Respondent Name	Response to Q6	Council's response
		– impact on the neighbouring local road network, including the A128, and the A13 in neighbouring Thurrock. As part of any highway modelling it will be necessary to involve the Highways Agency given the proximity to the A12 and M25, and to ensure their support for any underlying parameters to modelling, and their views of the impact of strategic sites on their network. It is recommended that the emerging evidence base for the new Local Plan has regard to the following transportation plans, strategies and priorities, which are expanded upon below: – Essex Transport Strategy, the Local Transport Plan for Essex (June 2011); and – A127 Corridor for Growth – An Economic Plan (April 2014). <u>Essex Transport Strategy, the Local Transport Plan for Essex (June 2011)</u> The strategy sets the vision for transport, the outcomes ECC aim to achieve over a 15 year period, our policies for transport and the broad approach to implementing the policies. The following priorities are considered relevant to the LB Havering, Strategic transport priorities, – Identifying an agreed and deliverable solution to address congestion at the Thames crossing and adjacent M25 junction 30/31; – Lobbying Government for enhancements to the A12, and onwards to the A120, Harwich Port and London Stansted Airport; and – Lobbying Government for additional capacity on the Great Eastern Main Line and West Anglia mainline to accommodate growing commuter demand, the provision of competitive journey times for Essex Thameside services, and an enhanced local role in the rail franchise process.	

Response Number	Respondent Name	Response to Q6	Council's response
		Countywide priorities – Working with partners to promote a safe and secure travelling environment; – Maintaining the Essex highway network and other transport assets; – Keeping the transport network safe and operational; and – Managing the impact of planned works on the highway network. Heart of Essex priorities: – Delivering transport improvements to support growth, including the North Chelmsford railway station; – Providing for, and promoting, sustainable forms of travel; – Maintaining and improving public transport links; – Tackling congestion and improving journey-time reliability; – Improving access to railway stations and improving station facilities; – Extending and upgrading the Chelmsford cycle network and promoting its use – Improving the attractiveness of streets and public spaces; – Improving journey time reliability on key routes including the A130; – Developing long-term solutions to resolving gaps within the strategic network. South Essex priorities, – Providing and promoting sustainable modes of travel to new development areas; – Improving public transport links within and between the South Essex towns (including the A13 Passenger Transport Corridor and South Essex Rapid Transport (SERT) schemes); – Improving the availability of sustainable travel choices and raising public awareness through travel planning; – Addressing maintenance, signing and broken links in the cycle network to improve conditions and create a safer atmosphere for cycling;	

Response Number	Respondent Name	Response to Q6	Council's response
		– Improving the attractiveness and ease of use of public spaces to support regeneration; – Improving journey time reliability on strategic inter-urban routes including the A127, A129, A130 and the A13; and – Improving access to London Gateway port and London Southend Airport. West Essex priorities – Improving access to and from the M11 corridor;; – Providing the transport improvements needed to support housing and employment growth; – Improving the attractiveness of bus services; – Improving cycling networks and walking routes and encouraging their greater use; – Working with Transport for London to improve the journey experience of Essex residents using the Central Line underground services; – Improving access to Stansted Airport by low carbon forms of trans <u>A127 Corridor for Growth – An Economic Plan, March 2014</u> This joint strategy between ECC and Southend-on-Sea BC makes a case for the corridor, demonstrating its essential economic importance and the measures needed to ensure that South Essex remains a thriving economic engine of growth. The A127 corridor is a vital artery to economic competitiveness of the South Essex sub-region and indeed to the economy of Essex and beyond. It has been adopted to provide greater journey time reliability along the length of the corridor to sustain the economic advantage of the A127, as well as to facilitate future growth and prosperity in the region.	
REG18.21	Havering College of Further and Higher	HCFHE would like to see improvements made to public transport infrastructure across the Borough – including safe pedestrian and cycle routes and improvements to the local bus services. HCFHE would like the Local Plan to focus on improving access by public transport to its	Noted. The Local Plan contains a balanced suite of policies taking account of Havering's position as an Outer London borough. These promote sustainable

Response Number	Respondent Name	Response to Q6	Council's response
	Education (Iceni Projects)	educational facilities in the Borough – particularly the Rainham campus where significant investment is planned in the new Construction Infrastructure and Skills Innovation Centre ('CISIC').	transport modes and require development to avoid or mitigate adverse impact on the transport network, as well as improving the connectivity in the borough.
REG18.22	Havering Friends of the Earth	More bus lanes are needed to cut congestion and improve air quality. Every train/bus stop connection should have a bus expectancy time panel. (There is not one at Hornchurch Station for example.) Connections from train to bus to reach outlying areas need to be better integrated. Huge bus stop queues at Harold Wood Station in rush hour with travellers wanting to reach Harold Hill. Better integration and transport information in outlying areas like Wennington.	The Proposed Submission version of the Local Plan contains policies setting out that the Council will work with partners (including TfL and bus operators) to improve bus travel experience in the borough.
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	Ensuring that all new residential developments are adequately served by existing or proposed public transport services.	Noted. The Local Plan contains a balanced suite of policies taking account of Havering's position as an Outer London borough. These promote sustainable transport modes and require development to avoid or mitigate adverse impact on the transport network, as well as improving the connectivity in the borough.
REG18.25	Highways Agency	Thank you for your email of 9th February 2015 regarding the above Consultation process for the new Havering Local Plan. Thank you for inviting the Highways Agency to be involved in your consultation process. As you are aware, on behalf of the Secretary of State for Transport, the Highways Agency is responsible for managing and operating a safe and efficient Strategic Road Network (SRN), i.e. the Trunk Road and Motorway Network in England, as laid down in Department for Transport (DfT) Circular 02/2013 (Planning and The Strategic Road Network). Our interest in local plans is specifically focussed on the council's approach to highway and transport matters in relation to regeneration and new development. We are keen to understand how local authorities initially	Havering initially identified sites for development through a range of means including a 'Call for Sites' exercise inviting land owners to put forward their sites and proposed uses for the sites, identification of sites with unimplemented planning permission, potential sites that have been brought forward to the Council's attention through enquiries, sites identified through studies, e.g. Strategic Housing Land Availability Assessment (SHLAA), Opportunity sites (large brownfield land with significant potential for development

Response Number	Respondent Name	Response to Q6	Council's response
		identify sites within their boundaries and set and implement policy to manage the resultant trip demands and how these might affect the safe and efficient operation of the Strategic Road Network for which we are responsible. In relation to your consultation questionnaire we are pleased to see that Transport Infrastructure is a key priority of the council and recommend that this remains a key priority. We note that in identifying new development sites, those that are well served or will be well served by public transport will of most interest to the council which we consider is a sensible approach to new development. It is also pleasing to note that in dealing with new development travel impact will be minimised by improving infrastructure to reduce congestion but impact will also be reduced by improving public transport services. In particular it is noted that the council will promote the use of more sustainable forms of transport such as cycling and walking this being useful in reducing the number and therefore environmental impact of car trips resulting from development. I trust that our initial comments are of assistance and thank you again for involving us in your consultation process. We look forward to further involvement as the plan develops.	and Intensification sites (built-up areas which can accommodated further development) nominated by the Council, and the estimation of their capacity for preferred uses on the basis of their surrounding context and uses and potential transport improvement programmes. The local plan identifies a number of key strategic transport infrastructure improvements needed to support the delivery of the Council's vision. The Council's approach recognises its position as an Outer London borough and the implications of this for transport. It seeks to deliver a balanced suite of transport policies to support a sustainable pattern of development that reduces the need to travel but offers a choice of transport modes to residents and businesses. The Council is statutorily required to set out how it will deliver the Mayor's Transport Strategy at a local level through its Local Implementation Plan which is effectively Havering's transport strategy. It contains a series of objectives for managing trip demand through delivering sustainable travel choices. The Council assesses the implications of major developments on the highway network at the planning application stage.

Response Number	Respondent Name	Response to Q6	Council's response
			Conditions may be applied to an application where planning permission is granted. Travel Plans are reviewed for Major planning applications to ensure opportunities for non-motorised car residents are provided and achievable targets for modal shift are set.
REG18.26	Ian Weatherley	By fully integrating all forms of transport (including cars) into a combined scheme to offer a mix of transit options for the community to travel into town centres – and so ensure growth and prosperity	The Proposed Submission version of the Local Plan contains a balanced suite of transport policies supporting a mix of transport modes.
REG18.27	Janet Davy	Improvements required for cyclists – this could lead to reduced car use and better air quality.	The Proposed Submission version of the Local Plan contains a balanced suite of transport policies. Policies supporting cycling infrastructure improvements are included within an overall approach to transport that seeks to improve movement and connectivity for all residents and businesses.
REG18.28	Joe Coogan	Every opportunity to improve public transport infrastructure should be sought. Havering's good transport links in and out of London are key to its success as a viable and pleasant suburb.	The Proposed Submission version of the Local Plan contains policies promoting improvements to all transport infrastructure including measures that will benefit public transport.
REG18.29	John Peterson	All seem ok	Noted.
REG18.30	London Borough of Barking and Dagenham	Havering has engaged Barking and Dagenham on proposals for improving the A1306 New Road and it is important that we continue to work together on transport infrastructure improvements within London Riverside which affect both boroughs.	The London Council will continue to work with Barking and Dagenham on strategic planning issues including the transport related issues. Additionally, both boroughs support the work of Transport for London

Response Number	Respondent Name	Response to Q6	Council's response
			and the Sub-Regional Transport Panel.
REG18.31	London Borough of Bexley (officer response)	In addition to those priorities for transport as identified in the consultation document (i.e. minimising the impact of travel, locating new development where it will be well served by public transport), the London Borough of Bexley would also suggest that reference is made to the improvement of the strategic north south transport links to adjoining boroughs; specifically the potential for a future river crossing between Bexley and Havering, as promoted by Transport for London (TfL). As a strategic transport priority, this river crossing would significantly benefit both London Boroughs by improving connectivity and providing opportunities for sustainable economic growth and development – a key focus of the NPPF (see also, response to question 2). Additionally, the importance of ensuring good quality public transport links using the river crossing should be highlighted as a priority, as this would offer genuine alternative sustainable travel options to the north and south of the river.	Noted. The Council supports the principle of additional river crossings to improve connectivity and provide opportunities for sustainable economic growth. It continues to discuss these issues with other stakeholders including the Highways England, the London Mayor (through Transport for London) and other boroughs.
REG18.32	Lee Clements	Reducing traffic congestion; lobbying the government for a better train service on the Greater Anglia line and a better station at Romford; lobbying TfL for faster introduction of new trains on the District Line and improvements to Gallows Corner and the A12 from Gallows Corner to Brook Street Roundabout.	Noted. The Proposed Submission version of the Local Plan sets out the key strategic transport aspirations for the borough. The Council continues to lobby relevant bodies including the Department for Transport for better train services along the Greater Anglia line. The Proposed Submission version of the Local Plan sets out policies for improved public transport including the aspiration for longer and more frequent trains stopping at Romford station.
REG18.33	Mr Leslie Budge (Andrew Martin Planning)	The NPPF directs, at paragraph 29, that transport policies have an important role to play in facilitating sustainable development. Therefore local planning authorities should support a pattern of development that facilitates the use of sustainable modes of transport, where it is possible to do so. London Borough of Havering is well connected, by rail and road, to the rest	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards

Response Number	Respondent Name	Response to Q6	Council's response
		of London and the South East via its strategic connections and routes. Consequently the Borough's growth and housing strategies should be developed in accordance with these established links, so that residents are encouraged to utilise the public transport system in favour of private vehicle use. As has been mentioned above, the site is situated some 0.64 miles from Harold Wood railway station, which is on a main line into London Liverpool Street. This station is proposed to serve Crossrail once it has been extended from Stratford to Shenfield and services are expected to commence in 2018. The nearest bus stops to the site are: – Shepherds Hill (along the southern boundary of the site) – this stop is served by the 347 service (includes stops at Ockendon Station, Upminster Station, Harold Wood Neighbourhood Centre, Harold Wood Station, Gallows Corner and Romford Station). – Gubbins Lane (500 metres to the east) – this stop is served by the 256 service (stops include St Ursula's School, Hilldene Avenue Shopping Centre, Harold Hill Community Centre, Harold Wood Station, Havering College, Emerson Park Station, Hornchurch Town Centre, Hornchurch Station and St George's Hospital), the 294 service (stops include Central Park leisure Centre, Harold Wood Station, Gidea Park Station, Romford Station, Romford Market, Parklands School and Havering Park), the 347 service (see above), the 646 service (stops include Upminster Station, Hornchurch Town Centre, Emerson Park Station, Havering College and Harold Wood Station) and the 656 service (includes stops at Gallows Corner, Harold Wood Station, Havering College and Emerson Park School). A number of train stations, both under and over ground, are accessible via these bus links, as well as numerous schools / colleges and service centres,	one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.

Response Number	Respondent Name	Response to Q6	Council's response
		i.e. Upminster, Hornchurch and Romford. Furthermore the site is well situated with regard to the strategic highways network, as it is centred between the A127 (0.8 miles), the A12 (1 mile) and the M25 (2.8 miles). This site is therefore highly sustainable in terms of its proximity to services, facilities and various modes of public transport.	
REG18.34	Margaret Whippy	Having a transport system that allows for all age groups is essential, from a school service to one that allows for the needs of workers and families, but also the elderly. Reduced fares for students should be encouraged, as well as cycle ways for all age groups. Cutting fares for families by cycling. Improving pavements encourages more walking, which has health benefits. People need good accessible transport at all times.	Noted. The Proposed Submission version of the Local Plan contains policies supporting road safety improvements for all and including within the vicinity of schools. TfL are responsible for setting fares and this is outside the scope of the Proposed Submission version of the Local Plan.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Utilise and improve existing routes and new arterial links.	Noted. The Proposed Submission version of the Local Plan includes a number of key strategic transport infrastructure improvements to enhance connectivity in Havering. The Proposed Submission version of the Local Plan aims to improve connectivity in the borough by supporting partnership working between the Council and other partners.
REG18.38	Mr T Clemence (DHA Planning)	Encourage sustainable transport and public transport. Promote development in locations that are within close proximity to a range of services, facilities and public transport to minimise the use of private car travel.	The Proposed Submission version of the Local Plan supports improvements to public transport networks including maximising the benefits from Crossrail in Havering. Additionally , it encourages a sustainable pattern of development to reduce the need to travel and offer a choice of transport modes to local businesses, residents and visitors..
REG18.40	Ms M Blackman	See Q5 answer – encourage more central London connectivity and fewer confusing one way/roundabout systems	Noted. The Proposed Submission version of the Local Plan contains policies seeking

Response Number	Respondent Name	Response to Q6	Council's response
			improvements to public transport infrastructure including the aspiration for longer and more frequent trains into central London.
REG18.42	Natural England	We note that the London Borough of Havering wishes to minimise the impact of travel by improving local infrastructure and by promoting a range of high quality, convenient and environmentally friendly transport options. These include cycling and walking and we confirm that we are in favour of such improvements, providing that they do not impact adversely on the environment or on protected sites. The NPPF emphasises the importance of ensuring that development: " ... actively manage(s) patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus(es) significant development in locations which are or can be made sustainable" (para 17). It also states that "transport policies should: – contribute to wider sustainability and health objectives – and encourage solutions which support reductions in greenhouse gas emissions". (NPPF paras 29 and 30).	Support noted.
REG18.44	Persimmon Homes	Havering Borough Council must continue to improve the public transport networks in the Borough. This will encourage the use of public transport, making households less dependent on the use of cars. The introduction of Cross Rail in 2018/2019 goes somewhat towards making these improvements and will open up Havering to Central London and the West.	Noted. The Proposed Submission version of the Local Plan supports improvements to public transport networks including maximising the benefits from Crossrail in Havering. Additionally, it encourages a sustainable pattern of development to reduce the need to travel and offer a choice of transport modes to local businesses, residents and visitors.
REG18.47	R. Watt and Partners	Integration of all developments into transport networks and careful consideration of potential impacts on capacity.	The Proposed Submission version of the Local Plan contains policies which support

Response Number	Respondent Name	Response to Q6	Council's response
	(Phillips Planning Services)		integration of all developments into the transport network with a requirement for proposals to demonstrate that adverse impacts on the transport network are avoided or mitigated.
REG18.48	R.A.Montague	Mainly by improvements to bus services for travel within the borough	The Proposed Submission version of the Local Plan supports the enhancement of bus services within the borough. It highlights the importance of securing better bus services to / from Queen's Hospital in Romford.
REG18.50	Rainham Preservation Society	A bus route is needed from Rainham to Upminster via Corbets Tey Crematorium (residents who don't drive currently use two buses and a train or three buses to visit the graves of their loved ones.) All buses should stop at Rainham Station Interchange.	The Proposed Submission version of the Local Plan supports the enhancement of bus services within the borough. Determining where buses should specifically stop is outside the scope of the Proposed Submission version of the Local Plan. The Local Plan does though highlight the importance of enhancing accessibility to / from Romford Station including for buses. The Council will continue to work closely with Transport for London and bus operators to ensure that bus services and their facilities are well located, safe and convenient.
REG18.51	Ray Whitehouse	Significantly improve public transport to the riverside area. Improve public transports to Harold Hill Slower vehicular traffic to make the roads safer for all other users. Stop rat runs. Make schools safe to get to.	The Proposed Submission Version of the Local Plan includes several key transport infrastructure improvements. These recognise the importance of improving north-south connectivity in Havering as this would make it easier for journeys to be made to / from London Riverside.

Response Number	Respondent Name	Response to Q6	Council's response
			The Local Plan contains policies seeking improvement to road safety in the vicinity of schools and for cyclists and pedestrians in the borough.
REG18.52	Romford Civic Society	A more attractive and greener environment in Romford and on its pedestrian approaches would encourage people to walk into the town more and feel safe doing so. Pedestrian permeability of the Ring Road needs addressing and improving. The underpasses leading into Romford from the areas just outside the centre of the town need dramatic improvement to encourage people to walk into the town more.	Noted. The Proposed Submission version of the Local Plan contains policies supporting a more attractive and greener environment in Romford. Policies also support the delivery of a new east-west shared use link from the railway station across the River Rom to the residential areas west, and improving the active travel links between Romford Station, Waterloo Road and Bridge Close and the quality and setting of the River to provide continuous, safe and accessible links alongside the river. This will assist in promoting active travel and improve north-south connectivity.
REG18.53	Romford Golf Club (Joe Coogan)	Every opportunity to improve public transport infrastructure should be sought. Havering's good transport links in and out of London are key to its success as a viable and pleasant suburb.	The Proposed Submission version of the Local Plan contains policies seeking improvements to the public transport infrastructure to improve connectivity within the borough particularly between north and south Havering. The Local Plan also seeks to improve connectivity to / from areas beyond Havering.
REG18.56	S.D. Olney	Adequate, but must stop parking in main roads to stop continued congestion at pin-points in the borough.	The control of on street parking is beyond the remit of the Proposed Submission version of the Local Plan.
REG18.57	Sheila Clements	For a start Hornchurch High Street was ok as it was. The Council and Boris Johnson had this great idea to make it into a rat run, where even ambulances have to go up on the middle walking section when cars are	The Proposed Submission version of the Local Plan contains policies to improve road safety in the borough including for

Response Number	Respondent Name	Response to Q6	Council's response
		going through. Pedestrians have to jump in the road, to let the ambulance pass You could not make it up. I would not trust the Council with the transport priorities. The traffic light signs are badly positioned so that you cannot see whether it is safe to cross if somebody is standing in front of the wait sign. God knows what mess you will make with the rest of the borough if you are let loose.	pedestrians and cyclists and for tackling congestion "hotspots". Matters relating to traffic light signs are outside the scope of the Local Plan.
REG18.63	Thomas Bates and Son Ltd. (Andrew Martin Planning)	The NPPF directs, at paragraph 29, that transport policies have an important role to play in facilitating sustainable development. Therefore local planning authorities should support a pattern of development that facilitates the use of sustainable modes of transport, where it is possible to do so. London Borough of Havering is well connected, by rail and road, to the rest of London and the South East via its strategic connections and routes. Consequently the Borough's growth and housing strategies should be developed in accordance with these established links, so that residents are encouraged to utilise the public transport system in favour of private vehicle use. As mentioned above, Emerson Park train station is a 20 minute walk from the site or, for a direct route into central London, Upminster station is a 30 minute walk (1.5 miles) and is served by the District Line. Furthermore, Hornchurch station is a short bus ride away and is also served by the District line. The nearest bus stops to the site are: – Wingletye Lane (adjacent to the site) – this stop is served by the 193 service (includes stops at Essex Gardens, Havering Sixth Form College, Hornchurch Station, Romford Station and Queen's Hospital). – Parkstone Avenue (150m to the east) – this stop is served by the 650 service (includes stops at Romford Bus Garage, Romford Station, Gidea Park Station and Emerson Park School) and the 656 service (includes stops at Gallows Corner, Harold Wood Station, Havering College and Emerson Park School).	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt land in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to make any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release green belt land for housing. The Council's approach to increasing housing supply is set out in further detail in the Local Plan Housing Position Statement.

Response Number	Respondent Name	Response to Q6	Council's response
		A number of train stations, both under and over ground, are accessible via these bus links, as well as numerous schools / colleges and service centres, i.e. Romford and Hornchurch. Furthermore, the site is well situated with regard to the strategic highways network, with the A127 within 0.8 miles and the M25 within 3 miles. This site is therefore highly sustainable in terms of its proximity to services, facilities and various modes of public transport.	
REG18.64	Thurrock Council	It is acknowledged that Havering Council support further river crossings in the Thames Gateway in order to promote economic development and growth and to provide enhanced connectivity in this key national and regional regeneration area. However it is noted that Havering Council strongly objected to a Belvedere Bridge crossing of the river Thames being the first bridge crossing as part of any new proposals for river crossings in London. In particular, strong concerns were expressed regarding the impact on housing and employment proposals in the Havering riverside area; the traffic impact on the strategic and local highway network and the implications of the route and any new junctions on the environment and planning of the area. If an announcement by the Government and TfL support a Belvedere Bridge crossing of the Thames and its early opening how will this impact on the Havering New Local Plan? It has been suggested during previous consultation by the TfIL that such a scheme could be built and open in a timescale that would be during the period covered by the Havering new Local Plan. How would Havering Council seek to address such a scheme in the programme and preparation of the Local Plan? As stated by Havering Council the proposal could have implications for the mix and scale of development on Havering riverside and how would this be addressed? Havering Council has also stated its preferred support for new Lower Thames Crossing being Option A which is at the current Dartford crossing. It is recognised that a new Lower Thames Crossing will have economic and	Noted In October 2016 the Mayor of London announced he was prioritising additional crossing points at Silvertown as well as a cycling and walking crossing in the vicinity of Canary Wharf – Rotherhithe and a DLR extension to Thamesmead, amongst others. Havering supports the principle of improved provision of river crossings in east London. It will wish to ensure that any crossings have a satisfactory impact on the borough. The Council are working with Highways England following the announcement by the Minister for Roads of the preferred option for a Lower Thames Crossing. The Lower Thames Crossing will be a regular agenda item at future inter-borough liaison meetings between Havering and District and Unitary authorities in Essex.

Response Number	Respondent Name	Response to Q6	Council's response
		environmental impacts on Havering as well as implications for the strategic and local highway networks. Havering Council have stated their concern that Option C also has a more negative environmental and Green Belt impact and in Havering where a new motorway junction is proposed. The Government is currently giving further consideration to Options A and C for the future Lower Thames Crossing. This includes assessing options within a wider corridor for the route of Option C. An option for a northern path for the route of option C could extends along a M25/A127/A128 corridor before crossing the river Thames. The announcement of the route of the Lower Thames Crossing will have a range economic, and transport implications for the new Havering local Plan and direct environmental and Green Belt implications if an Option C route requires a new junction on the M25 in Havering. If the Government announces an Option C route this would significant implications for Thurrock as well as Havering. Depending on the nature of the crossing options and junctions it could create both positive and negative development pressures on the boroughs adjoining the route. Both authorities may wish to consider the future implications of the Lower Thames Crossing following the Government's announcement of the draft options.	
REG18.65	Transport for London	*Please note that these comments represent the views of Transport for London (TfL) officers and are made entirely on a "without prejudice" basis. They should not be taken to represent an indication of any subsequent Mayoral decision in relation to a planning application based on the proposed scheme. These comments also do not necessarily represent the views of the Greater London Authority (GLA). Any views or opinions are given in good faith and relate solely to transport issues.* Thank you for the opportunity to comment on the above mentioned plan. Comment from TfL is outlined in the correspondence below, TfL welcomes	Noted. Crossrail is specifically mentioned in the Proposed Submission version of the Local Plan. It will be a key factor in helping achieve the objectives for Romford set out in the Local Plan. The Council continues to work closely with TfL and is looking at options for improving bus services in the south of the borough and to improve bus capacity at Queens

Response Number	Respondent Name	Response to Q6	Council's response
		further dialogue with the Council during the next stages of consultation. <u>Crossrail</u> There is an existing National Rail corridor that will be served by Crossrail from 2019. There will be 12 trains per hour at peak times in each direction between central London and Shenfield. It should be clarified in the document that Crossrail will open in 2019, not 2018/2019. TfL would require improved bus, walking and cycle links to improve access to the local centres, District line, National Rail and Crossrail stations. This will enable more people to benefit from the opportunities and facilities in and around London. The plan should make reference to maximising the arrival of Crossrail in terms of economic growth. <u>Public transport and growth</u> TfL would particularly support new development and growth areas in areas of good existing public transport accessibility, while any new growth areas would need to be supported by adequate improvements to walking, cycling, public transport and highway networks to maintain capacity. Conversely the section titled "Business Growth and Economic Productivity" should make reference to public transport improvements as a key enabler for economic growth. TfL is supportive of the Plan's aspiration to improve public transport provision. A key component of public transport provision in the London borough of Havering is buses, which falls under the responsibility of TfL. TfL would welcome further discussions with the Council on bus service enhancement and bus infrastructure together with opportunities for funding. Improvements to mitigate the impact of development would need to be funded from the Council's CIL charging schedule and Section 106 contributions and other non-TfL sources as there is no specific provision within the TfL Business Plan. Improvements to serve existing demand would	Hospital. The importance of London Riverside is addressed in the Rainham and Beam Park Strategic Development Area policy in the Local Plan. The Local Plan highlights the importance of the Beam Park station and the improvements being secured through working with Transport for London on the A1306 project. The Proposed Submission version of the Local Plan brings forward a balanced suite of policies including those for transport. It recognises that Havering is an Outer London borough where there is likely to be greater use of private cars for journeys because the public transport network is less 'dense' than in Inner and Central London. The preparation of the Local Plan has encompassed transport studies to evidence this particularly in regard to implications for parking provision. The Local Plan recognises the adverse implications from congestion in terms of reduced air quality and includes a specific policy aimed at improving air quality linked to transport. The Council is exploring options for car

Response Number	Respondent Name	Response to Q6	Council's response
		need to be assessed and prioritised against TfL's standard criteria within the context of the funding available for bus services and infrastructure. The plan should also make specific reference to aspirations outlined in the London Riverside Opportunity Area Planning Framework (OAPF), which is currently undergoing public consultation. Funding should be secured in the future for Beam Park station and improvements to the A1306 New Road in particular. <u>Walking and cycling</u> TfL is supportive of the Council's aspiration to encourage the uptake of walking and cycling. Part of the challenges associated with this uptake is creating a legible walking and cycling environment. The Local Plan, in further iterations, would benefit from making reference to wayfinding and a clear and consistent signage strategy. Legible London is an easy-to-use signage system that presents information in a range of ways, including maps and directional information, to help people find their way. The maps would be integrated with the local railway stations and recreational sites to enable pedestrians to promptly identify the route to their destination. TfL would like to work with developers and Havering Council to expand this scheme. The scheme would need to be predominately funded through CIL and Section 106 contributions. <u>Car parking and congestion</u> There are multiple ways to address congestion and parking matters at local and regional levels, however, given the growth pressures facing London—and in particular east London—it is important to continue efforts to reduce car use. The National Planning Policy Framework (NPPF) sets out 12 core land-use	club provision in the borough and this is referenced in the Proposed Submission version of the Local Plan. The Council has undertaken a health impact assessment to support the preparation of the Local Plan and a specific policy on healthy communities identifies the linkages between health and travel and transport

Response Number	Respondent Name	Response to Q6	Council's response
		planning principles. These include supporting the transition to a low carbon future, reducing pollution and actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling. The NPPF provides further detail on promoting sustainable transport, stating that the transport system needs to be balanced in favour of sustainable transport modes and that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. London is already the most densely populated part of the UK and is growing at a very fast rate, with 1.3% population growth between 2011 and 2012, compared to 0.7% across the UK. This growth poses major challenges in terms of the scale and density of development required to accommodate it. Over the last ten years in London we have succeeded in facilitating a move away from car use and towards public transport and active modes. In order for London's continued success, this mode shift must continue. London's rapidly growing population and increasing densities place a premium on space, both in terms of developable land and on the road network. The economic cost of congestion in London is already estimated to be £4bn per year and a restraint based approach to parking is considered vital to making more efficient use of space and mitigating the impacts of development on traffic and congestion. Congestion is now seen outside of the weekday peaks, with evening and weekend congestion worsening as the population grows. Measures to mitigate the impacts of growth on the road network include Controlled Parking Zones, limiting the number of parking permits per household, provision of car club memberships and parking bays as well as car free developments in areas with good access to public transport. The London Plan (2015) highlights the housing shortage in the Capital, and sets new, ambitious targets for growth. To meet the housing need in London while at the same time remaining a liveable city for existing residents, it is	

Response Number	Respondent Name	Response to Q6	Council's response
		important to consider wider impacts of creating additional parking spaces in new developments. Public Health Following the Health & Social Care Act 2012 local authorities have taken on new public health responsibilities in 2014 and TfL, along with other agencies, have a role in supporting them to deliver improvements in the health of Londoners. TfL has prepared the document via the link, which might be useful to help link to transport and health and could perhaps become part of any evidence base for further work. http://www.tfl.gov.uk/info-for/media/press-releases/2014/february/tfl-publishes-worldsfirst-transport-health-action-plan	
REG18.67	Veolia ES (UK) Ltd	As a business operating within the Borough which relies on the movement of waste and recycled materials primarily using the road network it is important that an efficient and sustainable road network is maintained within the Borough and that roads are managed to ensure that there is sufficient capacity and that local congestion issues are relieved.	Noted. The Proposed Submission version of the Local Plan contains a balanced suite of policies promoting sustainable transport modes and for development to avoid or mitigate adverse impact on the transport network.
POST18.1	V.Rajan and Ssociates	The respondent identified the following : 1. Road 2. Rail 3. Metro rail 4. Shipping	Noted. The Local Plan sets out the transport priorities for the borough across a range of transport modes.

Question 7: How do you think the plan should address the need for community facilities and services including schools and health provision?

Response Number	Respondent Name	Response to Q7	Council's response
REG18.1	AECOM	We have no comment to make, only to suggest that a comprehensive approach to planning through the provision of a garden village would provide community facilities and services.	Noted. The Proposed Submission version of the Local Plan seeks to provide sufficient social infrastructure needed to match the quantum and location of proposed new development. The Local Plan is underpinned b a robust Infrastructure Delivery Plan.
REG18.2	Adams Family (Bidwells)	The Plan should address the need for community infrastructure arising from new development via a combination of the Community Infrastructure Levy and site specific planning obligations. The biggest opportunities in this respect are likely to arise from the development of greenfield sites which are likely to be subject to significantly fewer abnormal costs compromising viability.	Noted. The Council is in the early stages of preparing its Community Infrastructure Levy. The Infrastructure Delivery Plan which supports the Local Plan refers to funding for infrastructure facilities and sets out the various funding sources. The Proposed Submission version of the Local Plan seeks to ensure that sufficient community infrastructure is provided to match the quantum and location of proposed new development. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries.

Response Number	Respondent Name	Response to Q7	Council's response
			No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason, the Council will not be seeking development of greenfield sites to deliver community infrastructure facilities.
REG18.3	Anonymous	Should have real police in Havering. Stop outsiders travelling to our schools.	Noted. These issues are outside the scope of the Proposed Submission version of the Local Plan.
REG18.9	C. Cole	I have not felt the need for any changes on these.	Noted.
`	D. Campbell	NHS building and other public sector buildings can be modernised but NOT too eccentric like London with skyscrapers, Havering does NOT need skyscrapers – they are depressing.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that the design of new buildings responds to distinctive local building forms and respects the scale, massing, building line and height of the surrounding physical context.
REG18.18	Essex County Council	ECC as a neighbouring statutory authority and service provider will continue to work with the LB Havering on cross boundary issues regarding current provision and future requirements for social Infrastructure including schools and health provision. ECC recommend that the emerging local plan is supported by further investigation and evidence concerning the provision, commitment and timing of social infrastructure, to support the viability and deliverability of the Local Plan, and to determine any cross boundary impacts.	Noted. The Proposed Submission version of the Local Plan is supported by an Infrastructure Delivery Plan which presents evidence concerning the provision, commitment and timing of social infrastructure supporting the Proposed Submission version of the Local Plan. The Council will continue to work closely with other stakeholders involved in infrastructure provision and keep these matters under review.
REG18.21	Havering College of	This term of 'social infrastructure' includes facilities which are needed to serve existing and new residents and to ensure social inclusion, health	The Proposed Submission version of the Local Plan considers the provision of

Response Number	Respondent Name	Response to Q7	Council's response
	Further and Higher Education (Iceni Projects)	and wellbeing and an improved quality of life. The provision of higher and further education should be considered within the context of social infrastructure as the opportunities that training and further qualifications present can contribute to an improved quality of life through better job prospects. Therefore in light of the comment above, the forthcoming Local Plan should include provision for further and higher education and an allowance for institutions such as the HCFHE to grow and change in line with the requirements of an increasing population. This includes such provisions as the protection of existing educational sites as well as the ability to take advantage of opportunities to expand at appropriate locations.	higher and further education within the context of social Infrastructure. The Local Plan has been prepared in the light of a robust Infrastructure Delivery Plan and close working with other Council departments including education. The Proposed Submission version of the Local Plan seeks to safeguard existing education provision and supports proposals for further or higher education where they contribute to the delivery of the Council's agreed Commissioning Plan for Education Provision and the Schools Expansion Programme.
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	These should be planned for, having regard to the housing requirements in the London Plan for the Borough.	Noted. The Local Plan is supported by a robust Infrastructure Delivery Plan. The quantum and location of community facilities necessary to support the growth envisaged in the Local Plan will be assessed in the light of housing delivery.
REG18.26	Ian Weatherley	By rationalising and standardising the different primary and secondary schools intakes from other boroughs, e.g. there are so many secondary schools that have many students from Barking and Dagenham – Why? Shouldn't Havering schools be for Havering Residents?	Havering Council works with other neighbouring statutory authorities and service providers on cross boundary issues regarding current provision and future requirements for schools, and other social infrastructure needs. On the basis of the requirement of Duty to Co-operate Havering Council must ensure that the needs of other adjoining boroughs are accommodated where it has the capacity, and they don't. The same principle applies

Response Number	Respondent Name	Response to Q7	Council's response
			to other neighbouring boroughs meeting the needs of Havering where they have the capacity and Havering doesn't.
REG18.27	Janet Davy	Encourage use of local school(s) – at present many students are travelling unnecessary distances to school – which is not good for them or the environment.	The Proposed Submission version of the Local Plan seeks to provide sufficient school places in local areas to avoid the 'need' to travel long distances. Encouraging the use of local schools by Havering residents is outside the scope of the Proposed Submission version of the Local Plan. The Local Plan addresses issues around the journeys to and from schools and seeks to ensure that these are undertaken safely, conveniently and with minimal adverse impact on the environment.
REG18.28	Joe Coogan	Opportunities to secure sites through creative discussions with landowners should be sought out as a priority. It is essential that the borough can cater for needs of children who need good school places, both now and in the future. Some Greenfield and Greenbelt sites could provide a solution, at little or no cost the council if planning obligations/sct 106 powers are used creatively.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. The Local Plan says that proposals for education use in the Green Belt may be considered as very special circumstances

Response Number	Respondent Name	Response to Q7	Council's response
			where it can be robustly demonstrated that there are no suitable alternative sites within the relevant area and there is a demonstrable need for additional school places.
REG18.29	John Peterson	Support more walk in health centres and open longer hours	Health provision is addressed in the Infrastructure Delivery Plan which has been prepared to support the Local Plan. Support for more walk in health centres and health facilities being open for longer hours is outside the scope of the Proposed Submission version of the Local Plan.
REG18.30	London Borough of Barking and Dagenham	Barking and Dagenham is experiencing an unprecedented growth in children of school age not only from new housing but from existing households. The Council has prioritised the use of S106 contributions to fund new school places and has secured new schools in new developments such as Academy Central, Barking Riverside and Lymington Fields. It is understood that Havering is now facing similar pressures and therefore it is essential that sufficient new school places are planned in parallel with the delivering of new housing. Barking and Dagenham continues to press for bus route 5 to serve Queen's Hospital and would welcome Havering's support in this regard.	The Proposed Submission version of the Local Plan supports the expansion of educational facilities to provide sufficient school places necessary for the additional new housing development identified in the Local Plan. The Local Plan is underpinned by a robust Infrastructure Delivery Plan. The Council is working closely with a wide range of stakeholders to improve access to / from Queens Hospital. The transport policies of the Local Plan highlight the importance of improved public transport links to / from the hospital.
Reg18.32	Lee Clements	By lobbying the government to allow the Council to build new schools rather than expanding existing ones or allowing free schools. Education provision is likely to be negatively impacted by making schools too large. The Council should also be trying to stop the further closure of NHS hospitals and other health centres in the Borough. If the Council wants to welcome more residents, the area needs more	The Proposed Submission version of the Local Plan supports the expansion of educational facilities to provide sufficient school places necessary for the additional new housing development identified in the Local Plan. The Local Plan is underpinned by a robust

Response Number	Respondent Name	Response to Q7	Council's response
		facilities not less.	Infrastructure Delivery Plan. Lobbying the government to stop the further closure of NHS hospitals and other health centres in Havering is outside the scope of the Proposed Submission version of the Local plan.
REG18.34	Margaret Whippy	Consideration needs to be given to the health centres of excellence covering GP, Dental clinics (Such as walk-in) conveniently located at regular intervals within Havering. Thus smaller sites can be utilised and their needs changed according to need. This will add to local hospital complexes giving expansion where needed.	Noted. The Proposed Submission version of the Local Plan supports the co-location of complementary services within multi-use adaptable buildings that are accessible by public transport and active travel.
Reg18.36	Moody Homes and Mr John Wakeling (Bidwells)	The Council should address the need for community infrastructure arising from new development via a combination of the Community Infrastructure Levy and site specific planning obligations. The biggest opportunities in this respect are likely to arise from the development of greenfield sites which are likely to be subject to significantly fewer abnormal costs compromising viability.	Noted. The Council is in the early stages of preparing its Community Infrastructure Levy. The Infrastructure Delivery Plan which supports the Local Plan refers to funding for infrastructure facilities and sets out the various funding sources. The Proposed Submission version of the Local Plan seeks to ensure that sufficient community infrastructure is provided to match the quantum and location of proposed new development. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any

Response Number	Respondent Name	Response to Q7	Council's response
			modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason, the Council will not be seeking development of greenfield sites to deliver community infrastructure facilities.
Reg18.37	Mr Barrie Stone and Miss Eleanor Stone	New facilities and improved structures to represent new and changing population.	Noted. The Local Plan is underpinned by a robust Infrastructure Delivery Plan. The Proposed Submission version of the Local Plan seeks to provide sufficient community infrastructure needed to match the quantum and location of development proposed.
Reg18.39	Mrs S J Ellis (Bidwells)	The Council should address the need for community infrastructure arising from new development via a combination of the Community Infrastructure Levy and site specific planning obligations. The biggest opportunities in this respect are likely to arise from the development of greenfield sites which are likely to be subject to significantly fewer abnormal costs compromising viability.	Noted. The Council is in the early stages of preparing its Community Infrastructure Levy. The Infrastructure Delivery Plan which supports the Local Plan refers to funding for infrastructure facilities and sets out the various funding sources. The Proposed Submission version of the Local Plan seeks to ensure that sufficient community infrastructure facilities required for the quantum and location of proposed new development is provided. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF

Response Number	Respondent Name	Response to Q7	Council's response
			and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason, the Council will not be seeking development of greenfield sites to deliver community infrastructure facilities.
Reg18.40	Ms M Blackman	Can only do this when needs of local people regularly assessed. Some boroughs have a system of road or area ambassadors who enjoy interacting with their neighbours. Never going to keep everyone happy as funds are always under pressure. Focus on bringing in the business and people – money will follow.	Noted. The Local Plan is underpinned by a robust Infrastructure Delivery Plan. The Proposed Submission version of the Local Plan seeks to provide sufficient community infrastructure needed to match the quantum and location of proposed new development.
Reg18.43	Omega After Alpha Ltd (Bidwells)	The Council should address the need for community infrastructure arising from new development via a combination of the Community Infrastructure Levy and site specific planning obligations. The biggest opportunities in this respect are likely to arise from the development of greenfield sites which are likely to be subject to significantly fewer abnormal costs compromising viability.	Noted. The Council is in the early stages of preparing its Community Infrastructure Levy. The Infrastructure Delivery Plan which supports the Local Plan refers to funding for infrastructure facilities and sets out the various funding sources. The Proposed Submission version of the Local Plan seeks to ensure that sufficient community infrastructure required for the quantum and location of proposed new development is provided. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the

Response Number	Respondent Name	Response to Q7	Council's response
			Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason, the Council will not be seeking development of greenfield sites to deliver community infrastructure facilities.
Reg18.44	Persimmon Homes Essex	Havering Borough Council are currently preparing their Community Infrastructure Levy (CIL) alongside the new Local Plan. The adoption of a CIL will enable the council to take financial contributions from all residential development delivered in the LPA. The allocation of large strategic sites can also provide and help to deliver much needed social infrastructure.	Noted. The Council is in the early stages of preparing its Community Infrastructure Levy. The Infrastructure Delivery Plan which supports the Local Plan refers to funding for infrastructure facilities and sets out the various funding sources. The policies in the Local Plan for the Strategic Development Areas in Romford and Rainham and Beam Park refer to the social and community infrastructure needed to support development in these areas.
REG18.47	R. Watt and Partners (Phillips Planning Services)	Inclusion of suitable/required facilities as part of sufficiently scaled allocations and are suitably accessible from other developments. Policy framework should also provide flexibility to ensure that facilities and services are reflective of need to enable them to remain viable.	Noted. The Proposed Submission version of the Local Plan seeks to provide sufficient social infrastructure necessary for the quantum of proposed new development. The Local Plan is underpinned by a robust Infrastructure

Response Number	Respondent Name	Response to Q7	Council's response
			Delivery Plan.
REG18.48	R.A.Montague	Free Schools Academies and at least one Grammar School for social mobility.	Noted. The Proposed Submission version of the Local Plan supports provision of sufficient school places necessary for the quantum of development planned.
REG18.50	Rainham Preservation Society	Rainham desperately needs a new health centre as all our doctors are providing an excellent service in cramped and inadequate conditions. We were promised a new school and health centre and got neither. This disproportionate spending within this borough must stop!	The policy in the Proposed Submission version of the Local Plan for the Rainham and Beam Park Strategic Development Area includes reference to the provision of a new health centre and new school places in this area.
Reg18.51	Ray Whitehouse	Build schools where they are needed and create more spaces at schools which are overloaded. Don't move the people, move the schools closer to the people.	Noted. The Proposed Submission version of the Local Plan seeks to provide sufficient school places in the appropriate areas of Havering..
REG18.52	Romford Civic Society	We support the words relating to this in the consultation document.	Support noted.
Reg18.53	Romford Golf Club (Joe Coogan)	Opportunities to secure sites through creative discussions with landowners should be sought out as a priority. It is essential that the borough can cater for needs of children who need good school places, both now and in the future. Some Greenfield and Greenbelt sites could provide a solution, at little or no cost the council if planning obligations/sct 106 powers are used creatively.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason, the Council will not

Response Number	Respondent Name	Response to Q7	Council's response
			be seeking to allocate some Greenfield and Greenbelt sites to provide for school places for children. The Local Plan says that proposals for education use in the Green Belt may be considered as very special circumstances where it can be robustly demonstrated that there are no suitable alternative sites within the relevant area and there is a demonstrable need for additional school places.
Reg18.54	Romford YMCA	Yes, the Local Plan should address the need for community facilities, which should reflect the communities in which they are based. Development of new homes must be seen in tandem with new health and educational facilities.	Noted. The Local Plan is underpinned by a robust Infrastructure Delivery Plan. The Proposed Submission version of the Local Plan seeks to provide sufficient social infrastructure needed to match the quantum and location of proposed new development.
Reg18.56	S.D. Olney	In Rainham, for instance, a multi practice doctor's clinic has been tabled for approaching 13 years but as yet no development has ever been agreed – why?	The policy in the Proposed Submission version of the Local Plan for the Rainham and Beam Park Strategic Development Area includes reference to the provision of a new health centre in this area. The Local Plan itself cannot require the provision of such a facility by its health service partners.
Reg18.57	Sheila Clements	There isn't any money for any of this if the Conservatives get in again as we are told we are again going into more austerity measures.	Noted. It is recognised that the funding climate for many matters including social and community infrastructure is challenging. The Proposed Submission version of the Local Plan seeks to provide sufficient social infrastructure needed to match the

Response Number	Respondent Name	Response to Q7	Council's response
			quantum of proposed new development. It is likely that this will encompass exploring options for funding from a wide range of potential sources.
Reg18.66	Trinity Hall (Bidwells)	The Council should address the need for community infrastructure arising from new development via a combination of the Community Infrastructure Levy and site specific planning obligations. The biggest opportunities in this respect are likely to arise from the development of greenfield sites which are likely to be subject to significantly fewer abnormal costs compromising viability.	Noted. The Council is in the early stages of preparing its Community Infrastructure Levy. The Infrastructure Delivery Plan which supports the Local Plan refers to funding for infrastructure facilities and sets out the various funding sources. The Proposed Submission version of the Local Plan seeks to ensure that sufficient community infrastructure facilities needed to match the quantum of proposed new development is provided. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason, the Council will not be seeking development of greenfield sites to deliver community infrastructure facilities.

Response Number	Respondent Name	Response to Q7	Council's response
POST18.1	V. Rajan and Associates	The respondent commented : 1. Schools based on demand 2.Hospitals	Noted. The Proposed Submission version of the Local Plan seeks to provide sufficient social infrastructure needed to match the quantum of proposed new development. The Infrastructure Delivery Plan sets out the quantity of community facilities planned for. This includes health and education facilities.

Question 8: How do you think the Plan should support the culture and leisure offer within Havering?

Response Number	Respondent Name	Response to Q8	Council's response
REG18.1	AECOM	We have no comment to make, only to suggest that a comprehensive approach to planning through the provision of a new garden village would have the potential to provide culture and leisure facilities as well as contributing towards improving current culture and leisure facilities.	Noted. The Proposed Submission version of the Local Plan supports the increase of culture and leisure facilities as well as the enhancement of existing facilities.
REG18.2	Adams Family (Bidwells)	The Framework requires local planning authorities to plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land (para 81). Taking account of the important position of the Borough on the outer fringes of Greater London, the Plan should view the Green Belt as a cultural and leisure resource to be optimised for the benefit of the residents. To preserve the Green Belt in aspic would miss the opportunity to enhance its beneficial use. There are many areas of Green Belt which are inaccessible and of little value to residents of the Borough. The Local Plan process offers the opportunity to explore the potential to enhance these sites. We would urge the Council to take the opportunities presented to provide greater access to the Green Belt for recreation and to enable ecological enhancements, which would in turn improve prospects for healthier lifestyles and access to nature. This would significantly enhance the leisure and cultural offer within Havering.	Noted. The Proposed Submission version of the Local Plan supports proposals that improve the quality of and access to existing open space, sports and recreation facilities in order to enhance the leisure and recreational beneficial use of the Green Belt within the borough.
REG18.3	Anonymous	Stop destroying what little culture we have in Havering.	Noted. The Proposed Submission version of the Local Plan sets out a positive strategy protecting culture and leisure facilities within Havering.
REG18.9	C. Cole	Must give extra support to Queens Theatre. I think sports centres are	Noted. The provision of extra support to

Response Number	Respondent Name	Response to Q8	Council's response
		under-used – close one?	Queens Theatre is outside the scope of the Proposed Submission version of the Local Plan. The Proposed Submission version of the Local Plan seeks to protect existing sports and recreation facilities unless it can be demonstrated that better or replacement provision will be made in a suitable location or the need for the development involves alternative sports and recreation provision which outweighs the loss of the existing facility.
REG18.12	D. Campbell	The Plan should support existing residents and relate to what would help with their planned lifestyle, gym leisure walk through a well-lit walkway through the marshes park exercise equipment.	Noted. The Proposed Submission version of the Local Plan sets out a positive strategy for the enhancement of leisure, sports, and recreational facilities.
REG18.13	D.K.Symes Associates	There is an increasing demand on leisure facilities and encouragement should be given to proposals that increase the range and facilities that can be provided. This includes facilities that may be located in the Green Belt.	Noted. The Proposed Submission version of the Local Plan sets out a positive strategy protecting culture and leisure facilities within Havering.
REG18.26	Ian Weatherley	Culture and leisure opportunities should be retained – but with council funding reduced to a minimum. These facilities will need to be funded by the people that use them – as these are not basic needs – such as schooling and healthcare.	The Proposed Submission version of the Local Plan sets out a positive strategy protecting culture and leisure facilities within Havering. Issues linked to the fees for the use of facilities are outside the scope of the Proposed Submission version of the Local Plan.
REG18.27	Janet Davy	By maintaining libraries and grants e.g. to the Queens Theatre. This is more important than spending on fancy street paving.	Noted. The decision on relative spending priorities is outside the scope of the Proposed Submission version of the Local plan. Notwithstanding that, the Local Plan seeks to ensure that Havering has a very

Response Number	Respondent Name	Response to Q8	Council's response
			high quality public realm as this can enhance the quality of life for residents and provide a more positive climate for business investment.
REG18.28	Joe Coogan	Opportunities to bring underused land up to a standard that can be used for recreational purposes should be considered. Planning obligation powers could release some Greenfield sites for new parks if other parts of sites are freed up for considerate development.	Noted. The Proposed Submission version of the Local Plan encourages developer contributions to enhance recreational facilities.
REG18.29	John Peterson	Do not charge for parking in parks	This matter is outside the scope of the Proposed Submission version of the Local Plan.
REG18.32	Lee Clements	By: preserving our parks and not allowing development to encroach on them; supporting the Queen's theatre, libraries and other cultural and arts facilities;	Noted. The Proposed Submission version of the Local Plan includes policies to protect parks. The Local Plan seeks to protect cultural facilities such as the Queen's Theatre and arts and facilities.
REG18.34	Margaret Whippy	Cultural and leisure facilities need to change according to local residents. Accessible gyms in town centres as well as sports centres; kiddies activity centre in town centre complexes; sporting centres in larger areas on the edge of towns. Encouragement of more physical activities in schools and ceasing the sale of school playing fields for development.	Noted. The Proposed Submission version of the Local Plan includes a policy to ensure the provision of a wide range of facilities for culture and recreation.
REG18.36	Moody Homes and Mr John Wakeling (Bidwells)	Please refer to our answer to Question 7 – the same principle applies; development on greenfield land offers greater opportunities than brownfield land to fund improvements to the cultural and leisure offer in the Borough.	Noted. See response to Question 7.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	More flexible approach required.	Noted. The Proposed Submission version of the Local Plan will be assessed by an Inspector to ensure that it provides a reasonable amount of flexibility to deal with changing circumstances over the Plan Period.
REG18.39	Mrs S J Ellis	The Framework requires local planning authorities to plan positively to	Noted. The Proposed Submission version

Response Number	Respondent Name	Response to Q8	Council's response
	(Bidwells)	enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land (para 81). Taking account of the important position of the Borough on the outer fringes of Greater London, the Council should view the Green Belt as a cultural and leisure resource to be optimised for the benefit of the residents. To preserve the Green Belt in aspic would miss the opportunity to enhance its beneficial use. There are many areas of Green Belt which are inaccessible and of little value to residents of the Borough. The Local Plan process offers the opportunity to explore the potential to enhance these sites. We would urge the Council to take the opportunities presented to provide greater access to the Green Belt for recreation and to enable ecological enhancements, which would in turn improve prospects for healthier lifestyles and access to nature. This would significantly enhance the leisure and cultural offer within Havering.	of the Local Plan supports proposals that improve the quality of and access to existing open space, sports and recreation facilities in order to enhance the leisure and recreational beneficial use of the Green Belt within the borough, in line with the NPPF.
REG18.40	Ms M Blackman	See Q2 & Q7. If there are plenty of businesses where people can live and work, they will make use of local facilities, and will drive demand for better facilities. If there is demand then entrepreneurs can be encouraged to service this demand. All of this ultimately contributes to the local economy, and helps fund wider services.	Noted. The Proposed Submission version of the Local Plan supports increase of culture and leisure facilities as well as the enhancement of existing facilities to support sustainable development.
REG18.43	Omega After Alpha Ltd (Bidwells)	The Framework requires local planning authorities to plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land (para 81). Taking account of the important position of the Borough on the outer fringes of Greater London, the Council should view the Green Belt as a cultural and leisure resource to be optimised for the benefit of the	Noted. The Proposed Submission version of the Local Plan supports proposals that improve the quality of, and access to, existing open space, sports and recreation facilities in order to enhance the leisure and recreational beneficial use of the Green Belt within the borough, in line with the NPPF.

Response Number	Respondent Name	Response to Q8	Council's response
		residents. To preserve the Green Belt in aspic would miss the opportunity to enhance its beneficial use. There are many areas of Green Belt which are vacant, degraded, inaccessible and of little value to residents of the Borough. The Local Plan process offers the opportunity to explore the potential to enhance these sites. We would urge the Council to take the opportunities presented to provide greater access to the Green Belt for recreation and to enable ecological enhancements, which would in turn improve prospects for healthier lifestyles and access to nature. This would significantly enhance the leisure and cultural offer within Havering.	
REG18.47	R. Watt and Partners (Phillips Planning Services)	Cultural/Leisure facilities should be supported/promoted in accessible locations and open spaces should be reviewed to ensure that they facilitate the purposes behind their designation.	Noted. The Proposed Submission version of the Local Plan sets out a positive strategy promoting cultural/leisure facilities in accessible locations. The preparation of the Local Plan has encompassed a review of all open spaces.
REG18.48	R.A.Montague	By preserving the green belt and open spaces and by supporting organisations such as Scouts/Cadets.	Noted. The Proposed Submission version of the Local Plan sets out a positive strategy to protect Green Belt and Open Spaces. Supporting organisations such as Scouts/Cadets is outside the scope of the Proposed Submission version of the Local plan.
REG18.50	Rainham Preservation Society	We need sailing facilities and a yacht club at Rainham Riverside. The boroughs greatest asset, the River Thames, should be used to its fullest potential.	Noted. The provision of sailing facilities and a yacht club is outside the scope of the Proposed Submission version of the Local plan. The Proposed Submission version of the Local plan sets out a positive strategy for river corridors.
REG18.51	Ray	Make them more accessible without having to have a membership. It is	The Proposed Submission version of the

Response Number	Respondent Name	Response to Q8	Council's response
	Whitehouse	just not Havering but sports centres and leisure centres to me are not very inviting. They all seem to consist of a reception desk (which always has a queue) and then a barrier to facilities which could be made available free. By this I mean, for example, that Harrow lodge could open its doors to the cafe and toilets to all comers to make it more inviting and then have the barrier between that and the sports facilities which need paying for. Think how great it would be if these facilities could be used by everyone who just want a walk and a cup of tea. So make them more accessible to the public as a whole.	Local Plan requires developments to enable inclusive access for all in the community.
REG18.52	Romford Civic Society	Current LDF policies CP57 and DC1725 should be retained and transferred into the new Local Plan. CIL money should be used to support cultural infrastructure.	Noted. The preparation of the Proposed Submission version of the Local Plan has encompassed reviewing current planning policies as set out in the Local Development Framework. Where necessary and appropriate, the thrust of these policies is included within the new policies in the Local Plan. The preparation and delivery of the Havering Community Infrastructure Levy will be the appropriate mechanism to consider if cultural infrastructure should be funded through these monies.
REG18.53	Romford Golf Club (Joe Coogan)	Opportunities to bring underused land up to a standard that can be used for recreational purposes should be considered. Planning obligation powers could release some Greenfield sites for new parks if other parts of sites are freed up for considerate development.	Noted. The Proposed Submission version of the Local Plan sets out a positive strategy protecting or enhancing existing culture and leisure facilities and providing new facilities within Havering.
REG18.56	S.D. Olney	Overall culture and leisure is at present catered for.	Noted.
REG18.57	Sheila Clements	It won't. After The Queens Theatre got a grant last year, the Council took away their support. Apparently there isn't any money.	Noted. Decisions on financial support for the Queens Theatre is outside the scope of this Proposed Submission version of the Local plan.
REG18.58	Sport England	The Plan should support sports facilities by according with paragraph 70	Noted. The Proposed Submission version

Response Number	Respondent Name	Response to Q8	Council's response
		of the NPPF which states: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: – Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; – Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to day needs; – Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and – Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. The Plan should set out clearly what the sporting needs of the Borough are and how they are to be delivered, allocating land as appropriate and being explicit about where new provision should be delivered in kind onsite as part of housing development and where S106 contributions and CIL will be sought.	of the Local Plan has been prepared in accordance with the National Planning Policy Framework including paragraph 70.
REG18.62	Theatres Trust	Under the title 'Culture and Leisure Facilities', the Local Plan document should include policies that protect and enhance existing facilities as well as encourage new ones. We therefore recommend policy wording along the lines of: 1. The council will safeguard existing cultural and leisure facilities by resisting their loss or change of use unless replacement facilities are provided on site or within the vicinity which meets the need of the local population, or it has been demonstrated that there is no demand for another similar use on site.	Noted. The Proposed Submission version of the Local Plan sets out a positive strategy to protect and enhance access to existing culture and leisure facilities and encourages the provision of new facilities within Havering.

Response Number	Respondent Name	Response to Q8	Council's response
		2. Developments that result in additional need for cultural and leisure facilities will be required to contribute towards enhancing existing facilities, or provide/contribute towards new facilities. This contribution will be addressed through CIL and/or section 106 obligations, as appropriate. 3. The council will encourage the provision of new cultural and leisure facilities in appropriate locations which are convenient to the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport, and buildings that are inclusive, accessible, flexible and sited to maximise shared use of the facility. This reflects guidance in item 70 in the NPPF states that to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should plan for the use of shared space and guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community.	
REG18.66	Trinity Hall (Bidwells)	Please refer to our answer to Question 7 – the same principle applies; development on greenfield land offers greater opportunities than brownfield land to fund improvements to the cultural and leisure offer in the Borough.	Noted. See response to Question7.
REG18.67	Veolia ES (UK) Ltd	We support the development of cultural and leisure activities within the Borough. However, this should not be to the detriment of the needs of local businesses and the economic wellbeing of the area.	Support noted. The Proposed Submission version of the Local Plan sets out a balanced strategy to achieve sustainable development in Havering without detriment to a particular land use type.
POST18.4	V. Rajan and Associates	The respondent commented : 1. Sports Complex	Noted. The Local Plan sets a positive strategy for sport and leisure including a policy for open space, sports and leisure. It identifies support for improvements to

Response Number	Respondent Name	Response to Q8	Council's response
			several sports facilities such as Chaffords and Hornchurch.

Question 9: How do you think the Local Plan should protect and enhance the Borough's green belt?

Response Number	Respondent Name	Response to Q9	Council's response
REG18.1	AECOM	We believe that the Council should actively manage its Green Belt land and identify areas within it which serve its intended purpose and should be retained, as well as those areas where development would be suitable to meet the borough's housing need.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in the Green Belt in accordance with NPPF and London Plan policies.
REG18.2	Adams Family (Bidwells)	The Local Plan process provides the opportunity to review the Green Belt boundary and determine whether the targeted release of sites which do not serve any of the five Green Belt purposes would be appropriate. Specifically as part of this process, the development of some Green Belt	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a

Response Number	Respondent Name	Response to Q9	Council's response
		sites offers the prospect of enabling the enhancement and beneficial use of other land that serves a more valuable Green Belt function, as encouraged by the Framework. Such opportunities for Green Belt enhancement include accessibility, outdoor sport and recreation and the enhancement of landscapes, visual amenity and biodiversity. Providing new or extended Country Parks or enhancements to the Thames Chase Community Forest are examples of the opportunities presented by greater access to Green Belt land, funded by the release of sites that no longer serve Green Belt purposes. In light of our serious concerns in respect of the deliverability of the Borough's housing requirement on brownfield sites alone (as explained in our response to Question 3), we would seek to reassure the Council that Hundal v South Buckinghamshire DC [2012] demonstrates that housing need is capable of justifying a change in the Green Belt boundaries. This approach is in accordance with the most recent update to relevant National Planning Practice Guidance (PPG) guidance. Taking this point into practice, St Albans City and District Council (another Green Belt authority) is preparing its Local Plan to meet its housing requirements including Green Belt release on the basis that 'exceptional circumstances' do exist because there is likely to be insufficient brownfield capacity and no alternative locations beyond the Green Belt. In conclusion, development of some Green Belt land offers the prospect of funding the enhancement for the beneficial use of other parts of the Green Belt that serves a more important function. This Local Plan review process should be seen as an opportunity to enable this to happen. The release of some Green Belt land for residential development, in light of exceptional circumstances, is in accordance with the Framework and PPG guidance	contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect the Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.3	Anonymous	Protect the green belt, including stopping road and pedestrian traffic increases.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that

Response Number	Respondent Name	Response to Q9	Council's response
			all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in the Green Belt in accordance with NPPF and London Plan policies.
REG18.8	Brett Aggregates Limited (MJCA)	The new Local Plan should, in line with the aims and objectives of the NPPF recognise that certain types of development such as mineral extraction are not inappropriate in the Green Belt. Minerals can only be worked where they occur and can be accessed which can often include land in Green Belt surrounding urban areas. The ancillary facilities such as mineral processing plant, offices and weighbridges are essential to facilitate the extraction and processing of minerals and so should also not be considered inappropriate in the Green Belt. Minerals development and ancillary facilities are considered as temporary development, with full restoration schemes for such sites required as a prerequisite of planning permission. To reduce the distance over which mineral is transported it is common to locate ancillary production facilities such as a concrete batching plant to make use of the aggregate at quarries where the mineral arises. The permitted life of these facilities is often linked to the permitted life of the quarry and should not be considered inappropriate development in the	The Proposed Submission version of the Proposed Submission version of the Local Plan contains a positive policy on mineral extraction which requires proposals to be environmentally suitable, sustainable and consistent with other relevant policies. Mineral extraction are recognised as not inappropriate in the Green Belt providing they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. All applications for mineral extraction will be assessed in accordance with the NPPF and the London Plan.

Response Number	Respondent Name	Response to Q9	Council's response
		Green Belt where the facility does not contravene the purpose and objectives of the Green Belt. In some cases it is necessary to make use of imported waste to restore a quarry to original ground levels in order to return the land to a beneficial after use. As a result waste disposal should also not be considered to be inappropriate in the Green Belt. To minimise the use of raw materials and maximise the use of secondary aggregate, aggregate production plants at mineral extraction sites which treat suitable materials to recover and generate secondary aggregate should be considered as not inappropriate in the Green Belt where the purpose and objectives of the Green Belt are not compromised. Furthermore, where quarry sites are being restored using imported material, in order to minimise the disposal of waste which could be put to a more beneficial use, it is in accordance with the principles of sustainability to allow processing including the crushing and screening of waste prior to deposit in the quarry void to recover usable materials which can be used to produce secondary aggregates. The activities and plant involved are similar to the activities and plant associated with mineral extraction and processing and result in the recovery of materials which can be reused with only residual wastes being subject to final disposal to achieve restoration of the quarry void. This accords with the principles of the waste hierarchy set out in the Waste Framework Directive as well as the principles of sustainability which are embedded throughout national planning policy in the NPPF. The appropriate restoration of quarries can enhance the Green Belt by returning land to productive agricultural use and also by providing enhanced biodiversity or areas of public amenity such as allotments and footpaths around new lakes.	
REG18.9	C. Cole	Continue the good work with parks. Well Done.	Support noted.
REG18.12	D. Campbell	Do not build too many new builds on the green and do build homes for	Noted. The Council has undertaken a

Response Number	Respondent Name	Response to Q9	Council's response
		working families.	Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in the Green Belt in accordance with NPPF and London Plan policies. Nonetheless, the Proposed Submission version of the Proposed Submission version of the Local Plan supports the delivery of a range of dwelling types, sizes and tenures to meet the housing needs of local people including working families, and will assess applications in Green Belt in accordance with the NPPF.
REG18.13	D.K.Symes Associates	There are areas within the Green Belt that have been damaged or degraded by past activities. There needs to be positive encouragement for these areas to be improved so that they can play their full role in contributing to the Green Belt objectives. This will include public access, increased leisure / access opportunities, linked greenways, etc.	The Proposed Submission version of the Local Plan supports and encourages improvements to the accessibility and beneficial use of the Green Belt where proposals are compliant with national policy.
REG18.14	Edward Gittins & Associates	In association with housing sites requiring the release of Green Belt land, provision should be made for a better use or improved appearance of the	The Council has undertaken a Green Belt study as part of the evidence base for the

Response Number	Respondent Name	Response to Q9	Council's response
		adjoining Green Belt via S106 Agreements.	Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will not be seeking to release Green Belt land for housing development. So there would be no need for provision to be made for a better use or improved appearance of the adjoining Green Belt via s106 Agreements.
REG18.18	Essex County Council	ECC is committed to working closely with local authorities who adjoin Essex to ensure housing and infrastructure requirements meet the needs of residents, drive economic prosperity, and protect and enhance the local environment. ECC's preference is for any implications of development on the Metropolitan Green Belt to be progressed through the local plan process. This will ensure a consistent, sound and robust approach in accordance with the National Planning Policy Framework (NPPF). It is recommended that the LB Havering ensure engagement and consultation through the duty to cooperate takes place with the adjoining Essex authorities of Epping Forest and Brentwood which contain significant areas of Green Belt land.	The Council has been committed in working closely with all neighbouring authorities on Green Belt matters and other strategic issues. The Duty to Co-operate statement sets out in detail how engagement has taken place to fulfil the Duty to Co-operate.
REG18.21	Havering College of Further and Higher Education	HCFHE recognises the importance of the Green Belt in the Borough and the requirement to protect the Green Belt from inappropriate development. However, HCFHE encourages LBH to review certain areas of land within the Green Belt which are no longer performing the five key functions of the Green Belt as defined by the National Planning Policy Framework. As	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a

Response Number	Respondent Name	Response to Q9	Council's response
	(Iceni Projects)	such, areas of the Green Belt that have been previously developed and now comprise large areas of hardstanding should be considered for potential development to assist the Borough in delivering its necessary housing targets. Sites such as this should be considered as part of an independent Green Belt Assessment as the Local Plan preparation evolves – in accordance with the National Planning Policy Framework.	contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. The opportunity for potential development at the Quarles Campus in Harold Hill is acknowledged in the Local Plan in the policy on housing supply and in the Housing Position Paper supporting the Local Plan.
REG18.23	Heine Planning	There is an urgent need to identify sites for Travellers. This should consider insetting existing sites from the Green Belt, making better use of existing sites and granting permanent consent for the many sites with temporary consent so that the general appearance and living conditions can be addressed by meaningful conditions.	The Council has undertaken a Gypsy and Traveller Needs Assessment to support the preparation of the Proposed Submission version of the Local Plan. It identifies a need for 33 pitches over the Plan Period for gypsies and travellers who meet the planning definition set out in the Government policy. No need was identified for pitches for travelling show people. The Proposed Submission version of the Local Plan has allocated 33 pitches.
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	The Borough should protect and enhance the Green belt by proactively releasing the parts of it which do not contribute to its five purposes. By releasing development pressure at selected locations the council will be able to better focus on the protection and enhancement of the more defensible areas of the Green Belt, which serve the five purposes of the Green Belt and make a vital contribution to the health and well-being of the	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes

Response Number	Respondent Name	Response to Q9	Council's response
		Borough.	of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.26	Ian Weatherley	Some encroachment of the Green Belt should be allowed for careful planning and development for high-quality housing developments.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.27	Janet Davy	By not building on it.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version

Response Number	Respondent Name	Response to Q9	Council's response
			of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.28	Joe Coogan	High quality greenbelt land that is useable for recreation or farming should be protected. Land classified as greenbelt that is in effect 'waste land' should not be protected. Other uses should be considered that help improve Havering through better homes, recreation space or schools/infrastructure.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
REG18.29	John Peterson	Improve facilities in green belt	Noted. The Proposed Submission version of the Local Plan supports and encourages improvements to the accessibility and beneficial use of the Green Belt where

Response Number	Respondent Name	Response to Q9	Council's response
			proposals are compliant with the NPPF.
REG18.30	London Borough of Barking and Dagenham	Barking and Dagenham will be undertaking a Green Belt review as part of its Local Plan review. Since we share the Dagenham Corridor we would welcome early engagement around any significant changes to the Green Belt that Havering intend to make.	Havering Council has engaged with the London Borough of Barking and Dagenham on the preparation of Havering's Green Belt study. The Proposed Submission version of the Local Plan does not propose any significant changes to the Green Belt.
REG18.32	Lee Clements	By NOT allowing ANY development in the Green Belt. It is there to stop urban sprawl and allow residents relatively easy access to nature.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.33	Mr Leslie Budge (Andrew Martin Planning)	Paragraphs 79 and 80 outline the fundamental purposes for including land within the Green Belt, which includes: 1)to check the unrestricted sprawl of large built-up areas; 2)to prevent neighbouring towns merging into one another;	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF

Response Number	Respondent Name	Response to Q9	Council's response
		3)to assist in safeguarding the countryside from encroachment; 4)to preserve the setting and special character of historic towns; and 5)to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The NPPF directs, at paragraph 83 that once established Green Belt boundaries should only be altered in exceptional circumstances and these alterations should take place in conjunction with a review, or preparation of, a new Local Plan. When reviewing, altering or defining Green Belt boundaries, in accordance with paragraph 85 of the NPPF, local planning authorities should: – ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development; – not include land which is unnecessary to keep permanently open; – where necessary, identify in their plans areas of 'safeguard land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; – make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;	and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.

Response Number	Respondent Name	Response to Q9	Council's response
		– satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and – define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. A review of Green Belt boundaries is necessary where sufficient land cannot be identified within the existing urban areas to accommodate the required level of housing. This Green Belt review will secure a justified balance between meeting housing need and protecting the Green Belt.	
REG18.34	Margaret Whippy	Ad hoc protection of green belt land without consideration of local housing needs is not sensible. People must come first. Green belt that people cannot access or grow crops on is of little use, so more consideration needs to be directed to a joined-up policy that upholds beautiful areas of countryside for leisure and/or agricultural use, but allows for pockets of housing for local people.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.36	Moody Homes	The Local Plan process provides the opportunity to review the Green Belt	The Council has undertaken a Green Belt

Response Number	Respondent Name	Response to Q9	Council's response
	and Mr John Wakeling (Bidwells)	boundary and determine whether the targeted release of sites which do not serve any of the five Green Belt purposes would be appropriate. Specifically as part of this process, the development of some Green Belt sites offers the prospect of enabling the enhancement and beneficial use of other land that serves a more valuable Green Belt function, as encouraged by the Framework. Such opportunities for Green Belt enhancement include accessibility, outdoor sport and recreation, retention and enhancement of landscapes, visual amenity and biodiversity. Providing new or extended Country Parks or enhancements to the Thames Chase Community Forest are examples of the opportunities presented by greater access to Green Belt land, funded by the release of sites that no longer serve Green Belt purposes. In light of our serious concerns in respect of the deliverability of the Borough's housing requirement on brownfield sites alone (as explained in our response to Question 3), we would seek to reassure the Council that Hundal v South Buckinghamshire DC [2012] demonstrates that housing need is capable of justifying a change in the Green Belt boundaries. This approach is in accordance with the most recent update to relevant National Planning Practice Guidance (PPG) guidance. Taking this point into practice, St Albans City and District Council (another Green Belt authority) is preparing its Local Plan to meet its housing requirements including Green Belt release on the basis that 'exceptional circumstances' do exist because there is likely to be insufficient brownfield capacity and no alternative locations beyond the Green Belt. In conclusion, development of some Green Belt land offers the prospect of funding the enhancement for the beneficial use of other parts of the Green Belt that serves a more important function. This Local Plan review process should be seen as an opportunity to enable this to happen. The release of some Green Belt land for residential development, in light of exceptional circumstances, is in accordance with the Framework and PPG guidance.	study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.

Response Number	Respondent Name	Response to Q9	Council's response
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Revalue the Green Belt/remove or exchange poor or less desirable areas brownfield and previously used sites.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.38	Mr T Clemence (DHA Planning)	Protect high quality Greenfield land and protect land that prevents urban sprawl and the merging of two settlements; however also ensure land is not included in the Green Belt that is unnecessary. If there are areas of land within the Green Belt that are located in sustainable locations which could contribute to the Boroughs housing need, it should not be retained and unnecessarily included in the Green Belt.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and

Response Number	Respondent Name	Response to Q9	Council's response
			consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.39	Mrs S J Ellis (Bidwells)	The Local Plan process provides the opportunity to review the Green Belt boundary and determine whether the targeted release of sites which do not serve any of the five Green Belt purposes would be appropriate. Specifically as part of this process, the development of some Green Belt sites offers the prospect of enabling the enhancement and beneficial use of other land that serves a more valuable Green Belt function, as encouraged by the Framework. Such opportunities for Green Belt enhancement include accessibility, outdoor sport and recreation, retention and enhancement of landscapes, visual amenity and biodiversity. Providing new or extended Country Parks or enhancements to the Thames Chase Community Forest are examples of the opportunities presented by greater access to Green Belt land, funded by the release of sites that no longer serve Green Belt purposes. In light of our serious concerns in respect of the deliverability of the Borough's housing requirement on brownfield sites alone (as explained in our response to Question 3), we would seek to reassure the Council that Hundal v South Buckinghamshire DC [2012] demonstrates that housing need is capable of justifying a change in the Green Belt boundaries. This approach is in accordance with the most recent update to relevant National Planning Practice Guidance (PPG) guidance. Taking this point into practice, St Albans City and District Council (another Green Belt authority) is preparing its Local Plan to meet its housing requirements including Green Belt release on the basis that 'exceptional circumstances' do exist because there is likely to be insufficient brownfield capacity and no alternative locations beyond the Green Belt. In conclusion, development of some Green Belt land offers the prospect of funding the enhancement for the beneficial use of other parts of the Green	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.

Response Number	Respondent Name	Response to Q9	Council's response
		Belt that serves a more important function. This Local Plan review process should be seen as an opportunity to enable this to happen. The release of some Green Belt land for residential development, in light of exceptional circumstances, is in accordance with the Framework and PPG guidance.	
REG18.40	Ms M Blackman	NPPF is clear, however local authorities are required to make balanced judgements. There are pockets or isolated plots which serve no purpose as defined in policy and yet because these were never properly assessed or challenged when green belt boundaries introduced, remain unnecessarily redundant. More accurate and objective designation and assessment of greenbelt and the specific areas within it should be undertaken rather than a blanket approach.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.42	Natural England	We confirm the importance of the protection and enhancement of Green Belt areas and are only in favour of such revisions to the Green Belt which increase its recreational usage and access to it. The NPPF Para 81 states that: " … local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land" (NPPF para 81).	Support noted. The Proposed Submission version of the Local Plan supports and encourages improvements to the accessibility and beneficial use of the Green Belt.
REG18.43	Omega After	The Local Plan process provides the opportunity to review the Green Belt	The Council has undertaken a Green Belt

Response Number	Respondent Name	Response to Q9	Council's response
	Alpha Ltd (Bidwells)	boundary and determine whether the targeted release of sites which do not serve any of the five Green Belt purposes would be appropriate. Specifically as part of this process, the development of some Green Belt sites offers the prospect of enabling the enhancement and beneficial use of other land that serves a more valuable Green Belt function, as encouraged by the Framework. Such opportunities for Green Belt enhancement include accessibility, outdoor sport and recreation, retention and enhancement of landscapes, visual amenity and biodiversity. Providing new or extended Country Parks or enhancements to the Thames Chase Community Forest are examples of the opportunities presented by greater access to Green Belt land, funded by the release of sites that no longer serve Green Belt purposes. In light of our serious concerns in respect of the deliverability of the Borough's housing requirement on brownfield sites alone (as explained in our response to Question 3), we would seek to reassure the Council that Hundal v South Buckinghamshire DC [2012] demonstrates that housing need is capable of justifying a change in the Green Belt boundaries. This approach is in accordance with the most recent update to relevant National Planning Practice Guidance (PPG) guidance. Taking this point into practice, St Albans City and District Council (another Green Belt authority) is preparing its Local Plan to meet its housing requirements including Green Belt release on the basis that 'exceptional circumstances' do exist because there is likely to be insufficient brownfield capacity and no alternative locations beyond the Green Belt. In conclusion, development of some Green Belt land offers the prospect of funding the enhancement for the beneficial use of other parts of the Green Belt that serves a more important function. This Local Plan review process should be seen as an opportunity to enable this to happen. The release of some Green Belt land for residential development, in light of exceptional circumstances, is in accordance with the Framework and PPG guidance.	study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.

Response Number	Respondent Name	Response to Q9	Council's response
REG18.44	Persimmon Homes Essex	Havering Borough Council do not appear to have undertaken a Green Belt Review when preparing their Core Strategy. Therefore Persimmon Homes would argue that there is no substantial evidence to support the areas designated as Green Belt, and the functions that they play, in the adopted Core Strategy. It is recommended that the council carry out a Green Belt review as part of the new Local Plan process to ensure that the rights sites are protected and those not fulfilling a number of the functions of Green Belt land are released for development. It should also be noted that in some circumstances the release of this land for development can help to enhance the function of the Green Belt through the provision of usable open space. The creation of definitive boundaries or use of existing physical characteristics such as rivers and transport networks can provide defensible boundaries to prevent urban sprawl.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.47	R. Watt and Partners (Phillips Planning Services)	As part of the preparation of the new Local Plan and in accordance with the National Planning Policy Framework, it is considered that the borough's Green Belt should be carefully reviewed to ensure that all land subject to the designation is effective and required to fulfil the objective of preventing urban sprawl.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and

Response Number	Respondent Name	Response to Q9	Council's response
			consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.48	R.A.Montague	By supporting local communities in their efforts to enhance Green Belt facilities and restore unattractive green belt to attractive open space as a community recreational facility and a wildlife habitat. This can be done by protecting rather than threatening the green belt with continuous revisions and by supporting local groups to achieve these goals.	Noted. The Proposed Submission version of the Local Plan supports and encourages improvements to the accessibility and beneficial use of the Green Belt where proposals are compliant with national policy. Furthermore, the Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.50	Rainham Preservation Society	It can't be enhanced while Havering continue to grant permission for the rape of our green belt by gravel extraction and landfill.	Noted. The Proposed Submission Local Plan recognises the importance of minerals and that they can only be worked where they occur. It has been prepared in line with the NPPF and the London Plan and, as such, sets out areas to be safeguarded

Response Number	Respondent Name	Response to Q9	Council's response
			for mineral extraction subject to the detailed requirements of the Plan..
REG18.51	Ray Whitehouse	Don't use it for anything else but look into providing more facilities such as refreshments and toilets.	Noted. Provision of more facilities such as refreshments and toilets is outside the scope of the Proposed Submission version of the Local Plan.
REG18.52	Romford Civic Society	There should be strict adherence to Green Belt policy.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.53	Romford Golf Club (Joe Coogan)	High quality greenbelt land that is useable for recreation or farming should be protected. Land classified as greenbelt that is in effect 'waste land' should not be protected. Other uses should be considered that help improve Havering through better homes, recreation space or schools/infrastructure.	The Council has undertaken a Green Belt study as part of the evidence base for the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any

Response Number	Respondent Name	Response to Q9	Council's response
			modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.56	S.D. Olney	Agreed otherwise the borough will become an urban jungle.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.57	Sheila Clements	By not building on it.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the

Response Number	Respondent Name	Response to Q9	Council's response
			NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.58	Sport England	The role of the Green belt in delivering sporting opportunities where other form of development would be considered inappropriate should be acknowledged. The NPPF is much more positive the now superseded PPG2 in that in advocates that local planning authorities should: "…plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land."	Noted. The Proposed Submission version of the Local Plan supports and encourages improvements to the accessibility and beneficial use of the Green Belt in line with the NPPF.
REG18.61	The Crown Estate (Amec Foster Wheeler)	In order for the new Local Plan to provide a sustainable development strategy, the desire to protect the Green Belt will need to be balanced against the need to deliver homes. NPPF requires that Local Plans are prepared to deliver the three dimensions of sustainable development outlined in paragraph 7 (these include meeting housing and economic development needs). In addition, paragraph 158 of NPPF requires that Local Plans are prepared on the basis of an 'adequate, up-to-date, and relevant evidence base about the economic, social and environmental characteristics and prospects of the area.' The current Green Belt boundaries were defined in the 2008 Core Strategy and are afforded protection from development by current development plan policies. Whilst, Paragraph 83 of NPPF states that Green Belt	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the

Response Number	Respondent Name	Response to Q9	Council's response
		Boundaries "should only be altered in exceptional circumstances through the preparations and review of the Local Plan", in order to accommodate sustainable development needs, the Council will need to consider some release of Green Belt land to provide for the requisite housing growth over the Plan Period. It is considered in light of the significant housing need in the Borough over the plan period and beyond that evidence justifies 'exceptional circumstances' for revisions to the Green Belt (as noted above Further Alterations to the London Plan identify a minimum 10 year target of 11,701 dwellings to be delivered in Havering between 2015 and 2025). Accordingly, in line with paragraph 85 of NPPF, Green Belt boundaries should be reviewed with a consideration of how sustainable development needs will be met (see our response to questions 3 and 4). Given the extent of the Green Belt in the District (around half of the Borough's land area), an assessment of Green Belt boundaries is an essential piece of evidence to support the Local Plan preparation. This assessment will need to identify areas that make less of a contribution than others to the five purposes of including land within the Green Belt. It is likely that the release of land in the Green Belt will be required and priority should be given to areas which are less significant in Green Belt terms (see also our response to question 10 below). The need for a Green Belt review is supported by the recent publication of 'The Green Belt: A Place for Londoners' 1 which recommends that local planning authorities should review their Green Belt and consider how land within it can be used most effectively. The report argues that brownfield sites alone will not be able to meet the housing need and land will be need to be released from the Green Belt. The findings of this report echoes a recent recommendation by the Communities and Local Government Committee report2 which states "we encourage all Councils, as part of the local planning process to review the size and boundaries of their green belts."	NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.

Response Number	Respondent Name	Response to Q9	Council's response
REG18.63	Thomas Bates and Son Ltd. (Andrew Martin Planning)	Paragraphs 79 and 80 of the NPPF outline the fundamental purposes for including land within the Green Belt. These include: 1. to check the unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The NPPF directs, at paragraph 83, that once established Green Belt boundaries should only be altered in exceptional circumstances and these alterations should take place in conjunction with a review, or preparation of, a new Local Plan. When reviewing, altering or defining Green Belt boundaries, in accordance with paragraph 85 of the NPPF, local planning authorities should: – ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development; – not include land which is unnecessary to keep permanently open; – where necessary, identify in their plans areas of 'safeguard land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.

Response Number	Respondent Name	Response to Q9	Council's response
		– make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development; – satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and – define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. A review of Green Belt boundaries is necessary where sufficient land cannot be identified within the existing urban areas to accommodate the required level of housing. This Green Belt review will secure a justified balance between meeting housing need and protecting the Green Belt.	
REG18.64	Thurrock Council	It is recognised that Havering Council seek to protect and enhance the Green Belt from inappropriate development and Thurrock supports this approach. National policy also states Green Belt boundaries should only be altered in exceptional The London Plan continues to support the current extent of the Green Belt with no review or proposed alterations to the boundary proposed. It is noted that Havering council propose to review the current Green Belt boundary as part of the preparation of the new Local Plan to determine if any changes are needed. Thurrock Council supports the aim to review the current Green Belt Boundary as part of the local plan preparation and requests to be consulted and engage with Havering Council on this review and in particular to consider any cross boundary implications.	The Council has worked closely with Thurrock Council on the preparation of the Green Belt Study, as detailed in the report and in the Duty to Co-operate Statement. The Council will continue to engage with Thurrock Council on Green Belt matters and other strategic issues.

Response Number	Respondent Name	Response to Q9	Council's response
		Thurrock Council will be undertaking its own Green Belt review in the future as part of the emerging local plan process and would wish to engage with Havering to ensure that both reviews are coordinated and protect and enhance the purposed of the Green Belt in accordance with national policy. Both Councils together with other local authorities will also have to consider the commencement of the full review of the London Plan and any implications this may possibly have on the function and role of the Green Belt in this area.	
REG18.65	Transport for London	With respect to any revisions of the Green Belt boundary, TfL would have concerns on transport grounds if parcels of green belt were to be developed and which were not mitigated accordingly, in particular given lack of public transport provision and a potential reliance on the private motor vehicle. TfL would welcome further discussions in this regard.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF policies.
REG18.66	Trinity Hall (Bidwells)	The Local Plan process provides the opportunity to review the Green Belt boundary and determine whether the targeted release of sites which do not serve any of the five Green Belt purposes would be appropriate. Specifically as part of this process, the development of some Green Belt	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a

Response Number	Respondent Name	Response to Q9	Council's response
		sites offers the prospect of enabling the enhancement and beneficial use of other land that serves a more valuable Green Belt function, as encouraged by the Framework. Such opportunities for Green Belt enhancement include accessibility, outdoor sport and recreation, retention and enhancement of landscapes, visual amenity and biodiversity. Providing new or extended Country Parks or enhancements to the Thames Chase Community Forest are examples of the opportunities presented by greater access to Green Belt land, funded by the release of sites that no longer serve Green Belt purposes. In light of our serious concerns in respect of the deliverability of the Borough's housing requirement on brownfield sites alone (as explained in our response to Question 3), we would seek to reassure the Council that Hundal v South Buckinghamshire DC [2012] demonstrates that housing need is capable of justifying a change in the Green Belt boundaries. This approach is in accordance with the most recent update to relevant National Planning Practice Guidance (PPG) guidance. Taking this point into practice, St Albans City and District Council (another Green Belt authority) is preparing its Local Plan to meet its housing requirements including Green Belt release on the basis that 'exceptional circumstances' do exist because there is likely to be insufficient brownfield capacity and no alternative locations beyond the Green Belt. In conclusion, development of some Green Belt land offers the prospect of funding the enhancement for the beneficial use of other parts of the Green Belt that serves a more important function. This Local Plan review process should be seen as an opportunity to enable this to happen. The release of some Green Belt land for residential development, in light of exceptional circumstances, is in accordance with the Framework and PPG guidance.	contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF and London Plan policies.
REG18.68	Woodland Trust	All new site allocations should seek to enhance Green Infrastructure provision and well used local community green assets. New development opportunities should continue to be focussed within existing settlements, where they can contribute a lot to local characters and distinctiveness,	The Proposed Submission version of the Local Plan contains a set of monitoring indicators that seek to cover all of the Local Plan's strategic objectives.

Response Number	Respondent Name	Response to Q9	Council's response
		whilst also achieving sustainable patterns of development across Havering Borough. Currently, your Local Plan consultation does not acknowledge the value of monitoring. As a Local Planning Authority you are required to publish an Annual Monitoring Report (AMR) to assess the effectiveness of polices and guidance that forms part of the local development plan. The National Planning Policy Framework (NPPF) supports the need for more habitat creation by stating that: `*Local planning authorities should: set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure',* (DCLG, March 2012, para 114). Also para 117 states that: `*To minimise impacts on biodiversity and geodiversity, planning policies should:….promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan'*. Whilst monitoring is being taken into account with your adopted Core Strategy and Development Control Policies (2008), effective monitoring also needs to be put in place with your new Local Plan so as to highlight any effective delivery. Maintaining a high quality natural environment should be defined as a measurable objective of your SPD, and currently there is no proposed indicator of biodiversity, or any other environmental targets such as woods and trees and canopy cover. Local Planning Authorities should identify suitable indicators for monitoring the plan, but 'net gain' is not identified as something that should be measured. Therefore, measuring indicators such as: development within the Green Belt; planning decisions that affect climate change; and the impact of a development on the landscape; should also be taken into account with the	

Response Number	Respondent Name	Response to Q9	Council's response
		monitoring of your planning policy guidance relating to sustainable building and places in Havering Borough. Maintaining a high quality natural environment should be defined as a measurable objective of your SPD, and currently there is no proposed indicator of biodiversity, or any other environmental targets such as woods and trees and canopy cover. Local Planning Authorities should identify suitable indicators for monitoring the plan, but 'net gain' is not identified as something that should be measured. Therefore, creating sustainable buildings and place in Havering London Borough and measuring development proposed, created, restored or managed as a result of local planning decision, against the area of habitat lost, damaged or declining as result of a planning decision, should also be taken into account with more effectively with the Monitoring of your detailed guidance on the implementation of policies in your Local Plan.	
REG18.69	Wyevale Garden Centres (Gregory Gray Associates)	The Green Belt will be protected provided that maximum use is made of brownfield sites which can be developed in accordance with Green Belt policy. By meeting local housing and employment requirements on such sites, the pressure to develop on existing greenfield Green Belt land will be reduced.	Noted. The Proposed Submission version of the Local Plan seeks to optimise development on brownfield sites consistent with ensuring that new development meets the design requirements set out in the Local Plan.
POST18.1	V. Rajan and Associates	Trees. Plant more trees	Noted. The Local Plan sets out a positive strategy towards trees and biodiversity.

Question 10: Do you have any suggestions for revisions to the green belt boundary?

Response Number	Respondent Name	Response to Q10	Council's response
REG18.1	AECOM	Havering's previous housing, as set out in the Core Strategy (2008) was 535 dwellings per year which has only been met by the delivery of 2,717 units at a rate of 453 dwellings per year under the Core Strategy and Development Control Policies DPD, Site Specific Allocations DPD and Romford Area Action Plan. The London Plan (2011) included a housing target of 970 units over a ten year period (2011 – 2021). Since the adoption of the FALP Havering's new yearly target has increased to 1,170 units. Havering's current five year supply, as identified in the 2012-2013 AMR, is 5,093 units (which includes an additional 5% buffer to ensure choice and competition in the market for land). As Havering are unable to demonstrate a sufficient 5 year supply they should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply. When reviewing Havering's expected delivery of homes within the next five years, it is clear that their assumptions around the 5 year supply are incorrect and out of date. Their five year supply should amount to 7,513 to sufficiently meet their yearly FALP target (including 20%), plus their backlog from 2008. The above suggests that Havering has a chronic land supply issue with uncertain deliverability. Paragraph 47 of the NPPF stipulates that new Local Plans must allocate land both for a five year supply of 'deliverable sites' and enough 'developable' sites for years 6-15. Within this context Havering's emerging Local Plan will need to be tested for viability to ascertain they have a robust five year supply and are not promoting unviable brownfield sites. We would encourage Havering to share their latest SHMA findings and wonder whether they have yet considered how the new household	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will protect Green Belt and consider applications in Green Belt in accordance with NPPF policies.

Response Number	Respondent Name	Response to Q10	Council's response
		projections have impacted their full OAHN and by how far they diverge from the FALP target. If Havering's neighbouring boroughs are unable or unwilling to commit to taking any of Havering's residual OAHN then they must look within their own boundary to identify sufficient supply, through a review of Green Belt. Case law stipulates that the review of Green Belt must follow a two-step process: 1) Review the need for housing and employment land; and 2) Review supply including Green Belt land where supply cannot be met on brownfield land. Paragraph 83 of the NPPF states that once established, Green Belt boundaries should only be altered in 'exceptional circumstances', through the preparation of the Local Plan. It is evident that these circumstances exist to alter the Green Belt boundaries in Havering due to chronic housing need and the limited capacity and viability of brownfield sites in the borough. Having regard to Havering's Employment Land Review (2006) and employment land identified in Havering's current Local Plan it is considered that the majority of brownfield sites are clustered in distinct areas, with a large clustering in Rainham. We would suggest that a significant number of these sites would be unsuitable for a housing allocation given their designation for employment use (SIL or Secondary Employment Area), likely contamination and incompatible adjacent land uses that would create bad neighbour issues. We acknowledge that a portion of the borough's housing delivery can be accommodated on brownfield land, however the scale of the borough's housing need will require a strategic housing allocation on Green Belt land. We believe that this justifies a review of Havering's Green Belt at the earliest opportunity, especially as their current SHLAA cannot demonstrate	

Response Number	Respondent Name	Response to Q10	Council's response
		a healthy supply of deliverable and developable sites to meet their new London Plan target. <u>The case for Green Belt release at Bush Farm</u> This parcel of land forms a square site divided by Sunnings Lane. Logically, and based on the shortfall in identified capacity across the borough against the targets set out in the London Plan (2015), it would be suitable for the red-line boundary in Figure 1 to form a housing allocation in the emerging Plan. The site is capable of delivering 1,186 dwellings with the potential to maximise community benefit by including a new school and/or other community facilities. As such, our representation proposes using the red-line boundary as a basis for considering the portion of land that could be released from the Green Belt. This boundary, which encompasses 79.74 hectares in total, is under the single ownership of our client and is readily available should the land be released from the Green Belt. The site currently comprises a collection of underused agricultural fields with several ancillary farm buildings. The surrounding land uses include: – To the east, Stubbers Adventure Centre and lake; – To the north, Sullens Farm and residential properties along Sunnings Lane; – To the west, Delta Force paintballing facility and agricultural fields; – To the south, agricultural fields. We would recommend the assessment of Bush Farm against nationally-applicable Green Belt criteria as listed in paragraph 80 of the NPPF: – To check the unrestricted sprawl of large built-up areas; – To prevent neighbouring towns merging into one another; – To assist in safeguarding the countryside from encroachment;	

Response Number	Respondent Name	Response to Q10	Council's response
		– To preserve the setting and special character of historic towns; and – To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. <u>Criterion 1: To check the unrestricted sprawl of large built-up areas</u> Through review of historical mapping it is difficult to see how Bush Farm can be said to meet this criterion, as there is significant urbanisation of the area despite Green Belt being designated here after the Second World War, particularly northwards of the site's boundary. It is noted that Green Belt designation has not stopped the following developments taking place, all of which could be said to contribute to the unrestricted sprawl of a large built-up area (i.e. Greater London): – Extensive housing development of 100-120 units forming the present day southern edge of Corbets Tey (the whole of Huntsmans Drive, The Glade, Ockenden Road, Meadowside Road, Londons Close and partial development of Corbets Tey Road); – The construction of Corbets Tey School; – The Derham House care home facility has been developed, including a car park; – Corbets Tey Crematorium (while this is in itself acceptable development in the Green Belt, the cumulative impact of this with other development on the Green Belt should be acknowledged); and – New blocks being added to the buildings at Oakfields Montessori School. We have reproduced, in Figure 2 below, the historic map from 1951 next to the present day to allow for easy comparison between the two. This shows the extent of the incursion into the Green Belt in this location over the last sixty years. Figure 2 demonstrates that if the first Green Belt criterion had been strictly	

Response Number	Respondent Name	Response to Q10	Council's response
		applied in this location, the aerial view would be identical to the historical map. It is considered that removing this site from the Green Belt in favour of a housing allocation would not affect in any way the performance of remaining Green Belt land on this criterion. Development at this location would effectively comprise a sustainable extension to Corbets Tey, with a strongly defensible boundary of Dennises Lane to the south. The nearest settlement south of Corbets Tay is South Ockenden, some 2km south east of the site, and so development here would have little or no impact on the risk of coalescence between settlements. Building on the land at Bush Farm would likely reduce the pressure to build on alternative sites elsewhere in the Green Belt that may not perform as well on this criterion. <u>Criterion 3: To assist in safeguarding the countryside from encroachment</u> We consider that the site is currently failing on this criterion on the basis of the extensive development that has taken place since the designation of the Green Belt, as detailed under Criterion 1 above. Encroachment on the Green Belt can be defined as the visual impact and the footprint of the development. The combined visual impact of the series of development schemes as listed under Criterion 1 contributes to the failure of Bush Farm to meet this criterion. <u>Criterion 4: To preserve the setting and special character of historic towns</u> This criterion is not applicable in the context of the site as no historical towns exist in this location. <u>Criterion 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</u>	

Response Number	Respondent Name	Response to Q10	Council's response
		It is acknowledged that the site itself remains largely undeveloped and that the Green Belt designation can be assumed to have been a factor in this lack of development. As a result, the site has likely made a contribution to encouraging the recycling of derelict and other urban land and assisting urban regeneration by directing development into the existing urban area. However, the previously mentioned urban sprawl that has occurred since Green Belt designation means that its performance on this criterion, though effective to an extent, has been relatively ineffective. <u>Conclusions on performance of site against Green Belt criteria</u> Of the five purposes for which land is designated as or retained as Green Belt, Bush Farm appears to be failing completely on Criteria 1 and 3, partially failing on Criterion 5, and Criteria 2 and 4 are not relevant. It is therefore very difficult to see how this site could be considered as meeting the five criteria for which it should be retained as Green Belt.	
REG18.2	Adams Family (Bidwells)	Yes. The owners of Land North of New Road, Rainham, strongly believe that it represents a suitable option to assist the Council to achieve their demanding London Plan housing delivery target and to address objectively assessed housing needs whilst providing new opportunities for ecological enhancement, outdoor recreation, public open space and beneficial use of Green Belt land. The owners of the site recognise the importance of the beneficial use of Green Belt land and of maintaining the openness of land adjacent to the Ingrebourne River. As a consequence, it is proposed to leave a large proportion of the site undeveloped and use it to create publically accessible open space managed to support biodiversity. The site currently falls within private ownership and is not subject to any public rights of way. Partial development for housing would enable the restoration of the remaining land, which is subject to limited areas of contamination, and the creation of a new area of public open space in Rainham. This would offer new opportunities for increased access to open space for outdoor recreation	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land North of New Road, Rainham will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		and to enhance the landscape features, visual amenity and biodiversity value of the site, entirely in accordance with the objectives of paragraph 81 of the Framework. The undeveloped portion of the site could lend itself to the creation of a new country park, or an enhancement to the existing Hornchurch Country Park which sits to the north. It may also provide the opportunity to extend the Thames Chase Community Forest, a project which aims to develop a connected network of links and accessible, vibrant greenspaces throughout the Borough, further supporting the objectives of the Framework. The site includes wetlands which form part of the Ingrebourne Marshes SSSI, a 78ha site extending to the north and west. It is noted for its importance as one of the largest and most diverse areas of freshwater marshland in Greater London. The variety of habitat within the SSSI includes extensive areas of reed sweet-grass Glyceria maxima and common reed Phragmites australis swamp; wet neutral grassland, and tall fen. These wetland habitats support a rich assemblage of associated invertebrates and breeding birds but none of the land within the site is in any way managed to support biodiversity. The majority of the site has a ground level significantly higher than the adjoining wetlands and is predominantly scrubland of considerably less ecological value. The site is of such a scale that the development of some of the higher land would present the opportunity to facilitate enhancements to the habitats within and adjacent to the SSSI and support their ongoing management – delivering significant biodiversity gain. Appropriate enhancement of the retained open space and the provision of public access to it, if managed to avoid compromising the integrity of the adjoining habitats, may also increase opportunities for education and community involvement in the management of the SSSI. The broad extent of the area proposed for removal for the Green Belt is shown on the Site Location Plan at Appendix 1. This area is located	

Response Number	Respondent Name	Response to Q10	Council's response
		between existing development to the north and south and broadly seeks to join up the existing building line in either direction, recognising that this would have a limited impact of the openness of the Green Belt or the Ingrebourne Marshes. The Adams Family is willing to discuss proposals for the site in more detail with the Council to seek to agree an appropriate redefinition of the Green Belt boundary in this location as the Local Plan process progresses, taking account of the constraints of the site. The proposals for the site have been assessed against the five purposes of the Green Belt, as set out in paragraph 80 of the Framework. The assessment suggests that the release of land adjacent to the existing built-up area for residential development and the creation and protection of public open space on the remainder of the site, adjacent to the Ingrebourne River, would be consistent with these objectives, as described below: – To check the unrestricted sprawl of large built up areas: • The development of a proportion of the site as indicated on the Site Location Plan would fill a gap between two areas of existing development and not extend any further into the Ingrebourne Valley than existing housing. A large proportion of the site would remain undeveloped and uncontrolled urban sprawl will not occur. The site is capable of delivering much needed new homes whilst securing public access to new public open space within the Green Belt and biodiversity gain. The public open space could be designated and protected in the Local Plan. This will create a new physical, defensible boundary for the Green Belt. – To prevent neighbouring towns from merging into one another: • The development of a proportion of the site would allow an existing sustainable neighbourhood to grow in a controlled manner but the provision a new area of publicly accessible open space alongside the Ingrebourne River valley would maintain and protect a substantial gap between South Hornchurch and Rainham. Further	

Response Number	Respondent Name	Response to Q10	Council's response
		separation will always be provided by Hornchurch Country Park and the flood plain to the north. – To assist in safeguarding the countryside from encroachment: • The site occupies part of a wider gap within the existing built up area – it is not located in the open countryside. The delivery of a publicly accessible open space or country park will ensure that the open space is maintained and safeguarded. The River Ingrebourne and its associated marshes provide a further barrier to encroachment, – To preserve the setting and special character of historic towns: • The nearest development to the site is relatively modern and there are few (if any) designated heritage assets in the surrounding area. The site serves no purpose in preserving the setting and special character of historic towns. – To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: • The site is currently derelict, inaccessible scrub land. The development of a proportion of the site will deliver much needed new homes adjacent to an existing urban area and enable the restoration and beneficial use of the remainder for outdoor recreation. The demanding housing delivery target stipulated by the London Plan and the scale of objectively assessed housing needs in London indicate that the release of a small portion of the site is unlikely to inhibit the recycling of brownfield sites elsewhere in the Borough. The assessment establishes that the careful development of the site will not materially impact on the Green Belt nor will it impede its purposes and functionality. It can therefore be considered reasonable to remove a portion of the site from the Green Belt for inclusion in Havering's housing land	

Response Number	Respondent Name	Response to Q10	Council's response
		supply. The Framework states that when defining boundaries, local planning authorities should ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development. Development of a proportion of the site ensure Havering's Green Belt boundaries are altered in a sensitive manner that will ensure that the new boundary: – Is consistent with the Local Plan's wider strategy; – Does not include land which is unnecessary to keep permanently open; – Meets longer-term development needs; – Will not need to be altered at the end of the plan period; and – Is defined using physical features that are readily recognisable and likely to be permanent.	
REG18.3	Anonymous	Keep it.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.
REG18.9	C. Cole	In general I am happy for lots of green in suburbs to be swapped for land on the edge and built on – in filling.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded

Response Number	Respondent Name	Response to Q10	Council's response
			that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the green in suburbs or Green Belt land will be swapped for land on the edge and built on for housing development.
REG18.14	Edward Gittins & Associates	Land to the south of Squirrels Heath Road, Harold Hill has been put forward earlier for residential development associated with open space to the east and north within the Ingrebourne Valley. We confirm the continuing availability of all of this land.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land to the south of Squirrels Heath Road, Harold Hill will be released for housing development.
REG18.21	Havering College of	HCFHE believe that there are areas within the Borough that require revisions to the Green Belt boundary, specifically in relation to its	The Council has undertaken a Green Belt study as part of the evidence base for the

Response Number	Respondent Name	Response to Q10	Council's response
	Further and Higher Education (Iceni Projects)	landholding at the Quarles Campus on Tring Gardens, Harold Hill. The site measures approximately 3.8 hectares (9.3 acres) and is located within the Havering Metropolitan Green Belt (Policy DC46), however the full extent of the Site is allocated as a 'Major Developed site in the Green Belt' ('MDS') (Policy DC45). The MDS status relates to Annex C of Planning Policy Guidance Note 2; however we appreciate that this policy document was replaced in March 2012 by the publication of the National Planning Policy Framework ('NPPF), this does not include any reference to MDS. For reference, a site location plan is enclosed at Appendix A1. It is proposed that the existing facilities at the Quarles campus will eventually be relocated to alternative locations in Harold Hill or elsewhere in Havering. The site currently comprises large areas of hardstanding and built form, as such it should be considered as a previously developed site in the Green Belt. Its former allocation as a Major Developed Site in the Green Belt also supports future development at the site. HCFHE therefore encourages LBH to review the Green Belt boundary in this location and to release the land from the Green Belt for future residential development. Any capital secured through the future sale of this site with enable the development of a new college facility. HCFHE and Iceni met with senior officers at Havering Council (incl. Patrick Keyes and Martyn Knowles) in mid-September to discuss the potential future role of the Quarles campus. HCFHE also responded to the LBH Call for Sites consultation on 6th October 2014 in relation to its landholding at the Quarles Campus on Tring Gardens, Harold Hill. HCFHE highlighted that it wished to promote the site for residential development following the future relocation of activities from the Quarles Campus to their new location in Havering. At this stage, detailed Masterplanning has not yet been carried out for the site; however, on initial review of the site we believe that the land has	Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason the Council will not release from Green Belt the Quarles Campus on Tring Gardens, Harold Hill site. The opportunity for potential development at the Quarles Campus in Harold Hill is acknowledged in the Local Plan in the policy on housing supply and in the Housing Position Paper supporting the Local Plan.

Response Number	Respondent Name	Response to Q10	Council's response
		potential to accommodate c.125 residential dwellings.	
REG18.23	Heine Planning	As above. Need to consider insetting Traveller sites in accordance with guidance in NPPG for defensible boundaries.	Noted. The Proposed Submission version of the Local Plan proposes to make provision for the needs identified in the GTAA (33 pitches) at the existing sites. It is considered inappropriate to 'inset' traveller sites.
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	We have previously submitted a letter (dated 15 January 2015) outlining a site which satisfies the criteria referred to above and which sets out case for its removal from the Green Belt. A copy of this letter is attached at Appendix 1 for your consideration in allocating sites. <u>Appendix 1</u> – Proposed site for removal from the Green Belt: Land north of Ockenden Road, Upminster, RM14 2DJ <u>Site and Surrounding Area</u> The site, as identified on the attached Site Location Plan, comprises an area of 4.97ha to the north of Ockenden Road between Huntsmans Drive and Upminster Cemetery. At present the site is owned by Dagenham Landscapes who use the land for growing trees and plants for private sale. The site adjoins the defined urban area of Upminster. It is bounded to the north by the Gaynes Secondary School and residential uses beyond and to the east by the Upminster Cemetery and Crematorium. It is abutted to the west by a residential area and buildings associated with Dagenham Landscapes. The southern boundary of the site comprises a 92m frontage onto Ockenden Road with site specific vehicular access. The site is located in a sustainable location within walking distance of a range of services and facilities: – Neighbourhood shops and post office – 250m; – Corbets Tey Primary School – 0.53km and Gaynes Secondary School	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land north of Ockenden Road, Upminster, RM14 2DJ will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		– 1.18km; and – Bus Stop on primary frontage (Rail/Tube Station – 2.25km/2.5km) – Upminster Town Centre is 1.95km from the site which is accessible by cycle and bus. <u>Proposal – Green Belt Change and Housing Allocation</u> We consider that the site should be removed from the Green Belt and allocated for housing to assist in meeting the Borough's housing requirement. In the Further Alterations to the London Plan this has increased from 970 to 1170 pa. Further, the Inspector considering the FALP has stated that "*The evidence before me strongly suggests that the existing London Plan strategy will not deliver sufficient homes to meet objectively assessed need. The Mayor has committed to a review of the London Plan in 2016 but I do not consider that London can afford to wait until then and recommend that a review commences as soon as the FALP is adopted in 2015. In my view, the Mayor needs to explore options beyond the existing philosophy of the London Plan*. *Non adoption of the FALP would result in the retention of the existing housing targets in the London Plan (32,210 dpa39) which are woefully short of what is needed".* It is, therefore, inevitable that the Borough will need to find and deliver more housing sites to meet requirements. Paragraph 83 of the NPPF states that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It adds, in paragraph 84, that when reviewing Green Belt boundaries local planning authorities should take account of the need to	

Response Number	Respondent Name	Response to Q10	Council's response
		promote sustainable patterns of development and that when defining boundaries you should: *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (paragraph 85 of NPPF).* The purposes of the Green Belt are to: – to check the unrestricted sprawl of large built-up areas; – to prevent neighbouring towns merging into one another; – to assist in safeguarding the countryside from encroachment; – to preserve the setting and special character of historic towns; and – to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The entirety of the site is located within the Metropolitan Green Belt, but importantly is located on the border with the defined urban area of Upminster and as such is abutted by residential uses to the west. Both the school site to the north and the cemetery to the east of the site, whilst partially preserving the openness of the Green Belt, cannot be considered as open sites due to the presence of buildings and fences and do not possess the character or appearance of open countryside. Given this context, and the high level of sustainability offered by the site, we do not consider that the site fulfils a meaningful Green Belt role and there are clearly defined physical boundaries for any revised Green belt boundary. The above is considered to be a robust case to justify its removal from the Green Belt to provide additional housing in the Borough. We are, therefore, proposing that the site be removed from the Green Belt and that the site be identified for residential development. The site has the potential to accommodate approximately 175 dwellings at a density of 35 dwellings per hectare (in keeping with the surrounding residential area). <u>Site Suitability</u>	

Response Number	Respondent Name	Response to Q10	Council's response
		As stated above the site is in a sustainable location. It is not located within an area of flood risk and there is not considered to be any overriding contamination being present. The site is relatively flat and has an existing vehicular access off a main road. It is not adjacent to any 'bad neighbour' uses. There are existing commercially grown trees on the site but these would need to be 'harvested' prior to the commencement of works on site. Given that Dagenham Landscapes cultivated these with the intention that they would be felled and sold privately this does not present an issue to the deliverability of the site. <u>Site Availability</u> There are no legal/ownership constraints that might prohibit or delay development of the site. The current owners/occupiers have indicated a willingness to leave the site when required. The site would therefore be available in the short term. <u>Site achievability</u> Given the positive context, suitability and availability of the site for residential development it is considered that there is a good prospect that the site would come forward for residential use. There are not considered to be any significant abnormal development costs associated with any development and the site would not require any significant new infrastructure investment. <u>Planning Policy Context</u> The site is located within a Minerals Safeguarding Area but it is not	

Response Number	Respondent Name	Response to Q10	Council's response
		considered that it is sufficiently large to provide a viable reserve of sand and gravel. This could, however, potentially provide some on site construction material. The North West corner of the site is designated as a Site of Nature Conservation Importance and as such the proposals will be designed to ensure that the impact on the site is appropriately mitigated.	
REG18.26	Ian Weatherley	Nil.	Noted.
REG18.28	Joe Coogan	Site at Moor Lane in Cranham. The landowner is willing to consider any scenario that can bring this waste land into use. This includes use for a new school to meet need in the area, housing (including affordable housing), high quality family homes or a mixed use. This could generate a significant planning obligation/sct 106 windfall for the council, depending on the details of scheme.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Site at Moor Lane in Cranham will be released for a new school or mixed use or housing development.
REG18.29	John Peterson	Keep as is.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough

Response Number	Respondent Name	Response to Q10	Council's response
			makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason Green Belt land will be kept as it is.
REG18.32	Lee Clements	The Green Belt boundary should NOT be revised.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development and the Green Belt boundary will not be revised.
REG18.33	Mr Leslie Budge (Andrew Martin Planning)	Land at Little Paddocks Farm, Shepherds Hill, Harold Wood currently forms part of the Metropolitan Green Belt. With existing vegetation and established field boundaries to the east, the site is well contained and could be released from the Green Belt without compromising the five purposes of including land within the Green Belt – as set out in paragraph 80 of the National Planning Policy Framework. In particular the release of	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes

Response Number	Respondent Name	Response to Q10	Council's response
		the site would: – prevent unrestricted sprawl of a large built-up area – the site is bound on three sides by existing development and the railway line. The established field boundaries to the east and the existing Harold Court Woods to the north-east would form a clear boundary against further urban development; – prevent neighbouring towns merging into one another – existing ribbon housing along Shepherds Hill already extends further towards Great Warley (to the east) than development at the site would, as does existing residential development north of the railway line that borders this site; – safeguard against encroachment into the countryside – the site is well contained and as stated existing housing extends further into the countryside than development a the site would; – preserve the setting and special character of historic towns – there is no particular historic urban setting to maintain in this area, but new public green space and / or an extension to the adjoining Harold Court Woods recreating area would enhance the wider rural setting and character of the area; and – assist in urban regeneration – by accommodating new residents who will bring additional expenditure to the local economy (including at Harold Wood neighbourhood centre).	of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land at Little Paddocks Farm, Shepherds Hill, Harrow Wood will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		The potential for sensitive design and screening could ensure that housing development here does not detract from the character of appearance of the wider Green Belt to the east. As mentioned above, only a finite amount of previously developed land exists and it is inevitable that some greenfield releases will be required to accommodate the Borough's housing needs over the plan period. Little Paddocks Farm is situated on the western edge of the Green Belt, is in close proximity to community infrastructure, services and facilities and is bound by existing residential development on two sides and by the London Liverpool Street to Ipswich / Norwich railway line to the north. With this is mind, the site is well suited to being one of the first greenfield sites in Havering to be released from its Green Belt designation.	
REG18.34	Margaret Whippy	The present boundaries have historically remained unchanged, even though through two world wars local agriculture lives and modern day lives are no longer the same. Farms no longer dot the countryside. Local green belt boundaries NEED expanding; London is encroaching as never before. New local housing for local people between Harold Wood and Hornchurch would address this problem. Cross Hatched site for 2 homes attached on unused land.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including land for new local housing for local people between Harold Wood and Hornchurch will be released for housing development.
REG18.36	Moody Homes and Mr John Wakeling	My clients' are willing to enable the release of Land at Lincoln Close from Green Belt to assist the Council to address the housing objectives that the new Local Plan will need to deliver.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local

Response Number	Respondent Name	Response to Q10	Council's response
	(Bidwells)	The characteristics of the site and the surrounding area illustrate that it no longer serves any of the purposes of including land within the Green Belt. As a consequence, a new Green Belt boundary should be redrawn along the southern and eastern boundaries of the site, as shown on the plan above. Alternatively, the Council could also remove the proliferation of existing development which has built up over recent years to the south and north by redefining the boundary along the route of Hubbards Close to join up with the A127 to the north. The amount of existing development within this area and its location adjacent to the wider urban extent of Hornchurch clearly justifies re-designation of the Green Belt boundary in this part of the Borough. The following points are pertinent to the consideration of the merits of my clients' site: – The land is available for development now. – Access could be achieved via Lincoln Close. – The site is currently vacant scrubland, enclosed by the A127 (Southend Arterial Road) and existing residential development on Hubbards Close, Lincoln Close and Berkshire Way. Thick established hedgerows around the site provide further separation from the wider countryside and Green Belt. – The site is situated within close proximity to a range of local amenities including schools, shops and excellent transport links. The site is in a sustainable location and therefore the development and delivery of the site for housing would represent sustainable development. – The site is not subject to any statutory environmental designations (except being a nitrate vulnerable zone which is irrelevant to its consideration for development). The site is in a low risk flood zone (Flood Zone 1). – The site lies at the western extremity of an area identified by the current	Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land at Lincoln Close will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		Havering Local Development Framework as safeguarded for minerals extraction but initial investigations by the land owners suggest that it does not contain significant mineral deposits. – The Council's adopted Proposals Map (2008) suggests that the site is of nature conservation importance but the site owners are not aware of any evidence supporting this contention. It is anticipated that the biodiversity value of the site could be maintained and enhanced as part of a carefully planned development. This site has been assessed against the five purposes of the Green Belt, as set out in paragraph 80 of the Framework. The assessment, as set out below, shows that the site currently serves none of the purposes of including land within the Green Belt and is well placed for release. 1. To check the unrestricted sprawl of large built up areas: This site is surrounded by existing development in all directions, as shown below. It is limited in size and serves no function in preventing unrestricted sprawl. 2. To prevent neighbouring towns from merging into one another: As above, the site is surrounded by existing development in all directions. It does not serve to separate neighbouring towns or settlements. 3. To assist in safeguarding the countryside from encroachment: The countryside surrounding this site has already been encroached upon by existing development. The site is surrounded by existing residential and commercial uses. It is derelict scrub land and does not serve to protect the wider countryside. 4. To preserve the setting and special character of historic towns: Development surrounding the site is all relatively modern. The land does not form part of the setting of any historic towns. 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: The site is currently derelict scrub land but it is capable of delivering	

Response Number	Respondent Name	Response to Q10	Council's response
		much needed new homes in an area that is already surrounded by existing residential and commercial development. The demanding housing delivery targets stipulated by the London Plan and the acute ongoing need for new housing across London mean that the release of the site is unlikely to inhibit the recycling of brownfield sites elsewhere in the Borough that will also be required to deliver much needed housing. Taking account of above, we would urge the Council to consider the benefits of releasing the land from the Green Belt as part of the emerging Local Plan process.	
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Bush Farm, Corbets Tey. 200 acres 223omford. Damians Air Strip etc. 120 acres 223omford. 5000 homes + together.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Bush Farm, Corbets Tey, 200 acres 223omford.. land or Damians Air Strip 120 acres 223omford. site will be released for housing development.
REG18.38	Mr T Clemence (DHA	LONDON BOROUGH OF HAVERING LOCAL PLAN REPRESENTATION FOR LAND AT COPTHORNE GARDENS, WINGLETYE LANE, HORNCHURCH, RM11 3DL.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local

Response Number	Respondent Name	Response to Q10	Council's response
	Planning)	I write in response to the consultation of the new London Borough of Havering Local Plan which will plan for and manage development in Havering until 2031. Question 10 of the London Borough of Havering Local Plan Representation questionnaire states: do you have any suggestions for revisions to the green belt boundary? In light of the local plan consultation and in accordance with question 10 of the local plan questionnaire; we take this opportunity to suggest a revision to the Green Belt boundary and for reasons sets out in this letter promote land at Copthorne Gardens, Hornchurch on behalf of our client Mr T Clemence as being a sustainable and appropriate site for additional residential development within the Borough. The site in question is currently a Greenfield site enclosed by a boundary of mature trees located within the Metropolitan Green Belt. It is a relatively rectangular shaped parcel of land, approximately 1.56 hectares, situated to the south of Copthorne Gardens and to the east of Tyrsal Close on the urban periphery of Hornchurch. The site frontage comprises the as yet undeveloped section of Copthorne Gardens, a residential street comprising 2 storey semi-detached properties. To the east and south the site borders agricultural fields with a farm located to the southeast of the site. The western boundary of the site lies on the settlement confines boundary backing on to residential development along Tyrsal Close. In terms of topography the site is relatively flat and according to the Environment Agency flood risk map the site does not lie within a flood risk zone. Figure 1: Aerial View of Site Courtesy of Google Maps Figure 2: Site Location Plan showing Public Open Space area (green)	Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including land at Copthorne Gardens, Hornchurch will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		Although the site is currently located in the Green Belt, paragraph 84 of the NPPF states Green belt boundaries can be revised during the Local Plan process to 'take account of the need to promote sustainable patterns of development' and 'not to include land which is unnecessary to keep permanently open.' Paragraph 85 of the NPPF states when defining boundaries, local planning authorities should: – Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development; – Not include land which it is unnecessary to keep permanently open; – Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; – Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development; – Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and – Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. This site is a prime candidate for development and an obvious extension to residential development to the north and west. The site has an unbuilt and incomplete road frontage and is well defined by a strong line of boundary vegetation clearly separating it from open land to the east and south. At a density of 30 dwelling per hectare it is envisaged that the site could accommodate approximately 30 – 40 dwellings. In the wider view of the site in its local context residential development surrounds the site to the	

Response Number	Respondent Name	Response to Q10	Council's response
		north and west, north of the site is a linear development of residential development along Essex Gardens, curving along Hubbards Chase. Essex Gardens residential development visually continues through the site following a tree boundary. New development would reflect the surrounding grain and layout of development in Copthorne Gardens and Tyrsal Close, creating a development that would not be intrusive or out of character. A combination of residential development and public open space is proposed – 0.87 hectares to the west allocated for residential and the remaining 0.69 hectares to the east dedicated for public open space. Public open space would maintain the openness nature of green belt land, whilst the residential aspect of the site would reflect the surrounding residential character. As an enclosed site, with 0.69 hectares dedicated as public open space, the development would have a minimal adverse impact in openness, landscape and visual terms. <u>Sustainability</u> The NPPF contains a presumption in the favour of sustainable development. It identifies this as meeting the development needs of an area and achieving development in sustainable locations. The proposed site is located on the edge of Hornchurch, immediately adjacent to residential development along Copthorne Gardens. Hornchurch has been identified as a Major District, offering a diverse mix of uses with a high quality retail offer and convenient local services. We concur with this view given the provision of local shops, post office, bank, schools and healthcare services. The site is well serviced in terms of public transport and community infrastructure. Hubbards Chase bus stop is located on Wingletye Lane adjacent to the site, bus number 193 passes through this regularly providing access to Hornchurch and Romford. Emerson Park Railway	

Response Number	Respondent Name	Response to Q10	Council's response
		Station, Harold Wood Railway Station, and Upminster Railway Station are all located within walking distance from the site (all within 1.2 miles), providing easy access to London. The site has an unbuilt and incomplete road frontage and is well defined by a strong line of boundary vegetation clearly separating it from open land to the east and south. Development on site is a logical extension of residential development to the north, that if continued would follow an existing boundary. The resultant development would provide 30 to 40 new homes in an obvious and sustainable location that would be energy efficient and attractive, respecting the context, pattern and density of surrounding development. It would also provide public open space, which in line with paragraph 73 of the NPPF can make an important contribution to health and wellbeing of communities. In addition to being sustainable and developable the site is also considered to be deliverable; it is in a single ownership with an intention by the owners to develop the land and with no viability issues, legal or third party constraints present. In terms of constraints, apart for the location within the Green Belt, the site is not protected for any conservation, heritage or agricultural reasons. There are no statutory listed buildings on site or within the locality, the site is relatively level and does not fall within a flood risk area. Given this context it is a prime site for the adjustment of the green belt so as to incorporate the site in the urban area using the strong outer boundary feature as the new MGB boundary. For the above reasons it is recommended to you that the site be considered and included within any further local plan draft, to assist with	

Response Number	Respondent Name	Response to Q10	Council's response
		not only meeting the quantitative need within the District, but also the qualitative need.	
REG18.39	Mrs S J Ellis (Bidwells)	The acute housing need and demanding housing targets that the Borough must address represent exceptional circumstances justifying and requiring the Council to undertake a review of Green Belt boundaries as part of the emerging Local Plan review process. The owners of the Site would be willing to enable its release for development to assist the Council to address its Local Plan objectives. The following points are pertinent to the consideration of the merits of the land: – The land is available for development now. – Access could be achieved from Wingletye Lane. – Sites 1, 2 and 3 (shown at Appendix 1) from part of a single landholding east of Wingletye Lane. They are currently in use as agricultural grazing land and believed to be of low ecological value. All three sites are bordered to some extent by existing hedgerows and woodland that provide enclosure from the wider countryside and Green Belt. – It is recognised that site 3, to the east of Lillyputts Farm and west of the River Ingrebourne, has more sensitive landscape, environmental and Green Belt constraints. It is anticipated that this land could be released for largely recreational or other uses that would maintain the openness of the Green Belt and provide for its beneficial use – as specifically encouraged by the Framework. This would complement a predominantly residential development of sites 1 and 2. – Sites 1 and 2 are enclosed by existing residential development to the north (Copthorne Gardens), south (Wych Elm Road) and west (Wingletye Lane) and a residential care home complex to the east (Lillyputts Farm). The development of this land would have little impact on the openness of the Green Belt. – The owners of the submitted sites and the adjacent third party land at	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		Lillyputts Farm are willing to co-operate with the Council to bring their respective land forward for development. – All three sites are available for development now and have a realistic prospect of coming forward for development within the next five years to assist the Council in meeting its demanding housing development targets. – The three sites are situated within close proximity to a range of local amenities including schools, shops and excellent transport links. This is a sustainable location and the development and delivery of new housing and recreational uses would represent sustainable development. – None of the sites are subject to any statutory environmental designations (except a nitrate vulnerable zone which is irrelevant to its consideration for development). Sites 1 and 2 are in a low risk flood zone (Flood Zone 1). The majority of site 3 is also at low risk of flooding (Flood Zone 1) however the eastern boundary borders the River Ingrebourne which is partly within EA Flood Zone 3. – All three sites lie at the western extremity of an area identified by the current Havering Local Development Framework as safeguarded for minerals extraction but investigations by the land owner suggests that it does not contain significant mineral deposits. <u>Controlled release from the Green Belt</u> The sites have been assessed against the five purposes of including land within the Green Belt (set out at paragraph 80 of the Framework). We would strongly contend that they are well placed for release, as described below. <u>1) To check the unrestricted sprawl of large built up areas:</u> The development of sites 1 and 2 for predominantly residential use would represent a natural infill of the existing residential areas to the north, south	

Response Number	Respondent Name	Response to Q10	Council's response
		and west. In addition, both sites are well contained by established woodland and hedgerows. Their development would not lead to urban sprawl or indeed the eastward extension of existing development beyond the current building line to the north and south. Indeed, we would contend that the pattern of existing development to the east of Wingletye Lane means that the release of a broader area of land between Copthorne Gardens and Hubbards Close (to the north) and Wych Elm Road (to the south) could be enabled to deliver Local Plan requirements without compromising the principal objectives for the Green Belt, as illustrated below. This area includes land promoted by adjoining land owners and could come forward for comprehensive development. Site 3, further to the east, is more sensitive but it is anticipated that the majority could be retained as Green Belt and used for recreation or other beneficial uses to compliment the development of sites 1 and 2 and other land to the west. <u>2) To prevent neighbouring towns from merging into one another:</u> As previously highlighted the development of sites 1 and 2 would provide a logical infill of existing residential development to the north, south and west. Sensitively planned development would not lead to the existing built up areas either side of the Ingrebourne Valley merging or, potentially, the gap between them becoming any narrower. <u>3) To assist in safeguarding the countryside from encroachment:</u> The same considerations apply in this respect – sites 1 and 2 are enclosed by existing development and their development could enable a predominantly recreational use of site 3. In addition, the established	

Response Number	Respondent Name	Response to Q10	Council's response
		woodland and hedgerows surrounding all three sites will act as a natural buffer between future uses and the surrounding countryside. 4) To preserve the setting and special character of historic towns: Development surrounding the site is all relatively modern. The land does not form part of the setting of any historic towns. 5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: The demanding housing delivery targets stipulated by the London Plan mean that the release of the site is unlikely to inhibit the recycling of brownfield sites elsewhere in the Borough that will also be required to deliver much needed housing. The assessment establishes that the careful development of the sites would not unduly impact on the purposes of the Green Belt allocated in the Borough. It is therefore reasonable to consider the release of some or all of the land to enable a valuable contribution towards the Council's housing land supply and enhanced recreational opportunities within the Borough.	
REG18.40	Ms M Blackman	A perfect example is in Rainham, on the north side Wennington Road, between no's 296 and 312 – adjacent to the junction with Eastwood Drive – see site map attached. The greenbelt boundary ends at Eastwood Drive. This strip of land fronting Wennington Road is in greenbelt, yet is developed with detached and semi-detached housing, leaving one small plot of vacant land, suitable for a modest size house. All the houses back on to farmland which rightly is in greenbelt – as is the farm opposite. There is public transport directly in front of the plot, and a range of facilities nearby, therefore the relevant infrastructure is already in place, the impact of 1 household on this is minimal and the development therefore sustainable. The size of the plot precludes any major development.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local

Response Number	Respondent Name	Response to Q10	Council's response
		I propose the boundary in this location is re-assessed and re-arranged so this strip of housing can be removed from greenbelt, so that for example a self-builder can build a home – a policy the Government is actively encouraging. There are other more appropriate planning mechanisms available to control/limit development on isolated sites like on this strip, such as Conservation Area or Article 4 status. Further, a review is undertaken across the borough of areas within greenbelt but which are developed.	Plan following the approach set out in the NPPF and London Plan. The strip of land fronting Wennington Road with detached and semi-detached housing including the small plot of vacant land is part of the Green Belt. No modifications will be made to the Green Belt in the Local Plan following the approach set out in the NPPF and London Plan to release land for housing. For these reasons the Council will not release this strip of Green Belt land for housing, but will retain the Green Belt boundary in its current state in line with advice contained in the NPPF.
REG18.43	Omega After Alpha Ltd (Bidwells)	The owners of the Site are willing to enable its release for development to assist the Council to meet its Local Plan objectives, including the delivery of housing to meet London Plan targets and objectively assessed local housing needs. The following points are pertinent to the consideration of the merits of the site: – The land is available for development now. – There is an existing care home complex accommodated in the former farm house and farm yard buildings. It is the landowner's intention to retain the care home complex and associated buildings on site but also to enable residential development on surplus land to the north and south. Access to the existing care home complex on the site is achieved via Wingletye Lane – This land lies at the centre of a three other parcels of land owned by a third party (Mrs S J Ellis) which has also been put forward for development. Both landowners are willing to work co-operatively with the Council to put forward the wider land areas for development.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For these reasons the Council will not be seeking to release any Green Belt land for housing, but will retain the Green Belt boundary in its current state in line with

Response Number	Respondent Name	Response to Q10	Council's response
		– The site is situated within close proximity to a range of local amenities including schools, shops and excellent transport links. The site is considered to be situated in a sustainable location, therefore the development and delivery of the site for housing represents sustainable development. – The site is not subject to any statutory environmental designations (except being a nitrate vulnerable zone which is irrelevant to its consideration for development). – The site lies at the western extremity of an area identified by the current Havering Local Development Framework as safeguarded for minerals extraction but on-site investigations suggest that it does not contain significant mineral deposits. – Taking into account its location and characteristics in respect of the five purposes of including land within the Green Belt, established by paragraph 80 of the National Planning Policy Framework, the site is considered to be a favourable option for Green Belt release to address the objectively assessed housing needs of London and the Borough of Havering. The acute housing need and demanding housing targets that the Borough must address represent exceptional circumstances justifying and requiring the Council to undertake a review of Green Belt boundaries as part of the emerging Local Plan review process. This site has been assessed against the five purposes of the Green Belt, as set out in paragraph 80 of the Framework, and can be found below. The assessment shows that the site currently serves none of the purposes of including land within the Green Belt and is well placed for release. 1) To check the unrestricted sprawl of large built up areas: The site is already partially developed and is operating as a residential care home complex. This community facility is to be retained in full and the	advice contained in the NPPF.

Response Number	Respondent Name	Response to Q10	Council's response
		surrounding land area to the north and south is put forward for residential development. Due to the close proximity of the site to existing residential development east of Wingletye Lane and south of Hubbards Close, this land would act as a natural extension to existing development and the development of land to the west put forward by the adjoining landowner (Mrs S J Ellis) but would be contained so as not to produce urban sprawl. Indeed, we would contend that the pattern of existing development to the east of Wingletye Lane means that the release of a broader area of land between Copthorne Gardens and Hubbards Close (to the north) and Wych Elm Road (to the south) could be enabled to deliver Local Plan objectives without compromising the purpose of the Green Belt, as illustrated below. This area includes land promoted by adjoining land owners and could come forward for comprehensive development. 2) To prevent neighbouring towns from merging into one another: The development of the site would provide a logical extension to an already urban residential area and is well contained. The site is not within close proximity of other towns to the east. Development would not lead to the eastward extension of existing development beyond the current building line to the south and north. Sensitively masterplanned development would not lead to the existing built up areas either side of the Ingrebourne Valley merging or, potentially, the gap between them becoming any narrower. 3) To assist in safeguarding the countryside from encroachment: The site is well contained by an established tree buffer and is located between by existing residential and commercial uses. Therefore it would not represent significant encroachment into the countryside. The properties who face onto the proposed site are screened by an extensive tree buffer which would further assist in containing any residential development thus	

Response Number	Respondent Name	Response to Q10	Council's response
		safeguarding the countryside form encroachment. 4) To preserve the setting and special character of historic towns: Development surrounding the site is all relatively modern. The land does not form part of the setting of any historic towns. 5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: The demanding housing delivery targets stipulated by the London Plan mean that the release of the site is unlikely to inhibit the recycling of brownfield sites elsewhere in the Borough that will also be required to deliver much needed housing. The assessment establishes that the careful development of the site would not unduly impact on the purposes of the Green Belt allocated in the Borough. It is therefore reasonable to consider the release of some or all of the land to enable a valuable contribution towards the London Borough of Havering's housing land supply.	
REG18.44	Persimmon Homes Essex	As previously discussed in Question 4 and 9, development should be allocated to the most sustainable locations. A Green Belt review will determine if land is suitable for development, and therefore should be released through the Local Plan process or should continue to be protected.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the

Response Number	Respondent Name	Response to Q10	Council's response
			NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.
REG18.46	Planning Potential Rep 2.	We reiterate our comments made under Question 4, which support this particular response. In addition paragraph 84 of the NPPF states that "When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patters of development. They should consider the consequences for sustainable development of channelling development toward urban areas inside the Green Belt boundary, toward towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary". Paragraph 85 continues that "When defining boundaries, local planning authorities should: – Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development; – Not include land which it is unnecessary to keep permanently open; – Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; – Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development; – Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and – Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent." We attach details of Land at Risebridge Chase, Romford to be considered as a potential allocation for residential development. The Site is located to the north of Romford, approximately 4km from Romford Town Centre. The site is 5.175ha in size and is located in Flood Zone 1, albeit it is located	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land at Risebridge Chase, Romford will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		adjacent to a water course (east) and an area contained within Flood Zone 3. The site is designated as Green Belt (GB) and is located between a golf course and existing housing. Should the Council discover that in order to meet their housing targets and demonstrate a five year housing land supply, revisions to the Green Belt are needed, we consider that the redevelopment of Land at Risebridge Chase would constitute sustainable development and is an obvious extension to Romford. The site currently has some building on it, being two residential properties and associated out-buildings located in the east and north east corner. The site is contained, by means of the golf course to the east, residential properties to the west and the Lower Bedfords Road to the north (containing ribbon development of housing along the site's northern boundary to the road). On the basis that this site is a contained entity, we would consider that it should be identified as a suitable site for release from the Green Belt. In addition, it is considered that the site does not meet the five purposes of the Green Belt. Its removal from the Green Belt would not result in the unrestricted sprawl of large built-up areas; it would not lead to towns merging into one another; it does not assist in safeguarding the countryside from encroachment and is not included within the Green Belt to preserve the setting and special character of historic towns. As such, its removal from the Green Belt should be supported. Land at Risebridge Chase provides a real opportunity to deliver much needed private and affordable housing, and is of a size capable of providing a suitable mix, whilst meeting the policy requirements for private and public amenity space. We therefore urge the Council to review the Green Belt boundary in this area and remove the site from its current designation.	
REG18.47	R. Watt and Partners	Although the council's current consultation is purely seeking initial views on the potential priorities for the new plan and that a 'formal' strategy has yet	The Council has undertaken a Green Belt study as part of the evidence base for the

Response Number	Respondent Name	Response to Q10	Council's response
	(Phillips Planning Services)	to be defined, our clients wish to promote the inclusion and consideration of their land for development through the Local Plan preparation process. Our clients' site is comprised of Land at Hill Farm, Noak Hill on both the northern and southern sides of Church Road. It covers an area of approximately 68.3 hectares is predominately formed of arable agricultural land. The land effectively sits around the existing built form of the village of Noak Hill which itself is directly to the north of Romford (Please see submitted Site Location Plan). It is noted that the current Development Plan identifies that Noak Hill is entirely washed over by the 'Green Belt' and that parts of our clients' land are also subject to the landscape designations; 'Havering Ridge Area of Special Character' and 'Countryside Conservation Area'. Although it is accepted that such designations would generally preclude development, it is considered that the site's location directly adjacent to north of Romford would provide an opportunity for a strategic expansion of the town should a release of 'Green Belt' land be required by the Local Plan to deliver its required provision of housing and employment land. Accordingly, we would be grateful for your consideration of the promoted site, should such a strategy be progressed. Our clients would also be happy to promote smaller parcels of the wider site, should the council identify that this be preferable and reflect the ultimately progressed development strategy.	Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land at Hill Farm, Noak Hill will be released for housing development.
REG18.48	R.A.Montague	Yes – to stop threatening the permanence of the green belt. For example, the boundaries were reviewed in 2007 and now less than 7 years on they are being reviewed again and then in a few years the Mayor will want more houses and there will be yet another Local Plan and another review and so it will go on.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF

Response Number	Respondent Name	Response to Q10	Council's response
			and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.
REG18.50	Rainham Preservation Society	No further encroachment on the green belt and continue the use of allotments.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt will be released for housing development. The Proposed Submission version of the Local Plan supports the continued use and expansion of allotments.
REG18.53	Romford Golf Club (Joe Coogan)	Please see the attachment detailing a site between the A12 and Romford Golf Club. The land in question is shaded in orange on the plan. The site is waste ground that is classified as greenbelt. The site has no recreational value and become a problem to the local community and has been used by	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a

Response Number	Respondent Name	Response to Q10	Council's response
		criminal gangs as a hideaway. Links to two newspaper articles can be found below that highlight the extent of the problems. Many more minor issues have gone unreported in the press but it presents a security risk to lone golfers or those jogging/walking along the A12. http://www.romfordrecorder.co.uk/news/crimecourt/240omford240_robbery_gang_who_stole_1m_lived_rough_in_romford_woods_1_2000470 http://www.romfordrecorder.co.uk/news/body_found_in_romford_1_1068700 The land is owned by Romford Golf Club and could be accessed by the popular cul-de-sac Links Avenue. Romford Golf Club would like to see the land brought into a positive use, preferably as high quality family homes. It is estimated that the land could accommodate 30-40 high quality 3 or 4 bedroom homes. Any income from developing the land would be used to improve the golf club/course and secure its future as a premier golf club that provides an excellent resource and recreational space for local people (both golfers and dog walkers). Romford Golf Club is a not for profit organisation owned by its members. The golf club are open to discussions about any usage that can bring the land back into use and meet the needs of local people (for housing, education, employment etc). The site may also generate a significant sct 106/Planning Obligation income for the Council in these times of austerity.	contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including the site between the A12 and Romford Golf Club will be released for housing, education, employment, etc. development.
REG18.54	Romford YMCA	Whilst it is understandable for the need to focus on brownfield sites, there is a compelling need to review the Green Belt boundary, to allow for sustainable development. This is not to create an inferior Green Belt, but to address the changing needs of the borough. As indicated previously and in our site submission to the council, Romford	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes

Response Number	Respondent Name	Response to Q10	Council's response
		YMCA has land on Upper Rainham Road, which is close to other residential properties.	of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land on Upper Rainham Road will be released for housing development.
REG18.55	Rowley Cardrome Ltd (Montagu Evans)	The fundamental aim of Green Belt policy, as set out in Chapter 9 of the NPPF, is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. To protect the openness of the Green Belt, LBH should ensure they have sufficient land allocated for housing within existing residential areas and on previously developed land. In particular, paragraph 80 of the NPPF states that the Green Belt serves five purposes: – to check the unrestricted sprawl of large built up areas; – to prevent neighbouring towns merging into one another; – to assist in safeguarding the countryside from encroachment; – to preserve the setting and special character of historic towns; and – to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. We consider that the Site contributes very little to the function and purposes of including land within the Green Belt as set out above for the following reasons: – The site borders a modern residential housing development to the north, and is bounded by the River Beam to the west; the A125 (Upper	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		Rainham Road) to the east; and a private road to the south. These physical boundaries mean there would be no subsequent encroachment into the countryside; – The thick vegetation that runs along the western border separates the site from the undeveloped Green Belt land to the west, therefore already naturally limiting any potential impact arising from the residential development of the site; – The Chase Nature Reserve is located to the west, across the River Beam, consequently, the release of the site from the Green Belt would not result in the merging of neighbouring towns; and – The site is brownfield land and already benefits from a designation as a Major Developed Site in the Green Belt within the LBH Core Strategy and Development Control Policies Development Plan Document (2008). This status indicates that is already envisaged that some development will occur onsite and would therefore be classed as the redevelopment of brownfield land, a national, regional and local policy objective. In considering the above, we consider that the Site, already allocated as a Major Developed Site should be released from the Green Belt as such release will not harm the remaining Green Belt. As noted above, Formation Architects have produced an initial masterplan for the residential development of the site (Annex 2). Importantly, whilst maximising the development potential of the site, the masterplan also allows for the provision of a defendable Green Belt boundary. An additional benefit of the site is the ability to enhance public linkages into the adjoining Green Belt land for the wider public benefit.	
REG18.56	S.D. Olney	Not knowing the full extent of the green belt land. I cannot make a sensible response to the question asked.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough

Response Number	Respondent Name	Response to Q10	Council's response
			makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.
REG18.57	Sheila Clements	It will not matter what I think, the Council will do what it wants.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt will be released for housing development.
REG18.59	Stephen Saggers	The proposal is to have the residential properties and gardens of Gaynesborough and The Lodge, Little Gaynes Lane, redesignated out of the Green Belt. The exceptional circumstances in this case are as follows: Gaynesborough is a modest 3 bedroom residential bungalow situated in Little Gaynes Lane, a suburban road in Upminster. Of the 95 properties	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes

Response Number	Respondent Name	Response to Q10	Council's response
		situated in Little Gaynes Lane, only Gaynesborough and the next door property, The Lodge, are located within the Green Belt. The properties are both situated on a busy stretch of the main road, opposite The Optimist public house and back onto open green space (also designated as Greenbelt land). To the SouthEast of the properties in the neighbouring roads the Grove and Parkland Avenue there are a further 80 residential properties that back onto the same open Green Belt land however none of these properties fall within the Green Belt boundary themselves. To have a consistent approach to how suburban residential properties which back onto the same open Greenbelt land are designated in relation to the Green Belt and to have a logical defensible Green Belt boundary, these two properties should be taken out of the Green Belt. This same consideration was given previously by Havering Council when altering the Green Belt boundary to take out the gardens of two residential properties in Tay Way. In addition to the need to have a logical and defensible Green Belt boundary there are other clear reasons why Gaynesborough, should not fall within a Green Belt boundary relative to the aims of the Green Belt as defined in section 9 of the National Planning Policy Framework. These reasons are as follows: – NPPF 79 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence Gaynesborough has since construction in 1957, been a residential property with a fenced garden and has never been open and. As a residential property with permitted development rights, approximately half of the rear garden could be covered with outbuildings so being in the Green Belt offers no protection to the gardens openness and there is no permanence to its openness. – NPPF80 Green Belt serves five purposes:	of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including the residential properties and gardens of Gaynesborough and The Lodge, Little Gaynes Lane will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		○ to check the unrestricted sprawl of large builtup areas; ○ to prevent neighbouring towns merging into one another; ○ to assist in safeguarding the countryside from encroachment; ○ to preserve the setting and special character of historic towns; and ○ to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Having Gaynesborough in the Greenbelt does nothing to contribute to the five purposes listed – NPPF81 Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land – As a residential property Gaynesborough can never be enhanced as per the policy directive. – NPPF85 When defining boundaries, local planning authorities should: ○ not include land which it is unnecessary to keep permanently open; Gaynesborough has since construction in 1957, been a residential property with a fenced garden and has never been open land. As a residential property with permitted development rights, approximately half of the rear garden could be covered with outbuildings so being in the Green Belt offers no protection to the gardens openness and there is no permanence to its openness. As per NPPF 83, when considering the potential alteration of	

Response Number	Respondent Name	Response to Q10	Council's response
		Green Belt boundaries; "authorities should consider the Green Belt boundaries having regard to their intended permanence". Given the above, it is clear that even if the property could be considered "open" there is no permanence due to permitted development rights. This clearly demonstrates the exceptional circumstance as to why the Green Belt boundary should be altered to remove the property. Appendix Gaynesborough.1 shows the proposed Green Belt boundary revision having the boundary behind the gardens of Gaynesborough and The Lodge.	
REG18.61	The Crown Estate (Amec Foster Wheeler)	When reviewing which areas of land around the settlement edges to release, the Local Plan will need to be consistent with guidance in the NPPF. The basis of a Green Belt review is to assess the contribution made by land to the purposes of including land within the Green Belt. The degree to which land makes a contribution to the Green Belt will influence whether it should be considered for release. The Crown Estate submitted four sites in response to the Council's Call for Sites in October 2014, these include: – Land at Gobions Farm, Collier Row Road; – Land between Collier Row Road and Hog Hill Road; – Land between Marlborough Road and the A12, Mawneys; and – Land between London Road and the A12, Mawneys A site location plan for each of these sites is attached in Appendix A. The Crown Estate considers each of these locations should be considered as a revision to the Green Belt boundary as part of a wider review. A review of the Green Belt will demonstrate that these areas of land perform well against NPPF criteria and are not important to the function and purposes of the Green Belt and subsequently should be considered for release. This point is emphasised when considering the sites against the five purposes	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land at Gobions Farm, Collier Row Road, Land between Collier Row Road and Hog Hill Road, Land between Marlborough Road and the A12 Mawneys and Land between London Road and the A12 Mawneys will

Response Number	Respondent Name	Response to Q10	Council's response
		of Green Belts included in NPPF, Paragraph 80: – To check the unrestricted sprawl of large built up areas The sites have a limited function in this respect as all have clear containing boundaries in the form established hedgerows and roads (including the A12). The sites would essentially infill gaps to round off the settlement boundaries. – To prevent neighbouring towns merging into one another The sites have no real function in this respect given that they would essentially round off the settlement edges and would not lead to the encroachment towards neighbouring settlements. – To assist in safeguarding the countryside from encroachment Although development would extend the limits of the settlement(s), visually their impact would be modest because of the existing landscape framework and boundaries such as strategic roads. Development would be visually well contained by the existing landscape framework/development and would not therefore significantly encroach into open countryside. – To preserve the setting and special character of historic towns There are no environmental assets on or adjacent to the sites that might be impacted on by development in these locations. – To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Gobions Farm provides a brownfield opportunity with potential to	be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		enhance the openness and appearance of this Green Belt location. Other Brownfield options are limited. It is likely that growth will require greenfield land and the revision of Green Belt boundaries. The sites are well located to local amenities and provide highly sustainable locations for development. Paragraph 83 of NPPF states that through a review of a Local Plan, regard should be given to Green Belt boundaries and "their intended permanence in the long term so that they are capable of endurance beyond the plan period." As noted above, The Crown Estate's sites have strong boundaries and provide a natural infill to accommodate housing growth. These would provide defensible boundaries on which to revise the Green Belt. These sites make a limited contribution to Green Belt purposes and therefore should be considered for Green Belt release as part of a wider Green Belt Review to assist in meeting the substantial housing needs across Havering and the wider London region.	
REG18.63	Thomas Bates and Son Ltd. (Andrew Martin Planning)	The land off Wingletye Lane, Hornchurch currently forms part of the Metropolitan Green Belt. The site is located on the western fringe of the Green Belt and is bound on two sides by existing residential areas – to the south and west. The previously overgrown orchard was cleared more than 55 years ago and the land has remained barren and unfarmed ever since. The site is well contained by virtue of the mature tree lined field boundaries to the north and east and could be released from the Green Belt without compromising the five purposes of including land within a Green Belt – as identified above. In particular the release of this site for residential development would: – prevent unrestricted sprawl of a large built-up area – the mature field boundaries to the north and east would form a clear boundary against further urban development; – prevent neighbouring towns merging into one another – existing	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including the Land off Wingletyle Lane, Hornchurch will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		housing off Wych Elm Road already extends further towards Upminster (to the east) than development at the site would; – safeguard against encroachment into the countryside – the site is well contained and as stated existing housing extends further into the countryside than development at the site would; – preserve the setting and special character of historic towns – there is no particular historic setting or character to maintain in this area; – assist in urban regeneration – by accommodating new residents who will bring additional expenditure to the local economy (including the shops in Hornchurch town centre). Development along and south of Wych Elm Road / Wych Elm Close / Bourne End extends far beyond the boundary of the submission site. In particular the Emerson Park School buildings are located some 200 metres beyond the eastern boundary of the site. Moreover, agricultural buildings associated with Lillyputts Farm, which adjoins the submission site to the north, extend beyond the eastern boundary of the submission site. Therefore the site is largely enclosed by existing development that extends further to the east than any proposed residential development should this site be allocated, and in comparison this site could not be considered as an encroachment into the countryside. Given that the site is currently enclosed on three sides by existing development, land off Wingletye Lane would represent an appropriate and natural stop line for development.	

Response Number	Respondent Name	Response to Q10	Council's response
REG18.66	Trinity Hall (Bidwells)	Yes. The owners of the submitted land, Trinity Hall, are willing to enable its release for development to assist the London Borough of Havering to address objectively assessed local housing needs and the demanding housing delivery targets stipulated by the London Plan. The following points are pertinent to the consideration of the merits of the land: – The land would be available for development within five years. – The landowner is willing to work co-operatively with the Council when considering possible uses and the particular parcels of land which may come forward. – Access could be achieved via Hall Lane, Bird Lane, Tomkyns Lane or, potentially, the A127 Southend Arterial Road. – The site lies within the Green Belt. It is predominantly agricultural land and of relatively low ecological value. It is comprised of several parcels which are enclosed by thick established hedgerows, adjoining areas of woodland and existing roads, including Bird Lane, Tomkyns Lane and the A127 Southend Arterial Road. These features provide separation from the wider countryside and Green Belt. – The land to the south of the A127 adjoins north Upminster and appears particularly well suited to the provision of new housing. A significant tree buffer is provided between existing dwellings and this site which would serve to protect the amenity and outlook of existing residents in the event of development coming forward. – 1.8ha of the land to the west of Hall Lane benefits from a Certificate of Lawful Use for a commercial horse livery yard comprising stables, indoor school, storage in association with the livery business and land used as outdoor exercise arenas (planning ref: E0001.14). The Site Location Plan at Appendix 3 identifies the extent and location of this land. It is located opposite existing residential development on the opposite side of Hall Lane and a range of commercial buildings and a yard which comprises previously developed land.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Trinity Hall will be released for housing development.

Response Number	Respondent Name	Response to Q10	Council's response
		– All of the land is situated within close proximity to a range of local amenities including schools, shops and excellent transport links. The site is situated in a sustainable location. – The site is not subject to any statutory environmental designations (except being a nitrate vulnerable zone which is irrelevant to its consideration for development).The vast majority of the land is at low risk from flooding (EA Flood Zone 1). – Taking into account its location and characteristics in respect of the five purposes of including land within the Green Belt, established by paragraph 80 of the National Planning Policy Framework, the site is considered to be a potential option for Green Belt release to address London Plan targets and objectively assessed housing needs. The characteristics of the site have been assessed against the five purposes of the Green Belt, as set out in paragraph 80 of the Framework. The assessment and can be found below. – To check the unrestricted sprawl of large built up areas: o The distinct parcels of land comprised within this site are contained by a variety of existing physical features, including existing trees and woodland, the A127, Bird Lane and existing residential development. Land to the south of the A127, east of Hall Lane is particularly well enclosed by existing development, roads and planting. Development of some or all of the land would not represent uncontrolled sprawl. – To prevent neighbouring towns from merging into one another: o As highlighted above, the site is contained and its development would not lead to coalescence of any existing settlements. – To assist in safeguarding the countryside from encroachment: o All of the land is contained by established trees and hedges, existing development and the A127. Development of some or all	

Response Number	Respondent Name	Response to Q10	Council's response
		of the parcels would not encroach into otherwise entirely undeveloped areas of countryside. – To preserve the setting and special character of historic towns: o Development surrounding the site is all relatively modern. The land does not form part of the setting of any historic towns. – To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: o The demanding housing delivery targets stipulated by the London Plan and the need for a continuing housing land supply mean that the release of land at Chapman's Farm is unlikely to inhibit the recycling of brownfield sites elsewhere in the Borough that will also be required to deliver much needed housing. The assessment helps to establish that the careful development of this site may not unduly impact on the purposes of the Green Belt allocated in the Borough. It is therefore reasonable to consider the release of some or all of the land to enable a valuable contribution towards the London Borough of Havering's housing land supply or other development needs.	
POST18.1	V. Rajan and Associates	Green Belt environment should be protected.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the

Response Number	Respondent Name	Response to Q10	Council's response
			NPPF and London Plan. For this reason no parts of the Green Belt will be released for housing development.

Question 11: How do you think the Local Plan should seek to address climate change and sustainability?

Response Number	Respondent Name	Response to Q11	Council's response
REG18.2	Adams Family (Bidwells)	Sustainability, and in particular "sustainable development" balances a number of different and often competing aims and objectives. It is the role of the planning system – and in this context the role of the Local Plan, to balance environmental protection with economic growth and the needs of the community. This should ensure that a sufficient variety of land is available to support the Borough's growth needs. The Council should take into account the benefits of releasing Green Belt land that no longer serves a Green Belt function in the context of the need to balance competing demands for land in the Borough in a sustainable manner.	Noted. The Proposed Submission version of the Local Plan supports sustainable development as defined in the NPPF.
REG18.3	Anonymous	Only allow solar panels on non-houses, not private residences. Return buses to be used by everyone. Return to near 100% ban on Sunday and bank holiday trading.	Noted. This is outside the scope of the Proposed Submission version of the Local Plan.
REG18.8	Brett Aggregates Limited (MJCA)	Minerals and aggregates should be sourced locally where possible to reduce the distance over which these materials are transported for use. The London Plan acknowledges that most aggregates used in the capital come from outside London and the Plan supports the supply of locally sourced land won aggregate. Sources of land won aggregate available should be safeguarded for future use in the Borough and the Capital to reduce the distance over which	Noted. The Proposed Submission version of the Local Plan contains policies that safeguard and manage minerals, consistent with the London Plan and NPPF. This includes the safeguarding of land and making sure transport impacts are mitigated.

Response Number	Respondent Name	Response to Q11	Council's response
		aggregate is transported and the associated emissions. To further reduce the transportation of aggregates, mineral processing plants or bagging plants should be located in or directly adjacent to the quarry. Where there is already an established mineral processing plant located in close proximity to a new quarry and where that plant is in a suitable location the Plan should specify that mineral from surrounding extraction areas should be taken to the existing processing plant site to make use of the existing plant, infrastructure and mitigation such as established landscaping and screening instead of erecting new plant. Facilities such as concrete batching plants which make use of the aggregate should also be located at mineral producing sites to reduce transportation distances. As explained in the response to Question 9, during the restoration of a quarry with imported materials such as inert waste, there are sustainability benefits associated with locating waste recycling facilities at the quarry to recover the usable portion of the waste to produce secondary aggregates for use in construction projects and to reduce the consumption of primary aggregates. This approach also ensures that only residual materials with no other form of beneficial use are deposited to restore quarry voids. This can commonly involve the use of a mobile crusher and screen to recover secondary aggregates from inert waste. Such plant and machinery and material processing is not dissimilar to the activities that take place during mineral extraction.	
REG18.9	C. Cole	Encourage wind and sun power I can't be bothered with recycling. It's a big thing!	The Proposed Submission version of the Local Plan supports renewable energy developments.
REG18.12	D. Campbell	More recycling points glass plastic etc. old clothes sites more cycle lanes.	The Proposed Submission version of the Local Plan contains policies to manage waste. It requires developments to include facilities to separate, store and recycle waste. It seeks to encourage active travel

Response Number	Respondent Name	Response to Q11	Council's response
			including cycling as part of a balanced approach to travel and transport in Havering.
REG18.14	Edward Gittins & Associates	The valley land at Squirrels Heath Road is important for its biodiversity and provision for the management of the areas north and south of Cockabourne Bridge can be secured via the release of the proposed housing land.	Noted. The Proposed Submission version of the Local Plan sets out a positive strategy for biodiversity.
REG18.22	Havering Friends of the Earth	More diverse/extended measurement of air pollution needed – for example outside schools near to busy roads. This information should be publicised to parents. More energy conservation in public buildings. Staff training on how to conserve energy in public places. Solar panels in schools to be a targeted focus. Make this easier to implement.	The Council is preparing an Air Quality Action Plan and this is identified in the Proposed Submission version of the Local Plan. The Council will promote energy efficiency in public buildings. This will encompass its own premises (including schools).
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	By seeking to allocate new sites for residential development in sustainable locations in order to reduce the reliance on transport by private car and to consider sustainable drainage strategies.	Noted. The strategy of the Proposed Submission version of the Local Plan seeks to direct development towards sustainable locations. The Proposed Submission version of the Local Plan contains policies which support the use of sustainable drainage.
REG18.26	Ian Weatherley	By re-enforcing and enhancing the borough's sea defences to protect the communities from the rising sea levels and also to review the clearance of debris and weeds from the boroughs rivers to ensure a fast egress of rain water to controlled river outlets.	The Proposed Submission version of the Local Plan contains policies to protect development against flooding in line with the recommendations from the Strategic Flood risk Assessment.
REG18.28	Joe Coogan	New developments should be as sustainable as possible and planning obligations should be used to secure investment in other schemes that will make a positive contribution.	The Proposed Submission version of the Local Plan sets out policies to optimise the sustainability of development including energy efficiency.
REG18.29	John Peterson	Improve movement of traffic	The Proposed Submission version of the Local Plan contains a balances suite of

Response Number	Respondent Name	Response to Q11	Council's response
			policies for transport. These include measures to address traffic movement including tackling congestion. The policies include specific items to address traffic movements at key locations such as Gallows Corner and the Romford Ring Road. Additionally, the Local Plan includes proposals for major new transport infrastructure such as better north-south connectivity which have the potential to assist traffic movements across Havering.
REG18.32	Lee Clements	By: encouraging low energy homes and ensuring all new housing is as sustainable as possible through use of planning regulations; reducing traffic congestion; planting more trees and not removing existing ones except where absolutely necessary (not just because a new pavement is being put in); putting solar panels on all council buildings where possible.	The Proposed Submission version of the Local Plan contains polices on energy efficiency, optimising transport and green infrastructure to optimise sustainability.
REG18.34	Margaret Whippy	It is hard to believe in climate change given recent research. Sustainable development also needs to cover local needs, which must be explained to meet local families' requirements, not just developers. Flooding would not be an issue in the area marked.	The effects of climate change are widely accepted and the Proposed Submission version of the Local Plan seeks to address these in a Havering context. The Local Plan is intended to provide guidance on development to all in the community including local families (not just developers). The Local Plan includes policies to ensure that development is located appropriately in regard to flood risk.
REG18.36	Moody Homes and Mr John Wakeling (Bidwells)	Sustainability, and in particular "sustainable development" balances a number of different and often competing aims and objectives. It is the role of the planning system – and in this context the role of the Local Plan, to balance environmental protection with economic growth and the needs of the community. This should ensure that a sufficient variety of land is available to support the Borough's growth needs. The Council should take into account the benefits of releasing Green Belt land that no longer serves	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF

Response Number	Respondent Name	Response to Q11	Council's response
		a Green Belt function in the context of the need to balance competing demands for land in the Borough in a substantial manner.	and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land will be released in the context of the need to balance competing demands for land in the Borough.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	New development should be low carbon. More tree planting etc.	The Proposed Submission version of the Local Plan promotes low carbon design and expects development to meet London Plan energy efficiency standards. Policies to secure landscaping and green infrastructure are included.
REG18.39	Mrs S J Ellis (Bidwells)	Sustainability, and in particular "sustainable development" balances a number of different and often competing aims and objectives. It is the role of the planning system – and in this context the role of the Local Plan, to balance environmental protection with economic growth and the needs of the community. This should ensure that a sufficient variety of land is available to support the Borough's growth needs. The Council should take into account the benefits of releasing Green Belt land that no longer serves a Green Belt function in the context of the need to balance competing demands for land in the Borough in a sustainable manner.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land will be released

Response Number	Respondent Name	Response to Q11	Council's response
			in the context of the need to balance competing demands for land in the Borough.
REG18.40	Ms M Blackman	The London Plan, Code for Sustainable Homes, BREAAM and Building Regulations already address this comprehensively for new development, particularly for developers. Any further requirements should be proportionate and add value, rather than just tick a box. More importantly, however it is the residents and occupiers (particularly older generation) that need to be educated further/encouraged to modify their habits and their mind-set. It is the existing older properties which emit the greater proportion of greenhouse gas emissions. It is the people who insist on driving rather than walking to the shop at the top of the road, and who don't recycle. It's people's appetite for 'stuff' with a limited lifecycle that contributes most to the problem. More needs to be done to educate better, and to facilitate change (people are lazy). Check out video called the Story of Stuff - http://storyofstuff.org/	Noted. The Proposed Submission version of the Local Plan will have an important role in the promotion and delivery of good sustainable development in Havering including opportunities for more active travel choices and the promotion of good practice linked to energy strategy and conservation.
REG18.41	National Grid Property (Carter Jones)	The Local Plan must recognise that whilst sustainable development and energy consumption is important, growth and the provision of new homes is also important. Therefore, the Local Plan must be sufficiently flexible to balance conflicting priorities.	The Proposed Submission version of the Local Plan sets out a balanced suite of policies to address land use planning issues in Havering. Ensuring the development and provision of new homes is a key priority. The Examination into the 'soundness' of the Local Plan will consider its flexibility to address different circumstances and priorities.
REG18.42	Natural England	We agree that development should be carried out in a sustainable way. The NPPF paragraph 94 states that: ""Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations" (para 94).	Noted. The Proposed Submission version of the Local Plan has been prepared to be consistent with the NPPF. It includes policies to address climate change, flooding and water supply. The Local Plan is underpinned by a robust Infrastructure Delivery Plan.
REG18.43	Omega After	Sustainability, and in particular "sustainable development" balances a	The Council has undertaken a Green Belt

Response Number	Respondent Name	Response to Q11	Council's response
	Alpha Ltd (Bidwells)	number of different and often competing aims and objectives. It is the role of the planning system – and in this context the role of the Local Plan, to balance environmental protection with economic growth and the needs of the community. This should ensure that a sufficient variety of land is available to support the Borough's growth needs. The Council should take into account the benefits of releasing Green Belt land that no longer serves a Green Belt function in the context of the need to balance competing demands for land in the Borough in a sustainable manner.	study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land will be released in the context of the need to balance competing demands for land in the Borough.
REG18.44	Persimmon Homes Essex	The consultation document stipulates that the Local Plan will set out standards and expectations the Council has on developers. The council must ensure that these standards do not render sites unviable as higher standards often entail higher costs to deliver them. This can be achieved through on-going discussion with landowners, agents and developers.	The Proposed Submission version of the Local Plan has been tested in regard to viability. The delivery and implementation of the Local Plan will include engagement with developers and their advisers.
REG18.47	R. Watt and Partners (Phillips Planning Services)	Support the provision of sustainable renewable energy production resources.	The Proposed Submission version of the Local Plan supports renewable energy provision.
REG18.48	R.A.Montague	Equilibrium is the only route to long term sustainability and indefinite continuous growth at the pace currently proposed is unsustainable and bound to destroy the quality of life, the environment and the climate.	Noted. The Proposed Submission version of the Local Plan aims to ensure the delivery of sustainable development in line with the NPPF.
REG18.50	Rainham Preservation	No further incinerators, auto-cla and bio-mrf's should be permitted.	The Council's strategy for waste is set out in the Joint Waste Development Plan for

Response Number	Respondent Name	Response to Q11	Council's response
	Society		the East London Waste Authority Boroughs (2012).
REG18.51	Ray Whitehouse	Yes, but that's part of your job	Noted.
REG18.52	Romford Civic Society	Reduce emissions. Particularly focus on improving air quality in central Romford and on reducing emissions in central Romford.	The Proposed Submission version of the Local Plan contains policies to manage and improve air quality.
REG18.53	Romford Golf Club (Joe Coogan)	New developments should be as sustainable as possible and planning obligations should be used to secure investment in other schemes that will make a positive contribution.	The Proposed Submission version of the Local Plan sets out policies to optimise the sustainability of development including energy efficiency.
REG18.56	S.D. Olney	Yes, definitely, and stop fly tipping with heavier fines.	This is beyond the remit of the Local Plan.
REG18.57	Sheila Clements	Well, knowing the Councillors views that Climate Change does not exist, I don't think anything will be done.	The Proposed Submission version of the Local Plan contains policies to address climate change.
REG18.60	Thames Water Utilities Ltd (Savills)	Thames Water is concerned about any increase in surface water flows resulting from development and the effect of such flows further down the sewerage catchment, particularly with respect areas where there is a known risk of sewer flooding. It is the responsibility of the developer to make proper provision for drainage to ground or a watercourse. It is important to minimise the quantity of surface water entering the wastewater system in order to maximise the capacity for foul sewage and to reduce the risk of sewer flooding. Thames Water supports the approach in the London Plan Section 5.13 (Sustainable Drainage) and the Mayor's sequential approach to surface water run-off. When all other options set out in the drainage hierarchy have been exhausted and discharge to surface water sewer is the only option for disposal of surface water developers should aim to achieve greenfield run-off rates. Thames Water recognises the environmental and economic benefits of surface water source control, and encourages its appropriate application,	The Proposed Submission version of the Local Plan is consistent with London Plan policies and promotes the use of sustainable drainage. The Council has engaged with Thames Water during the preparation of the Infrastructure Delivery Plan to make sure appropriate infrastructure is in place to support the development envisaged in the Local Plan.

Response Number	Respondent Name	Response to Q11	Council's response
		where it is to the overall benefit of our customers. Accordingly, in the disposal of surface water, Thames Water will: – Seek to ensure that new connections to the public wastewater network does not pose an unacceptable threat of surcharge, flooding or pollution; – Check the proposals are in line with industry best practice which encourages, wherever practicable, disposal 'on site' without recourse to the public wastewater network; for example in the form of soakaways or infiltration areas on free draining soils; and – Require the separation of foul water and surface water on all new development. The water companies investment programmes are based on a 5 year cycle known as the Asset Management Plan (AMP) process. The AMP6 period will begin on 31st March 2015 and cover the period up to 31st March 2020. As part of our five year business plan Thames Water advise OFWAT on the funding required to accommodate growth in our networks and at all our treatment works. As a result Thames Water bases its investment programmes on development plan allocations, which form the clearest picture of the shape of the community. Where the infrastructure is not available we may require an 18-month to three-year lead in time for provision of extra capacity to drain new development sites. If any large engineering works are needed to upgrade infrastructure the lead in time could be up to five years. Implementing new technologies and the construction of new treatment works could take up to ten years.	
REG18.66	Trinity Hall (Bidwells)	Sustainability, and in particular "sustainable development" balances a number of different and often competing aims and objectives. It is the role of the planning system – and in this context the role of the Local Plan, to balance environmental protection with economic growth and the needs of	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the

Response Number	Respondent Name	Response to Q11	Council's response
		the community. This should ensure that a sufficient variety of land is available to support the Borough's growth needs. The Council should take into account the benefits of releasing Green Belt land that no longer serves a Green Belt function in the context of the need to balance competing demands for land in the Borough in a substantial manner.	Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land will be released in the context of the need to balance competing demands for land in the Borough.
REG18.67	Veolia ES (UK) Ltd	Existing and proposed development which reduces our reliance on fossil fuels or recovers materials for reuse and recycling, and industries which manufacture new products from recycled materials should be supported and encouraged. New development should adopt the principles of sustainable design and use of recovered and recycled materials wherever possible.	The Proposed Submission version of the Local Plan contains policies to make sure future development is energy efficient and sustainably designed.
REG18.68	Woodland Trust	Whilst your 2008 adopted Core Strategy does take flood risk into account with environmental management, and how it needs to be addressed when planning new development, currently flooding is only acknowledged once as a key priority for your Local Plan, with climate change and sustainability. Therefore, as your Local Plan is being developed, all of the development sites being put forward should take this into account as this would enable tree planting to be specifically highlighted as a green infrastructure option to reduce the rate of surface water discharge from new proposed development across your Borough. The Woodland Trust believes that trees and woodlands can also deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change like flooding and the water	The Proposed Submission version of the Local Plan contains policies on flooding. The benefits of Green Infrastructure are recognised including climate change adaptation, flooding and improving air quality. The landscaping policy specifically encourages the use of trees in schemes.

Response Number	Respondent Name	Response to Q11	Council's response
		quality implications caused by extreme weather events. They offer opportunities to make positive water use change whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure – see the Woodland Trust publication *Stemming the flow* – the role of trees and woods in flood protection – https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/. Trees are very important elements, greatly contributing to the value of green infrastructure regarding landscape quality, amenity and the environment. Retention of trees and tree planting, together with other green space, can help to combat climate change and flooding, by absorbing CO2 and moisture and reducing excessive run off. Trees and woodlands offer opportunities to make positive water use change whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure – see the Woodland Trust publication *Woodland actions for biodiversity and their role in water management* (pdf) – https://www.woodlandtrust.org.uk/mediafile/100263208/rr-wt-71014-woodland-actions-for-biodiversity-and-their-role-in-water-management.pdf?cb=001108c3a78944299140a996b2cd7ee8. In addition, a joint Environment Agency/Forestry Commission publication *Woodland for Water: Woodland measures for meeting Water Framework objectives* states clearly that: *'There is strong evidence to support woodland creation in appropriate locations to achieve water management and water quality objectives'* (Environment Agency, July 2011 http://www.forestry.gov.uk/fr/woodlandforwater). The Government's Independent Panel on Forestry *(*Defra, Final Report, July 2012*)* has emphasised these benefits by stating that: *'One of the many benefits of woods and trees is their ability to help us respond to a changing climate, better enabling us to adapt to future temperature increases. We know that trees, in the right places, help us to*	

Response Number	Respondent Name	Response to Q11	Council's response
		adapt to climate change by reducing surface water flooding; reducing ambient temperature through direct shade and evapo-transpiration; and by reducing building heating and air-conditioning demands. A landscape with more trees will also help increase the resilience of our rural areas, by reducing soil erosion and soil moisture loss. Improving the condition of existing woodlands, and the creation of a more resilient ecological network of associated habitats, will help wildlife adapt to climate change and other pressures'. This has been endorsed by the response in the Government Forestry Policy Statement (Defra Jan 2013) with the key objective (p.23) '*Work with other organisations and initiatives to support the further development of markets in forest carbon and other ecosystem services such as water and biodiversity'*, together with a Cumbria case study (p.22 – ScaMP) on water benefits from woodland creation. Woodland can help adaptation strategies cope with the high profile threats to water quality and volume resulting from climate change. The Forestry Commission's publication, *The Case for Trees in development and the urban environment* (Forestry Commission, July 2010), explains how: *'the capacity of trees to attenuate water flow reduces the impact of heavy rain and floods and can improve the effectiveness of Sustainable Urban Drainage Systems'.* Trees can reduce the likelihood of surface water flooding in urban situations too, when rain water overwhelms the local drainage system, by regulating the rate at which rainfall reaches the ground and contributes to run off. There is a positive role here for the use of trees with SuDS initiatives (Measure 4.9, p.42). Slowing the flow increases the possibility of infiltration and the ability of engineered drains to take away any excess water. This is particularly the case with large crowned trees. Research by the University of Manchester has shown that increasing tree cover in urban areas by 10 % reduces surface water run-off by almost 6%. (*Using green infrastructure to alleviate flood risk, Sustainable Cities – www.sustainablecities.org.uk/water/surface-water/using-gi/).* The Woodland	

Response Number	Respondent Name	Response to Q11	Council's response
		Trust has also produced a policy paper illustrating the benefits of trees for urban flooding – *Trees in Our Towns – the role of trees and woods in managing urban water quality and quantity* (https://www.woodlandtrust.org.uk/mediafile/100083915/Trees-in-our-towns.pdf). The Woodland Trust has produced a further paper – *Planting Trees to Protect Water – The role of trees and woods on farms in managing water quality and quantity* – that shows how trees and woodland can help mitigate peak flood flows. The report is available at – https://www.woodlandtrust.org.uk/mediafile/100083903/Planting-trees-to-protect-water-RBC-Bluewater-farming-report-evidence.pdf. Also, the Woodland Trust has carried out a number of partnership riparian planting projects across the country, particularly along the Rivers Frome & Piddle in Dorset. Examples of using trees for flood mitigation can be found in our *WoodWise* publication – https://www.woodlandtrust.org.uk/mediafile/100091022/9-Wood-Wise-Winter-2013.pdf. The Government's new agri-environment Countryside Stewardship scheme specifically targets woodland creation towards water benefits and it is therefore likely that this will represent a new funding resource for flood mitigation. The National Flood Forum too (http://www.nationalfloodforum.org.uk/about-us/.) is supporting community action for flooding that can link in to community tree planting schemes. Finally, we note that the Environment Agency's published – *Flood and Coastal erosion risk management – Long Term Investment Scenarios (LTIS) 2014* (Environment Agency 2014) specifically states – "*10.2 Other options to reduce risk There is scope for alternative approaches to reducing risk in areas where community level defences are not available, although we are not yet able to quantify their potential*	

Response Number	Respondent Name	Response to Q11	Council's response
		benefits within the LTIS analysis. Some examples are: – *Natural flood management. The risk of flooding and coastal erosion cannot be managed solely by hard defences due to cost and sustainability. Alternative approaches, working with natural processes and rural land-use options can contribute to a more sustainable approach. We work with natural processes to reduce flood risk by protecting, restoring and emulating the natural regulating function of catchments, rivers, flood plains and coasts. These can reduce the risk of flooding by reducing run-off from catchments, and natural sediment behaviour can provide resilience to coastal flooding and erosion. These measures are usually used together with hard-engineering measures. They can also provide wider benefits to people and wildlife by making traditional defences more resilient to climate change, creating or restoring habitats, improving biodiversity, capturing and storing carbon, reducing sedimentation and improving water quality*". – Therefore, the Woodland Trust would like to see trees and woodland, which have been proven to have a significant effect on flood amelioration, acknowledged accordingly in your new Local Plan for Havering. Whilst the risk of flooding is acknowledged as a strategic priority which has to be taken into account with your Local Plan, as various themes where development can address climate change issues are going to be taken into account, for example, with green infrastructure, trees specifically as well as other green space, should also be acknowledged with your Local Plan as being able to help combat climate change and flooding.	

Question 12: How do you think the Local Plan should manage the natural environment?

Response Number	Respondent Name	Response to Q12	Council's response
REG18.2	Adams Family (Bidwells)	The Local Plan should manage the natural environment by ensuring that new development supports the on-going management and maintenance of open spaces and natural environments. The Local Plan should also explore opportunities for new development to deliver ecological enhancements within the Borough. Limited release of derelict Green Belt sites without beneficial use offers particularly promising opportunities in this respect.	Noted. The Proposed Submission version of the Local Plan contains policies that seek to ensure adequate management and maintenance of open spaces and natural environment. Regarding limited release of derelict Green Belt sites, the Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason there is no part of the Green Belt land that is considered derelict without beneficial use that could be released for other development.
REG18.3	Anonymous	Protect what we have, clean up waterways. Declare war on private motor cars. Better foot paths. Return buses to way they were before. Stop crowds of new people coming.	Noted. The Proposed Submission version of the Local Plan contains policies that safeguard and manage the natural environment consistent with the NPPF. The Proposed Submission version of the

Response Number	Respondent Name	Response to Q12	Council's response
			Local Plan contains a balanced suite of transport policies encouraging provision of safe paths for pedestrians and cyclists and transport measure to promote active travel. 'Stopping crowds of new people coming into Havering and declaring war on private cars' is outside the scope of the Proposed Submission version of the Local Plan.
REG18.8	Brett Aggregates Limited (MJCA)	The policies, aims and objectives of the new Local Plan should set out to preserve and enhance the natural environment but also to recognise that certain types of development such as mineral extraction can only take place where minerals occur and through high quality restoration can benefit the natural environment by improving biodiversity, enhancing the landscape or improving the agricultural quality of land. The restoration of a quarry provides an opportunity to create new water bodies and carry out planting to create new or improved habitats to enhance the biodiversity of the land. Such restoration schemes have the potential to improve the landscape and visual appearance of the land and can provide new areas of public amenity or outdoor recreation.	Noted. The Proposed Submission version of the Local Plan contains policies that safeguard and manage minerals including requirement for high quality restoration works consistent with the London Plan and NPPF.
REG18.9	C. Cole	Let nature care for itself. Focus on animal welfare, kindness to foxes, squirrels and pets.	Noted, Focusing on animal welfare and kindness to animals is outside the scope of the Proposed Submission version of the Local Plan.
REG18.12	D. Campbell	To have regular litter picking along the new road	Noted. Regular litter picking is outside the scope of the Proposed Submission version of the Local plan.
REG18.13	D.K.Symes Associates	Much of the Natural Environment is within the Green Belt so the comments at Q.9 are relevant to this question. There should be positive encouragement to improve the Natural Environment, which may require some temporary short-term impacts to achieve permanent benefits (i.e. the repair of damaged land).	Noted. The Proposed Submission version of the Proposed Submission version of the Local Plan supports and encourages improvements to the accessibility and beneficial use of the Green Belt where proposals are compliant with national

Response Number	Respondent Name	Response to Q12	Council's response
			policy.
REG18.18	Essex County Council	ECC as a neighbouring Lead Local Flood Authority and notes the preparation of a LB Havering Strategic Flood Risk Assessment (2014) and the Havering Flood Risk Management Strategy (2015). ECC acknowledges and supports the following statement within the Havering Flood Risk Management Strategy 2015, 'Additional liaison with the Essex areas of Brentwood and the Unitary Authority of Thurrock is essential in order to maintain a 'joined up' approach to flood risk management and this strategy. It is recommended that further consideration and evidence should be given to the 'context' of these documents with regard to any cross boundary issues. ECC as a Lead Local Flood Authority welcome the opportunity to explore cross boundary issues and to provide advice should any sites in the borough come forward where there may be opportunities to alleviate existing flooding.	The Council has engaged with Essex County Council on strategic issues as detailed in the Duty to Co-operate statement.
REG18.21	Havering College of Further and Higher Education (Iceni Projects)	HCFHE is supported of LBH's objective to seek to protect and enhance existing open space and biodiversity.	Support noted.
REG18.22	Havering Friends of the Earth	Water quality. Pursue the polluters of our waterways. Plant native species of trees and wildflowers in our parks. Reduce pesticide use. Protect the Green Belt from industrial exploitation in Havering.	Noted. The Proposed Submission version of the Local Plan contains policies that safeguard and manage water quality. The landscaping policy specifically encourages the use of trees in schemes. The Proposed Submission version of the Local Plan supports the protection of the Green Belt in line with national policy.
REG18.26	Ian Weatherley	By careful and planned management of all the boroughs parks, open spaces and waterways – to avoid retention and 'pooling' of rainwater and	Noted. Flood risk is addressed in the Proposed Submission version of the Local

Response Number	Respondent Name	Response to Q12	Council's response
		thus ensure effective drainage and so avoid flooding.	Plan.
REG18.27	Janet Davy	By supporting (financially if possible) local conservation volunteer groups.	The Proposed Submission version of the Local Plan and the Green Infrastructure Strategy support partnership working to deliver green infrastructure.
REG18.28	Joe Coogan	Land inside the M25 is at a premium, under used Greenfield sites that offer no recreational benefit should be considered for sensitive development.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land is considered to be of no recreation value for release to uses.
REG18.32	Lee Clements	By: not allowing development or mineral extraction to encroach on natural areas; recognising the importance of nature everywhere, not just in parks and in the Green Belt; ensuring landscaping schemes in new developments are beneficial to pollinators and other wildlife and also that current habitats are sufficiently protected; ensuring greater protection for sites from which minerals are extracted (e.g. by use of bonds).	Noted. The Proposed Submission version of the Local Plan recognises that minerals can only be worked where they are found. It safeguards minerals reserves from other forms of development that would sterilise them. The impact of mineral working on the natural, built and historic will be taken into account. Appropriate measures such as planning conditions and legal agreements will be used to safeguard sites.

Response Number	Respondent Name	Response to Q12	Council's response
			The Landscaping policy specifically encourages the use of trees in schemes.
REG18.34	Margaret Whippy	There are many open spaces and parks already, Havering is well served by them.	Noted. Havering's parks and open spaces are an essential part of its character and appearance. The Proposed Submission version of the Local Plan contains policies that safeguard and manage open spaces and enhance access to them.
REG18.36	Moody Homes and Mr John Wakeling (Bidwells)	The Local Plan should manage the natural environment by ensuring that new development supports the on-going management and maintenance of open spaces and natural environments. The Local Plan should also explore opportunities for new development to deliver ecological enhancements within the Borough. Limited release of derelict Green Belt sites without beneficial use offers particularly promising opportunities in this respect	Noted. The Proposed Submission version of the Local Plan contains policies that safeguard and manage the natural environment in line with the NPPF. With regard to limited release of derelict Green Belt sites, the Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land is considered to be without beneficial use for release to other uses.
REG18.37	Mr Barrie Stone and	Make available allotment space and improve the natural environment.	The Proposed Submission version of the Local Plan contains policies to enhance the

Response Number	Respondent Name	Response to Q12	Council's response
	Miss Eleanor Stone		natural environment and supports the provision of allotments.
REG18.39	Mrs S J Ellis (Bidwells)	The Local Plan should manage the natural environment by ensuring that new development supports the on-going management and maintenance of open spaces and natural environments. The Local Plan should also explore opportunities for new development to deliver ecological enhancements within the Borough limited release of derelict Green Belt sites without beneficial use offers particularly promising opportunities in this respect.	Noted. The Proposed Submission version of the Local Plan contains policies that safeguard and manage the natural environment in line with national policy. With regard to limited release of derelict Green Belt sites, the Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land is considered to be without beneficial use for release to other uses.
REG18.40	Ms M Blackman	No comment other than needs to be considered alongside the above	Noted.
REG18.42	Natural England	We agree that the Local Plan should seek to protect and enhance the natural environment, including open spaces and waterways. However, please note our comments above concerning SSSIs.	The Proposed Submission version of the Local Plan contains policies to protect and enhance the Natural Environment in line with the NPPF and the London Plan. The Council has engaged with Natural England in the preparation of the Local Plan.

Response Number	Respondent Name	Response to Q12	Council's response
REG18.43	Omega After Alpha Ltd (Bidwells)	The Local Plan should manage the natural environment by ensuring that new development supports the on-going management and maintenance of open spaces and natural environments. The Local Plan should also explore opportunities for new development to deliver ecological enhancements within the Borough limited release of derelict Green Belt sites without beneficial use offers particularly promising opportunities in this respect.	Noted. The Proposed Submission version of the Local Plan contains policies that safeguard and manage the natural environment in line with national policy. With regard to limited release of derelict Green Belt sites, the Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land is considered to be without beneficial use for release to other uses.
REG18.47	R. Watt and Partners (Phillips Planning Services)	Provide policy framework which provides adequate protection for important habitats and protected species.	The Proposed Submission version of the Local Plan contains policies to protect and enhance biodiversity and the natural environment.
REG18.48	R.A.Montague	By standing firm and positively promoting the quality of life in the Borough through enhancing natural habitat, open space and waterways.	The Proposed Submission version of the Local Plan contains policies to protect and enhance biodiversity and the natural environment.
REG18.50	Rainham	By ensuring the duty bodies maintain the boroughs progress to the highest	The Council is working in partnership with

Response Number	Respondent Name	Response to Q12	Council's response
	Preservation Society	possible standard.	neighbouring local authorities and other organisations to assure the natural environment is protected and enhanced.
REG18.51	Ray Whitehouse	Yes, but that's part of your job	Noted.
REG18.52	Romford Civic Society	Romford town centre should be identified as a priority area for the strengthening and enriching of the natural environment, to improve the environment of the town, improve health outcomes in the town, strengthen nature corridors and prevent to urban area having a detrimental impact on the quality of ecosystems.	The Proposed Submission version of the Local Plan requires the inclusion of Green Infrastructure in all developments and contains specific proposals for Romford town centre. The Local Plan includes measures to enhance the River Rom and to ensure it is incorporated in development schemes.
REG18.53	Romford Golf Club (Joe Coogan)	Land inside the M25 is at a premium, under used Greenfield sites that offer no recreational benefit should be considered for sensitive development.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land is considered to offer no recreation benefit that warrants its release for other uses.
REG18.56	S.D. Olney	Keep creating woodlands in areas where land has been neglected.	Noted. The Proposed Submission version of the Local Plan contains policies that safeguard and manage the natural

Response Number	Respondent Name	Response to Q12	Council's response
			environment in line with national policy.
REG18.57	Sheila Clements	By not building or encroaching on it in the future.	Noted. The Proposed Submission version of the Local Plan contains policies that safeguard and manage the natural environment in line with national policy.
REG18.64	Thurrock Council	Thurrock Council supports the development of the London Green Infrastructure Networks and Strategy and this approach should continue to be reflected in the Havering new Local Plan through with enhancement and protection of existing sites and proposed new schemes and sites. Thurrock has developed its own Green Infrastructure Strategy and Green Grid network as part of the adopted Core Strategy of 2011 and would welcome further discussion with Havering Council and other stakeholders on this matter. It is recognised that the Land of the Fann Landscape Partnership is a successful Heritage lottery fund pilot project which is being led by Thames Chase Community Forest. This partnership seeks to enhance the understanding and quality of the landscape which crosses the boundary between Havering and Thurrock. Thurrock Council would wish to consider with Havering Council any Cross boundary benefits or implications of the project and wider context in respect of: - Better connections to the Mardyke River; - The fens and coastal marsh landscape enhancement; - extending woodland coverage as part of the Aveley forest - Strategic Green links.	The Council will continue to engage with Thurrock Council as part of the Land of the Fanns Landscape Partnership to deliver Green Infrastructure initiatives across borough boundaries.
REG18.66	Trinity Hall (Bidwells)	The Local Plan should manage the natural environment by ensuring that new development supports the ongoing management and maintenance of open spaces and natural environments. The Local Plan should also explore opportunities for new development to deliver ecological enhancements within the Borough limited release of derelict Green Belt sites without beneficial use offers particularly promising opportunities in this respect.	The Proposed Submission version of the Local Plan contains policies that safeguard and manage the natural environment in line with the NPPF. With regard to limited release of derelict Green Belt sites, the Council has

Response Number	Respondent Name	Response to Q12	Council's response
			undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land is considered to be without beneficial use for release to other uses.
REG18.67	Veolia ES (UK) Ltd	The Local Plan should identify those areas of importance requiring protection from development.	The Proposed Submission version of the Local Plan includes a policy to protect Havering's rich biodiversity and geodiversity.
REG18.68	Woodland Trust	The natural environment is currently acknowledged as being a significant network in Havering Borough, however, currently trees and woods are not acknowledged as being as asset which can be used to help deliver the natural environment. Failure to cover this effectively within your Local Plan is against one of the central principles of the NPPF's approach to biodiversity. Also, we are pleased to see the references to 'Biodiversity', 'Green Belt' being taken into account as strategic priorities for Havering Borough. However, trees & hedges, as well as ancient woodland and ancient trees should also be acknowledged as being part of your natural environment.	The Proposed Submission version of the Local Plan contains policies related to trees in development.

Response Number	Respondent Name	Response to Q12	Council's response
		The Woodland Trust supports the work, and is a member of, the Trees and Design Action Group – a unique multi-disciplinary group of professionals and organisations from both the private and public sectors that is seeking to promote the benefits of trees within the built environment. A South West TDAG group published `Trees in Townscape' (TDAG June 2012) – which contains 12 principles of best practice aimed at designers, developers and planners to encourage integrated, joined up thinking, strategies, policies and implementation relating to trees in the urban realm. `Trees in Townscape' is endorsed by a number of local authorities; therefore, we recommend that Havering Borough Council considers this guidance in developing its Local Plan. The *England Biodiversity Strategy which* makes it clear that expansion of priority habitats like native woodland remains a key aim - `*Priority action: Bring a greater proportion of our existing woodlands into sustainable management and expand the area of woodland in England',* (*Biodiversity 2020: A strategy for England's wildlife and ecosystems services*, DEFRA 2011, p.26)*.* A reading of policies in the NPPF together with the Trees and Design Action Group and the England Biodiversity Strategy indicates that habitat expansion, like native woodland creation, should form a high priority for your Local Plan and the natural environment.	
POST18.4	V. Rajan and Associates	Plant more trees/create forests	Noted. The Proposed Submission version of the Local Plan sets out a positive strategy towards green infrastructure.

Question 13: How do you think the Local Plan should seek to address the production and management of waste?

Response Number	Respondent Name	Response to Q13	Council's response
REG18.3	Anonymous	Should pay heavy tax on people who produce or sell very environmentally disgusting products. More recycling points.	Noted. Tax rates and the manufacture of products are outside of the scope of the Proposed Submission version of the Local Plan. The Plan includes a policy that requires developments to include suitable facilities for managing, storing and sorting waste for recycling.
REG18.8	Brett Aggregates Limited (MJCA)	The production of waste should be minimised where possible and waste that is produced should be managed at the highest possible level in the waste hierarchy as set out in the Waste Framework Directive and national policy. The new Local Plan should recognise that the importation and deposit of waste is a suitable means for restoring back to ground level the void space following mineral extraction. Inert waste such as soil and rubble is often used for the purpose of restoring quarries which should not be considered inappropriate at mineral sites including those in the Green Belt. As explained in the response to Question 9, during the restoration of a quarry with imported materials such as inert waste, there are sustainability benefits associated with locating waste recycling facilities at the quarry to recover the usable portion of the waste to produce secondary aggregates for use in construction projects and to reduce the consumption of primary aggregates. This can commonly involve the use of a mobile crusher and screen to recover secondary aggregates from inert waste. Such plant and machinery and material processing is not dissimilar to the activities that take place during mineral extraction. This approach also ensures that only	Noted. The Joint Waste Plan addresses waste management and the waste hierarchy. The Proposed Submission version of the Local Plan will require proposals to provide high quality restoration of sites worked for minerals. The Proposed Submission version of the Local Plan includes a policy on secondary aggregates. It addresses the scope for temporary aggregate recycling facilities at quarries.

Response Number	Respondent Name	Response to Q13	Council's response
		residual materials with no other form of beneficial use are deposited to restore quarry voids. The Plan should recognise that suitably located mineral extraction sites can be restored by backfilling with suitable materials to specified standards to recover the land to a form suitable for subsequent built development including housing.	
REG18.9	C. Cole	I would be happy to incinerate my waste.	Noted.
REG18.12	D. Campbell	More information of managing and disposing of waste. No building on the green.	Noted. The Council's recycling strategy is outlined in the Joint Waste Plan.
REG18.13	D.K.Symes Associates	It is very important to recognise that there are major differences between municipal / commercial waste (i.e. biodegradable) and inert waste. There is a consistent high volume of inert material that is very suitable to be used for land / mineral reclamation. This waste stream is divided into material principally suitable for recycling (to make construction aggregate) and that principally for reclamation (i.e. has a very limited quantity of material that can be recovered). The use of this latter waste stream should be encouraged where improvement can be achieved (i.e. restoring mineral workings, repairing damaged land).	Noted. The Council's waste strategy is outlined n the Joint Waste Plan. The Proposed Submission version of the Local Plan promotes high quality restoration.
REG18.18	Essex County Council	ECC as Waste Planning Authority will continue to work with LB of Havering under the duty to co-operate on strategic waste planning matters. ECC recommend further consideration and evidence should be given to exploring the potential to integrate the need for waste management with other spatial concerns in the preparation of Local Plan, in accordance with the National Planning Policy for Waste (October 2014); the NPPF and the Further Alterations of the London Plan (2015). ECC as Waste Planning Authority is currently reviewing the timetable for the preparation of the Joint Essex and Southend on Sea Replacement Waste Local Plan. The next key stage will be a Further Preferred Approach consultation to reflect changes in national policy and evidence since the	Noted. Havering welcomes the opportunity to continue to engage with Essex County Council on strategic waste planning matters under the Duty to Co-operate.

Response Number	Respondent Name	Response to Q13	Council's response
		2011 Preferred Approach consultation.	
REG18.22	Havering Friends of the Earth	More plastics can, and should, be recycled. Initiate Food Waste schemes like most other boroughs have now.	Noted.
REG18.26	Ian Weatherley	By finding other boroughs to find open areas to take their own rubbish and waste. Stop using Rainham and the south of the borough as a dumping ground for London's waste.	Noted. The Council's waste strategy is outlined n the Joint Waste Plan. The Rainham landfill site is currently being operated under planning permission reference: P1566.12. Under this permission landfill operations, including restoration, are required to be completed by the end of 2026
REG18.27	Janet Davy	Start with the supermarkets – address the issue of unnecessary packaging. Organise recycling better: - at present we use orange sacks (paper, cardboard, plastic bottles, cans) Sainsbury's car park (glass, plastic pots, drinks cartons) Sainsbury's shop (batteries and plastic bags) and Gerpins Lane Recycling Centre (garden waste, foil, wood, metal, electrical items, books, textiles/shoes).	Noted.
REG18.29	John Peterson	Introduce wheelie bins	Noted. This falls outside of the scope of the Proposed Submission version of the Local Plan
REG18.32	Lee Clements	By: encouraging a greater level of recycling both by residents and businesses; introducing separate food waste collection; not allowing landfill of any kind in parks.	The Proposed Submission version of the Local Plan has a policy on waste management which seeks to ensure adequate provision of storage space for waste and recycling facilities. The introduction of food waste collection is outside the remit of the Proposed Submission version of the Local Plan. The Joint Waste Plan and the Local Plan will provide the planning policy context waste for considering proposals for waste

Response Number	Respondent Name	Response to Q13	Council's response
			disposal.
REG18.34	Margaret Whippy	Waste management centres already available.	Noted.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Improve recycling and reduce landfill.	Noted. The Proposed Submission version of the Local Plan has a policy for waste and recycling facilities.
REG18.42	Natural England	As regards the allocation of sites for new waste and mineral extraction facilities, please note our comments above, Question 4 Housing concerning development on or near to SSSI's.	Noted. The Proposed Submission version of the Local Plan includes a policy to protect sites of nature conservation importance.
REG18.47	R. Watt and Partners (Phillips Planning Services)	Allocation of sufficient waste management facilities well linked into the existing transport network. Facilities should also be carefully sited to ensure protection of the amenity of the borough's residents (e.g. not harmed by way of noise, odour etc.).	Noted. The Joint Waste Plan sets out a strategy for sustainable waste management until 2021.It identifies sites for waste management facilities.
REG18.48	R.A.Montague	Mainly by managing our own waste and not importing waste from other areas.	Noted. The Council's waste strategy is in the Joint Waste Plan
REG18.50	Rainham Preservation Society	No further mineral/landfill sites should be allowed in Rainham as much of our farmland is flooding due to rainwater run-off from the many hills created by unauthorised and unmonitored landfill.	Noted. The London Plan apportions sand and gravel requirements to those boroughs in London with sand and gravel reserves including Havering. The Proposed Submission version of the Local Plan identifies those areas in Havering where minerals are located. The Plan has a policy to ensure that proposals do not have unacceptable impacts
REG18.51	Ray Whitehouse	Yes, but that's part of your job	Noted
REG18.56	S.D. Olney	When the management plant in Rainham is fully operational it will be capable of dealing with the disposal of waste.	Rainham landfill is currently operated under planning permission reference: P1566.12.

Response Number	Respondent Name	Response to Q13	Council's response
			The waste management site at Frog Island does handle/treat/recycle municipal waste from Havering residents but it is not an energy from waste facility (incinerator). Refer to the Joint Waste Plan and the Council's Annual Monitoring Reports for further information and update on current recycling rates and end destinations for waste.
REG18.57	Sheila Clements	Leave it alone.	Noted.
REG18.64	Thurrock Council	Thurrock Council supports the London Plan alterations which seek the management with London of equivalent of 100% of its waste and with no London Waste apportioned for export after 2026. The London Waste Policies require Local Plans to provide capacity to manage waste apportioned to boroughs in the London plan and identify and protect existing sites. It is noted that the London Plan identified waste arisings in Havering rising from 2019,000 tonnes per annum in 2015 to 240,000 tonnes by 2036 but with an apportionment for Havering being higher at 329,000 tonnes per annum by 2036. However it is also recognised that the tonnages are lower than previous London Plan estimates. The New Havering Local Plan should set out the strategic approach to waste management for Havering and take into account the changes in the alterations in the London plan in terms of targets for waste appointment and time periods. Revisions will also be required to the East London Waste Plan in terms of waste management and sites identified to meet capacity. Waste matters will be an issue under Duty to Cooperate that Thurrock will wish engage with the Mayor for London and London Boroughs through the London Plan review, but also Local Plan reviews including waste plans.	Noted. The Council's waste strategy is outlined within the Joint Waste Plan. The London Borough of Havering welcomes the opportunity to continue to engage with Thurrock on strategic waste matters under the duty to co-operate.
REG18.67	Veolia ES	The protection of existing waste management capacity, particularly that	

Response Number	Respondent Name	Response to Q13	Council's response
	(UK) Ltd	which increases the recovery and recycling of waste, should be protected from loss to other uses. Where capacity is to be lost the Plan should clearly identify how that capacity is to be replaced.	The Council's waste strategy is outlined within the Joint Waste Plan.
POST18.1	V. Rajan and Associates	Burn the waste required	Noted. The Council's current waste strategy is outlined within the Joint Waste Plan.

Question 14: How do you think the Local Plan should address the provision of minerals?

Response Number	Respondent Name	Response to Q14	Council's response
REG18.3	Anonymous	Tighter controls on speed and volume of lorries going to and coming from sites.	Noted. The Proposed Submission version of the Local Plan has a policy to assess the impacts of potential mineral working proposals including those aspects linked to transport.
REG18.8	Brett Aggregates Limited (MJCA)	The London Plan (2011) acknowledges that the capital needs a reliable supply of construction materials to support continued growth and this includes land-won sand and gravel. The London Plan also recognises that most aggregates used in the capital come from outside London, including marine sand and gravel and land-won aggregates, principally crushed rock from other regions. The London Plan supports the objective of achieving an essential level of supply in the most sustainable fashion, which includes the provision of a good supply of locally sourced land-won aggregates. The new Local Plan should continue the Minerals Safeguarding Areas and associated policies from the adopted Local Plan. These policies and areas should be maintained and carried through to the new Local Plan to safeguard areas for future mineral extraction in the Borough to provide local sources of land won aggregate. Through the plan development process information should be sought and obtained actively to identify any further areas or mineral reserves which should be subject to safeguarding. This approach will assist Havering Borough Council to provide a sufficient level of permitted reserves of aggregate to meet the minimum apportionment of 250,000 tonnes per annum set out in the London Plan (2011). The new Local Plan should recognise that the apportionment is a minimum level for permitted reserves, and that permitting reserves in	Noted. The Proposed Submission version of the Local Plan recognises the planning policy context provided by the London Plan including the apportionment figures. The Plan identifies Minerals Safeguarding Areas. The Plan includes criteria regarding the siting of processing plant. The Plan supports temporary aggregate recycling facilities at development. The Plan seeks to ensure quality restoration and beneficial after-uses that secure long lasting community and environmental benefits.

Response Number	Respondent Name	Response to Q14	Council's response
		excess of the minimum apportionment may provide reserves that are distributed throughout the Borough. To further reduce the transportation of aggregates, mineral processing plants or bagging plants should be located in or directly adjacent to the quarry. Where there is already an established mineral processing plant located in close proximity to a new quarry and where that plant is in a suitable location the Plan should specify that mineral from surrounding extraction areas should be taken to the existing processing plant site to make use of the existing plant, infrastructure and mitigation such as established landscaping and screening instead of erecting new plant. Mineral reserves in the south of the Borough are located in close proximity and in some cases on adjacent land. Existing infrastructure such as the mineral processing plant at Rainham already benefits from suitable vehicular access, established screening and management controls for noise and dust. Therefore consideration should be given to the need and sustainability associated with the installation of new infrastructure such as mineral processing BGL_HALp17132 response to local plan consultation 7 plant at new quarries compared with the use of established suitable plant located in close proximity. Facilities such as concrete batching plants which make use of the aggregate should also be located at mineral producing sites to reduce transportation distances. In keeping with the NPPF, the new Local Plan should recognise that mineral extraction is not inappropriate development in the Green Belt. In keeping with the aim of achieving sustainable development set out in the NPPF the new Local Plan should recognise that it is beneficial to locate ancillary facilities such as concrete batching plants and secondary aggregate recycling facilities at quarries.	

Response Number	Respondent Name	Response to Q14	Council's response
		The new Local Plan should recognise that the restoration of a quarry can enhance the productivity, biodiversity, landscape and amenity value of the land. The Plan should recognise that suitably located mineral extraction sites can be restored by backfilling with suitable materials to specified standards to recover the land to a form suitable for subsequent built development including housing. The new Local Plan should recognise that mineral extraction and subsequent restoration can diversify the local economy, provide employment opportunities and demand for local goods and services and as a result can result in a positive socio economics impact.	
REG18.9	C. Cole	Eh?	Noted.
REG18.12	D. Campbell	No building on the green belt.	Noted. Mineral extraction is not an inappropriate form of development in the Green Belt.
REG18.13	D.K.Symes Associates	Minerals can only be worked where they occur. The Government places 'Great Weight' on the economic benefits of mineral extraction. Mineral development is deemed not inappropriate development in the Green Belt. Havering needs to recognise the important role that it will continue to play in ensuring a steady and adequate supply of minerals continues to be made available to the local and wider markets including London. In line with NPPF, the availability of minerals must be 'competitive' and the reserve should not be in the control of one operator.	Noted. The Proposed Submission version of the Local Plan recognises the planning policy context provided by the London Plan including the apportionment figures. The Plan identifies Minerals Safeguarding Areas.
REG18.18	Essex County Council	ECC as Minerals Planning Authority will continue to work with the LB of Havering under the duty to co-operate on strategic minerals planning matters. It is noted that the LB Havering Local Aggregate Assessment (LAA) was published in October 2014. It is recommended that a relevant evidence base for minerals planning is prepared in accordance with the NPPF. For your information ECC has produced two LAA's to date, and adopted the Essex Minerals Local Plan in July 2014.	Noted. The London Borough of Havering last produced a Local Aggregate Assessment (LAA) in 2014. Updated positions on the land-bank have been prepared alongside reports on planning applications for mineral working.. A London-wide LAA for 2015 is expected to be published in 2017.

Response Number	Respondent Name	Response to Q14	Council's response
REG18.22	Havering Friends of the Earth	Campaign against the London Plan for mineral extraction targets for Havering. More rigorous monitoring of land restoration when minerals have been extracted. Prosecute those who break agreements and insist on suitable escrow accounts for all mineral extraction schemes.	Noted. A revised London Plan is expected to be published in late 2017 / early 2018. It is expected to include updated minerals apportionment figures. The Proposed Submission version of the Local Plan addresses restoration of minerals sites.
REG18.26	Ian Weatherley	If the mineral extraction is really required then this should be priced at as such a rate so as to be beneficial to the borough and its residents. Careful control should be taken over the vehicle management and control in/out of these sites – in relation to traffic levels and mud on the road etc. Wheel washes are not enough!	Noted. The pricing of minerals is beyond the scope of the Local Plan. The Proposed Submission version of the Local Plan addresses transport issues linked to mineral working.
REG18.32	Lee Clements	By: not allowing mineral extraction unless absolutely necessary and not subjecting local residents to simultaneous mineral extraction from more than one site; ensuring greater protection for sites from which minerals are extracted (e.g. by use of bonds).	Noted. The Proposed Submission version of the Local Plan addresses the cumulative impacts of mineral working.
REG18.34	Margaret Whippy	Sites not known in this area.	Noted. The Proposed Submission version of the Local Plan designates Mineral Safeguarding Areas and includes policies on mineral extraction and land restoration.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Maximise extraction over short periods and ensure reinstatement/development of high quality.	Noted. The Proposed Submission version of the Local Plan addresses the implications of mineral working including restoration. The detailed arrangements for working will be addressed through development management.
REG18.47	R. Watt and Partners (Phillips Planning Services)	It is considered that in accordance with London Plan, that the borough should identify sufficient land to achieve the London Plan mineral extraction targets. As with waste facilities, the amenity of residents should be ensured protection from factors such as noise and dust.	Noted. The Proposed Submission version of the Local Plan recognises the planning policy context provided by the London Plan including the apportionment figures. The Plan identifies Minerals Safeguarding Areas. The Plan addresses the environmental implications of mineral

Response Number	Respondent Name	Response to Q14	Council's response
			working.
REG18.48	R.A.Montague	By ensuring that anyone extracting minerals has a viable and phased restoration plan.	Noted. The Proposed Submission version of the Local Plan addresses restoration.
REG18.50	Rainham Preservation Society	See Question 13.	Noted.
REG18.51	Ray Whitehouse	Yes, but that's part of your job	Noted.
REG18.56	S.D. Olney	No more creating sand and gravel pits as this blight the borough.	Noted. The Proposed Submission version of the Local Plan recognises the planning policy context provided by the London Plan including the apportionment figures. The Plan will identify Minerals Safeguarding Areas. The Plan will address the environmental implications of mineral working.
REG18.57	Sheila Clements	Leave it alone.	Noted.
REG18.64	Thurrock Council	The London Plan sets out the current apportionment of minerals for London Boroughs. Havering is identified as one of four London Boroughs to provide part of the London landbank of land won aggregates to 2031. Havering has an apportionment of at least 1.75 million tonnes. The figure for Havering is higher than set out in the current adopted Havering Local Plan and the new local plan will need to include mineral policy that sets out the approach borough intends to take on this matter. Thurrock Council has a LAA with Essex County Council that set out an agreed mineral apportionment as part of the sider East of England apportionment. Thurrock Council has no detailed comments to make regarding mineral extraction within Havering Borough at this stage.	Noted. The Proposed Submission version of the Local Plan recognises the planning policy context provided by the London Plan including the apportionment figures. The Plan will identify Minerals Safeguarding Areas. The Plan addresses the environmental implications of mineral working.
POST18.4	Rajan and Associates	There should be a separate area for mineral extraction	Noted. The Proposed Submission version of the Local Plan recognises the planning policy context provided by the London Plan

Response Number	Respondent Name	Response to Q14	Council's response
			including the apportionment figures. The Plan identifies Minerals Safeguarding Areas. The Plan addresses the environmental implications of mineral working.

Question 15: How do you think the Local Plan should ensure high quality design?

Response Number	Respondent Name	Response to Q15	Council's response
REG18.1	AECOM	We agree that planning policy should set requirements for housing density, affordable housing provision, standards and sizes. However, where the Plan contains strategic growth areas which are going to deliver a large proportion of housing over the life of the plan period, we suggest a more flexible policy approach is taken. Where this is the case, there is the potential for new developments to be design led setting their own density criteria therefore, delivering an increased amount of housing. This specific policy should be considered for the Council's growth areas, e.g. a garden village at Bush Farm could adopt this policy approach.	Noted. The Proposed Submission version of the Local Plan adopts the London Plan density requirements. It includes criteria to ensure development in the borough is of high quality design and responds to local character. In regard to the comment about Bush Farm, the Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason there is no opportunity for the Council to consider release of Green Belt land for a garden village at Bush Farm.
REG18.3	Anonymous	Don't re-design places that are O.K already. Don't waste money on environmental waste.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design.

Response Number	Respondent Name	Response to Q15	Council's response
			The Proposed Submission version of the Local Plan supports the waste hierarchy approach.
REG18.9	C. Cole	No concrete brutalism, stick to brick. I like post-modern and annex designs.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design.
REG18.12	D. Campbell	To liaise with existing residents face to face, letter through the door.	Noted. The Council's approach to engagement on planning matters is set out in the Statement of Community Involvement.
REG18.19	Gidea Park and District Civil Society	High quality design is important with due regard taken of surroundings and setting, so that any new buildings or alterations fit in and harmonise with the existing, otherwise the character of an area can change either dramatically or slowly over a period of time.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design.
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	Design considerations, in particular the density of residential developments, should be site-specific and subject to the constraints and opportunities presented by the location, character and surroundings of each site.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design.
REG18.26	Ian Weatherley	Plan for high quality houses – not rabbit hutches! Make homes/houses with rooms that exceed the minimum spaces – and give people a house they will be pleased to make their home – in a community they WANT to live in with social and health and transport support for all.	Noted. The Proposed Submission version of the Local Plan seeks to deliver homes across a range of sizes and tenures along appropriate infrastructure to make sure strong and healthy communities.
REG18.28	Joe Coogan	It is important that any new development enhances the area and that developments are reasonable in appearance and density.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design.
REG18.29	John Peterson	Stop allowing development building not in keeping with local area i.e. Emerson park	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design.

Response Number	Respondent Name	Response to Q15	Council's response
			The importance of areas of special townscape and landscape character is recognised.
REG18.32	Lee Clements	By: putting conditions in planning approvals and ensuring they are stuck to; not allowing overdevelopment of sites; ensuring new developments include green spaces and habitats beneficial to nature.	Noted. The Proposed Submission version of the Local Plan will optimise development capacity while providing for community facilities and green infrastructure. Enforcement of planning conditions is beyond the scope of the Local Plan.
REG18.34	Margaret Whippy	Design should not only be high quality but be adequate for modern family life. Gardens that fit with existing sizes would be of benefit, rather than squashing too many houses into a space.	Noted. The Proposed Submission version of the Local Plan will optimise development capacity while providing for community facilities and green infrastructure.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Be sensitive to local areas style with mixed and varied styles of development.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design.
REG18.38	Mr T Clemence (DHA Planning)	Ensure new development adds to the overall quality of the area, responds to local character by respecting the form, pattern, density and appearance of existing development.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design.
REG18.40	Ms M Blackman	Encourage originality rather than conformity. Development, for example, is a speculative business – most design is created to reduce risk – particularly at the planning stage as this is currently the most unstable stage of any development process. Invest time with developers at the very early stages – make resources available to enable collaborative working rather than a 'them and us' attitude.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design. The Council will encourage developers to liaise with the Council as early as possible in the development process.
REG18.44	Persimmon Homes Essex	Persimmon Homes accepts that a high quality design should be adopted. However, this should not prevent the delivery of housing with unrealistic requirements that may deem a site unviable. Again active discussions with landowner's, agents and developers will enable that sites that take account of council policy can be delivered.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design. The Council will encourage developers to

Response Number	Respondent Name	Response to Q15	Council's response
			liaise with the Council as early as possible in the development process. A viability assessment has been prepared to accompany the Local Plan.
REG18.47	R. Watt and Partners (Phillips Planning Services)	Relevant planning policy on design should be supported by 'up-to-date' and regularly reviewed design guidance documents.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design. The Council will monitor and review the Plan and this will include its requirements regarding design to ensure that it remains up to date and appropriate.
REG18.48	R.A.Montague	Market forces dictate that high quality will always be a premium product that comes at a higher price than something which is more 'affordable'. So you would need to limit quantity in favour of quality.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design. A viability assessment has been prepared to accompany the Local Plan.
REG18.50	Rainham Preservation Society	No further high rise developments and including play areas and quality communal space within all future developments.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design. The Proposed Submission version of the Local Plan requires the appropriate provision of play and amenity space.
REG18.51	Ray Whitehouse	Yes, but that's part of your job	Noted.
REG18.52	Romford Civic Society	The central Romford environment in large part depends upon the quality and interest of building and spatial design and on the quality of building materials used. Design policies in the existing LDF should be retained and transferred to the new Local Plan. Policy DC50 (Sustainable Design and Construction) should be retained from the current LDF and transferred to the new Local Plan. The Mayor of London's Design Guide should be	Noted. The Proposed Submission version of the Local Plan includes a Strategic Development Area Policy for Romford. It addresses design and heritage issues. Policies from the Local Development Framework and more recent work have

Response Number	Respondent Name	Response to Q15	Council's response
		applied in Havering. The appearance of shops has a major impact on the quality of the environment in central Romford. The current Shop Fronts SPD should be retained and transferred over to the new Local Plan.	informed the preparation of the policy. The Council will review the current Supplementary Planning Documents supporting the Local Development Framework as it brings forward further items to support the Local Plan. If appropriate it will consider the preparation of further guidance.
REG18.53	Romford Golf Club (Joe Coogan)	It is important that any new development enhances the area and that developments are reasonable in appearance and density.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design. The Plan addresses density issues.
REG18.56	S.D. Olney	By ensuring that any development is not crammed together as some older schemes seemed to ignore. All properties to have off street parking.	Noted. The Proposed Submission version of the Local Plan seeks to ensure that new developments respect and enhance local character and are of high quality design. The Local Plan sets out the parking standards.
REG18.57	Sheila Clements	Leave it alone.	Noted.

Question 16: How do you think the Local Plan should protect and enhance Havering's heritage assets?

Response Number	Respondent Name	Response to Q16	Council's response
REG18.3	Anonymous	Should protect what have and buildings approximately 1920c or before should be protected. Don't build new Mill House by Upminster Windmill. Any heritage sites should only be restored at a fraction of the cost that you waste.	Noted. The Proposed Submission version of the Local Plan contains policies to conserve and enhance the significance of Havering's heritage assets.
REG18.9	C. Cole	More strongly than now, we don't have much heritage left – we must enhance what we've got and attract tourists.	Noted. The Proposed Submission version of the Local Plan contains policies which conserve and enhance the significance of Havering's heritage assets.
REG18.19	Gidea Park and District Civil Society	We support the main objectives of the statements on Havering's Heritage Assets and in furtherance of such would suggest the following having substantial experience of working in this area and within the borough and being aware of the practicalities of achieving the stated aims. Conservation Areas – In isolation these afford only limited protection "Article 4 directions" give the power to adequately control development therefore much greater use should be made of them. There should be periodic reviews to consider the creating additional Conservation Area and to enhance protection is required for existing. In furtherance of this SPD's should be produced for individual C.A.'s together with clear simple directions to assist applicants and planning officers. This is essential with the shortage and high turnover of Planning Officers very few having specialist knowledge of Heritage. It is therefore essential to have the services of highly experience specialist Conservation Officer and adequate data bases. Conservation Area Appraisals (Listed Buildings) –	Noted. Noted. 'Article 4 directions' give the power to adequately control development but instigating its use is outside the scope of the Proposed Submission version of the Local Plan. The Proposed Submission version of the Local Plan supports the maintenance of up to date Conservation Area Appraisals and Management Plans. Noted. Whilst SPDs could be prepared for individual CAs the work stream for their production is outside the scope of the preparation of the proposed Submission version of the Local Plan.

Response Number	Respondent Name	Response to Q16	Council's response
		Appraisals all incorporate Management Plans together with Havering council responses. For the Gidea Park CA in 2007 the response was "request E.H. To review statutory list throughout the C.A and provide additional/supporting information" "Action to be taken by (ES)" (The necessary information is readily available from the Civic Society but we have never been asked and assume that no action was taken). Listed Buildings – There should be periodic surveys to update the list and where appropriate extending, as recommended for both Rainham and Gidea Park in the 2007 appraisals. Monitoring – There should be regular monitoring of planning control in respect of Heritage Assets to ensure policies are being followed and also whether further guidance, amendment, additions to policy is required. Such monitoring should be undertaken by an independent party. Development Briefs – These are helpful as appropriate in heritage area providing much needed guidance for prospective developers and existing owners encouraging/prompting them to undertake works/development of unsatisfactory land/property that will enhance not only it but its surrounding area.	Noted. Noted. Whilst periodic surveys should be undertaken to update the list of Listed Buildings and where appropriate extend them, the work stream for the survey is outside the scope of the Proposed Submission version of the Local Plan. Regular monitoring of planning control is outside the scope of the Proposed Submission version of the Local Plan. The process and work stream for the preparation of Development Briefs is outside the scope of the preparation of the Proposed Submission version of the Local Plan.
REG18.21	Havering College of Further and Higher Education (Iceni Projects)	HCFHE is aware of the wealth of heritage in Havering including listed buildings, Conservation Areas and scheduled monuments. As such, HCFHE is supportive of LBH's objective to identify and understand the Borough's heritage assets, and to ensure that new development is appropriate within the historic context of the Borough.	Noted.
REG18.26	Ian Weatherley	By publicising these attractions and managing them to encourage visits by schools/colleges etc. and so to allow the community to have pride in these	Noted. Publicising heritage assets and managing them as attractions to

Response Number	Respondent Name	Response to Q16	Council's response
		locations and hopefully to increase visitors and so wealth into the area/borough.	encourage visits by schools/colleges etc. and so to allow the community to have pride in these locations is outside the scope of the Proposed Submission version of the Local Plan.
REG18.32	Lee Clements	By: not allowing inappropriate development close to or of heritage assets and ensuring nearby developments are in-keeping with their surroundings; putting conditions in planning approvals and making sure these are met.	Noted. The Proposed Submission version of the Local Plan contains policies which do not support inappropriate development close to heritage assets.
REG18.34	Margaret Whippy	All existing heritage sites need protecting, especially against neglect and decay.	Noted. The Proposed Submission version of the Local Plan contains policies which conserve and enhance the significance of Havering's heritage assets.
REG18.37	Mr Barrie Stone and Miss Eleanor Stone	Reinforce education links with local heritage through schools. Local history sense of place.	Noted. Reinforcing education links with local heritage through schools is outside the scope of the Proposed Submission version of the Local Plan.
REG18.40	Ms M Blackman	See Q15. Also need to engage local communities to assist & feel a connection. Possibly more awareness via school curriculum – history/geography/biology classes.	Noted. Engaging local communities to assist and feel a connection through possibly more awareness via school curriculum – history/geography/biology classes is outside the scope of the Proposed Submission version of the Local Plan.
REG18.48	R.A.Montague	By encouraging them to be self-sufficient through community activity and involvement.	Noted. Encouraging them to be self-sufficient through community activity and involvement is outside the scope of the Proposed Submission version of the Local Plan.
REG18.50	Rainham Preservation Society	By making all listed buildings within the borough open to the community at weekends and offering fetes and historic/cultural activities free of charge.	Noted. Making all listed buildings within the borough open to the community at weekends and offering fetes and historic/cultural activities free of charge is

Response Number	Respondent Name	Response to Q16	Council's response
			outside the scope of the Proposed Submission version of the Local Plan.
REG18.51	Ray Whitehouse	Identify them, improve them and then make sure they are accessible. Move the museum to a heritage site such as something similar to the Golden Lion. What a great place to talk about Brewing. I understand it is currently in the Brewery but that is now more like a modern block of flats.	Noted. The Proposed Submission version of the Local Plan contains policies that support the identification and maintenance of local heritage assets. Moving the museum to a heritage site is outside the scope of the Proposed Submission version of the Local Plan.
REG18.52	Romford Civic Society	Current LDF Heritage policies should be retained and transferred over to the new Local Plan. The Heritage SPD should be retained and transferred over to the new Local Plan. Conservation Area Appraisals and Management Plans should be retained and transferred over to the new Local Plan. Buildings on the Havering Local List of Buildings of Local Heritage Interest in the current Havering Heritage SPD should be given maximum protection. In centre of Romford the setting of the historic environment is in large part formed by shop fronts. The current Shop Front SPD should be retained and transferred over to the new Local Plan.	Noted. The Proposed Submission version of the Local Plan is a new plan that sets out its own new policies backed up by new robust evidence. The opportunity will be taken in due course to review the suite of Supplementary Planning Documents linked to the Local Development Framework and to assess the extent to which these need to be revised to complement the Local Plan.
REG18.55	Rowley Cardrome Ltd (Montagu Evans)	The NPPF requires LPA's to plan positively for the conservation and enjoyment of the historic environment, conserving heritage assets in a manner appropriate to their significance. In doing so, the contribution to wider social, cultural and environmental benefits as well as local character and distinctiveness should be considered. In addition, securing a viable use of listed buildings should be sought to continue the long term preservation. As noted above the site has a recently listed Grade II listed asset – this being the Rom Skatepark, located towards to the south eastern boundary. RCL have grave concerns that this listing has arisen without proper consideration of the long term maintenance if this asset. The Rom Skatepark is currently run as an independent business that has not in the past nor is it likely to in the future operate as a financially viable business. It is only with the goodwill of RCL that the current skatepark operation has been allowed to continue its presence on the site.	Noted.

Response Number	Respondent Name	Response to Q16	Council's response
		The listing that has now been imposed on my clients brings with it an on-going maintenance liability with no viable means of funding to pay for its upkeep at a level commensurate with its listing. This is particularly important given that it is clear from the listing that the concrete finished shaped surface of the skate park was considered an important part of why the listing was confirmed. By its very nature concrete has a limited life span and maintenance is very difficult and costly. RCL are currently having a concrete specialist assess the skatepark to establish what maintenance is required and we will be pleased to share this with the Council. What is clear however is that this will be a significant on-going liability. Revenue receipt from alternative forms of development across the site will therefore help ensure the long term protection of his recently designated heritage asset. The masterplan shows how the listed skate-park can be an intrinsic part of the residential redevelopment of the Site. In addition to all the other planning, community and sustainability benefits such development would bring it also affords opportunity for securing the skate park's long term future, together with its setting and usage being enhanced. We are in on-going discussions with both Havering Council and English Heritage on this issue and consider the outcome of such discussions to be highly material to the on-going Local Plan process. However, it is essential to understand that failure to take the opportunity afforded by the site now and its release can only serve to frustrate the best way of maximising the benefit and long term maintenance of this recently designated heritage asset.	
REG18.56	S.D. Olney	Yes, must be foremost when developing future building proposals.	Noted. The Proposed Submission version of the Local Plan contains policies supporting well designed and maintained

Response Number	Respondent Name	Response to Q16	Council's response
			buildings within Conversation Areas, a Registered Park or Garden of Historic Interest, Historic Park or Garden of Local Interest, Area of Special Townscape or Landscape Character, or within their setting.
REG18.57	Sheila Clements	Leave it alone.	Noted. The Council recognises the significance and value of Havering's heritage assets and supports proposals that seek to sustain or enhance the significance of heritage assets at risk.
REG18.68	Woodland Trust	Areas and landscapes of special architectural or historic importance should be preserved and enhanced, and this was acknowledged specifically with Policy CP18 (Heritage) with your adopted 2008 Core Strategy and should therefore also be taken forward with your new Local Plan as well. Ancient woodland around Upminster, Granham, Harold Hill and Belhus Woods Country Park are all designated Sites of Interest for Nature Conservation (SINC). There are also substantial areas of scrub, while on the Ingrebourne River there is a large concentration of Willow Carr in the area at Berwick Woods. Such important historical woodland landscapes should be considered with planning policy, so that it can be acknowledged specifically that ancient woodland and aged or veteran trees should be protected from development. Natural England note it is not possible to mitigate the damage to or destruction of ancient woodland and ancient trees. For example, in terms of compensatory measures, it is impossible to "replace" ancient woodland as it is impossible to replicate hundreds of years of ecological evolution by planting a new site or attempting to translocate it. Ancient woodland, together with ancient/veteran trees, represents an irreplaceable semi natural habitat that still does not benefit from full	Noted. The Proposed Submission version of the Local Plan is a new plan that sets out its own new policies backed up by new robust evidence. The opportunity will be taken in due course to review the suite of Supplementary Planning Documents linked to the Local Development Framework and to assess the extent to which these need to be revised to complement the Local Plan. The Proposed Submission version of the Local Plan recognises the valuable contribution 'veteran' trees and ancient woodland outside designated areas make to the quality of life in Havering and contains policies to preserve 'veteran' trees and ancient woodlands outside protected areas.

Response Number	Respondent Name	Response to Q16	Council's response
		statutory protection This is particularly relevant as ancient woodland is still facing considerable threats – research for instance confirms 86% of ancient woodland in England has no statutory protection and therefore the planning system must provide this (Making Space for Nature: A review of England's Wildlife Sites and Ecological Network, John Lawton Review, 2010). Research from the Woodland Trust also shows that in the last decade, 100 square miles (26,000 hectares or 5% of the total amount of ancient woodland remaining in the UK) of ancient woodland in the UK has come under threat from destruction or degradation. Also, *Trees in the Hard Landscape* is a guide for the delivery of adequate Green Infrastructure as it can offer multiple benefits and enhance public realm if applied to policy development effectively. (http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-hard-landscapes_september_2014_colour.pdf) – The Government's Natural Environment White Paper – The Natural Choice: securing the value of nature (HM Government, July 2011, para 2.56) states that: 'The Government is committed to providing appropriate protection to ancient woodlands....' – The 'UK Forestry Standard' sets out the UK Government's approach to sustainable forestry. It states: "ancient semi-natural woods...are of special value." The Standard has a series of UK-wide aims for semi-natural woodland and clearly states: "the area occupied by semi-natural woodland should not be reduced. " (Forestry Authority, 1998, UK Forestry Standard: Standard Note 5, pp.41-43). – Under section 74 of the Countryside and Rights of Way Act 2000, the Government has a statutory duty to publish lists of priority conservation habitats. Under section 40 of the Natural Environment and Rural Communities Act 2006, all public authorities now have a statutory duty to conserve biodiversity. The UK BAP targets includes a Habitat Action	

Response Number	Respondent Name	Response to Q16	Council's response
		Plan for Native Woodland which specifies a clear 'maintenance' target of no more loss of ancient woodland – http://www.ukbap.org.uk/BAPGroupPage.aspx?id=98. It is therefore axiomatic that Havering Borough has a statutory obligation to protect ancient woodland. – Whilst the National Planning Practice Framework paragraph 118 states that: – '*planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss*;' – Emerging national policy is increasingly supportive of absolute protection of ancient woodland and ancient trees. The Communities and Local Government (CLG) Select Committee published its report following its June 2014 inquiry into the 'Operation of the National Planning Policy Framework (NPPF)', in which it has specifically recognised the need for better protection for ancient woodland (Tues 16th Dec 2014). The CLG Select Committee report states: *'We agree that ancient woodland should be protected by the planning system. Woodland that is over 400 years old cannot be replaced and should be awarded the same level of protection as our built heritage. We recommend that the Government amend paragraph 118 of the NPPF to state that any loss of ancient woodland should be "wholly exceptional". We further recommend that the Government initiate work with Natural England and the Woodland Trust to establish whether more ancient woodland could be designated as sites of special scientific interest and to consider what the barriers to designation might be.'* http://www.publications.parliament.uk/pa/cm201415/cmselect/cmcomlo	

Response Number	Respondent Name	Response to Q16	Council's response
		c/190/190.pdf . This shows a clear direction of travel, recognising that the NPPF does not currently provide sufficient protection for ancient woodland. Until the NPPF is amended there is a clear role for Local Plans and associated documents to provide this improved level of protection and to ensure that irreplaceable habitats get the same level of protection as heritage assets enjoy under the NPPF. Therefore, we would like to see this being taken into account effectively again with the Havering Local Plan, with ancient woodland and ancient trees fully protected from development.	
POST18.4	V. Rajan and associates	The respondent commented : Protection of Historical monuments/ heritage buildings	Noted. The Council recognises the significance and value of Havering's heritage assets and includes policies to protect and enhance heritage assets in Havering.

Question 17: Do you have any additional comments?

Response Number	Respondent Name	Response to Q17	Council's response
REG18.1	AECOM	It is clear from the case presented above that the Council cannot adopt a 'do nothing' approach in terms of dealing with the pressure of housing growth and accommodating additional housing across the borough over the plan period. Our main issues can be summarised as follows: – Based on the requirement for Havering to deliver 11,700 net new homes between 2015-2025, and based on the capacity identified thus far by Havering in the 2012-2013 AMR, the borough is unable to sufficiently supply enough homes to meet its OAHN. – In order to meet even its minimum housing obligations, the borough will have to release some Green Belt land for housing in the emerging Plan. – In terms of Green Belt designation as set out in National Planning Policy Guidance, Bush Farm does not meet its intended purpose within the Green Belt. We are looking forward to working with the Council and its partners to secure the most appropriate and sustainable solution, and consider that Bush Farm will contribute towards meeting the borough's housing shortfall, for the reasons presented in this representation.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. It concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land including Bush Farm will be released for housing development.
REG18.2	Adams Family (Bidwells)	This Report provides our consolidated response to the questions in the Council's Local Plan questionnaire. Fundamentally, we consider that the Local Plan should take a balanced approach to new development, having regard to the need to accommodate acute and competing demands on a limited land resource. We believe that a review of Green Belt is essential to help the Council to ensure that the new Local Plan can deliver sufficient housing to meet the Borough's London Plan targets, address objectively housing needs and enable a range of house types to come forward to support mixed and balanced	Noted.The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any

Response Number	Respondent Name	Response to Q17	Council's response
		communities. A review of Green Belt boundaries may also help to ensure existing employment sites are not unnecessarily lost to residential use in a period of strong economic growth, it would help to avoid an imbalance of high density residential development and other commercial uses in town centres and the development of greenfield land offers the best opportunity of delivering the infrastructure required to support new development. Targeted development of some Green Belt land can also enable the enhancement for the beneficial use of other land serving a more important Green Belt function. The Council will need to identify through its evidence base how the Plan can deliver its development requirements in a way that does not compromise interlinked sustainability objectives. Failure to this would result in a Plan which is unsound. In light of this the Council should not make any decisions on the proposed location of new development until there is a clear understanding of the following, as yet unpublished, evidence base documents: – An Employment Land Review – in order to identify the extent of demand for employment land, to ensure that any changes of use to residential do not adversely affect economic growth; – A Havering Borough SHLAA Viability Appraisal – to quantify and validate the assumptions of the London Plan Viability Appraisal to provide a more robust assessment of the deliverability of the Borough's brownfield housing land supply. – An East London SHMA – to identify the likely mix, type and tenure of dwellings needed in the Borough, and linked to this, the range of site types (including Green Belt land) needed to viably deliver such a range; and – A Green Belt Review – to have, as a minimum, an understanding of the	modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land including Land at New Road, Rainham within the Green Belt will be released for housing development.

Response Number	Respondent Name	Response to Q17	Council's response
		Green Belt function offered by the sites promoted for development in the Local Plan and the potential benefits their development could bring. Alongside this evidence gathering, we would urge the Council to have full regard to the opportunities presented by Land at New Road, Rainham, which could deliver much needed new homes on derelict, vacant land which does not serve an important Green Belt function whilst enabling the beneficial use of other vacant, inaccessible Green Belt land adjacent to the Ingrebourne River and enhancements to the Ingrebourne Marshes SSSI.	
REG18.3	Anonymous	Should be proper local democracy. We don't trust Havering Council.	Noted.
REG18.4	Barratt London (GVA)	Refer to separate document	Noted.
REG18.5	Basildon Borough Council	Firstly, thank you for inviting Basildon Borough Council to provide comments as part of London Borough of Havering's consultation on its New Local Plan. Whilst Basildon Borough Council is not a neighbouring local planning authority (LPA) to Havering, there are a number of strategic issues, such as housing and infrastructure, which operate at levels greater than a single LPA area and which concern both Boroughs. It is important that such issues are addressed through collaborative working and meaningful discussions in accordance with legislation, the National Planning Policy Framework (NPPF), and the Planning Practice Guidance (PPG). Basildon Borough Council acknowledges that this consultation only seeks to identify the future issues for Havering and what priorities the Local Plan should address. It is acknowledged that the Local Plan consultation document does not identify options, in terms of policies and strategic growth areas, or identify the Borough's housing and employment needs. In view of this, Basildon Borough Council wishes to make a series of observations which Havering should take into consideration when it prepares the draft version of its Local Plan.	Noted. The Council has worked closely with Basildon Council regarding the strategic issues identified to fulfil the Duty to Co-operate and will continue to do so. An Outer north east SHMA has been undertaken in collaboration with the London Boroughs of Redbridge and Baking and Dagenham. The SHMA indicated that Havering's full Objectively Assessed Market Assessment Need is for 30,052 new homes over the period 2011 – 2033 or 1,366 homes per annum which is greater than the London Plan allocated housing target to Havering. The Council has undertaken a Local Needs Accommodation Assessment (LNAA) for its own Gypsy, Traveller and Travelling Show-people which identified the need for 33

Response Number	Respondent Name	Response to Q17	Council's response
		Housing Delivery and Meeting Need Whilst the London Plan (March 2015) sets a minimum annual housing target for each London Borough, every LPA should still plan to meet their own full objectively assessed need (OAN) for market and affordable housing in accordance with paragraph 47 of the NPPF. To be consistent with paragraph 47 of the NPPF, Havering should first look to meet this need within its own housing market area which is the Outer North East London Housing Market Area before looking beyond this, and engaging in discussions with LPAs in neighbouring strategic housing market areas to determine if they are able to meet any unmet need. It is noted that whilst the minimum annual housing target of 1,170 units has been set in the London Plan (March 2015), the evidence for identifying the Borough's OAN, namely the Strategic Housing Market Assessment is still forthcoming. Therefore, it is not known at this stage whether Havering's Local Plan will need to plan for a housing provision over and above what was set by the London Plan (March 2015). Furthermore, the Council feels it is important to note that there is already an assumption built into the trends that have informed Basildon Borough's OAN that annual net migration from Havering to Basildon Borough will continue and it has therefore already been built into Basildon Borough's OAN of 800 units per annum. The Council refers Havering to the Basildon Borough Housing Growth Topic Paper 2013 for the details as to how this has been derived, as well as the Thames Gateway South Essex Strategic Housing Market Assessment 2013 and the 2015 update currently underway. Basildon Borough Council understands that Havering is currently able to meet its minimum annual housing target over the next 10 year period on brownfield land. However, it is unclear how Havering will look to accommodate further housing provision across the remaining proposed	pitches for the Gypsy and Traveller community and no plot for the Travelling Show-people over the Proposed Submission version of the Local Plan period. Havering will meet current and future accommodation needs of its Gypsies and Travellers and Travelling Show-people by formalising existing private sites providing a maximum of 33 pitches for Gypsies and Travellers and by retaining and protecting the existing Travelling Show-people plot at Fairoakes, St Mary's Lane.

Response Number	Respondent Name	Response to Q17	Council's response
		plan period or plan to meet its OAN across the whole plan period should this be higher than the London Plan target. Paragraph 47 of the NPPF states that *"local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements [… and] identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15"*. During an officer led workshop within the consultation period London Borough of Havering proposed undertaking a Green Belt Review to inform the Local Plan preparation which Basildon Borough Council welcomes. As well as identifying land which is important to maintain the permanent openness of the Metropolitan Green Belt, the review may identify land that no longer serves the five Green Belt purposes, or is necessary to keep permanently open, which could potentially accommodate sustainable development. This could assist Havering in meeting its OAN locally and must be explored fully first. <u>Gypsy & Traveller Provision</u> During the preparation of the Basildon Borough Gypsy, Traveller and Travelling Showpeople Local Needs Accommodation Assessment 2014, the Mayor of London was invited to participate in the study, but declined and provided the following explanation *"Whilst the Mayor recognises that provision for Gypsies and Travellers is a strategic issues (see London Plan Policy 3.8 Bi, [then] Draft Revised Early Modifications to the London Plan paragraphs 3.56-3.57a), he considers that it is addressed most effectively by the boroughs. These are best placed to come to the view on how to accommodate what are individually small scale developments in light of local circumstances and national policy requirements."*	The Council has undertaken a Local Needs Accommodation Assessment (LNAA) for its own Gypsy, Traveller and Travelling Showpeople which identified the need for 33 pitches for the Gypsy and Traveller community and no plot for the Travelling Showpeople over the Proposed Submission version of the Local Plan period. Havering will meet current and future accommodation needs of Gypsies and Travellers and Travelling Showpeople by formalising existing private sites

Response Number	Respondent Name	Response to Q17	Council's response
		Basildon Borough Council is currently undertaking a Site Study to determine if it can meet the needs set out in its Local Needs Accommodation Assessment (LNAA), which is due to conclude in Summer 2015. Given the recognition that the Mayor has determined that boroughs are best placed to plan to meet the need for Gypsies and Travellers, the Council expects the London Borough of Havering to prepare alone, or jointly with others, its own LNAA as required by the NPPF and, through its Local Plan, safeguard existing local provision and identify new sites which will meet those additional needs. In addition, if it is unable to meet all of its own needs, Basildon Borough Council will seek the cooperation of other LPAs in Essex and London to help meet those needs. <u>Transport Infrastructure</u> Basildon Borough Council is aware that the radial highways, particularly the A127, and rail networks which serve the area between London and the South Essex area, which includes Basildon Borough, are already considered to be at or close to capacity, particularly at peak times. Whilst Transport for London is the primary agency managing London's transport infrastructure and not Havering, it is essential that meaningful collaborative engagement and continual working between local planning authorities, highway authorities relevant agencies and transport providers occurs to ensure that strategic transport links, termini, nodes and their respective transport services into London and South Essex are capable of accommodating the additional service pressures that are likely to arise as a result of future population growth in London and South Essex. <u>Evidence Base</u> Much of the evidence base which will inform and support the emerging Local Plan is noted to still be forthcoming. In the absence of this evidence, and in view of the light touch approach used in the Local Plan consultation document, it is not possible for the Council to comment on whether the	providing a maximum of 33 pitches for Gypsies and Travellers and by retaining and protecting the existing Travelling Showpeople plot at Fairoakes, St Mary's Lane. The Proposed Submission version of the Local Plan sets out policies for the key strategic transport aspirations for the borough and for improved public transport including the aspiration for longer and more frequent trains stopping at Romford station (particular service provision during the morning and evening peaks), and increasing capacity on services along the Essex Thameside line. Havering recognises the capacity constraints along the A127 and discussions have been taking place between Havering and neighbouring boroughs on tackling such issues along this key growth corridor.

Response Number	Respondent Name	Response to Q17	Council's response
		forthcoming evidence will be comprehensive and appropriate for what the Local Plan will cover. It is important that Havering identifies options, strategic growth areas and policies informed by up-to-date evidence including those which have been mentioned in this consultation response and through publication of a draft Local Plan invite further representations from LPAs. At examination Havering would need to show that the Local Plan has been prepared in accordance with the Duty to Cooperate, and other legal and procedural requirements, and that it complies with the test of soundness at examination. As stipulated in paragraph 182 of the NPPF, for a Local Plan to be found "sound" it should have been positively prepared, be effective including the plan's deliverability, be consistent with national policy and be justified insofar as being the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence. Basildon Borough Council welcomes further engagement with the London Borough of Havering to ensure that the observations raised in this response are duly considered and to continue working together on strategic planning priorities through the Duty to Cooperate.	The Duty to Co-operate Statement sets out in greater detail how this co-operation has been taking place to address emerging strategic issues. Havering continues to lobby and work collaboratively with Transport for London, the Highway Agency, the DfT and other relevant agencies for better transport services within the borough and between the borough and other adjoining local authorities. The evidence base underpinning the policies of the Proposed Submission version of the Local Plan is comprehensive and appropriate and is in line with advice set out in NPPF. The Proposed Submission version of the Local Plan identifies reasonable alternatives which were subjected to Sustainability Appraisal with the most appropriate alternative chosen as the preferred option. The Council considers that the Proposed Submission version of the Local Plan has been prepared in accordance with the Duty to Cooperate, and other legal and procedural requirements, and that it will comply with the test of soundness as set out at paragraph 182 of the NPPF.
			Noted. The Council has provided members

Response Number	Respondent Name	Response to Q17	Council's response
REG18.6	Bill England	I am surprised but pleased that the residents of Havering are to be given the chance to have their opinions considered and published by the Havering Council. The developments which have evolved over the past twenty years have in my opinion lacked any regard for attractive design, or preserving green spaces, or gardens. The rule in assessing a planning application that "views do not count" is an indication of the philistinism of our time. The drive for increased building developments are in order of priority the following:- 1. Market forces, which in this case are influenced by population expansion 2. Property developers influences on local council decisions. (Top companies contribute millions to the Conservative Party) 3. Central Government acceptance of increased building density. Nick Boles has earned the (Nick) name "bulldozer") The detrimental effects of this system which has already occurred in Havering are as follows:- 1. The building of high rise flats particularly in Romford. 2. The purchase of houses by developers in order to replace them with apartment buildings which are extended into the gardens. This has been a practice in Hornchurch and Upminster. 3. The sale of school playing fields to developers. 4. The sale and potential sale of green spaces to developers which have already happened around the borough 5. The resultant need for increased services due to increased population density. The planning systems around the country have all been under fire in a	of the public, organisations and other stakeholders opportunities to throughout the various stages in the preparation of the Proposed Submission version of the Local Plan. The Proposed Submission version of the Local Plan contains policies promoting attractive high design quality for developments including provision of usable amenity spaces or preservation of green spaces.

Response Number	Respondent Name	Response to Q17	Council's response
		similar fashion, and the last government changed some of the planning procedures in order to speed up decisions. The changing of our gardens to brownfield areas by the Blair government was an absolute travesty. Although the present government reversed this policy, developers are selecting houses which have relatively large garden spaces and offering the owners above market value payments to sell, in order to build flats over the whole area. One of the worst features of the whole system, is that councils do not declare openly to the population their overall future plans. So we have a system where redevelopment is performed on a gradual basis. It would be more democratic if central and local governments declared to their electorates that due to the rate of population expansion, occupation densities must be increased and therefore green spaces and gardens will be sacrificed. Would it be too optimistic to expect the council to publish an article in the Living magazine, signed by the Council Leader, stating that "despite population expansion *we will never allow* any further erosion of our green spaces", and to indicate which areas will never be allowed to be demolished and replaced by flats. I have observed that new developments in Colchester have no gardens, - just tiny back yards. Developers must look at Garden Suburbs such as Upminster and wonder how they can get to occupy all those large garden spaces. We live in a democracy. We should make the planning system more democratic.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no part of the Green Belt land will be released for housing development.
REG18.7	Brentwood Borough Council	– Brentwood Borough Council welcomes the opportunity to comment on the key issues and priorities for the London Borough of Havering as the Council prepares its emerging Local Plan.	The Council has constructively engaged with Brentwood Borough Council throughout the various stages in the

Response Number	Respondent Name	Response to Q17	Council's response
	(Officer response)	– Brentwood Borough Council supports the London Borough of Havering's commitment to progressing a Local Plan informed by a robust evidence base. The Council would support a Local Plan which seeks to meet the development needs of its area, as is consistent with the National Planning Policy Framework and Planning Practice Guidance. – As a neighbouring authority Brentwood Borough Council emphasises the importance of working together on cross boundary issues, such as potential development adjacent to Junction 28 & 29 of the M25, and will continue to engage with the London Borough, including in relation to the Outer North East London Strategic Housing Market Assessment.	preparation of the Proposed Submission version of the Local Plan and is looking forward to continuing this engagement.
REG18.9	C. Cole	I get a bit anxious about Junction Road. Litter strewn slumminess.	Noted. The Proposed Submission version of the Local Plan contains policies to tackle traffic congestion generally. The issue about litter being strewn is outside the scope of the Proposed Submission version of the Local Plan.
REG18.10	Chelmsford City Council	Thank you for consulting Chelmsford City Council (CCC) on a new Local Plan for Havering. CCC has no specific comments on the consultation document but would wish to maintain a constructive dialogue under the 'Duty to Co-operate' in respect to your emerging SHMA. CCC would welcome a Havering Local Plan that sought to meet its housing needs in full within its Borough	The Council has constructively engaged with Chelmsford City Council throughout the various stages of the Proposed Submission version of the Local Plan and is looking forward to continue this engagement.
REG18.12	D. Campbell	To modernise the buildings but not to change the ethnicity too much.	Noted. The Proposed Submission version of the Local Plan contains policies which support renewal and transformation of buildings including twelve Council estates. However, 'not to change the ethnicity too much is outside the scope of the Proposed Submission version of the Local Plan.
REG18.14	Edward Gittins & Associates	We consider that the Local Plan presents the right opportunity to review the Green Belt boundary.	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local

Response Number	Respondent Name	Response to Q17	Council's response
			Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing or any other type of development.
REG18.16	English Heritage (now Historic England)	Thank you for your consultation on the New Local Plan for Havering. As the Government's adviser on the historic environment English Heritage is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. English Heritage welcomes the opportunity to comment upon this key planning document. Having considered the details of the New Local Plan we have the following headline comments to make: We support the inclusion of strategic priority that addresses management of the Borough's heritage. However, this priority should form the basis of the Council's approach to managing the historic environment in line with the National planning Policy Framework (NPPF) paragraph 126. This places an expectation upon local planning authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. Details of what should be included in that strategy is set out further in the NPPF – such as sustaining and enhancing the	The Council has taken these comments on board in the preparation of the heritage policies in the Proposed Submission version of the Local Plan. Further engagement has also taken place with Historic England under the Duty to Co-operate to make sure strategic issues are dealt with.

Response Number	Respondent Name	Response to Q17	Council's response
		significance of heritage assets, recognising the benefits that conservation of the historic environment can bring in terms of wider social, cultural, economic and environmental gains, and ensuring new developments make a positive contribution to the local character and distinctiveness of a place by understanding what is important to conserve and enhance. In short the strategic priority for the conservation of the historic environment should not be a passive exercise. As further explained in the National Planning Policy Guidance (NPPG) paragraph 004, local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. This could include the following issues: – Protect, enhance, manage and where possible, better reveal the character and appearance of landscapes, townscapes by maintaining and strengthening their local distinctiveness and sense of place. – Improve and broaden access to and understanding of local heritage, archaeology, historic sites, areas and buildings. – Foster heritage-led regeneration To support the development of a robust strategy for the conservation of the Borough's heritage, Local Plans need to be based on adequate, up-to-date and relevant evidence about the historic environment. When gathering evidence, it is important to bear in mind that this is not simply an exercise in setting out known sites but, understanding their value to society (i.e. their significance). Without this understanding some of the subtle qualities of the local distinctiveness and character of a local area could be easily lost. In addition we would advise that the details of the other subject areas such as Housing, Town Centres, Transport, Design, Green Belt, and Culture and Leisure, should consider how the proactive management of the historic environment can contribute towards the delivery of these priorities. For example, many of the Borough's town centres contain heritage assets or features of historic interest. Evidence shows that successful management	

Response Number	Respondent Name	Response to Q17	Council's response
		of heritage assets, including direct investment in its fabric, can help contribute towards improvements in the performance and attractiveness of town centres. To help in the further development of the New Local Plan we would advise you to consider English Heritage's draft Good Practice Advice Note 1: The Historic Environment in Local Plans (Please see the link: http://www.english-heritage.org.uk/content/imported-docs/f-j/gpa1-he-local-plans-consultation.pdf). This was consulted upon in July 2014, and is now in the closing stages of being finalised and published. In the meantime, we look forward to being engaged further in the next iteration of the New Local Plan, where we could offer further advice to help ensure a positive strategy for the management of the historic environment is embedded in the Plan. In the meantime we would strongly advise that the Borough's own conservation staff are closely involved throughout the preparation of the emerging new Local Plan and associated Sustainability Appraisal, as they are often best placed to advise on: local historic environment issues and priorities, sources of data and consideration of options relating to the historic environment. Finally, we should like to stress that this opinion is based on the information provided by you. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise where we consider that these would have an adverse effect upon the historic environment. However once you have considered our comments we would welcome a meeting to discuss any points raised.	
REG18.17	Epping Forest District Council	Thank you for consulting this Council on the above strategic document. This is an officer level response to meet the deadline of 23rd March. The comments are similarly strategic or general and are not therefore directly related to any of the specific questions, and are intended to be constructive. It is hoped that they will be of use when the next stages of the	The Council has engaged constructively with Epping Forest District Council and other strategic bodies in the preparation of the Proposed Submission version of the Local Plan. The Duty to Co-operate

Response Number	Respondent Name	Response to Q17	Council's response
		Local Plan are prepared for consultation. Mention is obviously made of the London Plan and, in relation to the Waste Plan, co-operation with adjoining London Boroughs. There is, however, no direct mention of Member and officer-level co-operation with adjoining Essex authorities on other strategic cross-boundary issues. It is increasingly apparent from the outcomes of several Examinations in Public throughout the country that a large number of authorities' Local Plans are being judged unsound because of a failure to meet Duty to Co-operate requirements. It may therefore be helpful if the next consultation stage included a more direct reference to such co-operation as one of the key priorities. The section on housing provision makes no mention of meeting the need for provision of sites or pitches for the travelling community. This is increasingly an issue of concern for this authority as the most recent GTAA for Essex identified a very challenging target for this Council, partly because of Green Belt constraints (the district is currently 92% Green Belt). One of the options that will be pursued by this Council in an attempt to meet the target is to seek some provision of sites and pitches within adjoining authorities, in line with para 9 I of Planning policy for traveller sites. This is likely to become a standing agenda item in future meetings with neighbouring authorities concerning Duty to Co-operate and other related issues.	statement sets out in detail how engagement has taken place and how this has influenced the Proposed Submission version of the Local Plan. The Council has been engaging with other local authorities on this issue, and like other neighbouring authorities, is looking to meet its own need. The Council has undertaken a Local Needs Accommodation Assessment (LNAA) for its own Gypsy, Traveller and Travelling Showpeople which identified the need for 33 pitches for the Gypsy and Traveller community and no plot for the Travelling Showpeople over the Proposed Submission version of the Local Plan period. Havering will meet current and future accommodation needs of its Gypsies and Travellers and Travelling Showpeople by formalising existing private sites providing a maximum of 33 pitches for Gypsies and Travellers and by retaining and protecting the existing Travelling Showpeople plot at Fairoakes, St Mary's Lane.

Response Number	Respondent Name	Response to Q17	Council's response
REG18.18	Essex County Council	1. Introduction Thank you for seeking Essex County Council (ECC) comments on the first consultation into the preparation of the Havering New Local Plan 'Issues and Priorities' consultation. In responding to this consultation, ECC acknowledges the need for the London Borough of Havering (LB Havering) as the Local Planning Authority to explore opportunities to meet its future economic growth, housing and infrastructure requirements. As an adjoining authority ECC will identify and assess impacts to ensure local plans provide a reliable basis for the provision of services and infrastructure for which it is responsible. ECC will use its best endeavours to assist cross-boundary matters under the duty to cooperate, including engagement and co-operation with other organisations for which those issues may have relevance. In accordance with the duty to cooperate, as established in the Localism Act 2011, ECC will contribute cooperatively to this consultation, and separately to the on-going preparation of the new local plan, particularly within the following broad areas, – ECC assets and services. Where relevant, advice on current status of assets and services and the likely impact and implications of proposals in emerging Local Plans for the future operation and delivery of ECC services. – Evidence base. Guidance with assembly and interpretation of the evidence base both for strategic/cross-boundary projects, for example, education provision and transport studies and modelling. – Policy development. Contributions on the relationship of the evidence base to structure and content of emerging policies and proposals. – Sub-regional and broader context. Assistance with identification of relevant information and its fit with broader strategic initiatives, for example, the Economic Plan for Essex, and the A127 Corridor for Growth, and assessments of how emerging proposals for the borough may impact on areas beyond and vice-versa. – Inter-relationship between Local Plans. Including the Essex Minerals	The Council has engaged constructively with Essex County Council on several strategic issues during the preparation of the Proposed Submission version of the Local Plan and will continue to do so. The Council has regularly updated a list of evidence base on its website, and informed stakeholders when evidence came available. The Council has also worked closely together with Essex County Council and other neighbouring local authorities during the production of several evidence base documents. The Duty to Co-operate statement sets out in detail how engagement has taken place with neighbouring authorities and other organisations. The Council considers that the SA Scoping Report forms an appropriate basis and is in line with the SA/SEA regulations. The Regulation 19 Local Plan is accompanied by a SA/SEA report.

Response Number	Respondent Name	Response to Q17	Council's response
		Local Plan and Essex and Southend-on-Sea Waste Local Plan. ECC is keen to inform and shape future spatial development strategies and policies delivered by adjoining Local Planning Authorities which could influence and affect economic growth and development throughout Essex. ECC also aims to ensure that local strategies and policies will provide the greatest benefit to deliver a buoyant economy for existing and future persons that live, work, visit and invest in Essex. Involvement is necessary because of the ECC role as, – a key partner within Essex promoting economic development, regeneration, infrastructure delivery and new development throughout the County; and – its functional role as the strategic highway and transport authority, including responsibility for the delivery of the Essex Local Transport Plan and as the local highway authority; local education authority; Minerals and Waste Planning Authority and local lead flood authority; and major provider of a wide range of local government services throughout the county of Essex. <u>1A. Strategic context and strategies</u> A range of strategies produced solely by ECC or in collaboration with the Essex borough, city and district councils, and Greater Essex unitary authorities Thurrock and Southend-on-Sea, provide the strategic context for our response to the Local Plan consultation. Relevant strategies are listed below and are referred to within section 2. • ECC Vision for Essex 2013 – 2017 • ECC Corporate Outcomes Framework 2014 – 2018, February 2014 • Economic Plan for Essex 2014 • ECC Sustainable Economic Growth for Essex Communities and Businesses, 2014 • ECC Economic Growth Strategy, 2014 • Essex Transport Strategy the Local Transport Plan for Essex, June 2011	

Response Number	Respondent Name	Response to Q17	Council's response
		• A127 Corridor for Growth – An Economic Plan, 2014 • ECC Developer's Guide to Infrastructure Contributions, 2015 Revision Consultation 2. <u>ECC RESPONSE TO THE ISSUES AND PRIORITIES CONSULTATION</u> The consultation is of relevance to ECC as the LB Havering adjoins Essex. There are potential impacts through highways, transport infrastructure, education, flooding and surface water management, and minerals and waste planning. ECC is the highway authority (and has responsibility for the delivery of the Essex Local Transport Plan); local education authority; Minerals and Waste Planning Authority; Local Lead Flood Authority; and a major provider of a wide range of local government services throughout the county of Essex, many of which are accessed by those who reside in adjoining authorities. ECC acknowledge the consultation but intends to hold back its support until key evidence is available to inform and shape the new Local Plan as indicated within the specific comments below. In addition there are procedural concerns with the consultation, and on-going local plan preparation as proposed by LB Havering. – There is a lack of supporting evidence to enable informed responses to be made to the consultation issues and questions. – Due to the high level nature of this consultation, ECC is concerned that it is not evident if, how or when we would be engaged under the duty to co-operate in an ongoing manner to inform the preparation of the new local plan. It is of particular concern how the preparation of the plan is to progress directly from this high level Regulation 18 'Issues and Priorities' consultation to the Proposed Submission Version (Regulation 19) scheduled for the end of 2015, especially given the absence of evidence and options at this stage. It is unclear how ECC will be able to comment and inform any reasonable options and emerging strategies between the proposed two consultation stages.	

Response Number	Respondent Name	Response to Q17	Council's response
		This Regulation 18 consultation does not appear to be supported by a Sustainability Appraisal / Sustainable Environmental Assessment (SA/SEA) contrary to the SA/SEA regulations on the preparation of policies, plans and programmes and to the legal compliance requirements in preparing a sound local plan. It is of concern that within the SA Scoping Report February 2015, that the "baseline" under Task A1 only focusses on the LB of Havering and the London Plan. There appears to be a lack of a wider context given that the borough adjoins Essex County Council; Epping Forest DC, Brentwood BC and the unitary authority of Thurrock Council. For example the baseline does not acknowledge or refer to their respective local plans (including minerals and waste) or the wider joint strategies including the Economic Plan for Essex (March 2014); the A127 Corridor for Growth (March 2014) and the South East Local Enterprise Partnership. 3. Conclusion ECC will cooperate with the LB Havering in considering the potential implications of its new Local Plan for Essex, but at this stage we do not provide our support until the publication of an adequate evidence base in inform the identification of spatial strategy options and a preferred strategy. ECC seeks clarification on the proposed procedural approach to local plan preparation and engagement with ECC under the duty to co-operate.	
REG18.20	Greater London Authority	Thank you for your letter consulting the Mayor of London on the early stage of Havering Council's new Local Plan document and for providing the GLA the opportunity to comment on the emerging document. As you are aware all development plan documents have to be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. Given the very early stage of consultation there is not currently sufficient information in order for officers to provide detailed comments as to whether the emerging policy document is in general conformity with the London	The Council has engaged constructively with the GLA during the preparation of the Proposed Submission version of the Local Plan. As the London Plan is part of the development plan for Havering the Proposed Submission version of the Local Plan has been sought to conform to the London Plan.

Response Number	Respondent Name	Response to Q17	Council's response
		Plan. Notwithstanding this, in response to the opening question As a general guide at this early stage, the subsequent fifteen broad questions relating to each of the key priorities can be answered from a strategic planning policy perspective by referring to the relevant policies of the London Plan. Further engagement as the document progresses is strongly welcomed. The Mayor will issue his formal opinion on general conformity when requested at the proposed submission stage.	
REG18.21	Havering College of Further and Higher Education (Iceni Projects)	Iceni Projects Limited ('Iceni') is appointed by Havering College of Further and Higher Education ('HCFHE') to provide town planning advice relating to its land ownership and educational interests within the London Borough of Havering ('LBH'). HCFHE has four primary interests across the Borough, these include: – The Quarles campus – located on Tring Gardens, Harold Hill; – The Rainham Construction campus – located on New Road, Rainham; – The Ardleigh Green campus – located on Ardleigh Green Road, Hornchurch; and, – The future Harold Hill Learning Village – located at Settle Road, Harold Hill. In light of these educational facilities, and as a key stakeholder in the Borough, HCFHE welcome the opportunity to provide comments on the forthcoming LBH Local Plan. HCFHE note that this is the very early stages of the Borough's plan preparation and as such welcome the opportunity to comment on future stages of consultation. As a provider of further and higher education, and as a key stakeholder within the Borough, HCFHE is grateful of the opportunity to comment on the key objectives and strategic priorities of the emerging Local Plan for the Borough. HCFHE wish to continue to be involved the development of the	The Council has engaged constructively with HCFHE specifically for the preparation of the Infrastructure Delivery Plan, and looks forward to continued engagement.

Response Number	Respondent Name	Response to Q17	Council's response
		Local Plan.	
REG18.23	Heine Planning	Need to focus on what is special to Havering and let NPPF deal with the rest.	Noted. The Proposed Submission version of the Local Plan sets out policies which are specific to Havering with the NPPF / London Plan providing overarching policies and guidance on broad planning issues.
REG18.24	Higgins Homes (Nathaniel Lichfield & Partners)	Given the need to satisfy the updated annual target for housing supply in Havering (as identified in the FALP) and the likely increase through the London Plan Review, it is considered that the Plan needs to allocate housing sites both within the urban area and in the Green Belt at sustainable locations. Sites within the urban area alone are not delivering the new homes required. We have proposed one such site that is currently in the Green Belt. This should be taken out of the Green Belt and allocated for housing, as it provides the opportunity to 'deliver' residential development, providing a range of dwelling sizes, in a sustainable location on the edge of the existing urban area.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.
REG18.26	Ian Weatherley	Havering has long been a borough to be proud of, and for people to relish their quality of life due to the open spaces, parks and areas where families can play and relax. We MUST safeguard these open areas and guard against building on every piece of land – otherwise Havering faces being yet another densely populated London Borough and give rise to 'Ghetto' sites around the borough – which give rise to crime and ASB.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the

Response Number	Respondent Name	Response to Q17	Council's response
			Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.
REG18.27	Janet Davy	Thank you for sending this questionnaire. I hope you will take note of these and other people's comments.	Noted. The Council has taken account of the representations made in the preparation of the Proposed Submission Version of the Local Plan.
REG18.28	Joe Coogan	Havering's population has grown significantly and this will continue. The local plan should be used to creatively meet the needs of the population in a sensitive way. Local people want access to quality housing and good schools, if the local plan can unlock sites that are currently underused to meet this need the changes will be successful.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be unlocked for housing development.
REG18.29	John Peterson	No more charity shops in towns to many already	Noted. Limiting the number of charity shops in towns is outside the scope of the Proposed Submission version of the Local Plan.
REG18.33	Mr Leslie Budge (Andrew Martin	In September 2014 Andrew Martin – Planning (AM-P) submitted representations to a 'Call for Sites' by London Borough of Havering, in respect of Land at Little Paddocks Farm, Shepherds Hill, Harold Wood on behalf of the landowner, Mr Leslie Budge. We now submit our written	The Proposed Submission version of the Local Plan seeks to deliver the London Plan housing target as a minimum, and go beyond that where possible to meet the full

Response Number	Respondent Name	Response to Q17	Council's response
	Planning)	response to the latest consultation on the Local Plan that seeks to determine key strategic priorities for the Borough over the next 15 years. We attach a copy of the presentations and site location plan, submitted previously. In addition we have prepared an illustrative master plan to demonstrate that a form of residential-led development can be achieved on the site. <u>The London Plan</u> Mr Anthony Thickett, an independent planning inspector appointed by the Secretary of State, held an examination in public of the Draft Further Alterations to the London Plan from 1 September and 18 September 2014. The report setting out his findings and conclusions was published on 15 December 2014 and the Inspector's recommendations were adopted in early March 2015. The Further Alterations to the London Plan (FALP) document indicates that the London Boroughs collectively need to provide 49,000 dwellings per annum between 2015 and2036 in order to meet both market and affordable housing needs for London. In terms of supply the FALP has provided minimum housing supply targets for each of the Boroughs, which in total equates to 420,000 additional homes over the period 2015 to 2025, or 42,000 dwellings per annum. London Borough of Havering should be aiming to provide a <u>minimum</u> of 11,701 dwellings between 2015-2025, an annual target of 1,170 dwellings. The FALP introduces a requirement for the London Boroughs to meet their own housing target, as set out in Table 3.1 (i.e. 1,170 dpa in the case of LB Havering) and address any gap between supply and need by seeking to exceed this target where possible. The Inspector's report goes on to state at paragraph 33: *"However, in order to be in general conformity with Table 3.1, Boroughs need only meet their individual targets. In the absence of any clear guidance as to exactly how and where the additional 6,600 dpa will be*	OAN in the borough. The Council therefore believes that it is in general conformity with the London Plan and has engaged with the GLA on this matter.

Response Number	Respondent Name	Response to Q17	Council's response
		found it is difficult to see how a housing target in a local plan would not be in general conformity if it made provision for the figure in Table 3.1 and no more. *There is no mechanism in the FALP to indicate how the 6,600 dpa would be apportioned or distributed. Without this I do not see how the Mayor can guarantee the delivery of the additional 6,600 dpa necessary to meet the identified need."* On this basis, the Inspector has concluded that the housing targets in the FALP will not provide sufficient housing to meet the objectively assessed housing need in London and he is not convinced that the FALP ensures the additional 6,600 dpa, not allocated to specific Boroughs, will be delivered. On this evidence it is likely that the London Plan strategy will not deliver sufficient homes to meet housing needs, and so the Inspector has called for an early review of the Plan to commence once the FALP is adopted in 2015. Until this review is published, it is the responsibility of the London Boroughs and districts in the South East England to acknowledge this shortfall in supply and react to it by allowing new development in sustainable locations, in a bid to try and exceed their allocated housing targets and narrow the gap between need and supply. LB Havering should therefore be proactively seeking to exceed their target in the London Plan through the allocation of sustainable, deliverable and suitable sites for residential development. This may involve the strategic release of green belt land where it can be demonstrated, through a green belt review, that the five purposes of including land within the green belt are no longer being met.	
REG18.34	Margaret Whippy	The land adjacent to my plot (Cross-Hatched) has been fenced off and/or used illegally since the 1960's by various people and not put to any sensible use. It is not prime agricultural land, has been used variously as a dumping ground over the years and therefore calling it 'green belt' is hypocrisy. It originally had consent in the 1920's for housing use, however	The Proposed Submission version of the Local Plan supports improvements to Green Belt and resists inappropriate development in the Green Belt consistent with the NPPF. However, discouraging

Response Number	Respondent Name	Response to Q17	Council's response
		the onset of the 2nd World War and the development of the A127 road altered its planning. In the meantime, people have fenced off areas for their own use, without legally owning it, then laying claim to it. Surely Havering should be discouraging this kind of squatting.	squatters on the land adjacent to yours is outside the scope of the Proposed Submission version of the Local Plan.
REG18.35	Mobile Operators Association (Mono Consultants)	We would take this opportunity to comment that we consider it important that there is a specific telecommunications policy within the emerging Local Plan. We consider that the vital role that telecommunications play in both the economic and social fabric of communities merit the inclusion of a policy which refers specifically to telecommunications developments. National guidance recognises this through Section 5: "Supporting high quality communications infrastructure" of National Planning Policy Framework (March 2012) which provides clear guidance as to the main issues surrounding telecommunications development. The National Planning Policy Framework (NPPF) at paragraph 42 confirms that; "advanced, high quality communications infrastructure is essential for sustainable economic growth and play a vital role in enhancing the provision of local community facilities and services." Paragraph 43 of NPPF confirms that; "in preparing local plans, local planning authorities should support the expansion of telecommunications networks", but should also; "aim to keep the numbers of radio telecommunications masts and sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified." As indicated above, the formulation of policy does not exist in isolation and there are numerous documents which will affect the formulation of any telecommunications policy, the most important of these being NPPF. On this basis we would suggest that a concise and flexible	Noted. The Proposed Submission version of the Local Plan contains policies promoting the enhanced connectivity of the borough through the expansion of electronic communications networks, including telecommunications and high speed broadband.

Response Number	Respondent Name	Response to Q17	Council's response
		telecommunications policy should be included within the emerging Local Plan. Such a policy should give all stakeholders a clear indication of the issues that telecommunications development will be assessed against. We would suggest a policy which reads; "Proposals for telecommunications development will be permitted provided that the following criteria are met: - i. the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area; ii. if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building; iii. if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority. iv. If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest. When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology." We would consider it appropriate to introduce the policy and we would suggest the following; "Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for new	

Response Number	Respondent Name	Response to Q17	Council's response
		telecommunications infrastructure is continuing to grow. The authority is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing tall structures and buildings."	
REG18.36	Moody Homes and Mr John Wakeling (Bidwells)	This Report provides our consolidated response to the questions in the Council's Local Plan questionnaire. Fundamentally, we consider that the Local Plan should take a balanced approach to new development, having regard to the need to accommodate acute and competing demands on a limited land resource. We believe that a review of Green Belt is essential to help the Council to ensure that the new Local Plan can deliver sufficient housing to meet the Borough's London Plan targets, address objectively housing needs and enable a range of house types to come forward to support mixed and balanced communities. A review of Green Belt boundaries may also help to ensure existing employment sites are not unnecessarily lost to residential use in a period of strong economic growth. It would help to avoid an imbalance of high density residential development and other commercial uses in town centres and the development of greenfield land offers the best opportunity of delivering the infrastructure required to support new development. Targeted development of some Green Belt land can also enable the enhancement for the beneficial use of other land serving a more important Green Belt function. The Council will need to identify through its evidence base how the Plan can deliver its development requirements in a way that does not compromise interlinked sustainability objectives. Failure to address this would result in a Plan which is unsound.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.

Response Number	Respondent Name	Response to Q17	Council's response
		In light of this the Council should not make any decisions on the proposed location of new development until there is a clear understanding of the following, as yet unpublished, evidence base documents: – An Employment Land Review – in order to identify the extent of demand for employment land, to ensure that any changes of use to residential do not adversely affect economic growth; – A Havering Borough SHLAA Viability Appraisal – to quantify and validate the assumptions of the London Plan Viability Appraisal to provide a more robust assessment of the deliverability of the Borough's brownfield housing land supply. – An East London SHMA – to identify the likely mix, type and tenure of dwellings needed in the Borough, and linked to this, the range of site types (including Green Belt land) needed to viably deliver such a range; and – A Green Belt Review – to have, as a minimum, an understanding of the Green Belt function offered by the sites promoted for development in the Local Plan and the potential benefits their development could bring. Alongside this evidence gathering, we would urge the Council to have full regard to the opportunities presented by Land at Lincoln Close, Hornchurch. This land does not serve any of the five purposes of including land within the Green Belt and is of no beneficial use. It should therefore be removed from the Green Belt so that it can help in delivering wider Local Plan objectives.	
REG18.39	Mrs S J Ellis (Bidwells)	This Report provides our consolidated response to the questions in the Council's Local Plan questionnaire. Fundamentally, we consider that the Local Plan should take a balanced approach to new development, having regard to the need to accommodate acute and competing demands on a limited land resource. We believe that a review of Green Belt is essential to help the Council to ensure that the new Local Plan can deliver sufficient housing to meet the Borough's	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable

Response Number	Respondent Name	Response to Q17	Council's response
		London Plan targets, address objectively housing needs and enable a range of house types to come forward to support mixed and balanced communities. A review of Green Belt boundaries may also help to ensure existing employment sites are not unnecessarily lost to residential use in a period of strong economic growth. It would help to avoid an imbalance of high density residential development and other commercial uses in town centres and the development of greenfield land offers the best opportunity of delivering the infrastructure required to support new development. Targeted development of some Green Belt land can also enable the enhancement for the beneficial use of other land serving a more important Green Belt function. The Council will need to identify through its evidence base how the Plan can deliver its development requirements in a way that does not compromise interlinked sustainability objectives. Failure to address this would result in a Plan which is unsound. In light of this the Council should not make any decisions on the proposed location of new development until there is a clear understanding of the following, as yet unpublished, evidence base documents: – An Employment Land Review – in order to identify the extent of demand for employment land, to ensure that any changes of use to residential do not adversely affect economic growth; – A Havering Borough SHLAA Viability Appraisal – to quantify and validate the assumptions of the London Plan Viability Appraisal to provide a more robust assessment of the deliverability of the Borough's brownfield housing land supply. – An East London SHMA – to identify the likely mix, type and tenure of dwellings needed in the Borough, and linked to this, the range of site types (including Green Belt land) needed to viably deliver such a range;	boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.

Response Number	Respondent Name	Response to Q17	Council's response
		and – A Green Belt Review – to have, as a minimum, an understanding of the Green Belt function offered by the sites promoted for development in the Local Plan and the potential benefits their development could bring. Alongside this evidence gathering, we would urge the Council to have full regard to the opportunities presented by Land East of Wingletye Lane.	
REG18.43	Omega After Alpha Ltd (Bidwells)	This Report provides our consolidated response to the questions in the Council's Local Plan questionnaire. Fundamentally, we consider that the Local Plan should take a balanced approach to new development, having regard to the need to accommodate acute and competing demands on a limited land resource. We believe that a review of Green Belt is essential to help the Council to ensure that the new Local Plan can deliver sufficient housing to meet the Borough's London Plan targets, address objectively housing needs and enable a range of house types to come forward to support mixed and balanced communities. A review of Green Belt boundaries may also help to ensure existing employment sites are not unnecessarily lost to residential use in a period of strong economic growth, it would help to avoid an imbalance of high density residential development and other commercial uses in town centres and the development of greenfield land offers the best opportunity of delivering the infrastructure required to support new development. Targeted development of some Green Belt land can also enable the enhancement for the beneficial use of other land serving a more important Green Belt function. The Council will need to identify through its evidence base how the Plan can deliver its development requirements in a way that does not compromise interlinked sustainability objectives. Failure to this would result	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.

Response Number	Respondent Name	Response to Q17	Council's response
		in a Plan which is unsound. In light of this the Council should not make any decisions on the proposed location of new development until there is a clear understanding of the following, as yet unpublished, evidence base documents: – An Employment Land Review – in order to identify the extent of demand for employment land, to ensure that any changes of use to residential do not adversely affect economic growth; – A Havering Borough SHLAA Viability Appraisal – to quantify and validate the assumptions of the London Plan Viability Appraisal to provide a more robust assessment of the deliverability of the Borough's brownfield housing land supply. – An East London SHMA – to identify the likely mix, type and tenure of dwellings needed in the Borough, and linked to this, the range of site types (including Green Belt land) needed to viably deliver such a range; and – A Green Belt Review – to have, as a minimum, an understanding of the Green Belt function offered by the sites promoted for development in the Local Plan and the potential benefits their development could bring. Alongside this evidence gathering, we would urge the Council to have full regard to the opportunities presented by Land at Lillyputts Farm	
REG18.44	Persimmon Homes Essex	Persimmon Homes has no further comments at this stage. As part of the next consultation, we would expect further details on the anticipated Local Plan period, housing numbers to be delivered and the potential opportunities and constraints as supported through the council's evidence base.	Noted. The Proposed Submission version of the Local Plan is a 15-year plan up to 2013 with a housing target of 17550 new dwellings to be delivered over the 15-year plan period.
REG18.45	Planning Potential	We understand that the Council is currently consulting on 'A New Local Plan for Havering', which includes a number of questions seeking to determine views on the key strategic priorities for the Borough over the next 15 years. This includes questions on where housing should be located	Noted. All sites submitted have been considered through the Proposed Submission version of the Local Plan process. Site allocations will be considered

Response Number	Respondent Name	Response to Q17	Council's response
		and suggestions for revisions to the Green Belt, including requesting the submission of sites that are suggested for release. Land at Crow Lane, Romford is not a Green Belt site. Notwithstanding this, we have been advised by the Council to submit the site through this process for consideration as a potential housing allocation. The details of the site are set out below. The site is located north of Crow Lane and is approximately 1.44 hectares in area as shown on the Site Location Plan enclosed. The site is a National Grid site with a section of land on the northern boundary currently occupied by Romford Self-Storage and is in B8 use. The remainder of the site is previously developed land and is currently vacant. The main access to the site is from Sandgate Close, which runs north from Crow Lane and along the eastern boundary of the site. There is also a second access directly off Crow Lane on the southern boundary of the site, which is currently overgrown and disused. The site is designated as a Secondary Employment Area and is identified as Safeguarded for Crossrail Land; however, we are of the understanding that the site is no longer safeguarded, by way of the Crossrail Safeguarding Directions issued in January 2008. The site is in Flood Zone 1 and is not considered to be at risk of flooding. It has a PTAL Rating of 1a. In terms of the site's context, to the north of Crow Lane the land use is a mixture of residential and industrial, and beyond is the railway line. To the south is Romford Cemetery, Romford and Gidea Park RFC, Crowlands Heath Golf Club, and Romford Football Club.	as part of the forthcoming Detailed Sites Local Plan.
REG18.49	Rainham & South Hornchurch Green Belt	We are a local community action group dedicated to the restoration and preservation of the Mardyke Farm and Mardyke Open Space Green Belt sites, and we played a significant role in the LDF Examination held in 2007.	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded

Response Number	Respondent Name	Response to Q17	Council's response
	Action Group	On Friday 27th February 2015 we had one of our regular meetings with Athorn consultants and Erith to review progress on the restoration of the Mardyke Farm Green Belt site, planning application P04432.10. We were informed that everything is going to schedule and the restoration of the site to form a public green open space amenity and nature habitat is on target to meet the "drop dead date" of April 2017. However we were also shocked at the meeting to learn from Athorn consultants that advisors to the Council had been in contact with them and had requested that they put forward the pros and cons for developing the site for housing. We checked on the Council websites and with our councillors to find out if anyone was aware that advisors were being used by the Council to determine the suitability of Green Belt sites for housing development but our Councillors were not aware and we could not find any information on the development planning website. As part of the 2015 Local Plan Consultation, we would like to express our strong support for keeping the existing Green Belt Boundaries in general, and the Mardyke Farm and Mardyke Open Space in particular. <u>Reasoned Justification</u> In 2007 the Council submitted their Core Strategy and Site Specific Allocations for examination by a Planning Inspector. The Core Strategy and SSAs contained proposals to remove the Mardyke Farm from the Green Belt and develop it for housing. These proposals had been kept confidential by the Council and the local community were not aware of them until the Examination stage. In	that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land at the Mardyke Farm Green Belt site will be released for housing development.

Response Number	Respondent Name	Response to Q17	Council's response
		particular they were not published at the preferred options stage. Consequently the Rainham and South Hornchurch Green Belt Action Group was formed at short notice to oppose the proposals and gained tremendous support within the local community. Meetings were held, demonstrations organised and newsletters published. An enormous amount of hard work was undertaken by the group which culminated in substantial submissions to the LDF Examining Inspector and the Council. We would like to submit our LDF submissions which are already in the Councils possession to inform the 2015 Local Plan Consultation. The LDF written submissions put forward to the Council and the Examination are: The Rainham and South Hornchurch Green Belt Action Group 051/155/156/CP14 Examination Statement and Appendix (Reasoned Justification) CP14 Mardyke Farm May 2007 The Rainham and South Hornchurch Green Belt Action Group 051/155/156/CP14 Response Statement and Response Appendix CP14 Mardyke Farm June 2007. We believe that these documents should form part of the consultation database as they inform the consultation about the history and local involvement in the Mardyke Farm and Mardyke Open Space Green Belt sites at the examination of the LDF and are relevant to the Local Plan consultation. They are also a testament to the enormous amount of work done by the action group in opposing the removal of Mardyke Farm and Mardyke Open Space from the Green Belt at the LDF examination. In this letter we shall not go into any LDF details relating to the site but will	

Response Number	Respondent Name	Response to Q17	Council's response
		rely on our submissions above to inform the consultation. The decision reached by the Planning Inspector in her report on the soundness of the Core Strategy was that the Mardyke Farm and Mardyke Open Space sites should remain in the Green Belt. She did not consider that there were exceptional circumstances to remove the site from the Green Belt and we believe that the same is true today. However it is important to note that the group did not just oppose the removal of Mardyke from the Green Belt it also researched ways and means of remediating and restoring the site to public use as envisaged in the original 1993 plan P0186.93. In this regard the Response Statement and Response Appendix are very relevant. After the LDF, the group held numerous meetings with Council officials and the Environment Agency and a new restoration plan P0432.10 was submitted by Athorn consultants acting for the owners Ebbcliff in 2010, This demonstrates that the group is not just a protest group but a force for good in that it has achieved the restoration of the site for public use and demonstrated how local involvement can achieve an objective where the Council had previously given up. Regular meetings between Athorn consultants, Erith and the Group have taken place and the restoration of the Mardyke Farm is due to be completed by the "drop dead date" of April 2017. These meeting have always been cordial and held in a spirit of mutual cooperation. The aims and objectives of the restoration were summarised for the local community in our newsletter of January 2013 a copy of which is attached to inform the consultation. By the drop dead date of April 2017 the project will have taken seven years	

Response Number	Respondent Name	Response to Q17	Council's response
		to reach fruition and this is a shining example of the local community getting involved in a long term Local Plan and seeing it through to completion. We hope that the Council advisors who have asked Athorn consultants to put forward the pros and cons of developing the site for housing will understand that the local community see the suggestion to develop the site for housing as a complete betrayal of all the hard work which the local community have demonstrably put into restoring the site. It would be a travesty of natural justice if this site is proposed to be taken out of the Green Belt just as the restoration which the local community have worked so hard to achieve is nearing completion. Local Plans should involve local people and no one can deny that the local community have not got behind this restoration. It would make a mockery of local planning involvement if this site was again proposed to be taken out of the Green Belt. The Havering LDF was adopted in 2008 and it is barely six years since the LDF Planning Inspector reported that the Mardyke Farm should remain in the Green Belt. The Core Strategy was supposed to run until 2020 by which time the restoration P0432.10 would be complete. As a result the local community supported P0432.10 particularly as the landfill contours respected the original plans P0186.93, and would result in a landscaped public green open space amenity and nature habitat. The restoration P00432.10 was not approved until 2010 and started in 2011. It was supposed to be completed in April 2015 but an extension to April 2017 was agreed as a drop dead date and the local community did not oppose this given the assurances from Athorn and Erith that it would be completed by then.	

Response Number	Respondent Name	Response to Q17	Council's response
		It makes a mockery of long term planning and community involvement if another revision of Green Belt boundary is considered before the existing plans are even completed. The Mardyke Farm is a former quarry and toxic landfill site. The agreed remediation involves 330,000 cubic metres of landfill raising the level up to 9 metres higher than the surrounding properties. This remediation is suitable for a public open space and was not intended to be for housing. The site is effectively an artificial hill which is contoured for a public open space and not for housing. The local community would never have agreed to an artificial hill if it had been known that the site might be proposed for housing. The landfill contouring and capping was undertaken to cap toxic waste deposits dumped over many years at the site. While a nine metre hill and dale topology is suitable for green belt open space, it is unacceptable for a housing development and no community in its right mind would have agreed to such proposal and nor would the Planning Inspector at the Public enquiry. Indeed at an LDF consultation with Development Planning, the Head of Development Planning stated that the topography was unsuitable in its present form and would need to be sympathetic with the current lie of the land for surrounding neighbourhoods. This would require the waste area to be scoured out and capped with a protective layer to bring it in line with local topography. As mentioned in the newsletter Athorn consulting on behalf of the owner have given assurances that the restoration will be completed and that it will	

Response Number	Respondent Name	Response to Q17	Council's response
		be managed properly with an included maintenance schedule through to at least 2027. When the question of building or development was raised at an earlier meeting, Athorn consultants reiterated that unrestricted public access to the space would be in perpetuity as agreed in the legally binding planning agreement entered into by the owners in the form a covenant on the land. The attached newsletter to the local community makes mention of this. At the public enquiry conducted by a Planning Inspector into the original plans for a public park P0186.93, the plans were opposed by the Council and by the Local Community on the basis that all previous landfill schemes had faltered and had been abandoned at some stage. The covenant for unrestricted public access was a unilateral proposal by Ebbcliff the site owners to win the Planning Inspectors approval for the site to be used for landfill and conversion to a public park. The covenant granting public access in perpetuity was submitted to allay the fears of the local community that the project would be abandoned. It was instrumental in the Inspector granting permission for the landfill to finance and produce a public park. Now that the current restoration is nearing completion in April 2017 no Court in the land would consider that the Local Community have been treated in a fair, ethical and just manner if the site was taken out of the Green Belt for housing development just at the point when the project is reaching fruition. The Mardyke Farm makes a valuable contribution to the Metropolitan Green Belt, forms an important part of the London Green Grid, the Dagenham Corridor and the Greening the Greenaway.	

Response Number	Respondent Name	Response to Q17	Council's response
		It fulfils the Government policy on protection for the green belt as set out in chapter 9 of the National Planning Policy Framework (NPPF). The Government's fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF states that that the construction of new buildings should be regarded as "inappropriate" for the green belt. When completed it will enhance the ecological value of the site and provide a high quality open green space amenity with unrestricted public access for the local community to enjoy. Much of the Green Belt does not have public access but this site is an exception which is why the local community have worked so hard to restore the site. When complete the site will contribute to national, regional, and local conservation objectives We hope that this short letter has given some insight into the bitter disappointment which the local community felt when the Council advisors approached Athorn consultants to assess the site for housing development. We urge you to respect the local community involvement and the legally binding planning agreement entered into by the owners Ebbcliff to restore this Green Belt site for public use. In 2010 the owners Ebbcliff and the Council acted honourably by proposing, implementing, and monitoring a long term restoration plan. It would be a betrayal of trust with the local community, and make a mockery of local long term planning and covenants, to put this site forward for housing development. We trust that the restored site which the local community have been involved with since 1994 will remain in the Green Belt for use as a nature habitat and public open space.	

Response Number	Respondent Name	Response to Q17	Council's response
REG18.50	Rainham Preservation Society	Careful wording of all legal, planning and development documents so we don't leave ourselves vulnerable to 'clever' development e.g. in the past by using the word 'should' instead of 'must' allowed future development at Dovers Corner to be above 3-storey. All section 106 agreements and planning gains must be spent in the areas where developments are permitted.	Noted. The Policies of the Proposed Submission version of the Local Plan are worded in compliance with NPPF advising that policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.
REG18.51	Ray Whitehouse	Development of Riverside is a major opportunity, do not overload the rest of Havering's Infrastructure when you have the space and opportunity to do something wonderful.	Noted. The Proposed Submission version of the Local Plan recognises that the development of London Riverside is a major regeneration opportunity. The area has been formally identified in the London Plan as an Opportunity Area. It is identified in the Local Plan as the Rainham and Beam Park Strategic Development Area. It is programmed to deliver a new green neighbourhood providing over 3,000 new homes, 3500 – 4,000sqm commercial floorspace, new supporting infrastructure of schools (primary, secondary and tertiary), improved sport and leisure facilities and health centre, and transforming the New Road (the A1306) from a traffic dominated corridor into an attractive high quality green street.
REG18.53	Romford Golf Club (Joe Coogan)	Havering's population has grown significantly and this will continue. The local plan should be used to creatively meet the needs of the population in a sensitive way. Local people want access to quality housing and good schools, if the local plan can unlock sites that are currently underused to meet this need the changes will be successful.	Noted. The Proposed Submission version of the Local Plan seeks to meet the various identified needs of the growing population in brownfield sites in sustainable location without the release of Green Belt land.
REG18.54	Romford YMCA	At the heart of the work of Romford YMCA are young people and they are the future small business owners, teachers, health workers of the borough. To that effect it is vital that the Local Plan addresses their needs, so we	The Council encourages involvement of all parts of the community in the process of preparing its Local Plan and has produced

Response Number	Respondent Name	Response to Q17	Council's response
		suggest that in stage two of the consultation, young people are invited to submit their opinions of the future. We are happy to facilitate this.	an Equalities Assessment to assure the needs of all groups have been considered in the Proposed Submission version of the Local Plan.
REG18.55	Rowley Cardrome Ltd (Montagu Evans)	We are instructed by Rowley Cardrome Ltd (RCL), to submit representations to the Local Plan Review Issues and Options Report, February 2015 in respect of their property interests at Upper Rainham Road, Hornchurch, RM12 4EU (hereafter referred to as The Site) as identified by the Plan at Appendix 1. RCL acquired the freehold of the site in late 1995/early 1996. From the site RCL operates a driving school and driving centre along with the letting of its own commercial property which makes up the rest of the site. This commercial property consists of several car sales lots, motor trade related workshops and units, offices/classrooms, telecommunications sites & Rom skatepark. The main objectives of these representations areas follows. Firstly to provide a response to specific questions outlined in the Council's report, and to highlight the contribution our client's site can make to achieving the overarching goals of the proposed local plan, such as delivering its housing targets over the Plan period; identifying locations to deliver residential development; and lastly, to ensure decisions are made that make the best use of land. The representations are accompanied by a Masterplan Studies Brochure (hereafter referred to as the Masterplan) dated 20 March 2015 (Appendix 2). This should be reviewed in conjunction with these representations. <u>The Site</u> The site, extends to approximately 4.85 hectares and is currently designated as a Major Developed Site within the Green Belt by the London	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including land at Upper Rainham Road, Hornchurch will be released for housing or other development.

Response Number	Respondent Name	Response to Q17	Council's response
		Borough of Havering Core Strategy and Development Control Policies Document (2008). The majority of the site is currently used as an off road learner driving centre as can be seen by the aerial photo at Page 3 of the Masterplan Studies document. This shows that a large are of the site is covered by hardsurfacing. Elsewhere within the site are a number of commercial uses mainly related to the motor trade plus three mobile phone masts. The commercial units are predominantly located around the Petrol Filling Station that fronts onto Upper Rainham Road. The site is located within Floodzone 1 but has no other site specific statutory or Local Plan designations upon it. <u>Planning Policy Context</u> In preparing these representations significant weight has been given to national planning policy set by the National Planning Policy Framework (NPPF) (March 2012) and the National Planning Practice Guidance (NPPG) (March 2014). <u>*Plan Making*</u> Given this is the first round of consultation on the new Local Plan we feel it is important that in answering the specific questions asked at this stage in the process proper regard is given to policy guidance at the national level. This is particularly important as ultimately the Plan will be required to pass the test of soundness (NPPF Para 182). To fail to fully understand what soundness means can only serve to heighten the risk of a Plan being found unsound at the point of examination.	

Response Number	Respondent Name	Response to Q17	Council's response
		The first of seventeen core planning principles (NPPF Para 17) requires that planning should: *"be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up to- date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency"* At the heart of the NPPF is a presumption in favour of sustainable development. For plan making, paragraph 14 clarifies that this means that: – *"local planning authorities should positively seek opportunities to meet the development needs of their area;* – *"Local Plans should objectively meet assessed needs, with sufficient flexibility to adapt to rapid change, unless:* – *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or* – *"specific policies in the Framework indicate development should be restricted."* Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon, and reflect, the presumption in favour of sustainable development with clear policies that will guide how the presumption should be applied locally (NPPF paragraph 15). Local authorities should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that	

Response Number	Respondent Name	Response to Q17	Council's response
		provide a clear indication of how a decision maker should react to a development proposal should be included in the plan (paragraph 154). *Other Key Policy Considerations* Having regard to the NPPF in its entirety in so far as RCL's interests we consider that it is essential to have in mind the following policy from within the NPPF. *Delivering a wide choice of high quality homes* To boost significantly the supply of housing, local planning authorities should use an evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF; including identifying key sites which are critical to the delivery of the housing strategy over the plan period (paragraph 47). Local plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in the NPPF including the presumption in favour of sustainable development (paragraph 151). The Local Plan should set out the strategic priorities for the area including the homes needed in the area (paragraph 156). Crucially paragraph 157 states that Local Plans should: – *"be drawn over an appropriate time scale, preferably a 15 year time horizon, take account of longer term requirements, and be kept up to date;* – *"indicate broad locations for strategic development on a key diagram and land use designations on a proposals map; and* – *"allocate sites to promote development and flexible use of land,*	

Response Number	Respondent Name	Response to Q17	Council's response
		bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate." Paragraph 158 states that plans should be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated and that they take full account of relevant market and economic signals. For housing, local authorities are required to have a clear understanding of housing needs in their area through preparation of a Strategic Housing Market Assessment (SHMA) and a Strategic Housing Land Availability Assessment (SHLAA) (paragraph 159). <u>Conclusions</u> The NPPF provides very clear and up-to-date national policy guidance promoting a Plan led system in order to, amongst other things boost significantly the supply of housing and secure the long term future of heritage assets. The Site in question is a previously developed site, already identified for some redevelopment as a Major Developed Site in the Green Belt. There is a clear question mark over the contribution this site plays to the function and purpose of including land in the Green Belt. We conclude that its release will in no way harm the remaining Green Belt. To the contrary it could be enhanced through careful landscaping. Furthermore, enhance public access to the adjoining Green Belt could increase the local communities enjoyment of it. It therefore represents a unique opportunity for Green Belt release in order	

Response Number	Respondent Name	Response to Q17	Council's response
		that other important planning objectives of the Local Plan can be met in a sustainable way. We appreciate that the Local Plan is at its earliest stage of formulation. It is however essential that this opportunity is taken and we welcome the opportunity of meeting with officers at the Council to discuss this further ahead of any further publication of Local Plan iterations. This would allow the full benefits from the site to be properly explored and ensure correct and fully informed decisions as to the Sites future are made.	
REG18.56	S.D. Olney	By making the borough a place to be proud to live in.	Noted. The Proposed Submission version of the Local Plan contains policies promoting significant levels of growth in the form of infrastructure and high quality, well managed development that enhances the borough as a highly desirable, attractive, safe and clean place that residents will be proud to live in and work.
REG18.58	Sport England	Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on robust and up-to-date assessments of need for all levels of sport and all sectors of the community. To achieve this our objectives are to seek to PROTECT sports facilities from loss as a result of redevelopment; to ENHANCE existing facilities through improving their quality, accessibility and management and to PROVIDE new facilities that are fi t for purpose to meet demands for participation now and in the future. We work with the planning system to achieve these aims and objectives, seeking to ensure that they are reflected in local plan policies, and applied in development management. The Government's National Planning Policy Framework (NPPF) is clear about the role that sport plays in delivering sustainable communities through promoting health and wellbeing. Sport England, working with the	In line with the requirements of paragraphs 73 and 74 of the NPPF the London Borough of Havering commissioned a study on the assessment of needs for open space, sports and recreation facilities and opportunities for new provision in the borough. The Findings of this study are contained in a series of Reports, the Open Space Assessment Report and Standards Paper, The Outdoor Playing Pitch Assessment Report and Playing Pitch Strategy, and the Indoor Sports and Leisure Facilities Assessment Report and the Indoor Sports and Leisure Facilities Strategy 2016. The various assessment

Response Number	Respondent Name	Response to Q17	Council's response
		provisions of the NPPF, wishes to see direct reference to sport in local planning policy to protect, enhance and provide sports facilities, as well as helping to realise the wider benefits that participation in sport can bring. Sound policy can only be developed in the context of objectively assessed needs, in turn used to inform the development of a strategy for sport and recreation. Policies which protect, enhance and provide for sports facilities should reflect this work, and be the basis for consistent application through development management. Sport England is not prescriptive on the precise form and wording of policies, but advises that a stronger plan will result from attention to taking a clearly justified and positive approach to planning for sport. Policies could be included in a separate chapter on sport and recreation or, following the NPPF, be part of a chapter on health and wellbeing. In all cases, however, policies for sport and active recreation must be properly justified, include criteria against which development proposals will be judged and be based on a robust and up-to-date assessment of need as required by paragraph 73 of the NPPF. In this way, planning authorities will be able to demonstrate that their plan has been positively prepared (based on objectively assessed needs), is consistent with national policy (reflecting the NPPF), is justified (having considered alternatives) and effective (being deliverable). Without such attention there is a risk that a local plan or other policy document could be considered unsound. The NPPF clearly recognises the role of sport and recreation as a fundamental part of sustainable development, and expects local authorities to plan positively for these needs and demands accordingly. The protection and provision of opportunities to participate in sport is seen as fundamental to the health and wellbeing of communities (NPPF, section 8), meaning	reports provide the quantitative and qualitative audit and analysis of the demand and supply assessment of the various types of facilities studied, whilst their Strategy reports set out actions and recommendations to be taken to protect, and enhance existing facilities or provide new ones and for the maintenance and management of facilities. The output of these studies underpins the emerging policies of the Proposed Submission version of the Local Plan. In light of this the Local Plan contains a policy which seeks to protect and enhance existing facilities and to provide new facilities including securing their maintenance and management regime.

Response Number	Respondent Name	Response to Q17	Council's response
		that local authorities must plan and provide accordingly through policy and development management. Without a robust and up-to-date assessment of need (as required by paragraph 73 of the NPPF), there is a risk that a local plan document could be considered unsound. Sport contributes to many complementary agendas Sport England advocates that planning for sport in communities should be based on a clear strategy for sport which sets out the case to protect, enhance and provide facilities. In doing so, it can be demonstrated how sport is important both for its own sake, but also how it contributes to complementary agendas including those illustrated below: – Improving the health of the Nation – Enhancing social and cultural wellbeing – Creating and supporting economic growth – Providing new opportunities for children and young people – Efficient use of resources – Improving Community safety	
REG18.60	Thames Water (Savills)	Thames Water is the statutory sewerage undertaker for most of London Borough of Havering and the following comments are made in this respect. Thames Water supports the preparation of the new Local Plan for Havering. <u>General Comments</u> A key sustainability objective for the preparation of the Local Development Framework / Local Plan should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states:	The Council has prepared an Infrastructure Delivery Plan to provide an overview of the infrastructure requirements over the plan period. Thames Water has been involved in the preparation of the Infrastructure Delivery Plan.

Response Number	Respondent Name	Response to Q17	Council's response
		"Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver: … the provision of infrastructure for water supply and wastewater..." Paragraph 162 of the NPPF relates to infrastructure and states: "*Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment … take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."* <u>Development Proposals – General</u> As set out above, it is crucial that any necessary additional waste water infrastructure is provided in time to service new development to avoid unacceptable impacts on the environment, which can include sewer flooding of residential and commercial property. In order to ensure that the drainage requirements of development proposals are understood and that any upgrade requirements are identified, developers should be encouraged to contact Thames Water Developer Services in advance of the submission of planning applications. Thames Water Developer services can be contacted either: – by post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY; – by telephone on: 0845 850 2777; – by email: developer.services@thameswater.co.uk	
REG18.61	The Crown Estate (Amec Foster Wheeler)	<u>Introduction</u> On behalf of our client, The Crown Estate, Amec Foster Wheeler welcomes the opportunity to comment on 'A new Local Plan for Havering.' The Crown	The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the

Response Number	Respondent Name	Response to Q17	Council's response
		Estate has significant land interest within the Borough and our response will focus on the questions posed relating to housing and the Green Belt. We present a number of options in the response to question 10 which should be considered as revisions to the Green Belt boundaries as part of a wider Green Belt review to assist in meeting the significant development needs in the Borough over the Plan Period.	Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be released for housing development.
REG18.63	Thomas Bates and Son Ltd. (Andrew Martin Planning)	In September 2014 Andrew Martin – Planning (AM-P) submitted representations to a 'Call for Sites' by London Borough of Havering, in respect of land off Wingletye Lane, Hornchurch (previously referred to as 'Land at Lillyputts Farm') on behalf of Mr Michael Bates of Thomas Bates and Son Ltd. We now submit our written response to the latest consultation on the Local Plan that seeks to determine key strategic priorities for the Borough over the next 15 years. In addition we have prepared an illustrative layout plan to demonstrate that a form of residential development can be achieved on the site. <u>The London Plan</u> Mr Anthony Thickett, an independent planning inspector appointed by the Secretary of State, held an examination in public of the Draft Further Alterations to the London Plan from 1 September and 18 September 2014. The report setting out his findings and conclusions was published on 15 December 2014 and the Inspector's recommendations were adopted in early March 2015. The Further Alterations to the London Plan (FALP) document indicates that the London Boroughs collectively need to provide 49,000 dwellings per	The Proposed Submission version of the Local Plan seeks to deliver the London Plan housing target as a minimum, and go beyond that where possible to meet the full OAN in the borough. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land will be

Response Number	Respondent Name	Response to Q17	Council's response
		annum between 2015 and2036 in order to meet both market and affordable housing needs for London. In terms of supply the FALP has provided minimum housing supply targets for each of the Boroughs, which in total equates to 420,000 additional homes over the period 2015 to 2025, or 42,000 dwellings per annum. London Borough of Havering should be aiming to provide a minimum of 11,701 dwellings between 2015-2025, an annual target of 1,170 dwellings. The FALP introduces a requirement for the London Boroughs to meet their own housing target, as set out in Table 3.1 (i.e. 1,170 dpa in the case of LB Havering) and address any gap between supply and need by seeking to exceed this target where possible. The Inspector's report goes on to state at paragraph 33: *"However, in order to be in general conformity with Table 3.1, Boroughs need only meet their individual targets. In the absence of any clear guidance as to exactly how and where the additional 6,600 dpa will be found it is difficult to see how a housing target in a local plan would not be in general conformity if it made provision for the figure in Table 3.1 and no more.* *There is no mechanism in the FALP to indicate how the 6,600 dpa would be apportioned or distributed. Without this I do not see how the Mayor can guarantee the delivery of the additional 6,600 dpa necessary to meet the identified need."* On this basis, the Inspector has concluded that the housing targets in the FALP will not provide sufficient housing to meet the objectively assessed housing need in London and he is not convinced that the FALP ensures the additional 6,600 dpa, not allocated to specific Boroughs, will be delivered. On this evidence it is likely that the London Plan strategy will not deliver sufficient homes to meet housing needs, and so the Inspector has called for an early review of the Plan to commence once the FALP is adopted in 2015. Until this review is published, it is the responsibility of the London Boroughs and districts in the South East England to acknowledge this	released for housing development.

Response Number	Respondent Name	Response to Q17	Council's response
		shortfall in supply and react to it by allowing new development in sustainable locations, in a bid to try and exceed their allocated housing targets and narrow the gap between need and supply. LB Havering should therefore be proactively seeking to exceed their target in the London Plan through the allocation of sustainable, deliverable and suitable sites for residential development. This may involve the strategic release of green belt land where it can be demonstrated, through a green belt review, that the five purposes of including land within the green belt are no longer being met. <u>Master Plan</u> The indicative master plan submitted with these representations demonstrates how residential development can be accommodated on site. The master plan comprises 68 dwellings at a density of 25 dwellings per hectare, including 1 x 4 bed dwelling, 26 x 3 bed dwellings and 41 x 2 bed dwellings. The mix of housing illustrated on the indicative drawing is derived from findings in the latest East London Strategic Housing Market Assessment (SHMA) (2010), which indicates a need within the Borough for smaller dwellings. Open space and the access road have been located along the eastern boundary with Wingletye Lane in order to respect the views from the existing properties to the west of Wingletye Lane.	
REG18.64	Thurrock Council	<u>Havering Plan programme and timetable</u> Thurrock Council supports the preparation of a new Local Plan for Havering in order to be consistent with the changes in the Government approach to planning set out in the National Planning Policy Framework (NPPF) and the National Planning Guidance (PPG). Furthermore it is recognised that the new Local Plan will need to take account of the requirements of, and be in conformity with, the London Plan and its Further	The Council is working closely with the GLA on the preparation of the Proposed Submission version of the Local Plan and the new London Plan. At this point in time it is unclear if an early review would be necessary, as the Proposed Submission version of the Local Plan is being prepared in advance of the London Plan.

Response Number	Respondent Name	Response to Q17	Council's response
		Alterations. Included within the London Plan Further Alterations are new overall targets for London and specific minimum targets for the London Borough's including Havering. It is noted that Havering Council expect to adopt the new Local Plan in autumn 2016 and that the Mayor of London intends to undertake a full review of the London Plan with adoption anticipated in 2019/20. It is considered that both timetables for adoption are ambitious. On the basis of the proposed timetables the Havering new Local Plan will be adopted before the full review of the London Plan. However it is unclear at this stage as to how the emerging full review of the London Plan will impact on the new Havering Local Plan. Following adoption by the Mayor of the Full Review of the London Plan in 2019/20, is it the intention of Havering Council that the new Havering Local Plan would be the subject of an early review in order to ensure overall conformity of its Plan? Any delay or extension to the Havering Local Plan timetable may result in the requirements of the Full Review of the London Plan having to be taken into account. A change that increased the length of preparation of the Havering new Local Plan would also require the plan period for the Local Plan being extended beyond 2031 in order to maintain a fifteen year period for the Plan from the date of adoption.	
REG18.66	Trinity Hall (Bidwells)	These representations have been prepared on behalf of Trinity Hall in respect of land at Chapman's Farm, Upminster (the "Site"). Trinity Hall owns the Site as indicated by the Site Location Plan at Appendix 1 to this Report. This land was put forward for consideration to the 'Call for Sites' undertaken by the Council in 2014. This Report provides our consolidated response to the questions in the Local Plan questionnaire published for consultation. We provide responses to the questions of principal relevance to our clients' interests. Fundamentally, the premise of our representations is that the Plan should	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the

Response Number	Respondent Name	Response to Q17	Council's response
		build in sufficient flexibility to ensure certainty of delivery. To do so it must release Green Belt land for housing. Ignoring the potential contribution of many areas of Green Belt which do not perform a valuable function could have significant negative impacts upon the deliverability of the Plan's proposals and the achievement of its other objectives, most notably the need to support economic growth, support town centres and deliver environmental and wider sustainability objectives. This Report provides our consolidated response to the questions in the Council's Local Plan questionnaire. Fundamentally, we consider that the Local Plan should take a balanced approach to new development, having regard to the need to accommodate acute and competing demands on a limited land resource. We believe that a review of Green Belt is essential to help the Council to ensure that the new Local Plan can deliver sufficient housing to meet the Borough's London Plan targets, address objectively housing needs and enable a range of house types to come forward to support mixed and balanced communities. A review of Green Belt boundaries may also help to ensure existing employment sites are not unnecessarily lost to residential use in a period of strong economic growth, it would help to avoid an imbalance of high density residential development and other commercial uses in town centres and the development of greenfield land offers the best opportunity of delivering the infrastructure required to support new development. Targeted development of some Green Belt land can also enable the enhancement for the beneficial use of other land serving a more important Green Belt function. The Council will need to identify through its evidence base how the Plan can deliver its development requirements in a way that does not compromise interlinked sustainability objectives. Failure to this would result	Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. For this reason no parts of the Green Belt land including Land at Chapman's Farm, Upminster will be released for housing or other development types.

Response Number	Respondent Name	Response to Q17	Council's response
		in a Plan which is unsound. In light of this the Council should not make any decisions on the proposed location of new development until there is a clear understanding of the following, as yet unpublished, evidence base documents: – An Employment Land Review – in order to identify the extent of demand for employment land, to ensure that any changes of use to residential do not adversely affect economic growth; – A Havering Borough SHLAA Viability Appraisal – to quantify and validate the assumptions of the London Plan Viability Appraisal to provide a more robust assessment of the deliverability of the Borough's brownfield housing land supply. – An East London SHMA – to identify the likely mix, type and tenure of dwellings needed in the Borough, and linked to this, the range of site types (including Green Belt land) needed to viably deliver such a range; and – A Green Belt Review – to have, as a minimum, an understanding of the Green Belt function offered by the sites promoted for development in the Local Plan and the potential benefits their development could bring. Alongside this evidence gathering, we would urge the Council to have full regard to the opportunities presented by Land at Chapman's Farm, Upminster.	
POST18.1	Trevor Lawrence	Romford Conservation Area Boundary: This currently includes the eastern half of the North Street precinct,	Noted. The Council has prepared an updated appraisal of the Romford Conservation Area.

Response Number	Respondent Name	Response to Q17	Council's response
		between the relief road to where the precinct widens alongside Angel Way, opposite the pedestrian access to The Mews (between Nos 20 and 22 North Street). All the important buildings and character worthy of protection within this precinct are contained from there to the main junction with the High Road (ie. extending southwards). The remainder of the North Street precinct has, at best, an unprepossessing appearance; at worst, it forms a depressing entrance to the Town Centre on this main approach from the north. The buildings fronting both sides of this part of the precinct have little or no architectural or historical value; the precinct itself is dominated by North House, a bland 12-storey office block. Enclosing the western frontage (which is outside the Conservation Area), beyond the wider precinct alongside Angel Way, is a modern 6-storey block of flats, Rubicon Court, where a mechanised parking area now fronts this precinct at ground level. The older 2-storey frontage between it and the relief road has been demolished and replaced by the skeletal concrete frame of a potential 6- and 7-storey development. The demolished building was similar in appearance to the existing 2-storey terrace south of North House, enclosing the eastern frontage. This comprises two similar, but separate and abutting, 2-storey buildings, similar to those demolished on the western frontage but, according to English Heritage, who raised no objection to that demolition, the remaining eastern frontage buildings have even less value than those demolished. They are undistinguished and unremarkable – except for their particularly unattractive and depressing appearance at the rear, facing The Mews and forming part of the setting for the GII* listed Church of St. Edward the Confessor. Nor did English Heritage raise any objection when I contacted them in 2014 regarding the possible redevelopment of 22 – 28 North Street. The continued inclusion of this part of North Street within the Conservation Area discourages a comprehensive redevelopment of North Street, which could help create an attractive approach to the town from the north; make	

Response Number	Respondent Name	Response to Q17	Council's response
		the precinct more commercially successful and vibrant; encourage the formation of an attractive "square" alongside Angel Way as part of the precinct and improve the existing pedestrian linkage from there to the market place, through The Mews and alongside the Church; and improve the setting of the listed Church as well. Maintaining this part of North Street as part of the Conservation Area discourages such improvements.	
POST18.2	Philip Bowden	I am requesting that the land bordered by New Zealand Way, Queenstown Gardens and Gisborne Gardens,(Known as the Green) in South Hornchurch to be allocated the status of Local Green Space under the National Planning Framework paragraph 77 Local Green Space criteria 1. Reasonably close proximity to the community it serves There is no definition of this in the NPPF and it will be up to individual planning authorities to define. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community and would normally be within easy walking distance of the community served. We maintain that the land mentioned fulfils the criteria stipulated here and indeed is immediately surrounded by residents dwellings Further we say that this land fulfils the criteria of paragraph 2 2. Demonstrably special to a local community Evidence must be provided of the land's value to and use by the local community to show the land holds a particular local significance. The land must fulfil one or more of the following criteria:	A planning application has been submitted for residential development on this site and therefore it would not be appropriate to designate as a Local Green Space.

Response Number	Respondent Name	Response to Q17	Council's response
		We believe that the land qualifies under paragraph2 I Recreational value In respect that it is an important place for residents of Dovers Estate to socialise exercise, walk dogs, children playing. further we have historical evidence that the Council have organised events on the green. We are confident that the land also qualifies under paragraph 2 I Richness of wildlife. There are Bats that roost in certain trees surrounding the green. they have been identified as Crevice Roosting Bats. Bats are biodiversity indicators. Bats roosting in buildings or the surrounding area is a sign of a healthy green environment. Making space for Bats is an important conservation action. These same trees appear to support the growth of Lichen this is an indicator of the local air quality. Also every winter Canadian Geese visit the green. 3. Local in character, not an extensive tract of land The criteria may differ between settlements depending on their physical size and population. The areas would normally be fairly self-contained with clearly-defined edges. Blanket designation of open countryside adjacent to settlements will not be appropriate. There is a no minimum size limit for LGS. Again we believe that the land in question fits the criteria of, 'Local in character' We would like you to allocate this land as Local Green Space and remove the spectre of development threatening this local amenity enjoyed by residents for over 60 years as a De-facto green space.	

Response Number	Respondent Name	Response to Q17	Council's response
POST18.3	Nigel Teelan	I would just like to say I do not agree with the councils local plan for nowhere can I see any plans for gypsy and Traveller sites or accommodation of any kind in it	Noted. The Proposed Submission version of the Local Plan includes a policy dealing with gypsy and travellers. The Plan is supported by an up to date needs assessment.

4. Additional Material Submitted with representations

REG18.1 – AECOM

Figure 1 – Proposed red-line boundary for Green Belt release at Bush Farm

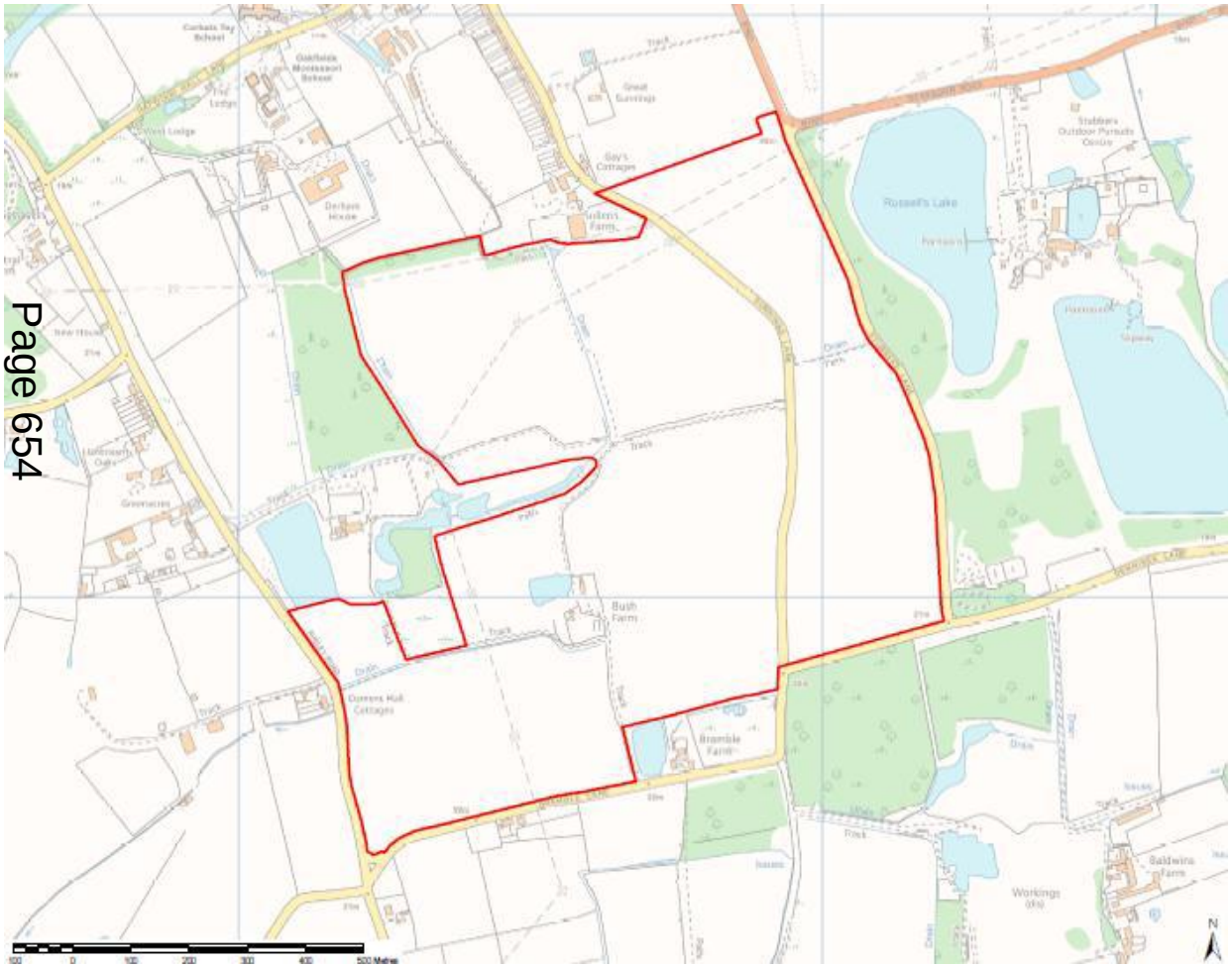
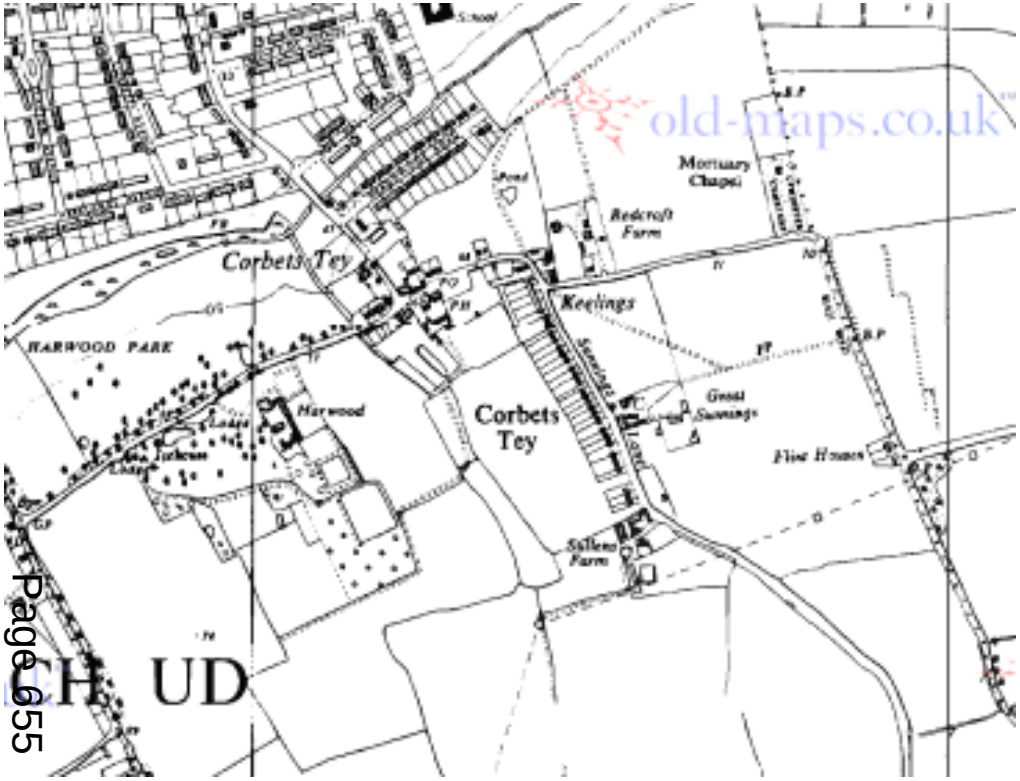
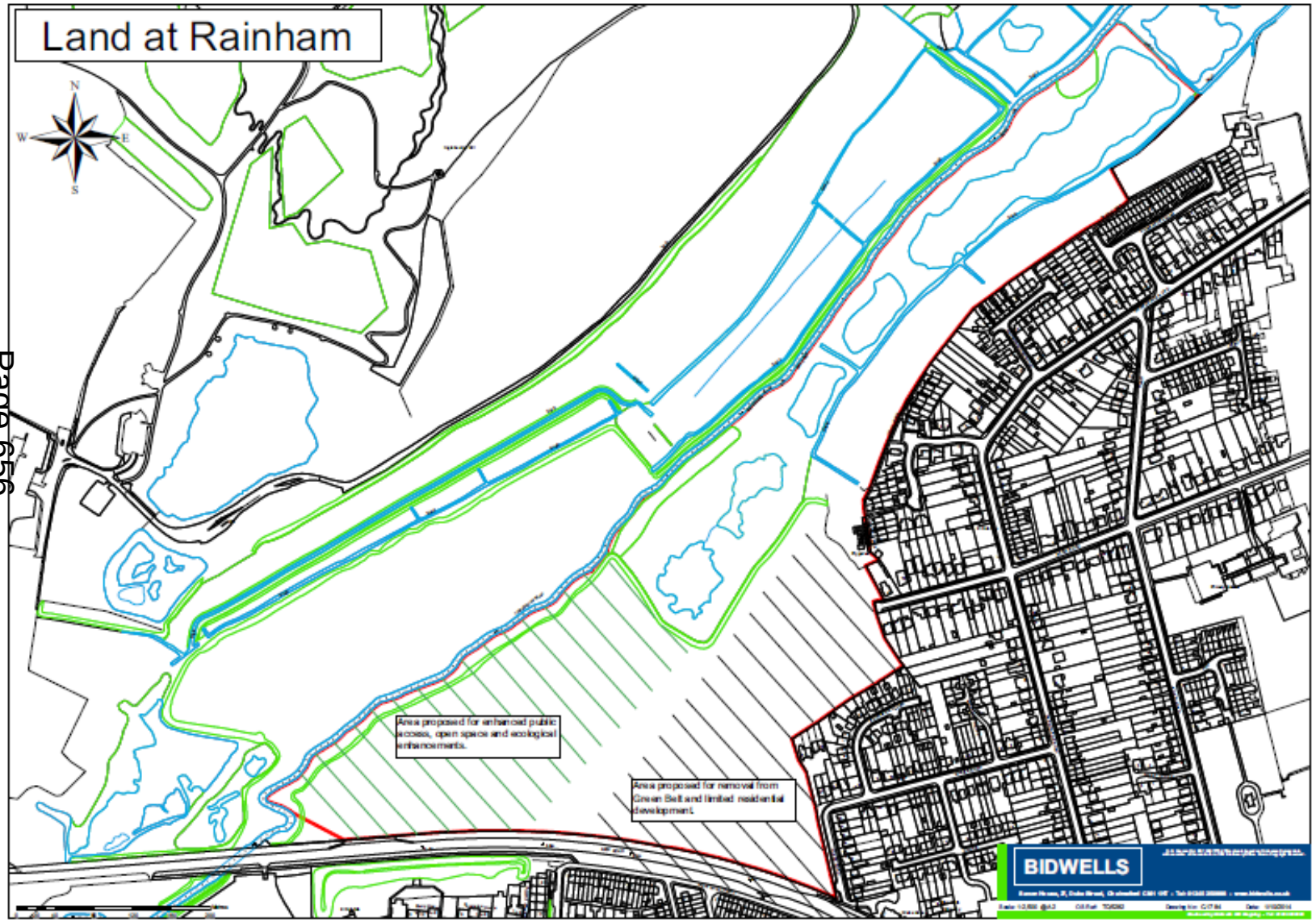


Figure 2 – Comparison of historical map with present-day aerial view



REG18.2 – Adams Family (Bidwells)

Site Location Plan

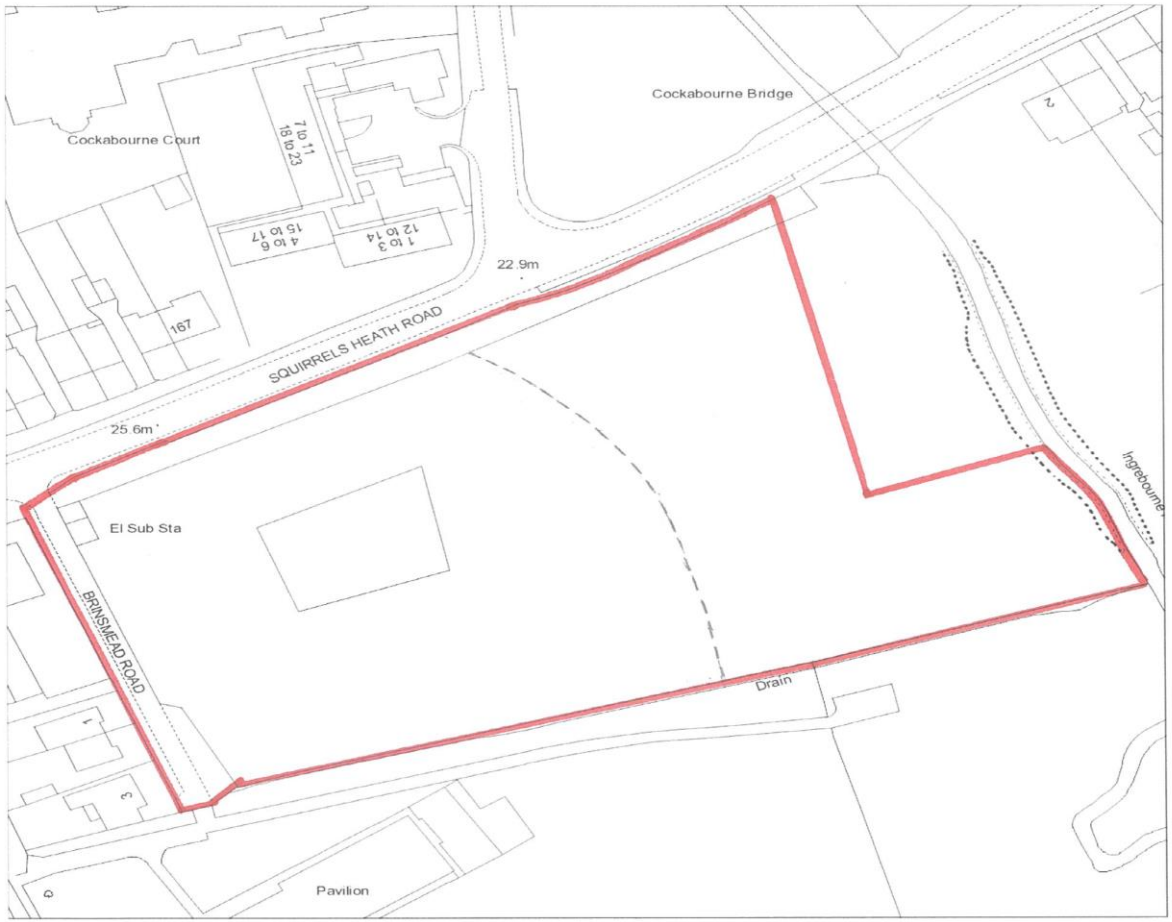


REG18.4 – Barratt London (GVA)

Refer to separate document

REG18.14 – Edward Gittens and Associates

Site Location Plans



Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trade-marks and OS MasterMap® is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:1250

0 25 50

Metres

Supplied by: Getmapping
OS License Number: 100030848

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS MasterMap® is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:2500

0 20 40 60 80 100

Metres

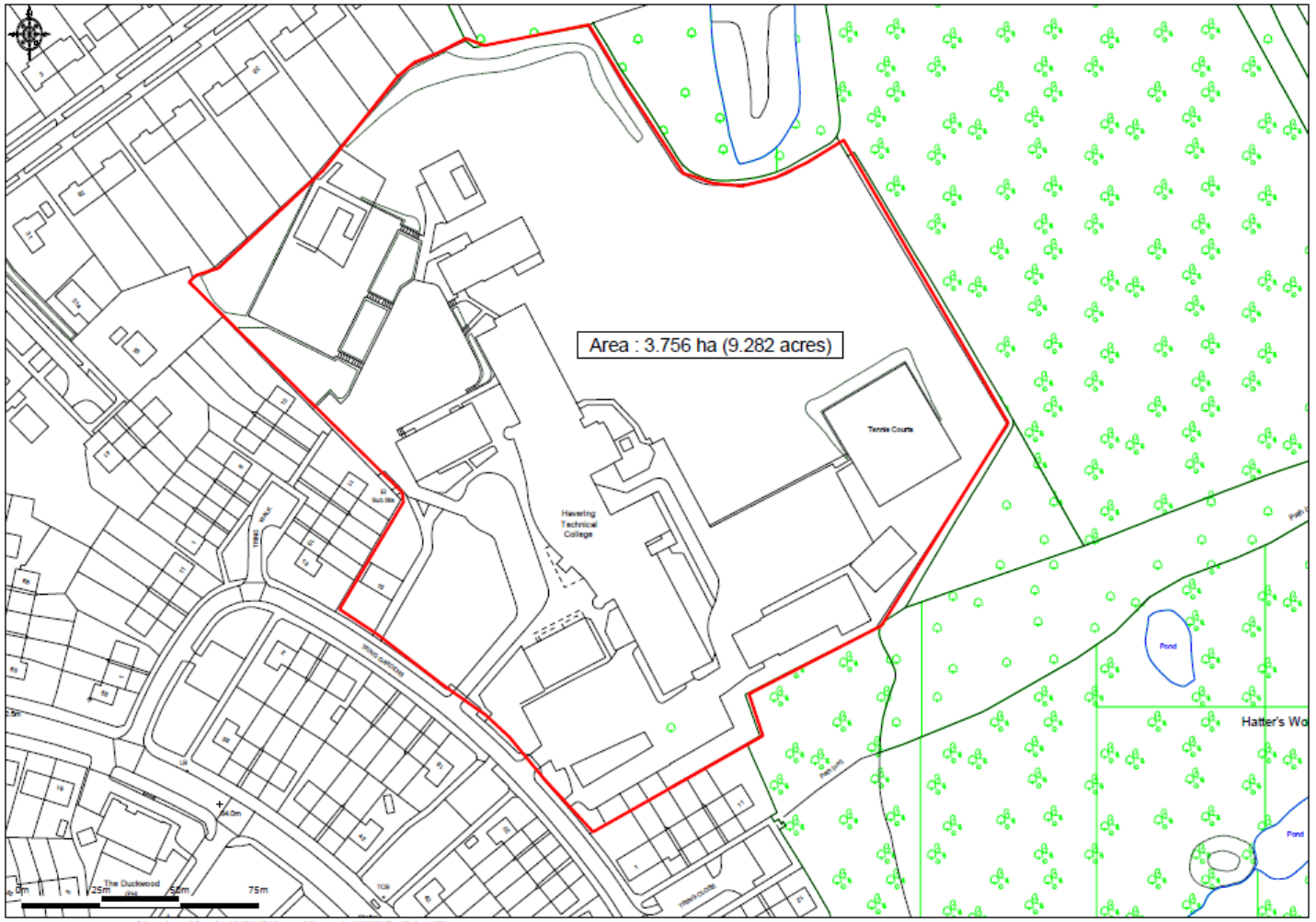
Supplied by: Getmapping
OS License Number: 100030848

REG18:21 Havering College of Further and Higher Education (Iceni Projects)

Site Location Plan

Havering College of Further & Higher Education

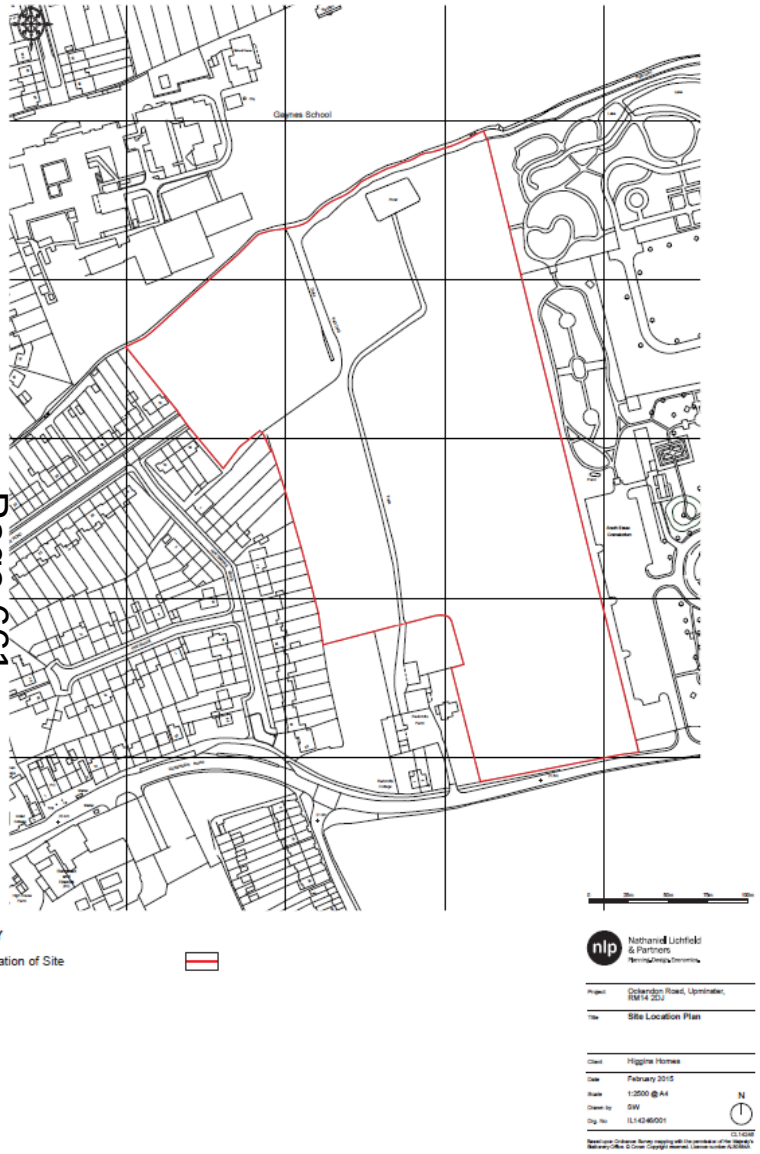
Quarles Campus, Tring Gardens, Romford, RM3 9ES

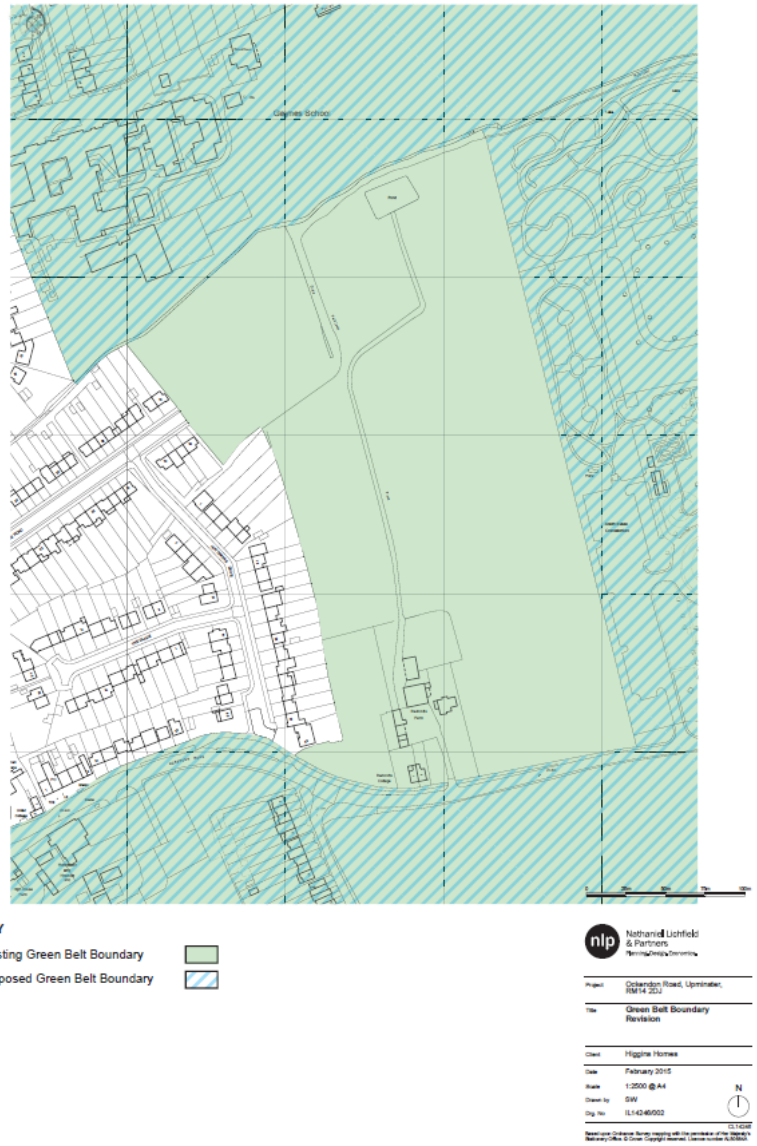


Site Location Plan 1:1250

REG18:24 Higgins Homes (Nathaniel Lichfield and Partners)

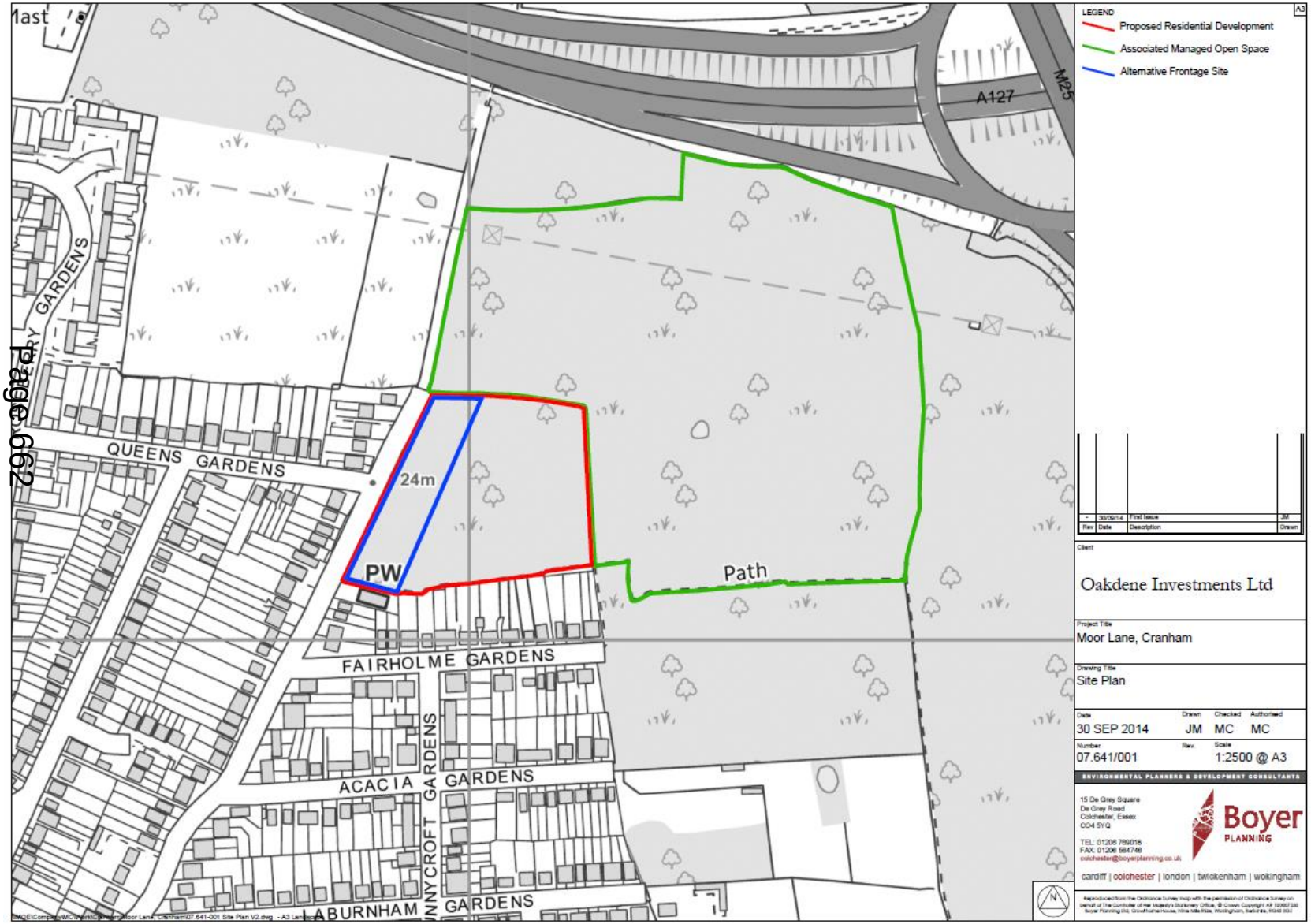
Site Location Plan





REG18.28 Joe Coogan

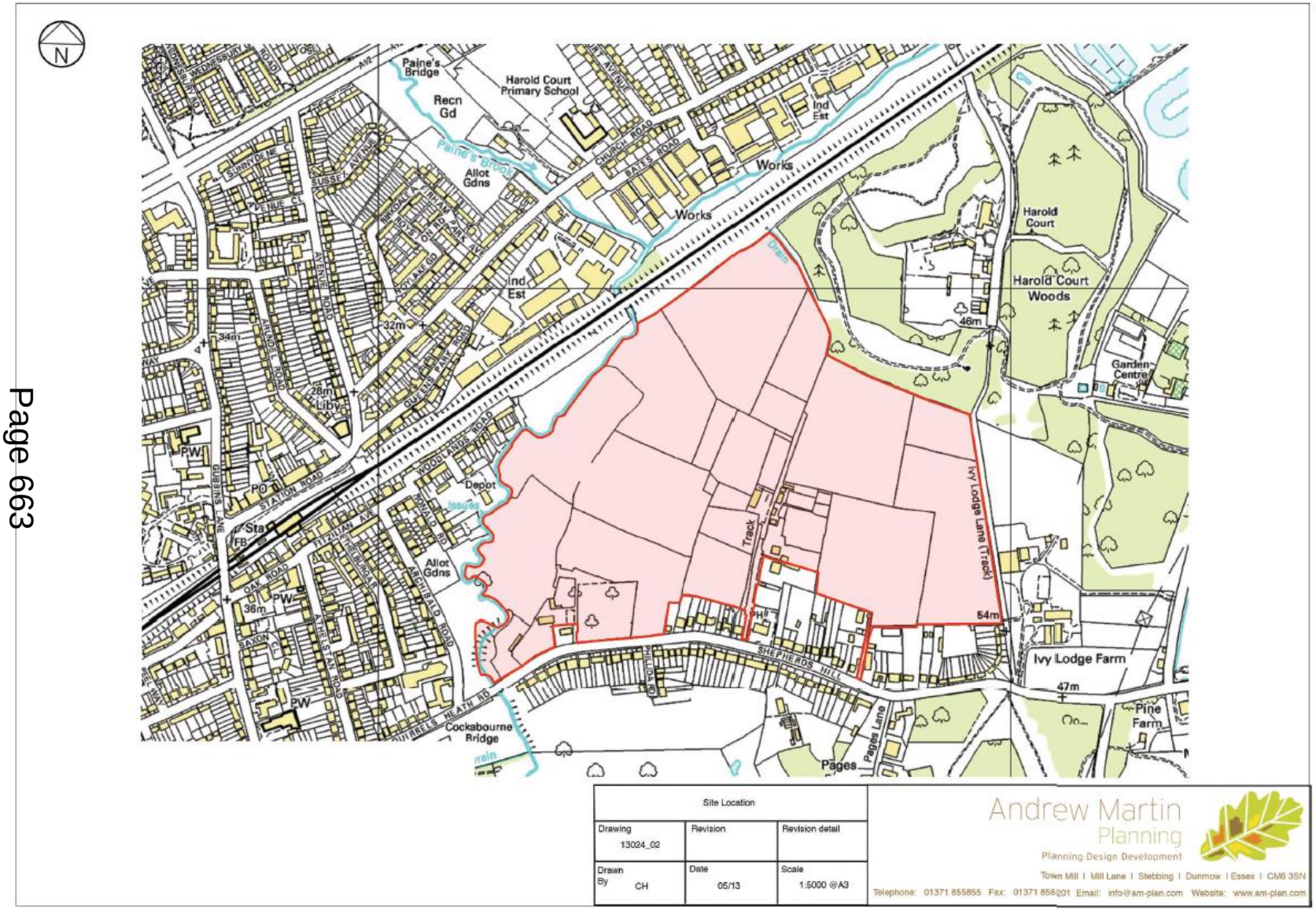
Site Location Plan



Page 299

REG18.33 Mr Leslie Budge (Andrew Martin Planning)

Site Location Plan

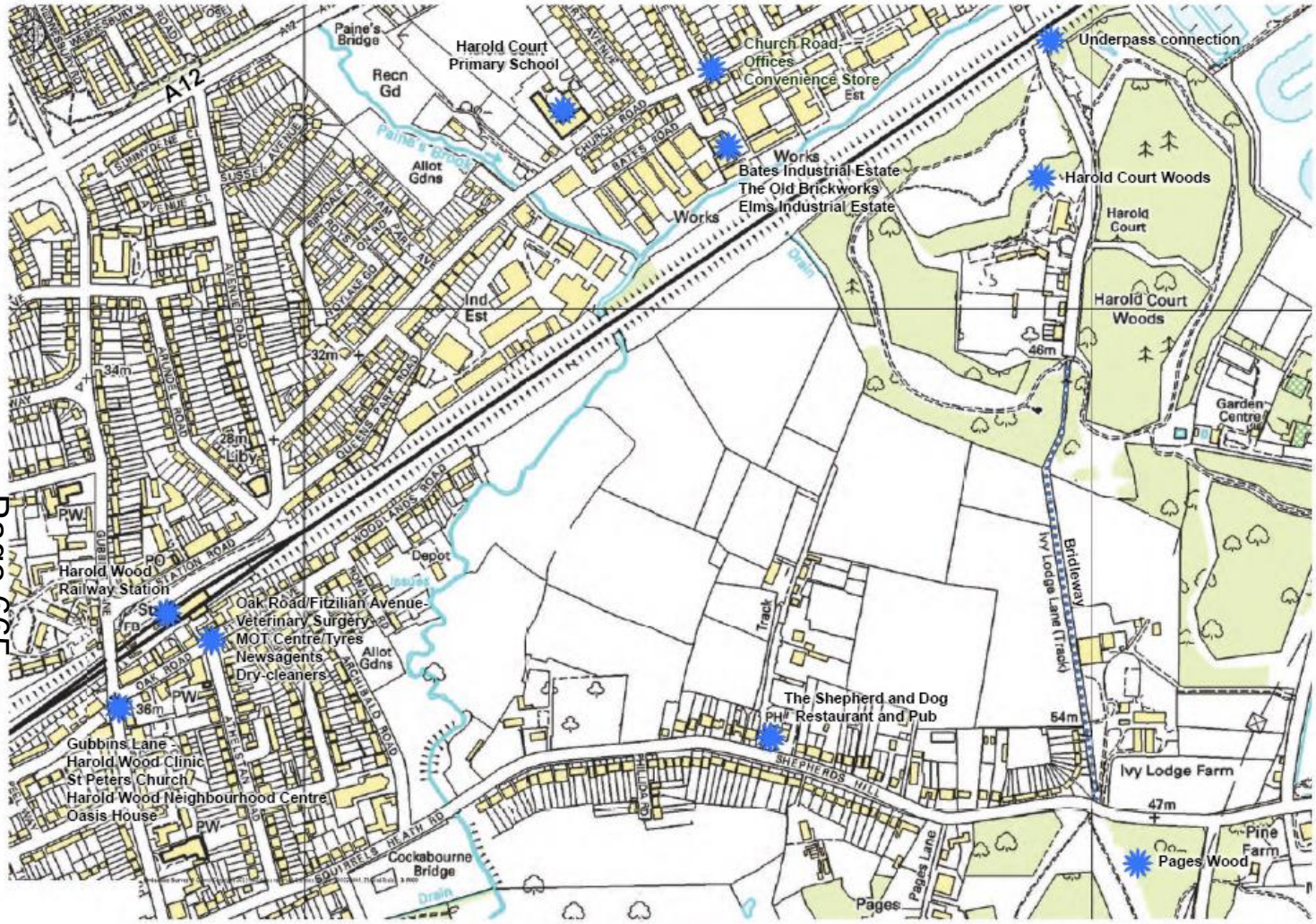


Illustrative Layout

Illustrative Layout		
Drawing 13024_03	Revision	Revision detail
Drawn By CH	Date 05/13	Scale 1:5000 @A3

Andrew Martin Planning
Planning Design Development
Town Mill | Mill Lane | Stebbing | Dunmow | Essex | CM6 3SN
Telephone: 01371 855855 Fax: 01371 856201 Email: info@am-plan.com Website: www.am-plan.com

Local Facilities



Local Facilities		
Drawing 13024_04	Revision	Revision detail
Drawn By CH	Date 05/13	Scale 1:5000 @A3

Andrew Martin Planning
Planning Design Development
Town Mill | Mill Lane | Stebbing | Dunmow | Essex | CM6 3SN
Telephone: 01371 855855 Fax: 01371 856201 Email: info@am-plan.com Website: www.am-plan.com

SA Objective	Key Questions	Yes/No	Comments
Retain and enhance and conserve the biodiversity and character of the landscape.	Is the site within 100metres of any of the following sensitive receptors:		
	• SSSIs	**No**	
	• NNR	**No**	
	• LoWS	**No**	
	• Ancient Woodland	**No**	
	• Other sensitive designated	**No**	
	Will the development be located in areas noted for their high sensitivity to change (from Essex Landscape Character Assessment evaluations) or within 100metres?	**No**	
	Will any Tree Preservation Orders (TPOs) be affected as a result of development?	**?**	
	Is it a Greenfield site?	**Yes**	
	Is the site located within the Greenbelt?	**Yes**	
	Is the site located within the Countryside Protection Zone?	**No**	
	Will the site result in a loss of high quality agricultural land?	**No**	
	Will new development see a disruption in current field boundaries?		

SA Objective	Key Questions	Yes/No	
To maintain and enhance the districts cultural heritage assets and their suroundings	Is the site within 100metres of a (including its setting):		
	Scheduled Monument?	**No**	
	Listed Building?	**No**	
	Conservation Area?	**No**	
	Historic Park or Garden?	**No**	
	Other historic or cultural feature?	**No**	

SA Objective	Key Questions	Yes/No	
Reduce and control pollution	Is the site in or within 100 metres of any AQMA, or likely to exacerbate issues through access arrangements?	**No**	
	Is the site within 100 metres of any vulnerable waterbodies?	**No**	
	Is the site within a ground water protection zone?	**No**	
	Will the site be affected by noise?	**No**	
	Is the site on contaminated land?	**No**	

SA Objective	Key Questions	Yes/No	
To reduce the risk of flooding	Is the site within		
	flood risk zone2?	**Yes**	**Edge of site boundary**
	flood risk zones 3 a/b?	**Yes**	**Edge of site boundary**
	Is the site likely to increase flood risk elsewhere?	**No**	
	Is the site at risk of flooding from other sources?	**Yes**	
	Is there capacity on site for mitigation measures?	**No**	
	Does the site contravene any recommendations made in the SFRA?		

SA Objective	Key Questions	Yes/No	
To promote and encourage the use of sustainable methods of travel	Is the site within 800 metres of an existing public transport node?	**Yes**	**Bus Service**
	Is the site within walking and cycling distance (800m) of:		
	a school (Residential allocations only)	**No**	**Secondary School1km**
	convenience shopping (Residential allocations only)	**Yes**	**800m Local shops Gubbins Lane**
	primary health care facilities? (Residential allocations only)	**Yes**	**Harold Wood Clinic**
	residential areas? (not applicable to residential allocation proposals)	**Yes**	

SA Objective	Key Questions	Yes/No	
Promote accessibility	Is the site located in an area of high deprivation for Barriers to Services sub-domain?	**No**	
	Does the site provide safe highway access?	**?**	
	Is the site within a town centre?	**No**	

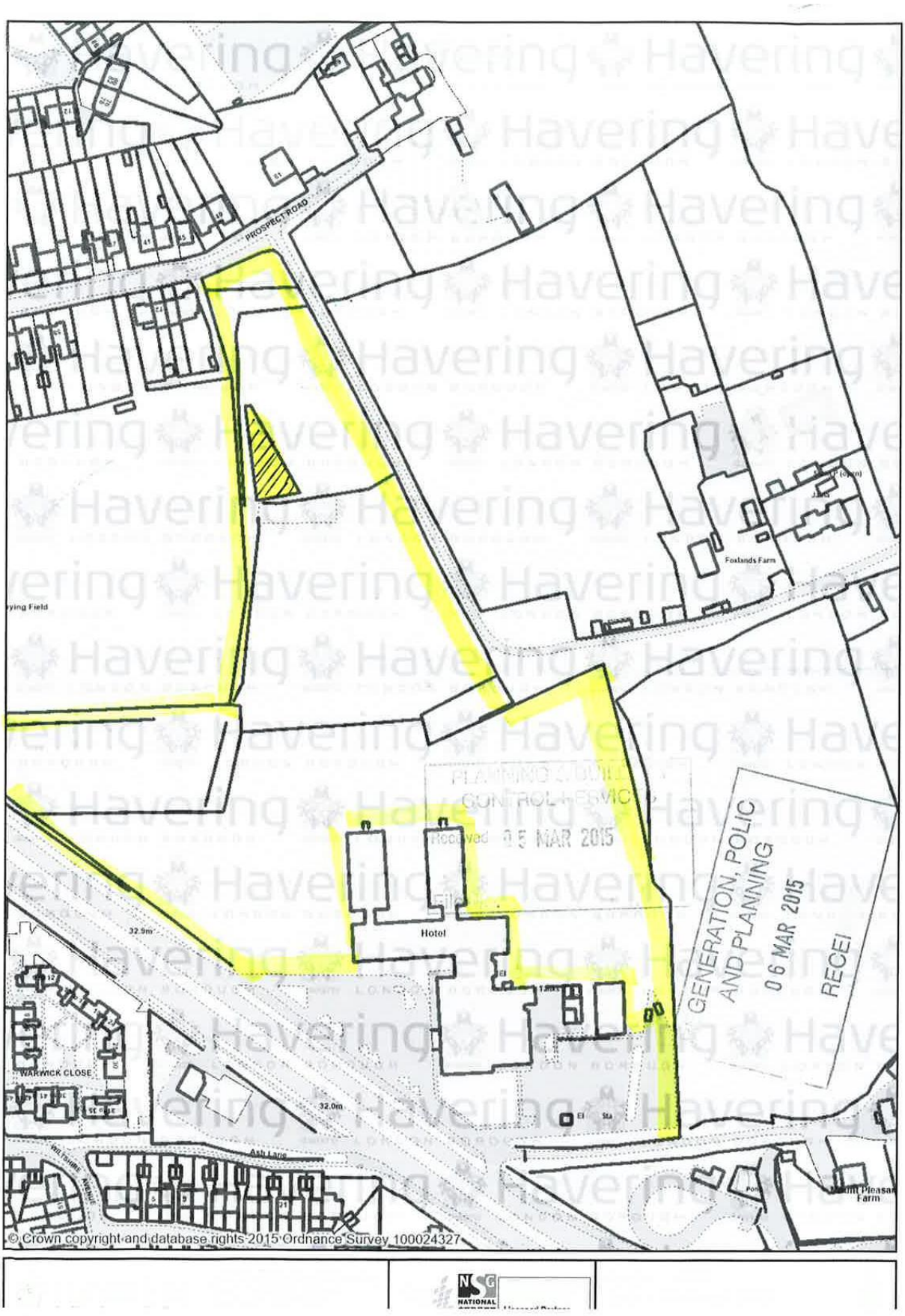
SA Objective	Key Questions	Yes/No	
To Improve the population's health and promote social inclusion	Will the site be located within 800 metres of healthcare facilities?	**Yes**	**Harold Wood Clinic**
	Will the site be within:		
	300m of accessible natural greenspace of at least 2ha in size?	**No**	**Pages Wood 400m**
	2km of a 20ha accessible natural greenspace?	**Yes**	
	5km of a 100ha accessible natural greenspace?	**Yes**	
	Will the site see a loss of recreation?	**No**	
	Is the site located within an area of high deprivation for the for the Health Deprivation and Disability IMD sub-domain?	**No**	
	Will the site be readily accessible on foot or by bicycle?	**Yes**	

SA Objective	Key Questions	Yes/No	
To improve the education and skills of the population	Will the site be located within 800 metres of a primary school?	**No**	**Harold Court Primary School 1.9 km**
	Will the site be located within 4.8km of a secondary school?	**Yes**	**Redden Court School**

Site to	Railway Station	- 0.64miles	1km
	Retail Park	- 1.8 miles	2.8km
	Church Road	- 1.2 miles	1.9km
	M25	- 2.8 miles	4.4km
	A127	- 0.8 miles	1.2km
	A12	- 1.0 miles	1.6km
	Harold Hill Industrial Estate	- 2.0 miles	3.2km
	Gubbins Lane (Local Shops)	- 0.5 miles	0.8km
	Secondary School	- 0.7 miles	1km
	Primary School	- 1.2 miles	1.9km

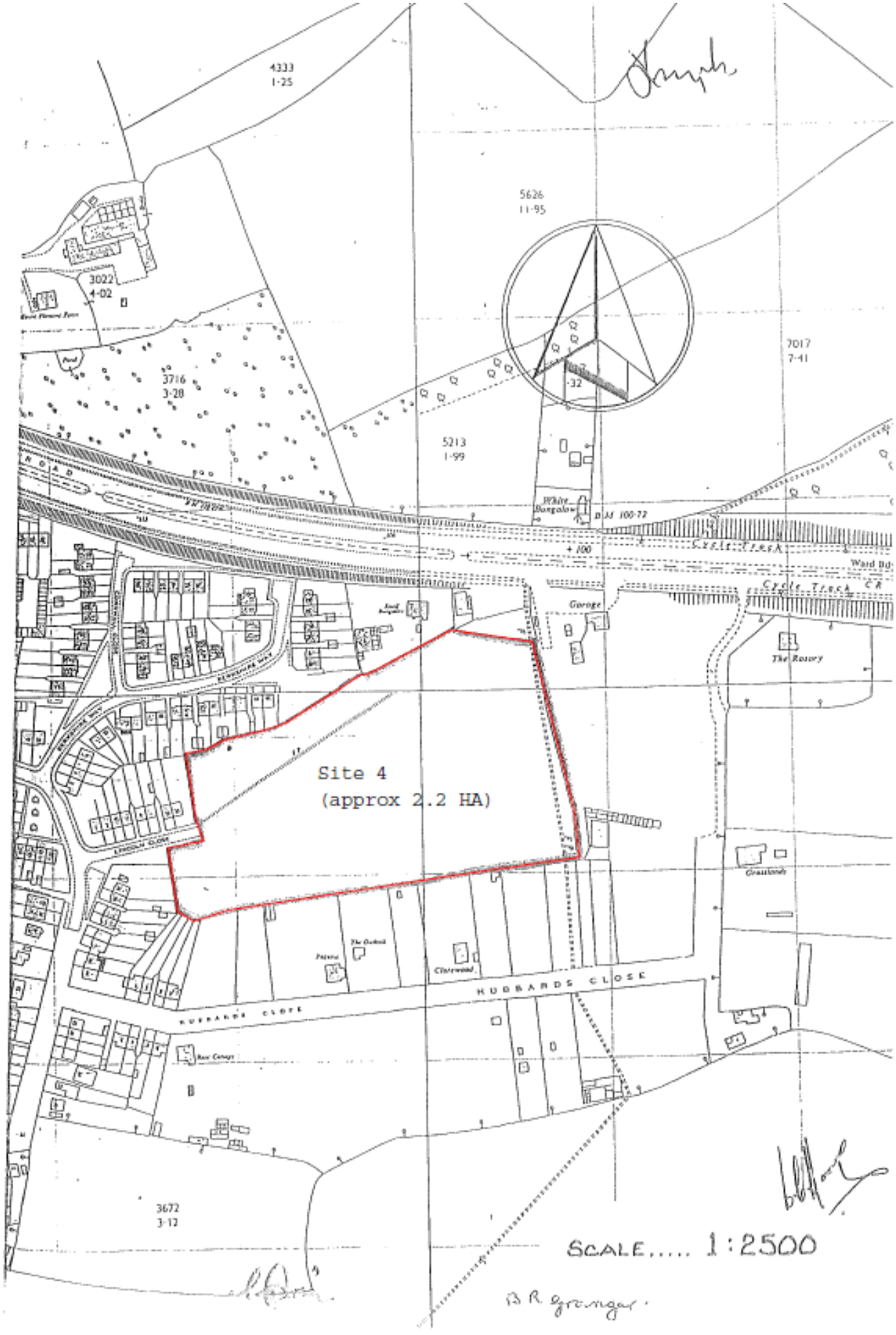
REG18.34 Margaret Whippy

Site location plan

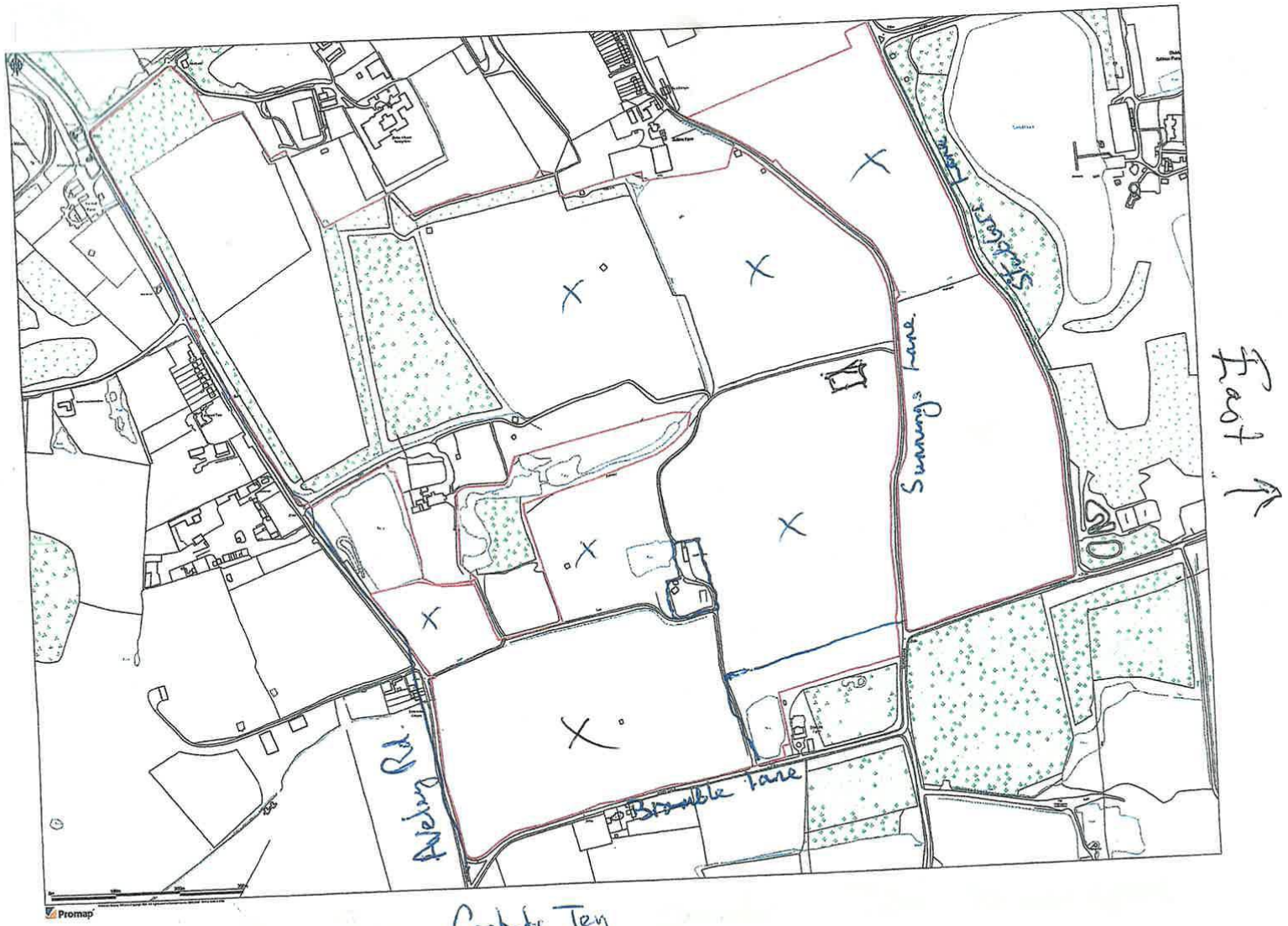


REG18. 36 Moody Homes and Mr John Wakeling (Bidwells)

Site Location Plan


Site 4
(approx 2.2 HA)
HUBBARDS CLOSE
SCALE..... 1:2500

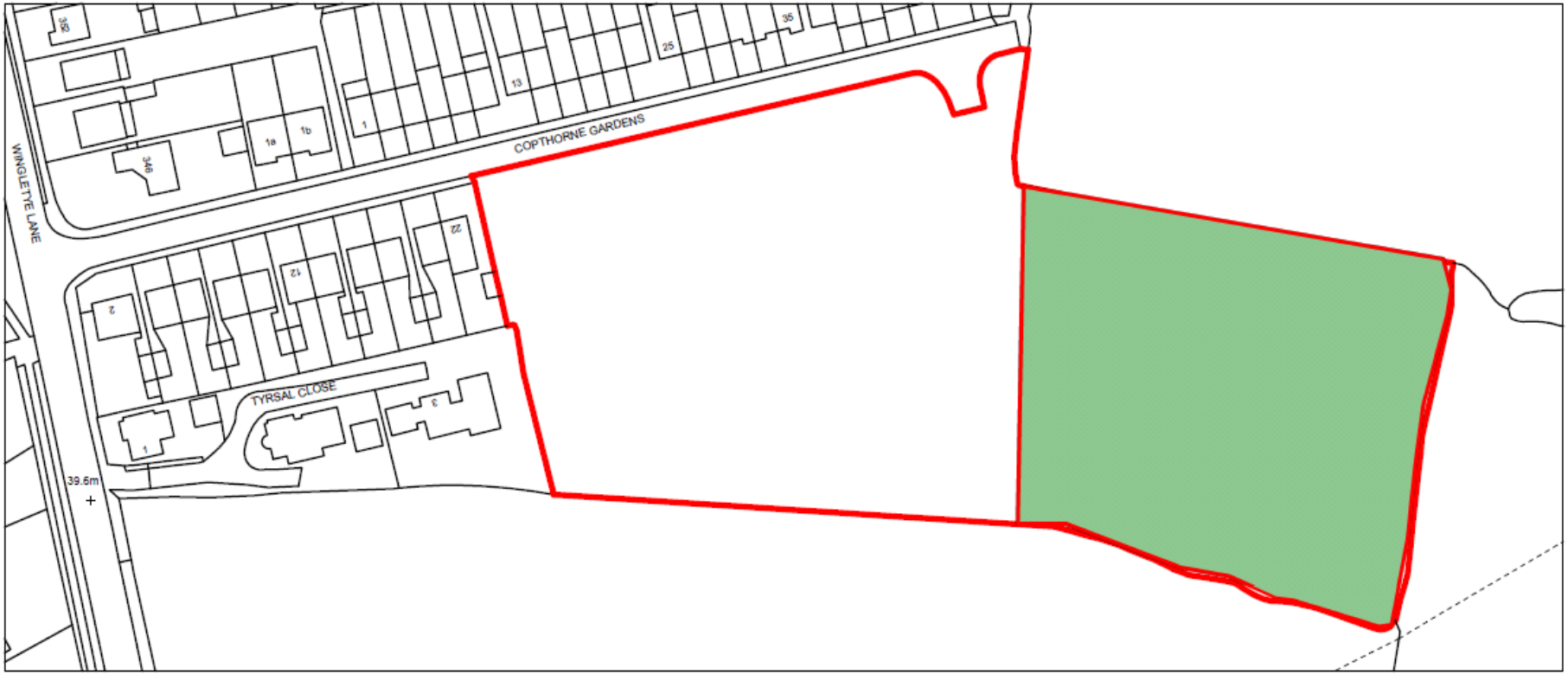
REG18.37 Mr Barrie Stone and Miss Eleanor Stone



REG18.38 Mr T Clements (DHA Planning)

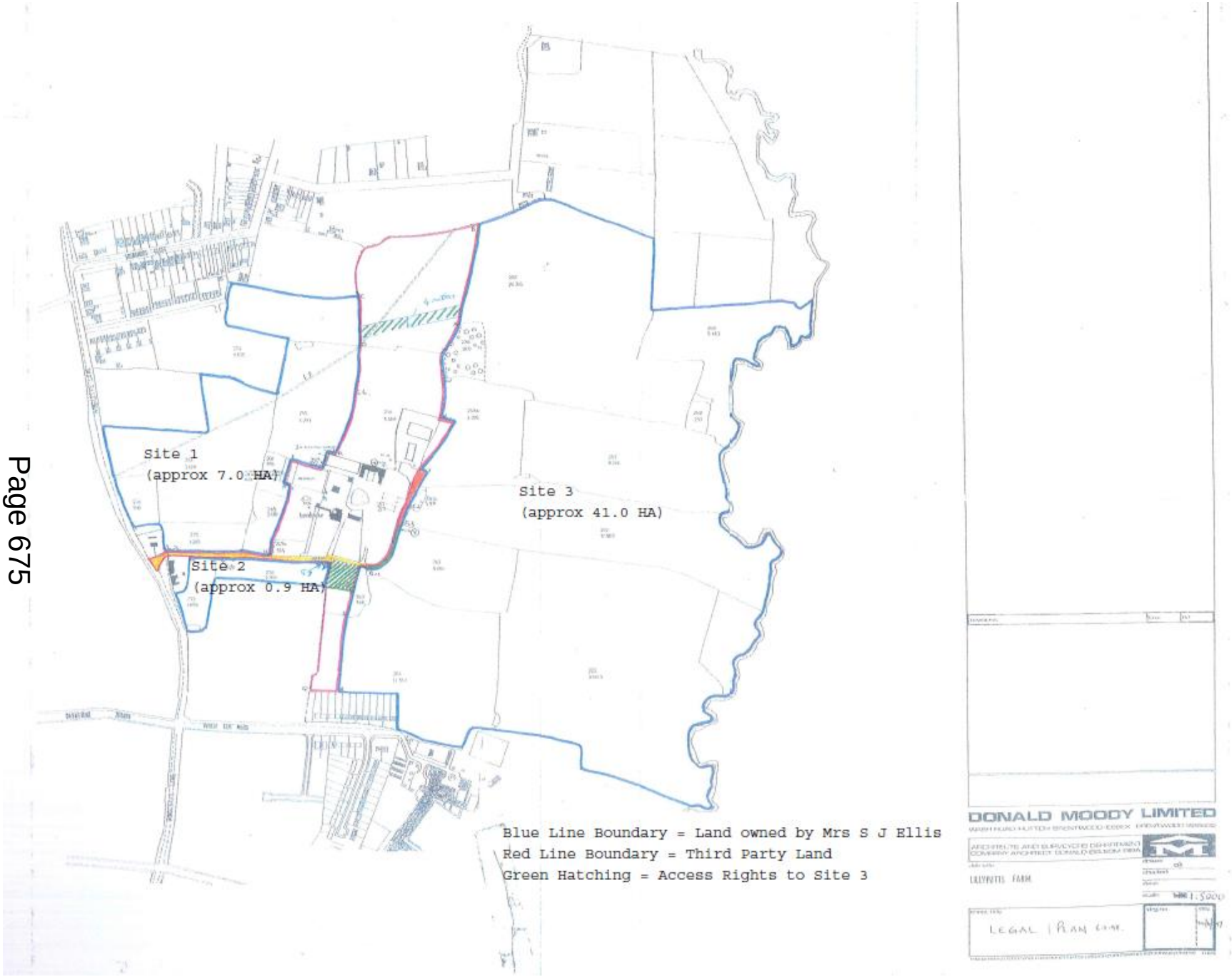
Figure 1 – Aerial View of site (courtesy of Google maps)

Figure 2 – Site Location Plan showing Public Open Space area (green)



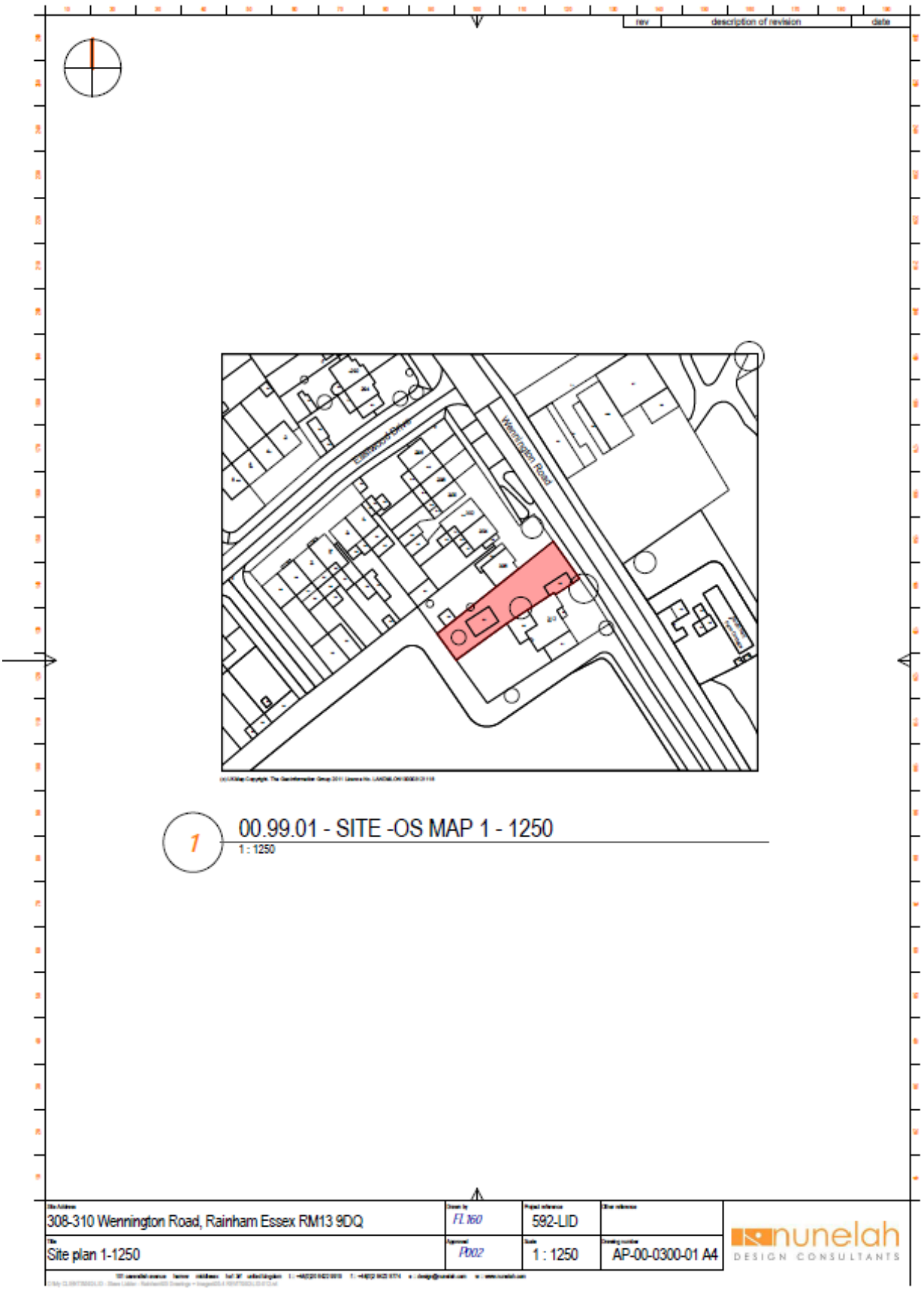
REG18.39 Mrs S J Ellis (Bidwells)

Broad area supported for release from Green Belt


Site 1
(approx 7.0 HA)
Site 2
(approx 0.9 HA)
Site 3
(approx 41.0 HA)
Blue Line Boundary = Land owned by Mrs S J Ellis
Red Line Boundary = Third Party Land
Green Hatching = Access Rights to Site 3
DONALD MOODY LIMITED
LILLYPUTS FARM
1:5000
LEGAL PLAN

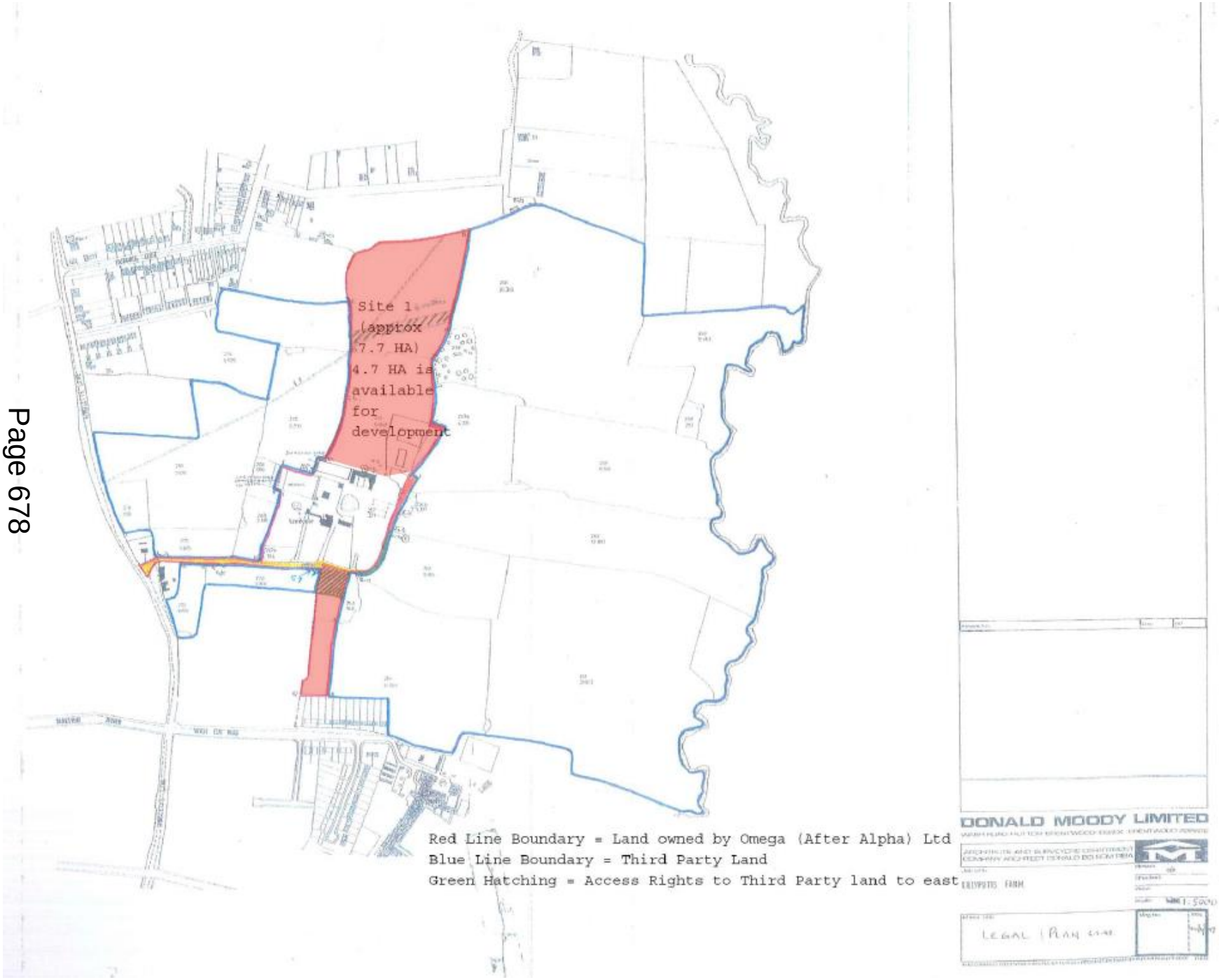
REG18.40 Ms M Blackman

Site location plan



REG18.43 Omega After Alpha Ltd (Bidwells)

Site location plan



Red Line Boundary = Land owned by Omega (After Alpha) Ltd
Blue Line Boundary = Third Party Land
Green Hatching = Access Rights to Third Party land to east

DONALD MOODY LIMITED

REG18.45 Planning Potential

Site location plan

REG18.46 Planning Potential Rep 2

Site location plan

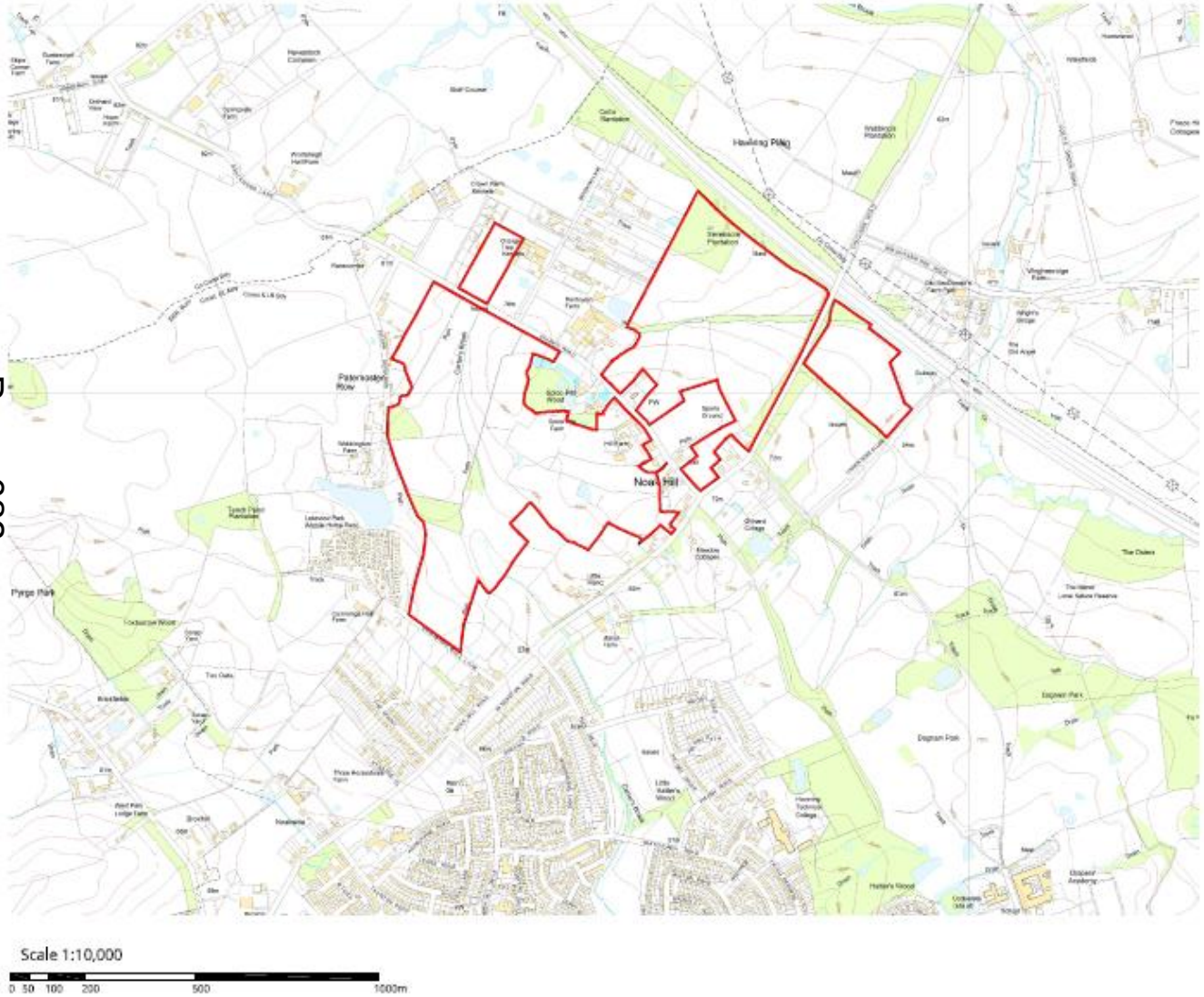
Risebridge Chase, Romford

Risebridge Chase
Street View - Search nearby
Lower Bedfords Rd
Lower Bedfords Rd
Risebridge Golf Centre
Explore

Page 681

REG18.47 R.Watt and Partners (Phillips Planning Services)

Site location plan



Rainham and South Hornchurch Green Belt Action Group

Newsletter

Issue No 9 January 2013

Open Spaces are Vibrant Places

First, we would like to wish all our members and supporters a very happy and prosperous New Year. Our last newsletter was in March 2010, in which we announced that a Restoration Plan P0432.10 for the Mardyke Farm had been submitted to the Council. The plan was subsequently approved and work on restoring the site commenced early in 2011.

In This Issue

An Update On the Mardyke Farm Restoration Progress
A High Quality Open Green Space Amenity for Local People to Enjoy
The Cessation of Rubbish Tipping, Site Encroachment and Bonfires
Public Access Entry Points - Time to Have Your Say

Meeting to Discuss Restoration Progress

In December 2012 the Committee met with :

- Mary-Lee Athorn of Athorn Consultants, representing the owners of the site, Ebbcliff. Mary-Lee has been responsible for the design, submission and monitoring of the restoration project.
- Steve Martin the Project Director and Raj Patel the site manager, representing Erith, who are the contractors implementing the restoration.

Once the Council had approved the restoration plan, extensive work was undertaken to safeguard wildlife on the site. You may have noticed the fencing made from wooden stakes and black polythene sheeting, which provides safe havens for wildlife, away from all the machinery and operations on site.

Wildlife Safe Haven

Landscaping work on the site commenced in 2011, and initially large quantities of boulders, rocks and other materials had to be crushed screened and graded. Some was to be used on site for lorry access and pathways and the rest were taken off site for use elsewhere.

It was explained that the Restoration Project would abide by the original landform contours which were agreed in the original Park Plan P0186.93

To do this 330,000 cubic metres of soil needs to be brought on site representing 34,550 lorry loads. This started around May of 2011 and to date 14,619 loads, or 42% of the total, have come onto the site. Figures and graphs showing the progress were presented to the meeting by Raj, who added that the availability of material was less than had been hoped for, so they were slightly behind target. The Olympics and depressed market conditions were the two main factors affecting availability.

On average, the level of the site will be raised by approximately one metre except at the site boundaries. The committee agreed that good progress was being made and some slippage was to be expected if material was not always available.

Caterpillar D9T Leveler

Once the lorries have brought material onto site the large Caterpillar D9T leveller is used to shape the material to achieve the correct contours.

When the final level of the contours has been reached graded topsoil which has been produced using giant sieving and grading machines is brought to the finished area and placed in small mounds to await better weather.

The area adjacent to the new Orchard Village Development has been finished and a large number of topsoil mounds can be seen covering that area awaiting drier weather.

Top Soil Mounds

Once the top soil has been distributed planting of grass, flowers and meadow foliage will commence. The committee again requested that trees should be planted to replace those destroyed in the original landfill. The destruction of trees had been catered for in the original plans P0186.93 which showed woodland areas and they are proposed in the new P0432.10.

26 Thorogood Way, Rainham, Essex. RM13 7SJ Tel 07912301656 email: mardykefarm@gmail.com

A High Quality, Open, Green Space Amenity, for Local People to Enjoy

The objective of the restoration plan is to maintain and enhance the existing ecological value of the site while providing a high quality, open, green space, amenity for local people to enjoy.

Once contouring of the site and laying of topsoil is complete, habitats would be established comprising:

- Wildflower meadow
- Sparse grassland
- Mixed Native Scrub and wildflower grassland mosaic
- Mixed native scrub and trees
- Standing and running water

When complete, the site would contribute to national, regional, and local conservation objectives, by creating a Priority Habitat under the UK and Greater London Biodiversity Action Plan.

Provision is also being made for the establishment and maintenance of the created habitats through an initial Ten Year Conservation Management Plan.

The Cessation of Rubbish Tipping, Site Encroachment and Bonfires

The committee are aware that over the years local residents have seen the site change from industrial quarrying, to toxic waste dump, to abandoned derelict land.

In the past, the restoration of the site has been promised and plans have been approved several times, but they have always fallen by the wayside. As a consequence, local residents have become sceptical and not always treated the site with respect.

At the meeting, Mary-Lee acting for the owners, gave a firm assurance to the committee that the restoration will be completed and will be managed properly in the longer term. She also requested that local residents bordering the site should:

- Cease tipping rubbish, including garden waste, beyond their back fence onto the site. It is anti social, unsightly, and can encourage vermin.
- Stop extending their gardens onto the site, including the storage of equipment beyond their fence line. Regular surveys and photographs of site boundaries clearly show illegal encroachment onto the site.
- Refrain from having individual or communal bonfires on the site.

Mary-Lee added that with the residents support and help, the site can become a pleasant green space that is a haven for wildlife and a respected local amenity space. The committee fully agreed with her statement and look forward to your support.

Public Access Entry Points - Time to Have Your Say

The approved footpaths and five public access points are shown in black on the adjacent site plan.

At the meeting a discussion took place on whether the number of access points should be reduced from five to two, with one to the North and the other to the South side of the site.

It was felt that reducing the number of access points might help in controlling motorcycles, which have been a problem in the past. On the other hand access equipment similar to that used at the adjacent Beam Valley Country Park might be sufficient, as it is almost impossible to get a motorbike through them.

If you have a view on the number or type of access points, or anything else, have your say by email, text, letter, or phone, using the contact details at the bottom of the page.

The Public's Right of Access to the Mardyke Farm Open Space

One question which keeps coming up is the possibility of the site being built on. This was raised at the meeting and in answer to the question, Mary-Lee confirmed that public access to the site, as open space, would be in perpetuity i.e. forever.

This is because the owners, Ebbcliff, voluntarily entered into a legally binding planning agreement with the Council to covenant the land, so that the public had unrestricted access, in perpetuity, to the majority of the Open Space created by the restoration. A small part of the restoration will be designated as protected areas for nature conservation and endangered species.

This covenant applies to the land, irrespective of who owns the land. This basically means that if the land was sold, the new owner would also be bound by the covenant, and the public would continue to enjoy unrestricted access, in perpetuity.

In addition the Mardyke Farm is designated as Green Belt Metropolitan Open Land, and forms an important part of the East London Green Grid, and the Dagenham Corridor. It is also part of the East London Greening the Gateway Initiative.

26 Thorogood Way, Rainham, Essex. RM13 7SJ Tel 07912301656 email: mardykefarm@gmail.com

REG18.53 Romford Golf Club (Joe Coogan)

REG18.55 Rowley Cardrome Ltd (Montague Evans)

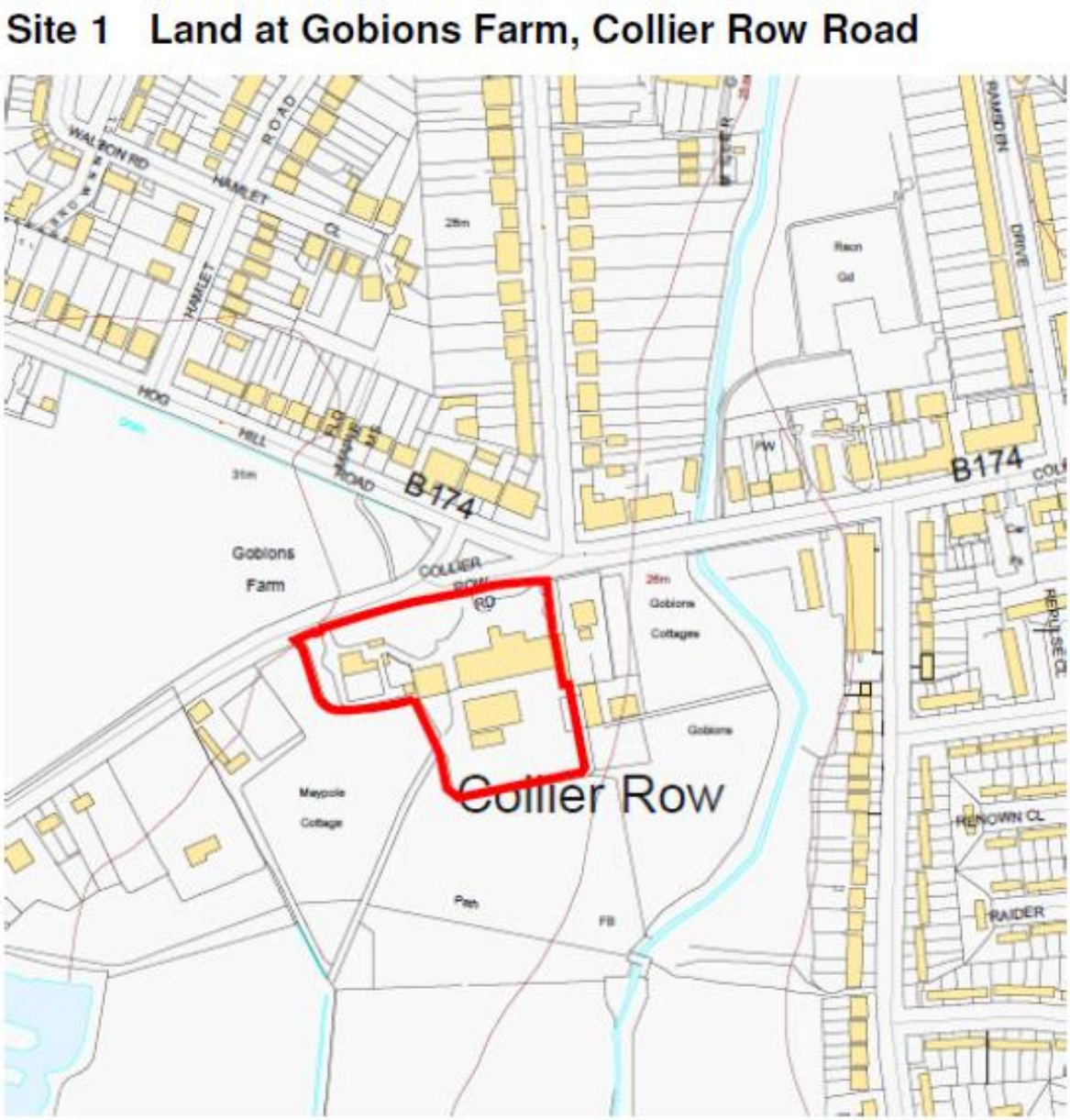
Refer to separate document

REG18.59 Stephen Saggers

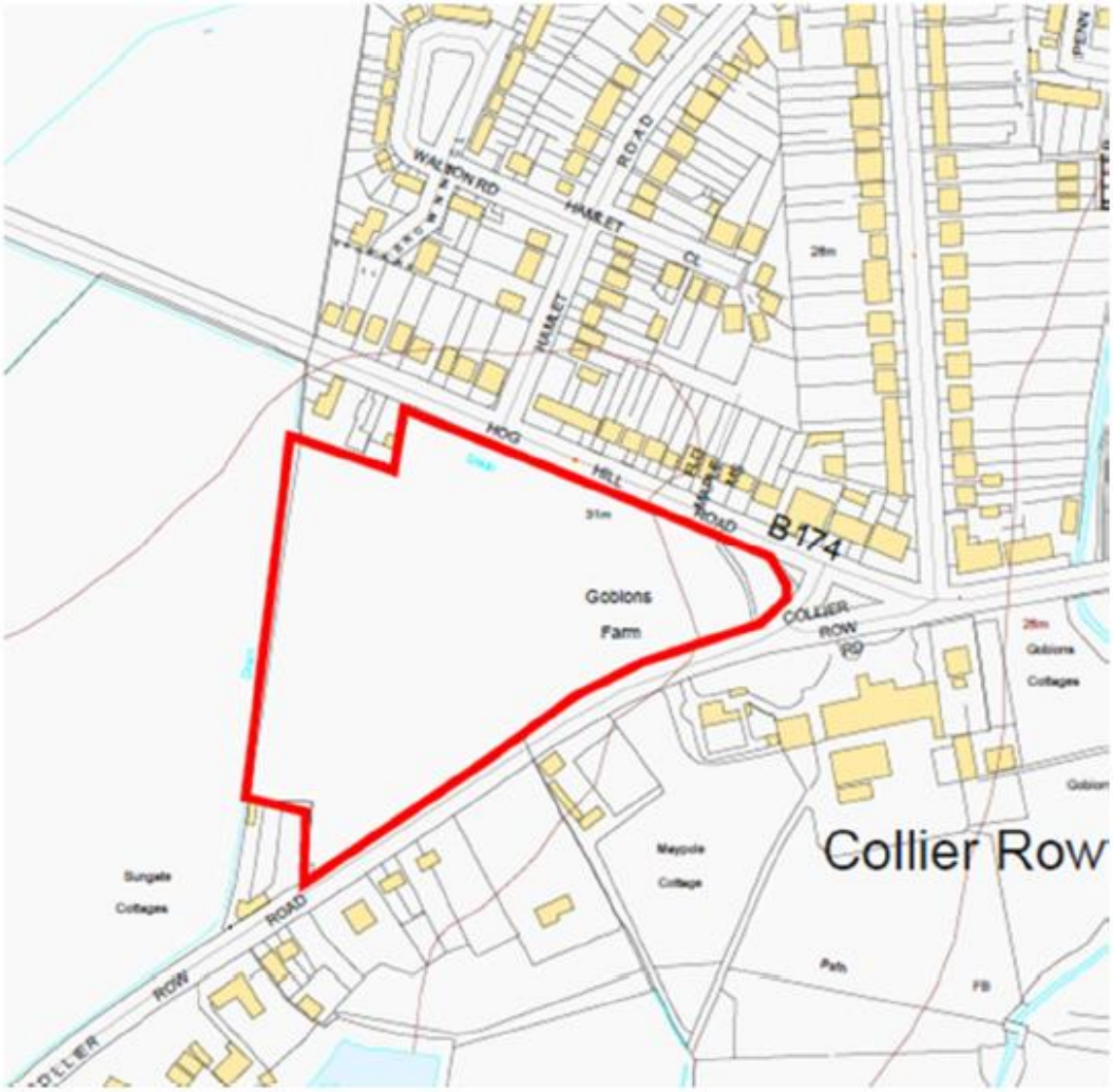
Site location plan

REG18.61 The Crown Estate (Amec Foster Wheeler)

Site location plans

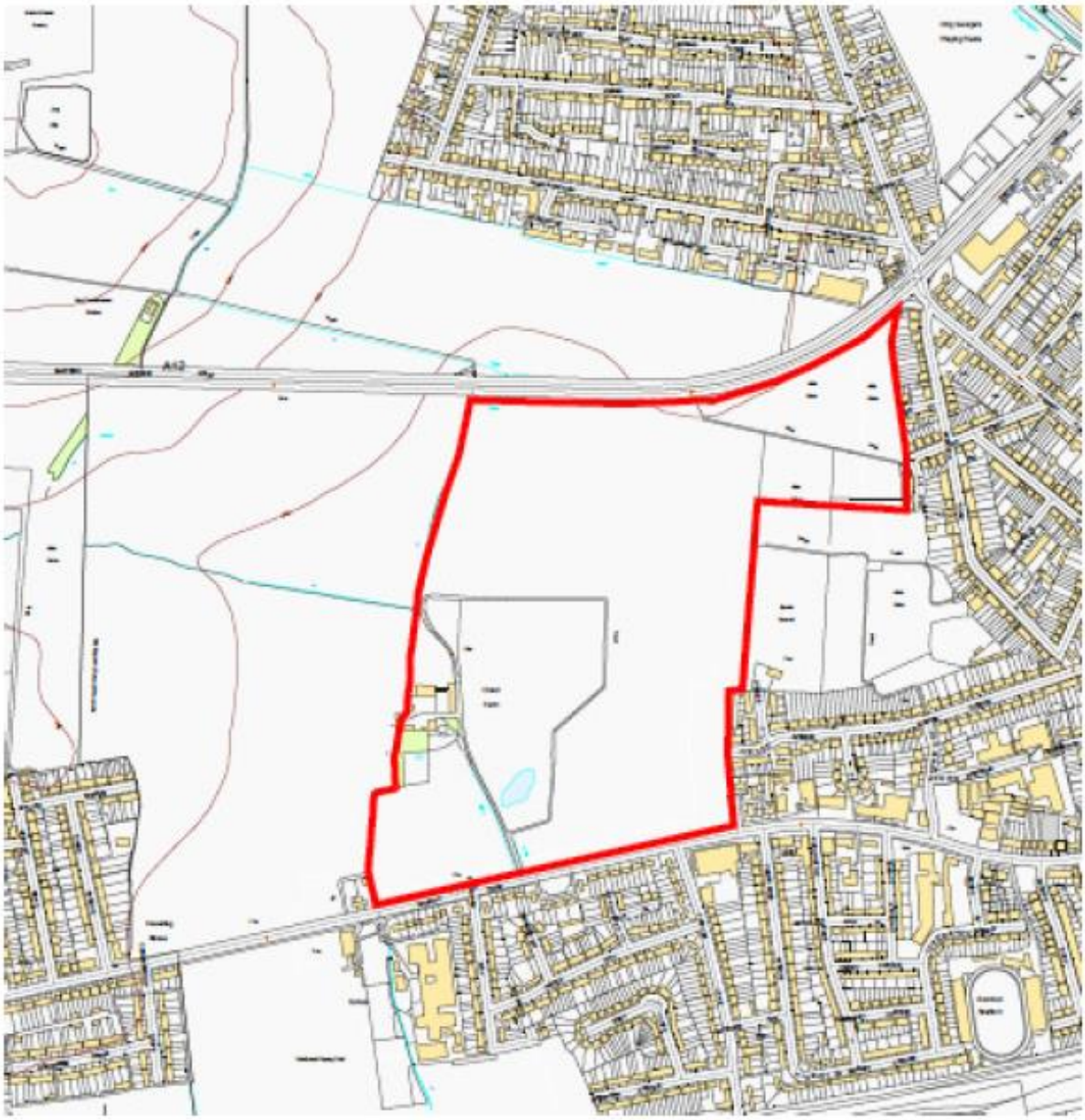


Site 2 Land between Collier Row Road and Hog Hill Road



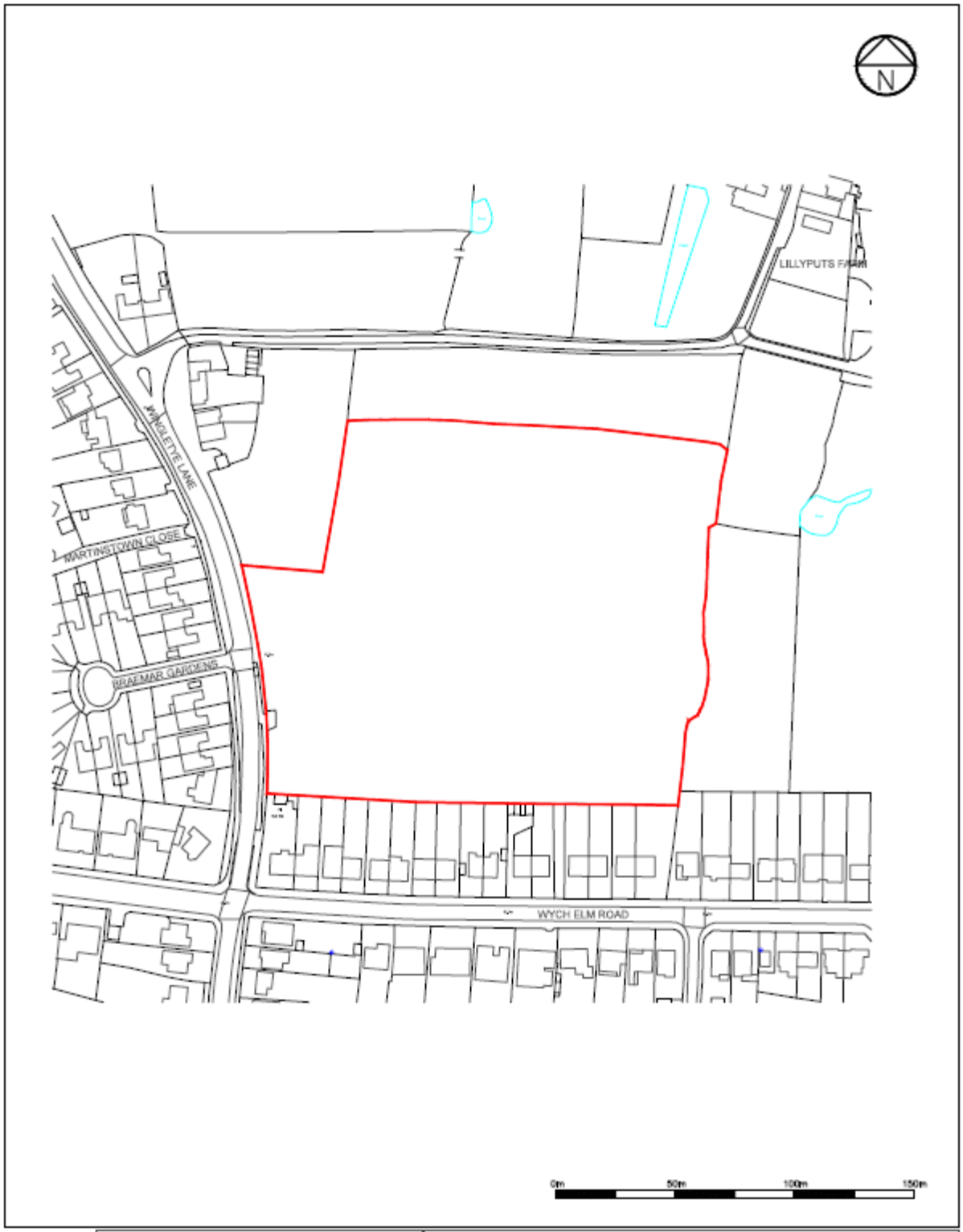
Site 3 Land between Marlborough Road and the A12, Mawneys, Romford

Site 4 Land between London Road and the A12, Mawneys, Romford



REG18.63 Thomas Bates and Sons Ltd (Andrew Martin Planning)

Site location plan



Title		
Site Location Land off Winglatye Lane, Hornchurch		
Drawing Number 12026_01	Revision b	Revision Detail
Drawn by 03/15	Date CH	Scale 1:2000@A4

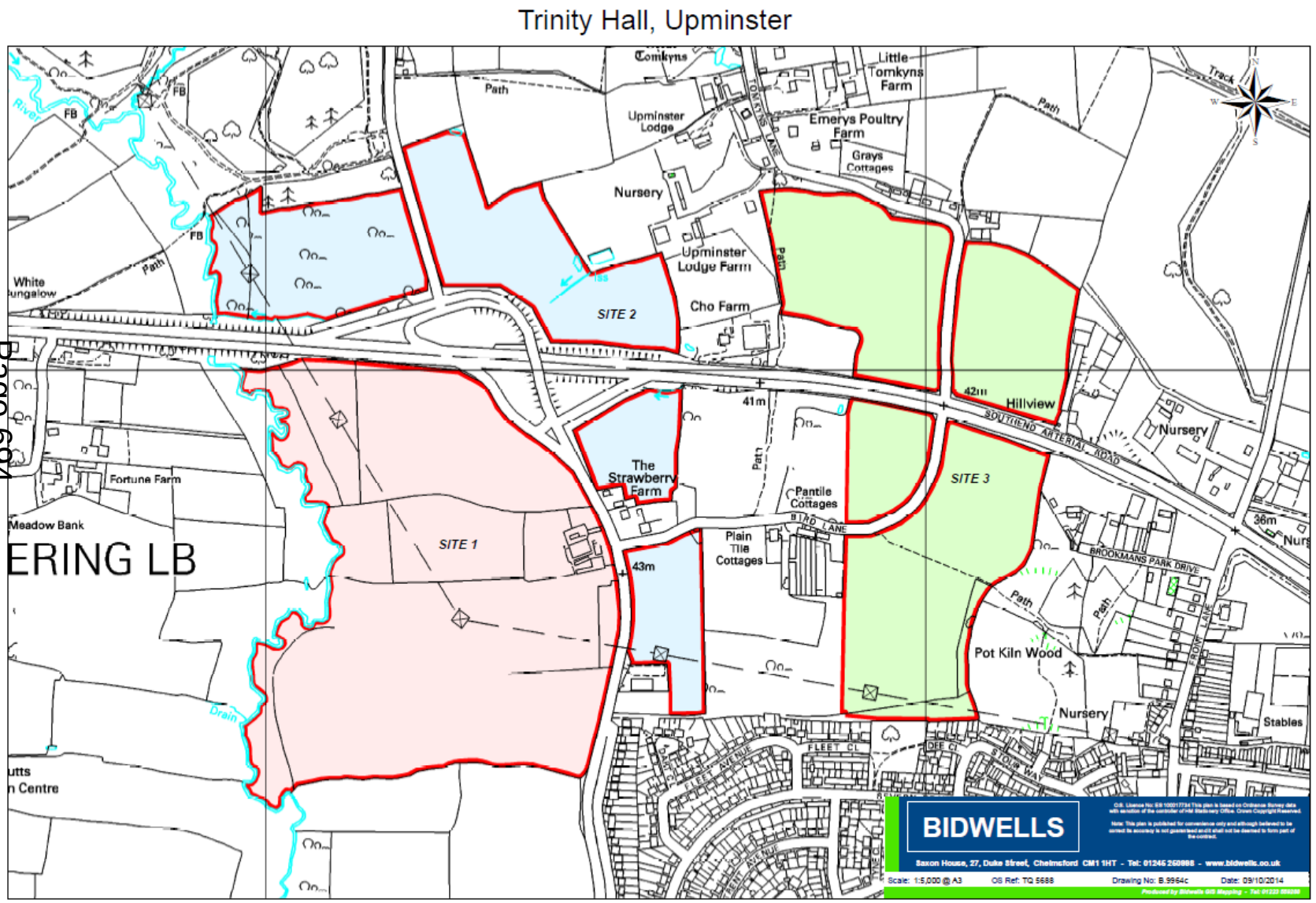
Andrew Martin Planning
Planning Design Development
Town Mill | Mill Lane | Stebbing | Dunmow | Essex | CM6 3SN
Telephone: 01371 855855 Fax: 01371 856201 Email: info@am-plan.com www.am-plan.com

Title: Indicative Layout Land off Wingfield Lane, Hornchurch		
Drawing Number: 12026_03	Revision: a	Revision Detail
Drawn by: SS/15	Date: CH	Scale: 1:2000@A4

Andrew Martin Planning
Planning Design Development
Town Mill | Mill Lane | Stebbing | Dunmow | Essex | CM6 3SN
Telephone: 01371 856856 Fax: 01371 856201 Email: info@amplan.com www.amplan.com

REG18.66 Trinity Hall (Bidwells)

Site location plan



5. Respondents by Question

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Supplementary
REG18.1 AECOM	✓	✓	✓	✓		✓	✓	✓	✓	✓					✓		✓	✓
REG18.2 Adams Family (Bidwells)	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓	✓
REG18.3 Anonymous	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
REG18.4 Barratt London (GVA)																	✓	✓
REG18.5 Basildon Borough Council																	✓	
REG18.6 Bill England																	✓	
REG18.7 Brentwood Borough Council																	✓	
REG18.8 Brett Aggregates Limited (MJCA)	✓	✓		✓					✓		✓	✓	✓	✓				
REG18.9 C.Cole	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
REG18.10 Chelmsford City Council																	✓	
REG18.11 Clive Narrainen	✓			✓		✓												

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Supplementary
REG18.12 D. Campbell	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓	
REG18.13 D.K. Symes Associates	✓		✓	✓		✓		✓	✓			✓	✓	✓				
REG18.14 Edward Gittins & Associates	✓	✓	✓	✓					✓	✓	✓						✓	✓
REG18.15 Ellandi (Savills)					✓													
REG18.16 English Heritage																	✓	
REG18.17 Epping Forest District Council																	✓	
REG18.18 Essex County Council		✓			✓	✓	✓		✓			✓	✓	✓			✓	
REG18.19 Gidea Park and District Civic Society	✓														✓	✓		
REG18.20 Greater London Authority	✓																✓	
REG18.21 Havering College of Further and Higher Education (Iceni	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓				✓	✓	✓

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Supplementary
Projects)																		
REG18.22 Havering Friends of the Earth (Ian Pirie)					✓	✓					✓	✓	✓	✓				
REG18.23 Heine Planning (Alison Heine)	✓		✓						✓	✓							✓	
REG18.24 Higgins Homes (Nathaniel Lichfield and Partners)	✓		✓	✓	✓	✓	✓		✓	✓	✓				✓		✓	✓
REG18.25 Highways Agency						✓												
REG18.26 Ian Weatherley	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
REG18.27 Janet Davy	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓				✓	
REG18.28 Joe Coogan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓		✓	✓
REG18.29 John Peterson	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓	
REG18.30 LB Barking and Dagenham	✓		✓	✓	✓	✓	✓		✓									
REG18.31 LB Bexley	✓	✓				✓												
REG18.32 Lee Clements	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Supplementary
REG18.33 Leslie Budge (Mr) (Andrew Martin Planning)			✓	✓		✓			✓	✓							✓	✓
REG18.34 Margaret Whippy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
REG18.35 Mobile Operators Association (Mono Consultants)																	✓	
REG18.36 Moody Homes and Mr John Wakeling (Bidwells)	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓	✓
REG18.37 Mr Barrie Stone and Miss Eleanor Stone	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
REG18.38 Mr T Clemence (DHA Planning)			✓	✓		✓			✓	✓					✓			✓
REG18.39 Mrs S J Ellis (Bidwells)	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓	✓
REG18.40 Ms M Blackman	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓		✓
REG18.41	✓	✓	✓	✓	✓						✓							

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Supplementary
National Grid Property (Carter Jones)																		
REG18.42 Natural England				✓		✓			✓		✓	✓	✓					
REG18.43 Omega After Alpha Ltd (Bidwells)	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓	✓
REG18.44 Persimmon Homes Essex	✓		✓	✓	✓	✓	✓		✓	✓	✓				✓		✓	
REG18.45 Planning Potential																	✓	✓
REG18.46 Planning Potential Rep 2.			✓	✓						✓								✓
REG18.47 R. Watt and Partners (Phillips Planning Services)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓
REG18.48 R.A.Montague	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
REG18.49 Rainham & South Hornchurch Green Belt Action Group (R.A. Montague)																	✓	✓
REG18.50	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Supplementary
Rainham Preservation Society (Coral Jeffery)																		
REG18.51 Ray Whitehouse	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	
REG18.52 Romford Civic Society (Andrew Curtin)	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓	✓		
REG18.53 Romford Golf Club (Joe Coogan)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓		✓	✓
REG18.54 Romford YMCA	✓	✓	✓	✓			✓			✓							✓	
REG18.55 Rowley Cardrome Ltd (Montague Evans)				✓						✓						✓	✓	✓
REG18.56 S.D. Olney	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
REG18.57 Sheila Clements	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
REG18.58 Sport England	✓			✓				✓	✓								✓	
REG18.59 Stephen Saggers										✓								✓
REG18.60 Thames Water Utilities	✓		✓	✓							✓						✓	

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Supplementary
Ltd (Savills)																		
REG18.61 The Crown Estate (Amec Foster Wheeler)			✓	✓					✓	✓							✓	✓
REG18.62 Theatres Trust	✓							✓										
REG18.63 Thomas Bates and Son Ltd. (Andrew Martin Planning)			✓	✓		✓			✓	✓							✓	✓
REG18.64 Thurrock Council		✓	✓		✓	✓			✓			✓	✓	✓			✓	
REG18.65 Transport for London						✓			✓									
REG18.66 Trinity Hall (Bidwells)	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓	✓
REG18.67 Veolia ES (UK) Ltd	✓	✓	✓			✓		✓			✓	✓	✓					
REG18.68 Woodland Trust	✓		✓						✓		✓	✓				✓		
REG18.69 Wyevale Garden Centres (Gregory Gray Associates)	✓	✓		✓	✓				✓									

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Supplementary
POST18.1 Trevor Lawrence																	✓	
POST18.2 Phillip Bowen																	✓	
POST18.3 Nigel Teelan																	✓	
POST18.4 V. Rajan and Associates	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		✓		

Local Plan Consultation Statement Appendix 7

Direction of Travel: Representations and Council Responses

DIRECTION OF TRAVEL RESPONSES:

Response number	*Respondent Name*	*Response*	*Council's response*
DOT1	*Tracy Jennings/Dean Hudson*	*We would like to suggest to the Council that they find a way to re-direct the heavy duty traffic and busses that pass our home (230 Upminster Road South, Rainham)* *The damage to the road resulting in rutting to the highway has caused cracks and damage to our property over the years, and will continue to do so if the problem is not dealt with.*	Noted. TfL are responsible for setting bus routes. Any request for route changes would need to be considered by the Network Development Team at TfL. Regarding heavy duty traffic, the Council continues to monitor the carriageway network because it places a high priority on ensuring that the highways in Havering are in good condition. Resurfacing works are carried out based on the condition of the road network. Havering continues to lobby and work collaboratively with Transport for London, the Highway Agency, the DfT and other relevant agencies to mitigate adverse road transport impacts within the borough and between the borough and other adjoining local authorities.
DOT2	*Pauline Cockburn*	*Havering should retain its green space and wildlife otherwise the health of residents will diminish.* *Havering should also increase its focus on the arts, again for well-being and develop unused commercial and office premises*	Noted. The Proposed Submission version of the Local Plan contains a positive strategy towards open spaces, green infrastructure, arts and culture.

		into housing rather than selling off more public land, green and community space. *New buildings should have underground parking, including residential and retail premises.*	The conversion of offices into residential is covered by Permitted Development rights and the Proposed Submission version of the Local Plan contains additional policies regarding conversions. The Proposed Submission version of the Local Plan sets out requirements for the quantum and design of parking. The provision of underground parking is expensive. It adds to development costs and may impact on viability. As a result it may mitigate against other planning priorities being secured through development.
DOT3	*Nicky and Colin Gates*	*I would like to object to the inclusion of the land in Havering-atte Bower being considered in any consultation for having its Green Belt status removed. This area is one of the few locations in the borough to have retained its beauty and environmental balance and should be left as is for future generations to enjoy.*	Noted. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the

			approach set out in the NPPF and London Plan. The Proposed Submission version of the Local Plan strategy will maintain the Green Belt in its current extent.
DOT4	*David Mellows*	*The Council's stated commitment to preserving the Green Belt is welcomed, but I note from earlier consultations that there have been numerous requests from developers to release areas of green belt for residential development.* *Whilst I can understand the pressure on the Council to provide the opportunity for increased residential developments in the borough to provide for the increasing population, it is essential that these developments are focused on the many brown field sites in the Borough which are large enough to accommodate the boroughs housing needs going forward and have the infrastructure to support such expansion.*	Support noted. In line with national planning policy and the London Plan, the Proposed Submission version of the Local Plan seeks to address Havering's housing needs through the provision of new homes in the built up areas of the borough. In particular, development of new homes will be focussed in the two Strategic Development Areas of Romford Town Centre and Rainham and Beam Park and at other sustainable locations across the borough that have opportunities for housing development as well as the capacity to provide the necessary infrastructure. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No

			exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. The Proposed Submission version of the Local Plan strategy will maintain the Green Belt in its current extent.
DOT5	*Philip Thompson*	*I would like to see better public toilet facilities open 24/7 included in your plans.* *Upminster is particularly poor. Even the library has no public facilities and the Upminster Park toilets are frequently out of action and in need of an upgrade.* *Romford station has no facilities*	Noted. Toilet provision and operation is outside the remit of the Proposed Submission version of the Local Plan. The Council is engaged in discussions with Network Rail and other stakeholders about securing improved facilities at Romford station commensurate with its important role in delivering Crossrail services.
DOT6	*Nigel Teelan*	*I would just like to say that yet again there is very very little mention of sites for Travellers in the local plan. What are you going to do for travellers/gypsies as far as providing sites for us? Your last proposals were so out of touch the inspector advised you to withdraw it which I think was your goal. Havering council has done nothing the last 15 years plus in reference to providing sites for travellers and maybe that's the plan for the next 15. You have been offered numerous parcels of land for this kind of development and at no cost to the taxpayers and you ignored it, yet you will probably re-zone other green belt sites for housing- how ironic*	The Council has undertaken a Local Needs Accommodation Assessment (LNAA) for its own Gypsy, Traveller and Travelling Showpeople which identified the need for 33 pitches for the Gypsy and Traveller community and no plots for the Travelling Show-people in the Proposed Submission version of the Local Plan period. Havering will seek to meet current and future accommodation needs

		Please bring forward plans to accommodate our growing population of travellers/gypsies	of its Gypsies and Travellers and Travelling Showpeople by formalising existing private sites providing a maximum of 33 pitches for Gypsies and Travellers and by retaining and protecting the existing Travelling Showpeople plot at Fairoakes, St Mary's Lane.
DOT7	*Carole Morrad*	*No to Mardyke Farm being removed from the Green Belt. We want our Green Belt Public Park as promised.* *We were promised this and have put up with all the dumping on our doorstep thinking it would be worth it in the end. Now you are trying to double cross us. Put it back to the park like you promised. We have been unable to access this park for ages and now we want it back.*	Noted. There is no proposal in the Proposed Submission version of the Local Plan to delete the Mardyke Farm site from the Green Belt. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. The Proposed Submission version of the Local Plan strategy will maintain the Green Belt in its current extent.

DOT8	*Meghan Rossiter (Tetlow King Planning representing **Rentplus**)*	W*e recommend that the Council seek to update the housing evidence base by assessing how Rentplus homes can improve supply in Havering.* *It would also be useful for the Council to consider incorporating Rentplus within individual strategic site assessments to consider how the inclusion of Rentplus homes can both speed up overall delivery and improve supply across the Borough. The inclusion of this innovative model at this stage of the consideration of the Plan would help plan more effectively for the Borough's long term strategic approach to delivery, and enable developers to consider the full breadth of options available to them to deliver high quality affordable homes for households aspiring to home ownership in Havering.*	Noted. The Proposed Submission version of the Local Plan is underpinned by a robust Strategic Housing Market Assessment (SHMA). It establishes the Objectively Assessed Need for Housing in Havering to 2031, including the tenure, size mix and types of housing supply options for both market housing and affordable housing. This will provide an opportunity in which Rentplus will be able to operate to improve housing supply in Havering.
DOT9	*Gidea Park & District Civic Society*	***Heritage and Design**: We fully support your strong commitment to "Protect & Enhance" Heritage Assets as one of your priorities in the emerging vision and objectives for the Local Plan. Policies therefore should set this out in as clear and unambiguous a manner as possible with the form and wording of policies effectively guiding decision makers. The current LDF and accompanying documents unfortunately are less specific than previous guidance under UDP.* *There should also be a commitment to further enhance Heritage by additional/extensions to Conservation areas and listings of buildings where appropriate. For example the Council's consultants carrying out the "Character Appraisal and Management Proposals" for the Gidea Park Conservation Area advised that there were more houses worthy of listing this no doubt applies in other areas of the Borough.* ***Landscape and Environment**: The Green Belt is an essential*	Noted. The Proposed Submission version of the Local Plan includes policies to protect and enhance heritage assets. The policy sets out that Conservation Areas will be kept under review through the preparation of up to date appraisals and management plans. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No

		element in the character of Havering, any proposal to remove land from the Green Belt should be fiercely resisted. In addition, within the urban areas good quality open areas with plenty of greenery are essential to maintain an attractive area in which to live and work. Your commitment to "value and enhance" is welcome but perhaps you should be more positive in committing to additional open green spaces and planting, to counter the growing necessity for intensification of development. The Council's proposals for several thousand high rise flats in and around Romford Town Centre will destroy its suburban character. There needs to be a counter balance in the form of more open green spaces to avoid a concrete jungle, recent developments are hardly impressive in this respect or in building design, this needs to be written clearly into policy. ***Transport and Car Parking**: A strong commitment is required to improve the highway network as you accept that many people will continue to use private cars. The heavily congested Gallows Corner junction is a prime example where traffic avoiding the junction rat runs through surrounding residential areas are causing danger and disturbance. A firm commitment is needed to ensure there is a much upgraded public transport system to provide an alternative to the car. Primarily enhanced bus services, particularly on North -South routes. The North of the Borough not having a station needs better links to the Crossrail stations where currently commuters flood the areas around stations with their parked cars impacting upon quality of life for residents.* *Furthermore the Romford - Upminster railway line is grossly underused. In an increasingly congested Borough it affords a valuable congestion free, transport corridor across the centre of the Borough, passing through dense residential areas that*	exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. The Proposed Submission version of the Local Plan strategy will maintain the Green Belt in its current extent. The Proposed Submission version of the Local Plan includes policies for landscaping and securing new green spaces. The Proposed Submission version of the Local Plan strategy seeks to enable a sustainable pattern of development that reduces the need to travel and offers a choice of transport modes to residents and visitors other than use of private cars. It includes policies to secure strategic transport infrastructure improvements in Havering to improve connectivity and ease congestion. The Council will work with partners and other stakeholders to enhance connectivity and strategic transport links in the borough. The Local Plan recognises that in Outer London there is not the

		currently have no access to it! Feeding into the main rail links to London at each end - Crossrail, C2C and District Line, it links two of the most important town centres as well as passing close to Hornchurch Town/Cultural Centre and Havering 6th Form College. It should be considered for future upgrading, more frequent service and increased number of stopping points, perhaps change form of Transport e.g. Tram, Guided bus etc. also potential for adding a cycle route. Great potential for getting cars off the road and also reducing parking around stations. *Parking is a major issue for many residents particularly close to stations/ shopping areas etc. where commuters/shoppers etc. park in residential roads. When granting consent for new developments/extensions/conversions in these locations there tends to be a slap dash adoption of theoretical parking standards (rather than a commonsense approach) that are totally impractical in such places. Onsite parking should be carefully located to avoid the turning of front gardens purely into parking lots, creating a concrete jungle with an absence of greenery and vehicles obstructing view of the house, quite soul destroying. Similarly for commercial buildings just because an office building is close to a local suburban station does not mean that those working there will mainly be travelling by train. Indeed many find a car necessary to undertake their work. Overspill parking only adds to the existing problem and consequent control and enforcement issues. This needs to be addressed in policy and commonsense should rule.* ***Town Centers:*** Policy needs to be rethought. *The smaller centres such as our own at Gidea Park are struggling to survive (4 vacant units at present)- greater assistance is required particularly in the form of very cheap*	'dense' provision of public transport found in Inner and Central London. In line with the London Plan, the Local Plan acknowledges that this may justify more generous parking provision. e importance of parking facilities being necessary. The provision of 'cheap plentiful parking' is outside the scope of the Proposed Submission version of the Local Plan. The Local Plan policies recognise that a more flexible approach to the balance of uses in smaller centres may be appropriate and may assist in maintaining their viability and vitality.

		plentiful parking where possible, also a more flexible approach to uses can assist as standard A1 uses struggle from competition with ever growing major town centers and out of town retail. Local centers need to evolve to justify their retention. A more imaginative approach is required to keep shop units occupied, perhaps to allow a wider range of uses, providing services to the local community that will draw visitors, rather than requiring too strictly A1 Retail over minimum frontages.	
DOT10	*Leonie Oliva- (Deloitte Real Estate on behalf of* ***SEGRO plc)***	***Emerging strategic objectives and spatial strategy****: The emerging Local Plan should ensure that strong emphasis is placed on the importance of deliver*ing *economic growth and high quality business space. The promotion of successful employment sites in the Borough will be essential to ensure there is an appropriate balance between employment opportunities and the new residential communities promoted in the Borough and the wider London Riverside Opportunity Area.* *The London Riverside OAPF sets out an aspiration to release large amounts of industrial land for the delivery of housing and relocation of Strategic Industrial Land to the Dagenham Dock and Rainham Employment Areas. SEGRO therefore support the document's reference (para 3.4.4) to the continued protection and promotion of employment areas including London Riverside.* *Furthermore, given that the London Riverside Area, and in particular the Rainham Employment Area, benefits from excellent road transport links and a good supply of local labour, the location offers an attractive proposition for logistic occupiers. SEGRO therefore also supports the Document's reference (paras 3.3.2, 3.4.9) to the intensification of industrial*	Noted. The Proposed Submission version of the Local Plan is underpinned by robust evidence in the Employment Land Review study. In summary, it seeks to protect the most important employment land. The Council will engage with developers and other stakeholders such as SEGRO as part of the delivery mechanisms of the Local Plan. The Local Plan has policies to secure a wide range of transport improvements including the provision of a new station at Beam Park, Rainham and better connectivity within Havering (including north –south and to / from London Riverside. The Local Plan is underpinned by robust evidence on parking and it seeks to reflect the opportunities

		land in the Rainham Employment Area, which re-affirms the aspirations of the London Riverside OAPF (Section 3 of the OAPF). We would welcome future discussions with LB Havering as part of the emerging Local Plan process to consider options as to how best intensify the development of industrial sites in the area to meet the growing needs of the logistics sector and maximise employment opportunities. ***Transport and car parking (paras 1.6.8, 3.2.8 and 3.4.4)**:* *SEGRO, as a long term investor in the Borough, support the Document's emphasis on the need for new and improved transport links across the Borough (para 3.4.4). In particular, SEGRO support the delivery of a new rail station at Beam Park, which is due to be operational by 2020 (para 3.2.8) and will help serve new residents and businesses in the London Riverside area. However, the emerging Local Plan should ensure that sufficient flexibility is provided for higher levels of car parking associated with industrial sites in the Rainham Employment Area. Given long standing issues in the area surrounding 'Accessibility to Public Transport' and 'Flexibility for shift patterns', we believe a flexible approach to parking standards in this area will be essential to ensure that industrial sites meet the operational needs of future occupiers, and are ultimately attractive to the market.* ***Training and employment for local residents (para 3.3.2)**:* *SEGRO is committed to maximising training and employment opportunities for the local community by working with its contractor and their subcontractors and future occupiers to provide employment, training and work experience opportunities to local residents and young people. This is demonstrated by the comprehensive skills and employment*	provided by the London Plan in regard to more generous parking provision in areas of lower levels of public transport accessibility such as London Riverside. The Local Plan has a commitment to developing skills and training and the specific comments about some forms of construction are noted.

		initiative agreed as part of the forthcoming Beam Reach 5 development. However, local employment and training policies within the emerging Local Plan should recognise the unique employment model requirements for the construction of 'fast-track' industrial buildings, which means that it is not always possible to appoint new local labour during the construction phase.	
DOT11	*Romford Civic Society*	*We are concerned that the document makes no reference to Conservation Area Appraisals or the borough's Shop Fronts SPD.* *Regarding Romford Housing Zone at paragraphs 3.4.5 – 3.4.7 on page 19, we are concerned that there is no reference to a coherent and holistic approach to design throughout the housing zone, no reference to the relationship of Romford Housing Zone to the River Rom, no reference to a relationship between Romford Housing Zone and the urban form of Romford as a whole, and no reference to biodiversity and ecosystems opportunities arising from the development of Romford Housing Zone in the Direction of Travel document.* *At paragraph 3.2.3, page 16, we are concerned that the paragraph on Romford does not mention the River Rom as a key geographical, historic and ecosystems feature of the town, and makes no reference to ecosystems and biodiversity aspirations for the town, improving its relationship to green corridors and the landscape around it.*	Noted. There will be an opportunity in taking the Local Plan forward to review the existing documents supporting the existing Local Development Framework such as existing SPDs. The Proposed Submission version of the Local Plan recognises the significance of the River Rom in the policy for the Romford Strategic Development Area and a policy on rivers and river corridors.
DOT12	*Zoe Simmonds (Nathaniel Lichfield & Partners representing **Groveworld Beam Park Regeneration***	*GBPR welcome the Council's Vision for Rainham and Beam Park and its commitment to transform the area in a new green neighbourhood with modern residential accommodation. GBPR then supports the statement at paragraph 3.2.4 of the*	Noted. The Proposed Submission version of the Local Plan has been prepared in line with the approach in the London Plan and the London

	Co. LTD.)	*Direction of Travel document that "the new neighbourhood "will be structured around a new station and vibrant local centre at Beam Park" and its integration with the historic elements of Rainham village.* *The Direction of Travel document makes reference to the adopted Rainham and Beam Park Planning Framework, stating that it will be used to inform the preparation of the Local Plan alongside a wider range of evidence documents. Whilst GBPR do not contest this approach to planning policy making, they consider that account should also be taken of the area's designations and the need to meet London's acute housing shortage when drawing up policies for the area.* *In particular, GBPR questions whether the provision of 40-45% townhouses within the residential mix is an efficient use of land, particularly within an area identified as a Housing Zone and Opportunity Area. Providing this number of townhouses on a key housing site is an underutilisation of the land and is not reflective of the drastic need for housing in London. Similarly, GBPR queries whether the residential density (given as 60 - 80 dwellings per hectare for Beam Gardens) and the suggested building heights (set as 4 storeys fronting onto New Road and 2-3 storey townhouses within the main neighbourhood) will provide the optimum amount of residential development.*	Riverside Opportunity Area Planning Framework as well as the Council's own Masterplan and Development Framework. The Local Plan is also supported by an up to date Strategic Housing Market Assessment (SHMA) and this will inform the development of the area.
DOT13	*Marie-Claire Marsh (Nathaniel Lichfield and Partners representing* ***'Higgins Homes'****)*	*It is noted that the DoT states that a strategic objective of the Local Plan should be to "increase the supply of high quality housing in Havering by a minimum of 1,170 dwellings per annum over the Plan period".* *Paragraph 3.4.4 of the DoT states that in order to achieve this strategic objective, the spatial strategy is to ensure development is focussed in the most accessible and well*	Noted. The Proposed Submission version of the Local Plan aims to bring forward significant housing delivery in the most accessible and well connected areas – specifically, Romford and Rainham and Beam Park as well as other centres.

		connected areas of the borough: Romford Town Centre, Rainham and Beam Park SDA and the regeneration of Council owned housing estates. *Whilst these spatial strategies seek to ensure that the opportunities to increase residential development in town centres are maximised, the Council needs to also consider careful how these will all be delivered and at what stages. It is our view that it will take a long time to develop many of these sites/opportunities and that as a consequence, the required annual delivery rates will not be achieved, particularly in the short term when much needed new homes are required.* *In this regard, it is noted that paragraph 2.1.6 states that the priorities, reflected in the emerging visions and objectives for the Local Plan, includes protecting and enhancing the Green Belt. Whilst in principle this is a sound approach, it should be recognised that not all Green Belt land serves that purpose and that much is well located on the urban fringe, where sustainable development could be achieved and delivered.* *We would therefore, question whether the current strategy of protecting all Green Belt land is necessary and whether the current strategy will provide the housing numbers the Borough needs over the Plan period.* *Given the need to meet the increased housing requirements, we would strongly urge the Council to give greater consideration to releasing areas of the Green Belt for residential development which are in a sustainable location as extensions to existing settlements, where there are clearly defined boundaries and where none of the purposes of the Green Belt are met.*	Both Romford and Rainham and Beam Park have been identified as Housing Zones by the Mayor of London. These have funding programmes in place to accelerate housing delivery and to provide greater certainty for developers. The Local Plan is supported by a Housing Position Statement which sets out in more detail how the Council envisages housing delivery coming forward over the Plan Period. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan.
DOT14	*Suzy Wilson (CgMs on*	*<u>RESPONSE TO REGULATION 18 CONSULTATION</u>*	Noted.

	*behalf of **Taylor Wimpey Strategic Land**)*	*Question 3: What do you think the Local Plan priorities for housing should be?* - *Addressing the current shortfall and exceed the Council's current target by increasing and maximising housing numbers within the Borough.* - *Positively seek opportunities to do this and identify and seek to enable additional development capacity to be brought forward to supplement these targets.* - *Widen opportunities for home ownership and the creation of sustainable, inclusive and mixed communities in locations where people want to live.* *Question 4: Where do you think new homes should be located?* - *Houses should be located where people want to live and settle, taking account of the needs of the residential community. This is one of the aims the Council itself has identified as an aim within its Direction of Travel document.* - *Two new housing zones have been identified within Planning Frameworks. These zones are intended to deliver 6,554 homes. However, this provision is over a 20 year period; involves sites with existing occupiers/development; will require the delivery of associated infrastructure, and will require site amalgamation and a joined up approach to planning. As a result there is uncertainty over the delivery rates achievable from these sites over the first 5 years and therefore their contribution to achieving the Boroughs 5 year housing target.* - *In addition, the two housing zones are located to the*	The Proposed Submission version of the Local Plan is underpinned by a robust Strategic Housing Market Assessment. This will inform the delivery of housing. The Local Plan includes a policy to secure a wide range of housing types including different tenures. The Spatial Strategy of the Proposed Submission version of the Local Plan directs development including housing supply to the most accessible and well connected areas of the borough where there are existing concentrations of supporting infrastructure. The strategy of the Proposed Submission version of the Local Plan positively seeks opportunities to increase and maximise housing output through identifying and assessing land to enable additional development capacity to be brought forward to supplement the two housing zones. The Council has undertaken a Green Belt study as part of the evidence base for the Proposed Submission version of the Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one

		west of the Borough with no sites allocated within Upminster to serve the town itself. The allocation of an additional housing site in Upminster would assist by sharing the "burden" of the Borough's allocated housing target in a sustainable pattern of development which provides for local housing need and spreads infrastructure demand across the Borough. - *These Housing Zones do not reflect the local demand within the borough as required by the NPPF by such large sites being located within just two of the towns within the borough.* - *The site adjoins the built up area of Upminster on two boundaries and has direct road frontage on 3 boundaries. A suitable vehicle access point is located on the northern boundary of the site via Little Gaynes Lane, which is also the closest point and most direct succinct route to Upminster's town centre and train stations. There are also additional opportunities for pedestrian and cycle access points at the northern end of the site adjacent to existing housing.* - *The land to the South of Little Gaynes Lane, Upminster is considered to represent the best opportunity to meet the objectively assessed housing need for the settlement of Upminster in a sustainable location*. *Question 8: How do you think the Plan should support the Culture and Leisure offer within Havering?* - *The land to the South of Little Gaynes Lane, Upminster sits within the Thames Chase Community Forest, which is an area established in 1990 covering 40 square miles of East London and South Essex. The Vision for the Forest is that by 2030, it will be recognised as 'an*	or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. The Proposed Submission version of the Local Plan takes into account the requirements of the NPPF in Local Plan. The study concluded that all of the Green Belt in the borough makes a contribution towards one or more purposes of the Green Belt identified in the NPPF and is based on defendable boundaries. No exceptional circumstances have been identified to justify making any modifications to the Green Belt in the Proposed Submission version of the Local Plan following the approach set out in the NPPF and London Plan. The Green Belt Evidence Study therefore does not support any release of Green Belt land in Havering. The Local Plan recognises the opportunity provided by Thames Chase Community Forest. It has policies dealing with green

		inspirational example of landscape regeneration where enhanced connected woodland and green space has made a clear difference to wildlife and peoples' lives'. - *The site does not currently contain any forest or woodland. There is potential, with the development of the site, to incorporate environmental enhancements to this section of the Community Forest, such as tree planting and hedgerow and non-woodland habitat creation/ restoration, as well as improving public access to and through the site, including links between the Ingrebourne Valley Greenway to the north west of the site and Parklands Open Space to the south east, as part of a comprehensive green infrastructure strategy for the site.* - *This will enhance the Thames Chase Community Forest and will improve the recreational opportunities of the local population to enjoy the green spaces both within the site and beyond in line with the NPPF.* *<u>Question 10:</u> Do you have any suggestions for the revisions to the Green Belt Boundary?* - *The land to the South of Little Gaynes Lane, Upminster is a suitable site for release from the Green Belt to accommodate local housing need in Upminster. The site is partially enclosed by existing development to the north, north-west and east. The development of the site would not adversely impact the setting of Upminster and its distinct identity from Hornchurch to the north-west. The site is separated from Hornchurch by the Ingrebourne Valley and existing built development. Hacton Lane and Park Farm Road form a clear boundary to the site and a strong future boundary*	infrastructure, to protect and enhance nature conservation and to increase opportunities for informal countryside recreation..

		between the settlement of Upminster and the green belt. *Opportunities:* - *Creation of a sustainable urban extension to Upminster* - *Enhanced Recreation*	
DOT15	*Samantha Powell (Department for Education)*	*The EFA encourages LB Havering to safeguard land for the provision of new schools to meet government planning policy objectives as set out in paragraph 72 of the NPPF.* *In addition, there is a need to ensure that the education contributions made by developers are sufficient to cover the increase in demand for primary and secondary school places that is likely to be generated by new development. When new schools are developed, local authorities should seek to safeguard land for the future expansion of new schools where demand indicates this might be necessary*. *In developing policies for new schools, consideration should be given at an early stage in the site appraisal process as to how the use of public transport, cycling and walking can be encouraged to help reduce the number of car journeys to and from new schools. The inclusion of a well-developed green travel plan can help to ensure that new schools are better integrated with existing communities.* *The EFA also notes that LB Havering will use the Infrastructure Delivery Plan to inform the evidence for the Council's emerging CIL (para 2.2.7). There is a need to ensure that education contributions made by developers are sufficient to cover the increase in demand for school places that are likely to arise from major developments in the borough. Robust forecasting*	Noted. The preparation of the Proposed Submission version of the Local Plan was informed by close working across the Council with Council staff involved in the planning of new education facilities. It takes account of the latest Schools Commissioning Plan. The Council would look for proposed sites for schools to be well located and accessible by a range of travel modes.

		will also help to secure investment from other services and housing developers for infrastructure projects and new housing developments through Section 106 negotiations. *The EFA encourages collaborative working with local authorities during all stages of planning policy development to help guide the development of new school infrastructure and to meet the predicted demand for primary and secondary school places. As such, and in line with the Duty to Cooperate, and Havering's commitment to 'continue to engage with public bodies to inform the policy approach to the provision of strategic infrastructure' (para 2.3.4) please add the EFA to the list of infrastructure providers with which the Council consults and engages with for the next stage of this and other Local Plan documents*.	
DOT16	*Roy Burnett (Guys & St. Thomas' NHS Foundation Trust)*	Not quite sure what you are trying to achieve with this, but an obvious consideration is to open up all bus lanes to motorbikes. Thanks.	Noted. This is outside the scope of the Proposed Submission version of the Local Plan.
DOT17	*Sports England*	*Sport England acknowledges that paragraph 2.2.6 states an Open Space, Allotment and Sport and Recreation Needs Assessment will form the evidence base for the emerging Local Plan but question why the Playing Pitch Strategy (PPS), which is currently being developed, will not form the evidence base. The PPS will set out a clear strategy and action plan with delivery priorities for playing pitches within the borough and therefore should direct the objectives and policies of the Local Plan. Sport England also notes that the Council do not appear to have a specific Built Facility Strategy that assesses the needs and requirements for future provision of built sporting facilities. This strategy should be developed in order to provide a robust and*	Noted. The Proposed Submission version of the Local Plan is underpinned by a robust evidence base including a Space, Allotment and Sport and Recreation Needs Assessment Study. The Local Plan includes a policy to protect and enhance open space, sport and recreation and within this there is recognition of the role of playing pitches and support for bringing back into use playing fields which

		up-to-date evidence base for any emerging polices relating to built sport provision. *Sport England welcome that health and leisure provision will be reflected in the emerging vision and objectives for the Local Plan but are concerned that the Council are not seeking specific policies relating to playing pitch/outdoor and indoor sports facilities. Sport England recommend that such policies are incorporated within the emerging Local Plan so that sports facilities can be clearly planned and provided in the right places at the right time. These policies should fully reflect Sport England's objectives to protect, enhance and provide and should be based on an established and robust assessment of need and a clear strategy and action plan that fully reflects Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives.'* *Sport England has concerns relating to the evidence base and the intention to not provide specific policies relating to sport but would be happy to work alongside the Council in the development of the Local Plan so that sport within the borough can be positively planned.*	are disused.
DOT18	*James Stevens* *(Home Builders Federation Ltd.)*	*The London Plan has undertaken an OAN for London, treating London as a single housing market area. The overall OAN of 49,000 has then been apportioned among the 35 London local planning authorities (including the two development corporations) on the basis of capacity. Capacity for only 42,000 homes has been identified.* *We note in paragraph 3.4.3 that the emerging local plan will provide for 1,170 dwellings per annum (dpa). This reflects the minimum dwelling requirement in Table 3.1 of the London Plan.*	Noted. The Proposed Submission version of the Local Plan is underpinned by a Strategic Housing Market Assessment (SHMA). The Council has also prepared a Housing Position Statement to support the delivery of housing through the Local Plan. The Council recognises the importance of providing new

		The London Plan does require the London boroughs to undertake local assessments of need (SHMA) and local assessments of capacity (SHLAA) to augment the London Plan targets in order to try and close the gap between the need to provide 49,000 dpa – which represents the lower end of the OAN, and the capacity for 42,000 dpa. *We hope, therefore, that the Council will try and augment the minimum figure of 1,170 dpa in order to help address London's wider strategic unmet need of circa 7,000 dpa.*	homes and the policies in the Local Plan are intended to optimise housing delivery. They include policies for the Romford and Rainham and Beam Park Strategic Development Areas which have the potential to deliver significant housing.
DOT19	*Highways England*	*Our interest in local plans is specifically focussed on the council's approach to highway and transport matters in relation to regeneration and new development. Given the proximity of London borough of Havering to the M25, A13 and A12 that are all part of the SRN, we are keen to understand what impact the Havering Local Plan will have on the SRN for which we are responsible.* *We note that the evidence base for the Local Plan will include Transport Background Papers that are currently being prepared that will bring together a number of transport evidence base documents to support the Plan. It is important that the transport appraisals covered by these papers adequately assess the impact of the Local Plan on the SRN. This is necessary to ensure that any requirements for enhancements to the SRN triggered by the impact of the Local Plan are identified, including how they would be funded.*	Noted. The Proposed Submission version of the Local Plan is underpinned by a Transport Position paper and strategic modelling paper undertaken with the support of Transport for London.
DOT20	*Historic England*	*There is an expectation that local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats (NPFF para 126).*	Noted. The emerging Proposed Submission version of the Local Plan includes policies to protect and enhance the historic

		This should be supported by a robust evidence base which clearly demonstrates an understanding of London's historic environment, the significance of its heritage assets and their contribution to the wider environment (NPPF para 169). In this context it is important to recognise that heritage assets are widely defined as any .building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in both plans and decision making. *Ultimately we would expect the emerging Local Plan to provide a robust framework that delivers sustainable development including net gains for the conservation and enjoyment of the historic environment.* ***Evidence Base**: On reviewing the evidence provided in the Direction of Travel and the council's web site, it is not possible to identify what evidence has been gathered on the Boroughs historic environment and how it has been used to inform the current consultation document.* *Reflecting national policy we would seek to ensure the evidence gathered and used is sufficiently robust, inclusive and not just focused on quantitative aspects, but includes details of condition and the positive contribution of the historic environment. Our advice as set out in 'The Historic Environment in Local Plans' (GPA1) provides helpful pointers on what evidence should be gathered and how it could be applied.* *A way forward which could help improve understanding of the Borough's historic and local character (as part of the local plan evidence base and inform both the Borough Portrait and distinctive local policies) could be to commission a Borough-wide characterisation Study. Historic England has just completed an audit of characterisation studies already*	environment of Havering and the heritage assets of the borough. The policies in the Local Plan have been informed by the Council's existing evidence base for heritage assets. This includes the Havering Heritage Assets Register and several Conservation Area Appraisals and Management Plan s for Havering's eleven Conservation Areas. The strategic objectives in the Local Plan include a specific objective dealing with heritage and it reflects the suggestions put forward by Historic England in their representation. The key elements of the Spatial Strategy identify the importance of heritage and the policies for the two strategic development areas in Romford and Rainham and Beam Park both identify heritage.

		undertaken and as a result identified a number of lessons to be learnt: Executive Summary via the following link: https://content.historicengland.org.uk/content/docs/get-involved/luc-characterisation-london -historic-environment-exec-summary.pdf *It is noted that reference is made to the associated Sustainability Appraisal as part of the evidence base. Paragraph 2.2.16 states that the Scoping Report has taken into account comments received following consultation in 2015 (response dated 12th January 2015) and as a result provides a link to the document. However it is not clear if views are being sought on this document (February 2015). If so, as a statutory consultee, we should receive a formal request to comment further.* ***Spatial Portrait**: We welcome the inclusion of designated heritage assets as part of the portrait. However, the level of detail is minimal and does not explain how the Borough's heritage positively contributes towards the distinctiveness of havering and its continuing changes. For example many of Havering's town and district centres have historic character that contributes to the distinctiveness of places. These places appear to be identified to accommodate further intensification and growth, yet in the Portrait this relationship is not recognised sufficiently.* ***The Emerging Strategic Objectives**: The Strategic Objective for the historic environment could be strengthened further, for example:* *'Proactively conserve, enhance, and ensure greater understanding of Havering's heritage assets, their settings and the wider historic environment.'*	

		Emerging Spatial Strategy*: It is with concern that heritage is not included as part of the spatial strategy. Heritage assets are by default spatial and through understanding their 'significance' can make a positive contribution to place making and managing change. An approach which should be used to help inform appropriate scales of development in the borough's District Centres, and intensification in Romford Town Centre.* *Intensification of development can potentially, if not planned and developed from a baseline of understanding the heritage interest, cause harm to the significance of heritage assets. It is noted that in Romford, emphasis is placed upon delivering high densities. This is not necessarily an issue, if the right tools and mechanisms with regards to conserving the significance of heritage assets are applied rigorously (as expressed by national policy and best practises). Otherwise inappropriately designed developments could result in a net loss to the conservation of the historic environment and be contrary to the achievement of sustainable development as clearly sought by national policy.*	

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

CONSULTATION STATEMENT 2017

Local Plan Consultation Statement Appendix 8

Submitted sites

Introduction

Table 1 lists all sites that that have been put forward for development during the preparation of the Havering Local Plan. The table provides a summary of the site and proposed land use as well as the Council's response.

The sites have come forward during the following stages:

1. Havering call for sites 2014 undertaken as part of the Havering Employment Land Review 2015
2. Local Plan Regulation 18 consultation 2015
3. Local Plan Direction of Travel publication 2016
4. Outside of a 'formal' consultation or call for sites stage
5. Pre-Local Plan – sites within the Green Belt that were known to the Council prior to the stages above

Where applicable, a site-specific response is given. Otherwise is referred to the main body of the Consultation Statement, which describes how sites have been considered.

Maps of the sites within the Green Belt have been provided after the table. This corresponds with the publication of Green Belt sites on the Council's website, which has been publically available and was regularly updated throughout the preparation of the Local Plan. This is followed by a section with additional material that has been submitted to the Council to support these submissions.

Table 1 – submitted sites

Site Address	Submission Stage	Current designation	Proposed use(s)	Council's Response	Additional material
Lillyputts Farm, Hornchurch	1 and 2	Green Belt (GB1)	Residential	Refer to main consultation statement	
Land off Heath Drive, Gidea Park, Romford, RM2 5QB	1	Green Belt (GB2)	Residential	Refer to main consultation statement	
Manor Fields, Rainham	1	Green Belt (GB3)	Mineral Extraction/ reclamation and restoration back to agriculture	Refer to main consultation statement	
Parcel A to the north of Squirrels Heath Road	1, 2 and 5	Green Belt (GB4)	Open space and parkland	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Parcel B to the south of Squirrels Heath Road, Harold Wood	1, 2 and 5	Green Belt (GB5)	Residential and open space and parkland	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Hill Farm, Noak Hill, Church Road	2	Green Belt (GB6)	Residential and employment	Refer to Appendix 6, Local Plan Regulation 18 responses	
Upminster Garden Centre, Nags Head Lane, RM14 1TS	1 and 2	Green Belt (GB7)	Residential, retail, office, leisure, warehousing, industrial, cultural and community	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
South Hall Farm, Wennington Road,	1	Green Belt	Residential and leisure	Refer to main consultation	

Rainham, Essex, RM13 9DQ		(GB8)		statement	
Berwick Ponds Farm, Berwick Ponds Road, Rainham, Essex, RM13 9EJ (This site has also been put for mineral extraction, refer to GB3)	1	Green Belt (GB9)	Residential and leisure	Refer to main consultation statement	
Great Sunnings Farm, Sunnings Lane, Upminster RM13 2DG	1	Green Belt (GB10)	Residential and leisure	Refer to main consultation statement	
Havering College of Further and Higher Education Quarles Campus, Tring Gardens, Harold Hill, Romford, Essex, RM3 9ES	1 and 2	Green Belt (GB11)	Residential and leisure	This site was identified in the 2008 Local Development Framework as a Major Developed Site in the Green Belt. The Council recognises the importance and fundamental role that previously developed sites in the Green Belt can play in accommodating residential development, and will, in the specific instance of the College's Quarles campus at Tring Gardens, Harold Hill, support redevelopment in accordance with the NPPF. Please refer to Appendix 6, Local Plan Regulation 18 responses	
Land between the A12 and Romford Golf Club	2	Green Belt (GB12)	Residential, education and employment	Refer to Appendix 6, Local Plan Regulation 18 responses	
Upper Rainham Road - Opposite Laburnum Avenue	1	Green Belt (GB13)	Residential	Refer to main consultation statement	
Doriston, Southend Arterial Road,	5	Green Belt	Residential	Refer to main consultation	

Cranham, Upminister, RM14 1TL		(GB14)		statement	
Plot 231, Prospect Road, Harold Wood	1 and 5	Green Belt (GB15)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Copthorne Gardens, Wingletye Lane, Hornchurch, RM11 3DL	1 and 2	Green Belt (GB16)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land east of Moor Lane, North of Moor Lane Church, Cranham, Upminister	1 and 2	Green Belt (GB17)	Mixed use, residential and cultural and community	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Redbrick Cottages, Warwick Lane, Rainham	5	Green Belt (GB18)	Residential	Refer to main consultation statement	
Wood Lane, Rush Green	1	Green Belt (GB19)	Residential	Refer to main consultation statement	
1	1	Green Belt (GB20)	Residential	Refer to main consultation statement	
Orange Tree Farm, Orange Tree Hill, Havering-atte-Bower	1	Green Belt (GB21)	Leisure, residential and cultural community	Refer to main consultation statement	
Orange Tree Hill, Havering-atte-Bower	1	Green Belt (GB22)	Leisure and cultural and community	Refer to main consultation statement	
Hall Lane, Upminster	1 and 5	Green Belt (GB23)	Residential	Refer to main consultation statement	
Little Paddocks Farm, Shepherds Hill, Harold Wood	1 and 2	Green Belt (GB24)	Residential, leisure, cultural and community, and public open space	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	

Lincoln Close, Hornchurch, RM11 3HD	1 and 2	Green Belt (GB25)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land to the East of Wingletye Lane , Hornchurch (Surrounding Lillyputts Farm)	1 and 2	Green Belt (GB26)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
New Road (A1306), Rainham	1 and 2	Green Belt (GB27)	Mixed use, residential, park and green space	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Lillyputts Farm, Hornchurch, RM11 3BL	1 and 2	Green Belt (GB28)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Chapmans Farm, Upminster (Site 1) RM14	1 and 2	Green Belt (GB29)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Chapmans Farm, Upminster (Site 2) RM14	1 and 2	Green Belt (GB30)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Chapmans Farm (Site 3), Upminster RM14	1 and 2	Green Belt (GB31)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land north of Ockendon Road, Upminister, RM14 2DJ	2 and 5	Green Belt (GB32)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18	

				responses	
Gaynesborough, Little Gaynes Lane, Upminster RM14 2JB	2 and 5	Green Belt (GB33)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land between Collier Row Road and Hog Hill Road, Collier Row, Romford, Essex	1 and 2	Green Belt (GB34)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Gobions Farm, Collier Row Road, Romford, Essex	1 and 2	Green Belt (GB35)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land between London Road and A12, Mawneys, Romford, Essex	1 and 2	Green Belt (GB36)	Residential, leisure	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land between Marlborough Road and A12, Mawneys, Romford, Essex	1 and 2	Green Belt (GB37)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Cardrome, Upper Rainham, Hornchurch, Essex, RM12 4EU	1 and 2	Green Belt (GB38)	Residential	This site was identified in the 2008 Local Development Framework as a Major Developed Site in the Green Belt. The Council recognises the importance and fundamental role that previously developed sites in the Green Belt can play in accommodating residential development. There may be	

				some potential for re-development in line with green belt policy set out in the NPPF.	
Bush Farm Corbets Tey, Upminster	1, 2 and 5	Green Belt (GB39)	Residential, education and community facilities	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Mardyke Farm, South Hornchurch	1 and 2	Green Belt (GB40)	Residential, school, community facilities, and associated green infrastructure	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Wennington Road	2	Green Belt (GB41)	Residential	Refer to Appendix 6, Local Plan Regulation 18 responses	
Brookmans Park Drive	4	Green Belt (GB42)	Unknown	Refer to main consultation statement	
Land at Park Farm & Meadow Farm, Eastern Avenue East, Romford, RM3 7NR	4	Green Belt (GB43)	Residential	Refer to main consultation statement	
Land on the West side of Risebridge Chase, Romford	4	Green Belt (GB44)	Residential	Refer to main consultation statement	Y
Land adjacent Ivy Holt, North Road, Havering Atte Bower, RM4 1PS	4	Green Belt (GB45)	Residential	Refer to main consultation statement	Y
Land at North Road, Havering Atte Bower, RM4	2 and 4	Green Belt (GB46)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	Y
Risebridge Chase, Romford	4	Green Belt (GB47)	Withdrawn	Refer to main consultation statement	
178 /Rear of 188 Crow Lane Romford	4	Green Belt (GB48)	Industrial/Residential	Refer to main consultation statement	

Tudor Oak, Nags Head Lane	4	Green Belt (GB49)	Building and Residential use	Refer to main consultation statement	
Park Corner Farm Hacton, Upminster, Essex	4	Green Belt (GB50)	Affordable housing, School, Hospital, Medical Centre	Refer to main consultation statement	
Land north of Eastern Avenue East	4	Green Belt (GB51)	Residential, Leisure	Refer to main consultation statement	Y
Oak Royal Nurseries 355A Front Lane Upminster Essex RM14 1LW	4	Green Belt (GB52)	Residential	Refer to main consultation statement	Y
Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP	4	Green Belt (GB53)	Residential	Refer to main consultation statement	Y
Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP	4	Green Belt (GB54)	Residential, Leisure	Refer to main consultation statement	
Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP	4	Green Belt (GB55)	Residential, Leisure	Refer to main consultation statement	
Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP	4	Green Belt (GB56)	Residential, Leisure	Refer to main consultation statement	
Little Gaynes Lane, Upminster	4	Green Belt (GB57)	Residential	Refer to main consultation statement	
Rear of 74 Lower Bedfords Road, Romford, Essex, RM1 4DG	4	Green Belt (GB58)	Residential	Refer to main consultation statement	
Bramble Farm, Bramble Lane, Upminster, Essex, RM14 2XL	4	Green Belt (GB59)	Residential	Refer to main consultation statement	
Car Park White Hart House, Hacton Lane, Upminster	4	Green Belt (GB60)	No immediate plans to build / Residential x2 homes	Refer to main consultation statement	
Land at Hacton Lane, Upminster	4	Green Belt (GB61)	Mineral Extraction /Residential (flexible)	Refer to main consultation statement	
198 Crow Lane, Romford, RM7 0ES	4	Green Belt	Residential	Refer to main consultation	

		(GB62)		statement	
188a Crow Lane, Romford, RM7 0ES	4	Green Belt (GB63)	Residential	Refer to main consultation statement	
Land to the north of Crow Lane and adjacent Raven Close, Romford	4	Green Belt (GB64)	Residential	Refer to main consultation statement	
Damyns Hall Aerodrome	4	Green Belt (GB65)	Unknown	Refer to main consultation statement	
Home Farm, North Road, Havering-atte-Bower	4	Green Belt (GB66)	Residential	Refer to main consultation statement	
The Old Coach House, Ockendon Road, North Ockendon, Upminster, RM14 3QJ	4	Green Belt (GB67)	Residential	Refer to main consultation statement	
Orange Tree Kennels 1, Benskins Lane, Noak Hill, RM4 1LB	4	Green Belt (GB68)	Residential	Refer to main consultation statement	
Land to the south east of Lambs Lane North and to the north of the A1036 New Road, Rainham	4	Green Belt (GB69)	Residential	Refer to main consultation statement	
Old Gailey Park, Southend Arterial Road, Upminster, RM14 1TJ	4	Green Belt (GB70)	Residential	Refer to main consultation statement	
Great House, Hall Lane, Upminster, Essex, RM14 1TT	4	Green Belt (GB71)	Residential	Refer to main consultation statement	
Land west of Lodge Lane, Romford	4	Green Belt (GB72)	Residential (care village)	Refer to main consultation statement	Y
Long Meadow Farm, Hall Lane, Upminster, Essex, RM14 1TT	4	Green Belt (GB73)	Residential	Refer to main consultation statement	
Land lying to the North side of Bird Lane, Upminster. Site of former properties known as Dannys Bungalow and numbers 1, 2 and 3 Potkiln Cottages	4	Green Belt (GB74)	Residential	Refer to main consultation statement	
Land off St Mary's Lane (B187), North Ockendon, Upminster	4	Green Belt (GB75)	Residential	Refer to main consultation statement	
Land at Upper Bedfords Farm,	4	Green Belt	Residential	Refer to main consultation	Y

Romford		(GB76)		statement	
Land apart of Tylers Hall Farm, Nags Head Lane, Upminster, Essex, RM14 1TS	4	Green Belt (GB77)	Residential	Refer to main consultation statement	
Harwood Livery, Harwood Hall Lane, Upminster, Essex, RM14 2YG	4	Green Belt (GB78)	Any development	Refer to main consultation statement	
Land South of Little Gaynes Lane, Upminster	3	Green Belt (GB79)	Residential	Refer to Direction of travel Appendix 7	
Bush Farm, Bramble Lane, Upminster	4	Green Belt (GB80)	Residential or recreational	Refer to main consultation statement	
Portman House, 16-20 Victoria Road, Romford, London, RM12JT	1	Office	Mixed comprising office residential and retail	Mixed use supported in principle. Since this site was submitted to the Council Prior Approval has been granted for change of use from office to residential from the ground to fourth floor.	
Stafford Industrial Estate, Hornchurch	1	Industrial	Residential	The Havering Employment Land Review 2015 recommends retention of this industrial estate as a Local Significant Industrial Location. The Proposed Submission Local Plan reflects this.	
B&Q, Roneo Corner, Hornchurch, Romford, RM11 3SL	1	Retail	Residential	This site is within a designated Out of Town Centre location. The Proposed Submission Local Plan supports mixed use development in these areas.	

Land at: Coldharbour Lane Rainham	1	Former landfill site	Industrial	The Havering Employment Land Review recommends designation of the Freightmaster Estate as a Strategic Industrial Location. The Proposed Submission Local Plan reflects this.	
National Grid Land, Crow Lane, Romford, Essex	1	Industrial	Residential	The Havering Employment Land Review recommends the release of this site from industrial use. The Proposed Submission Local Plan reflects this. High quality, residential development is supported in principle.	

Green Belt Site Location Plans

This section contains the site location plans submitted to the Council.

GB1 – Land of Wingletye Lane (Land at Lillyputts Farm)

0m 50m 100m 150m 200m 250m

Site Location Plan Land South of Lillyputts Farm, Hornchurch		
Drawing 12026_01	Revision a	Revision detail
Drawn By CH	Date 01/13	Scale 1:2500@A4

Andrew Martin Planning
Planning Design Development
Town Mill | Mill Lane | Stebbing | Dunmow | Essex | CM6 3SN
Telephone: 01371 855855 Fax: 01371 856201 Email: info@am-plan.com Website: www.am-plan.com

GB2 – Land to the east of Heath Drive and to the south of Eastern Avenue East, Gidea Park, Romford

Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

Location Plan 1:1250

notes:

any discrepancies should be reported immediately

all dimensions should be checked on site prior to commencement of work

site/survey based on ordnance survey information provided by prodat systems plc, (www.promap.co.uk) prodat does not guarantee that all past or current uses or features will be identified in the product

the product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining salability or value, or used as a substitute for any physical investigation or inspection.

drawings to be read in accordance with the dwelling emission rate (der/ter) calculation, the building must be built 'as designed' meeting the criteria set for air permeability.

© HERTFORD PLANNING SERVICE

note
when printing off pdf's.
it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet.
also that the scale bars on the plan measure correctly.

Data | Description | Rev

Hertford Planning Service
Architecture & Planning
Westgate House, 37–41 Castle Street,
Hertford, Herts SG14 1HH
Tel: 01992 552173 Fax: 01992 587643
Email: contact@hertfordplanning.co.uk
www.hertfordplanning.co.uk

Chartered Institute of Architectural Technologists

Client BKL Development Ltd

Description

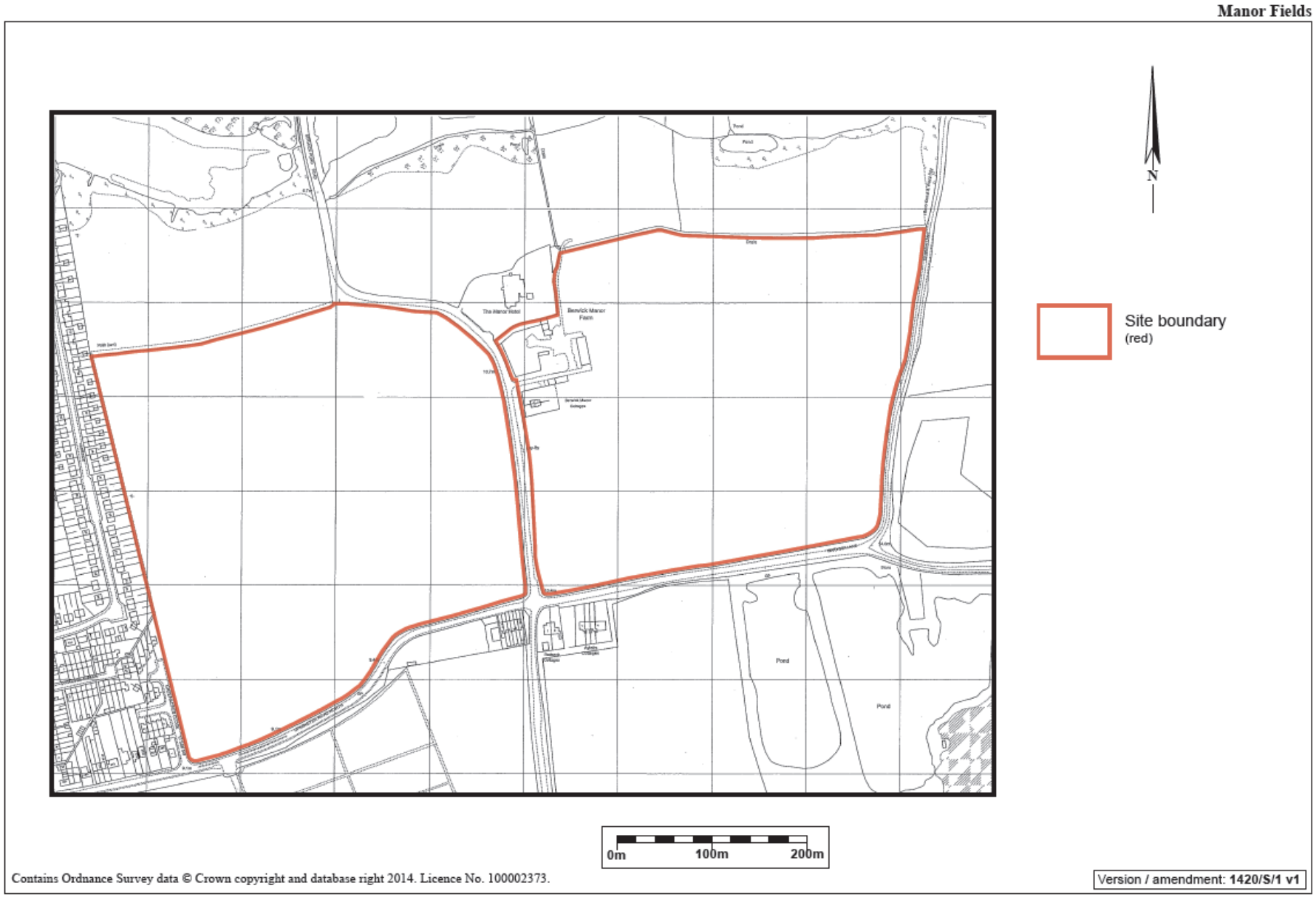
Project Gidea Park
Romford
RM2 5BQ

Drawing EXISTING
Location Plan

Date September 2014
Scale 1:1250
Sheet size A1
Drawn GPS

11027-LP-001

GB3 – Manor Fields, Rainham (land to the east and west of Berwick Ponds Road)



GB4 – Land to the north of Squirrels Heath Road (to the east of Archibald Road)

Site A on the map

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trade-marks and OS MasterMap® is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:2500

0 20 40 60 80 100

Metres

Supplied by: Getmapping
OS License Number: 100030848

Land north and south of Squirrels Heath Road, Harold Wood
Reference No. CS38907

Parcel A: 1.18ha, Parcel B: 1.30ha. Total: 2.48ha

GB5 – Land to the south of Squirrels Heath Road (to the East of Brinsmead Road)

Site B on the map

Ordnance Survey Licensed Partner

getmapping.com

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trade-marks and OS MasterMap® is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:2500

0 20 40 60 80 100

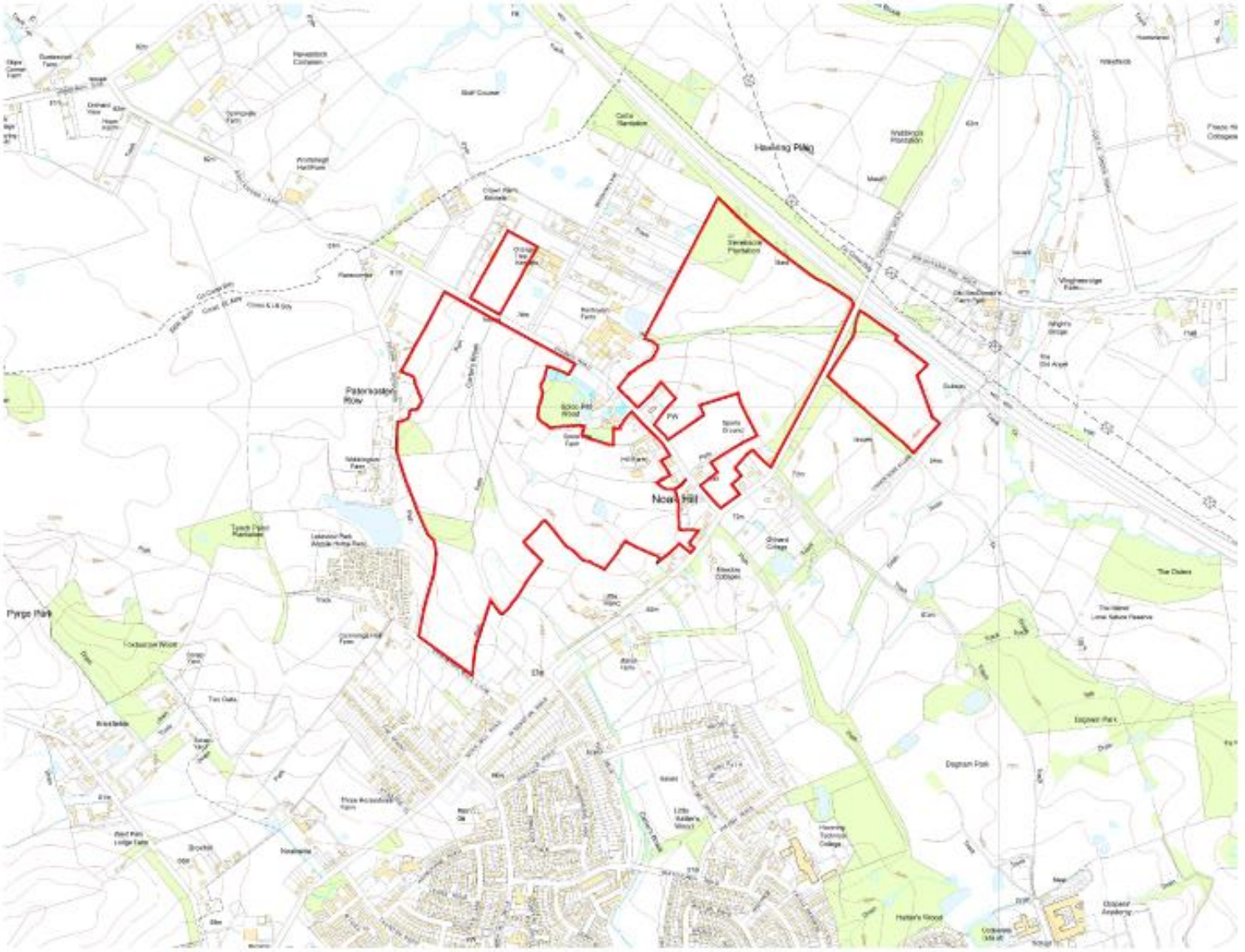
Metres

Supplied by: Getmapping
OS License Number: 100030848

Land north and south of Squirrels Heath Road, Harold Wood
Reference No. CS38907

Parcel A: 1.18ha, Parcel B: 1.30ha. Total: 2.48ha

GB6 – Land at Hill Farm, Noak Hill, Church Road



Hill Farm, Romford

Site Location Plan

N

Application Site

REVISIONS DATE

p.p.s.

Phillips Planning Services Ltd.
Town Planning and Development Consultants

PROJECT
Hill Farm, Romford

TITLE
Site Location Plan

CLIENT
R Watt & Partners

SCALE (@A3)	DRAWN BY	DATE
1 : 10,000	LS	03/15

PROJECT NUMBER	DRAWING NUMBER	REV
154714	15-01	

GENERAL DISCLAIMER

Planning drawings are not to be used for construction purposes. These drawings can be scaled for planning purposes. All measurements to be checked on site and any discrepancies to be brought to the attention of the designer

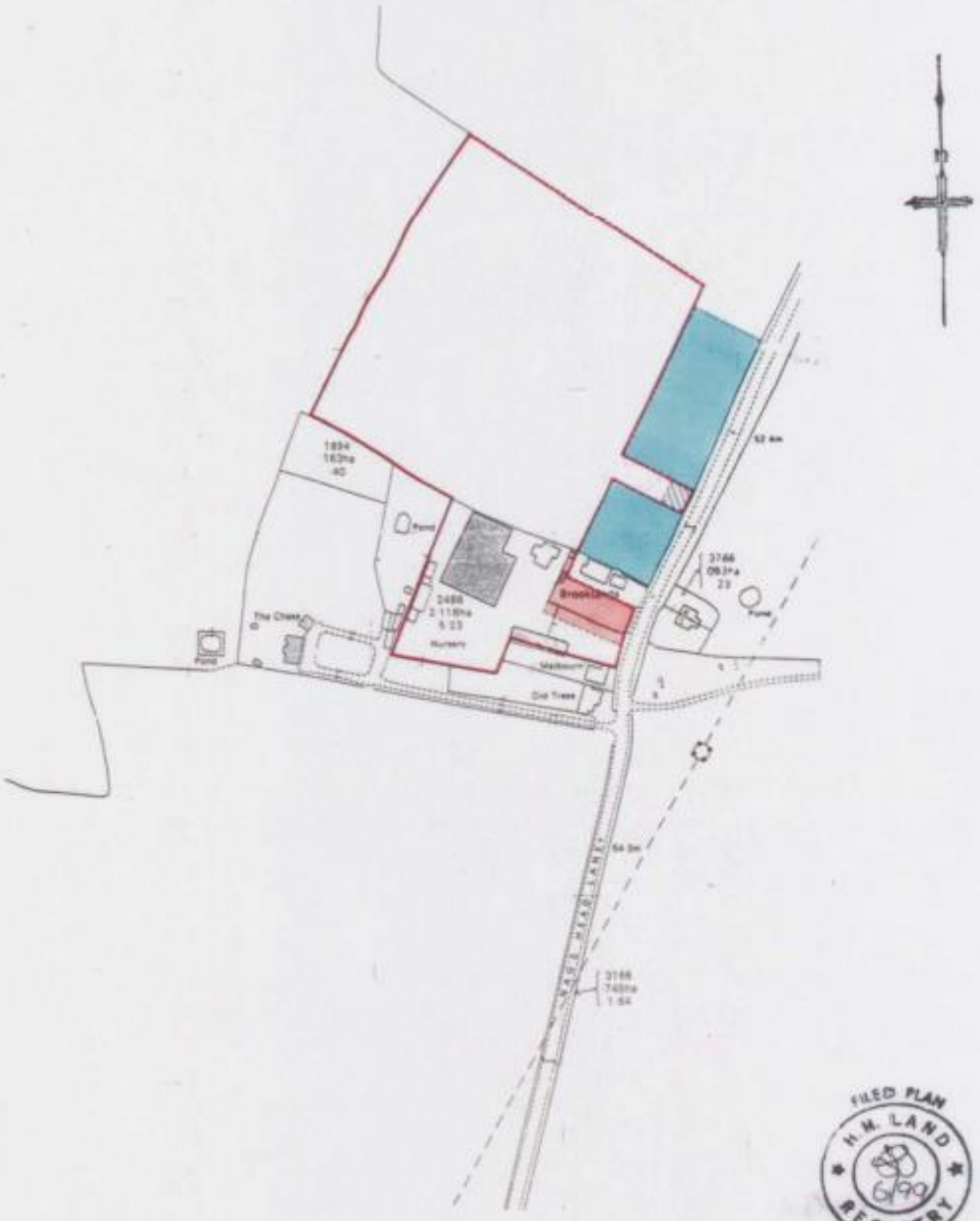
COPYRIGHT NOTICES

Copyright © 2014 – All rights reserved. These drawings may not be copied or reproduced in whole or in part without the written consent of Phillips Planning Services Ltd.

Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100020449

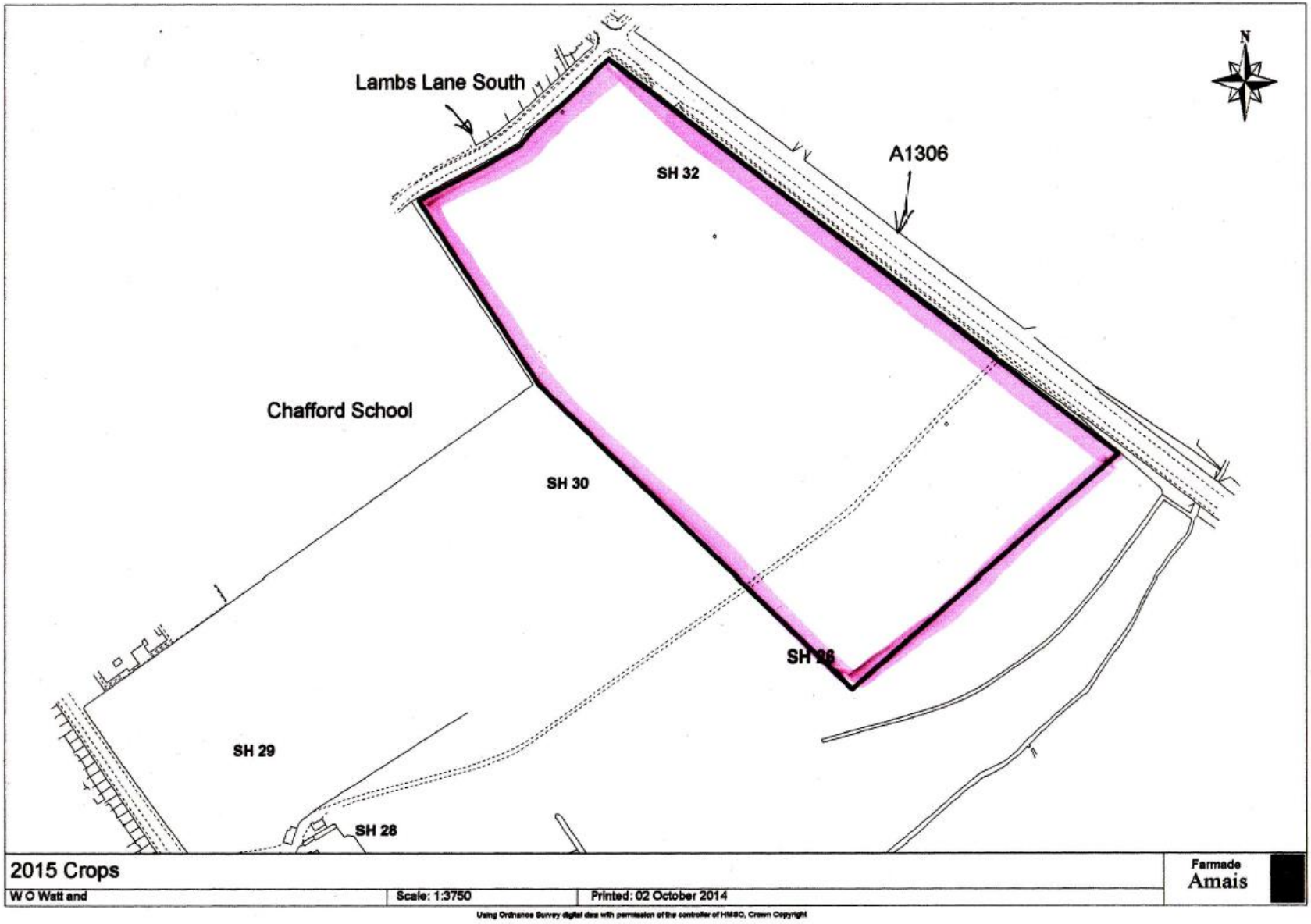
GB7 – Upminster Garden Centre, Nags Head Lane

H.M. LAND REGISTRY	TITLE NUMBER EGL 374942	
ORDNANCE SURVEY PLAN REFERENCE	TQ 5690 F TQ 5691 H	Scale 1:2500
GREATER LONDON	LONDON BOROUGH OF HAVERING	© Crown Copyright

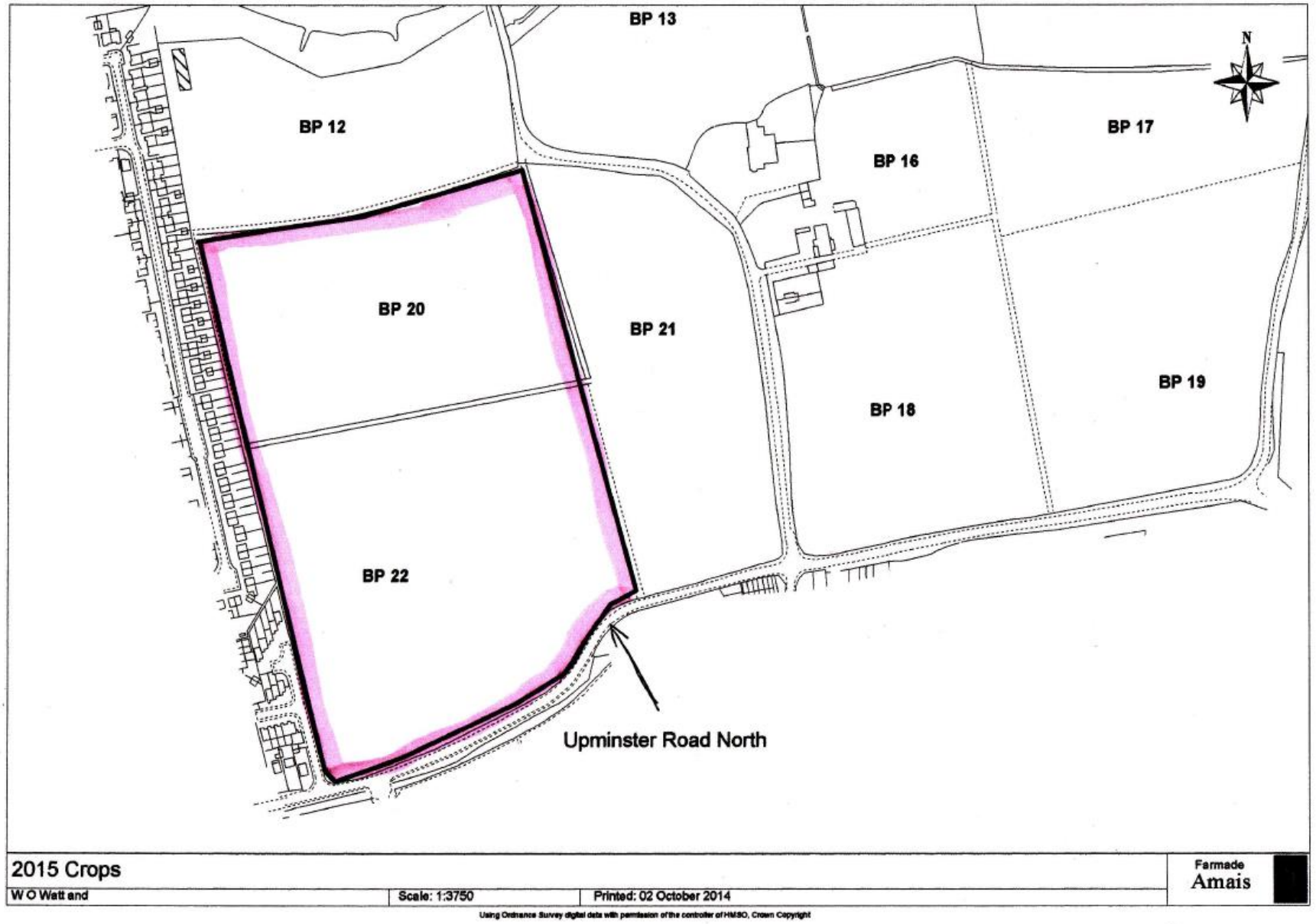


This official copy is incomplete without the preceding notes page.

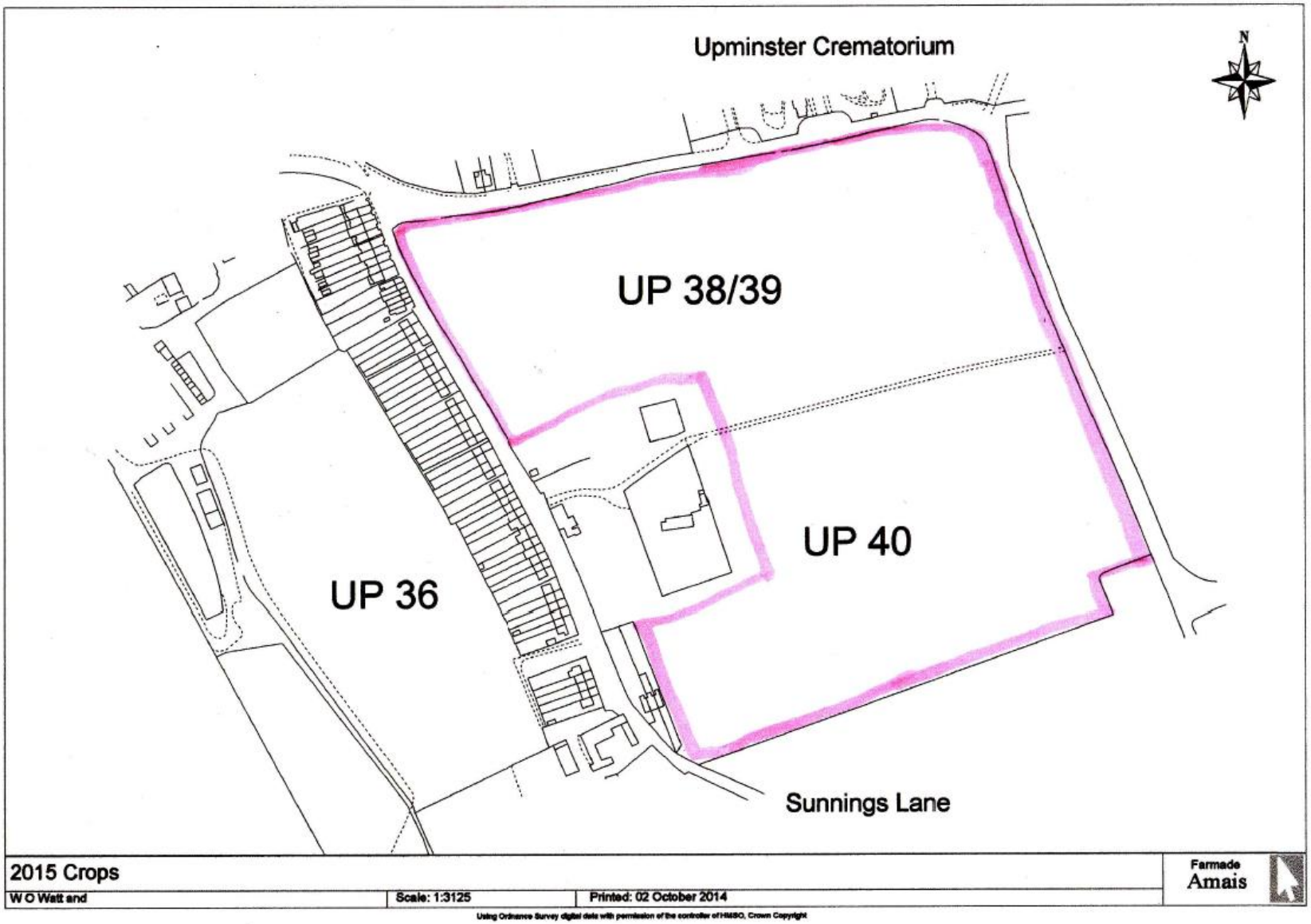
GB8 – South Hall Farm, Wennington Road, Rainham



GB9 – Berwick Ponds Farm, Berwick Ponds Road, Rainham



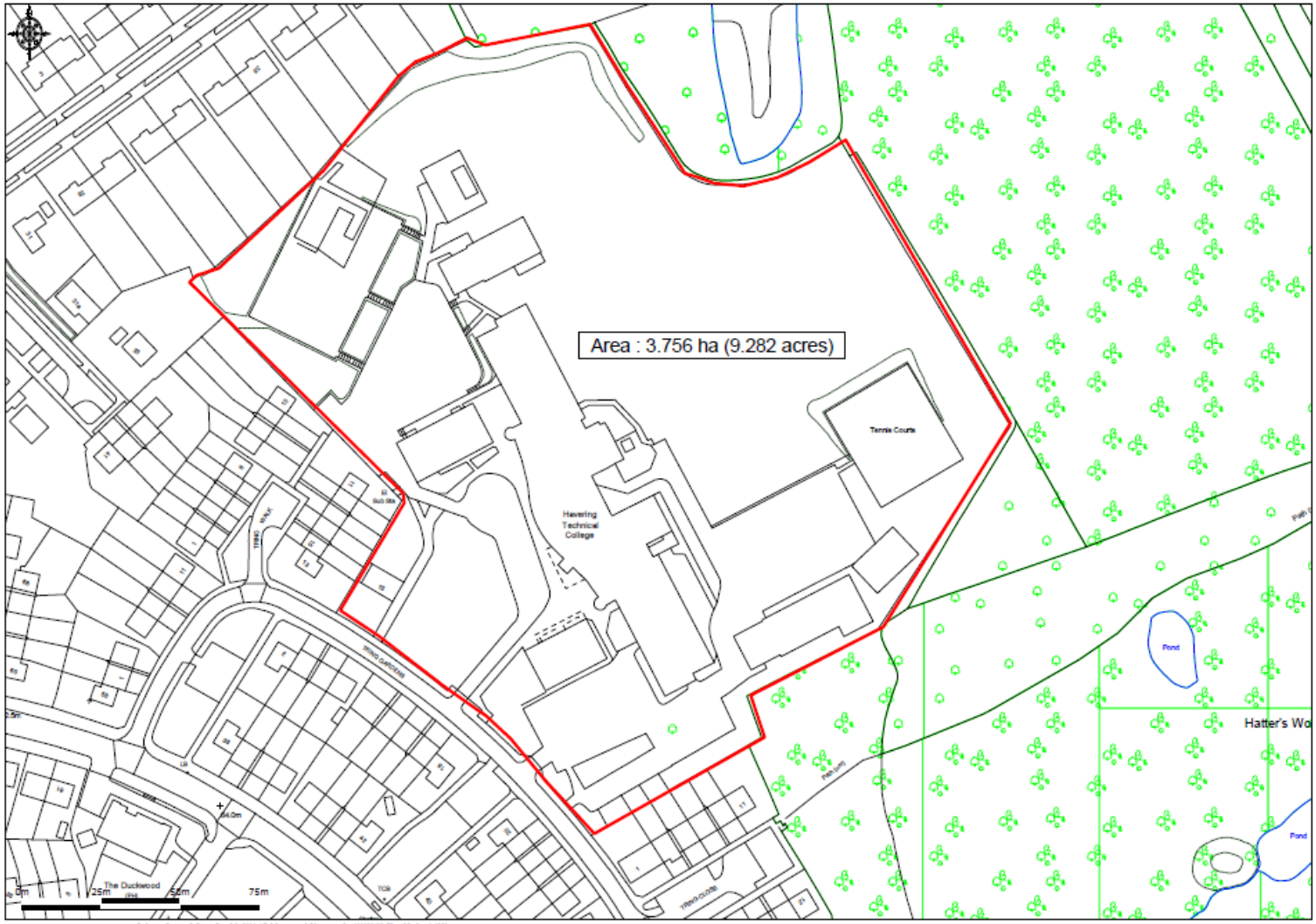
GB10 – Great Sunnings Farm, Sunnings Lane, Upminster



GB11 – Havering College of Further and Higher Education Quarles Campus, Tring Gardens, Harold Hill

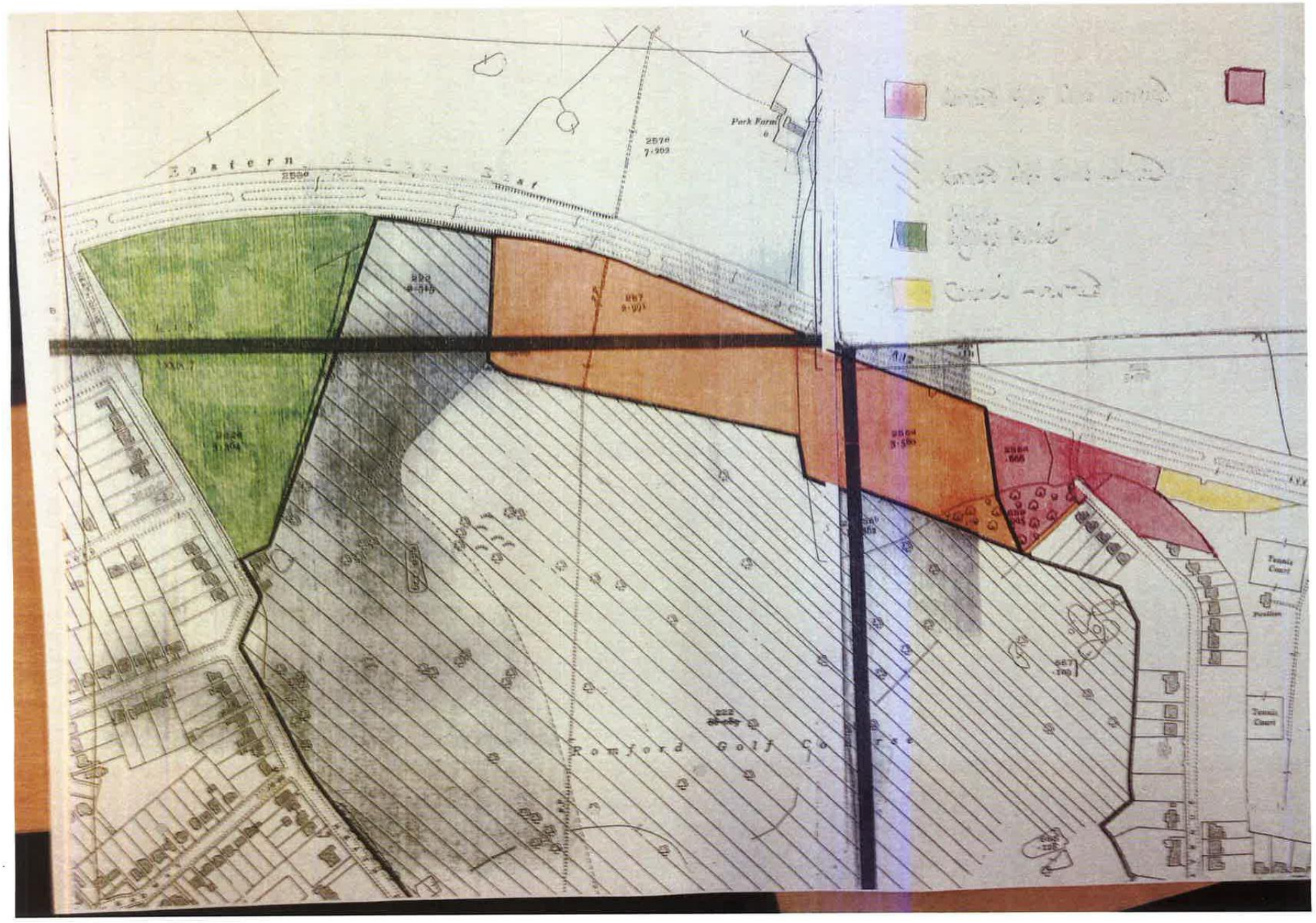
Havering College of Further & Higher Education

Quarles Campus, Tring Gardens, Romford, RM3 9ES

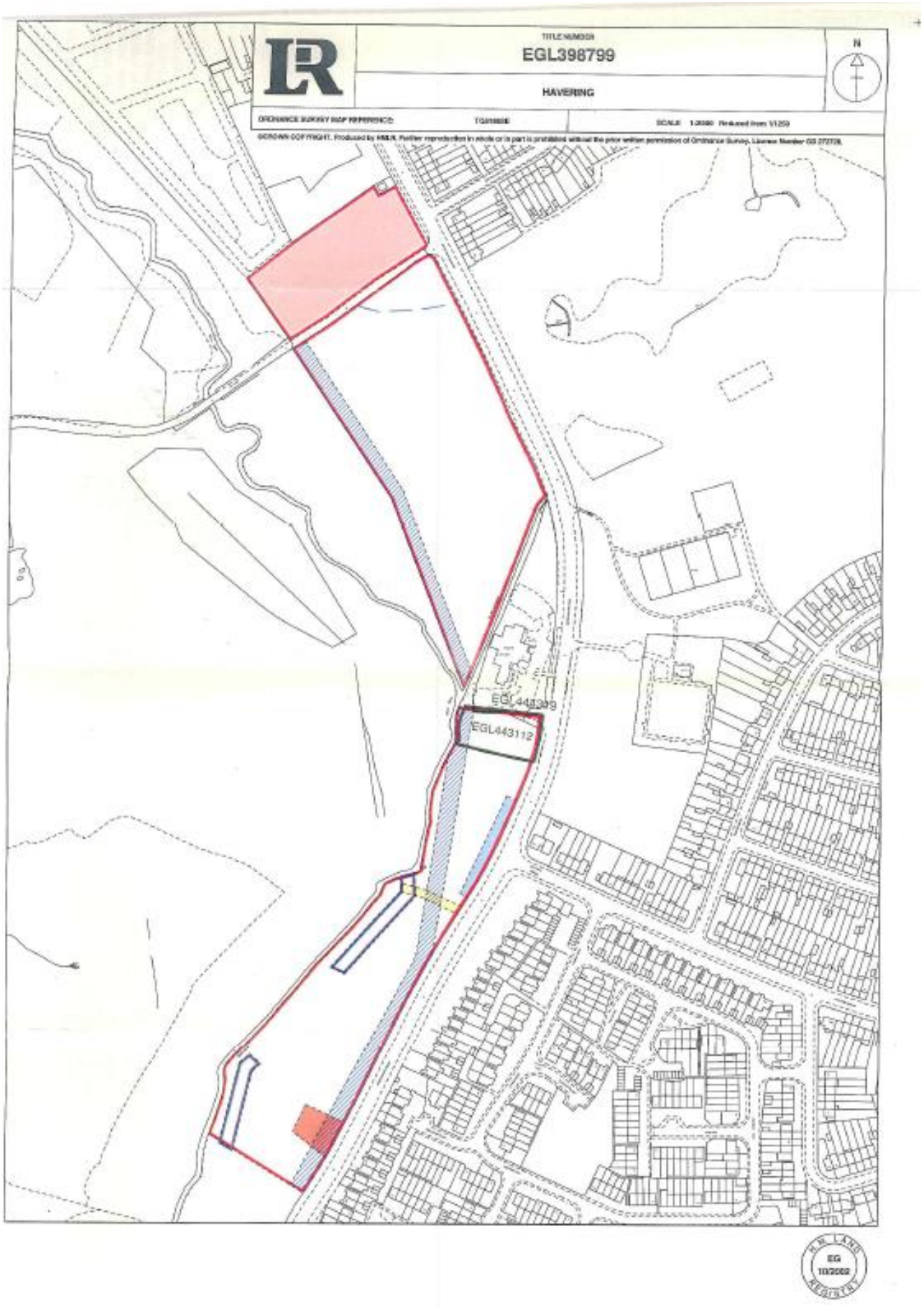


Site Location Plan 1:1250

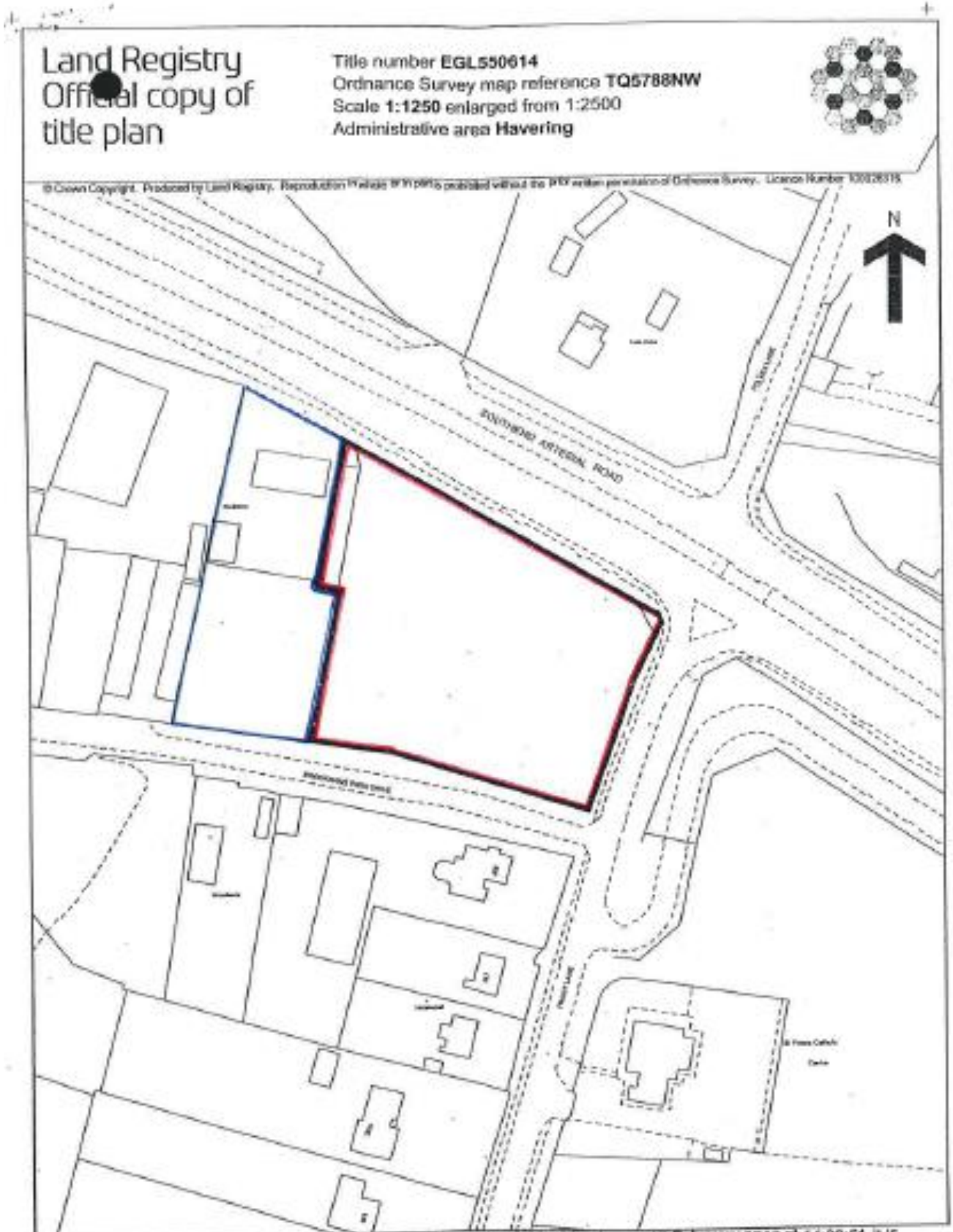
GB12 – Land between the A12 and Romford Golf Club, Romford



GB13 – Land west of Upper Rainham Road, Hornchurch (north and south of Maylands Health Care Centre)

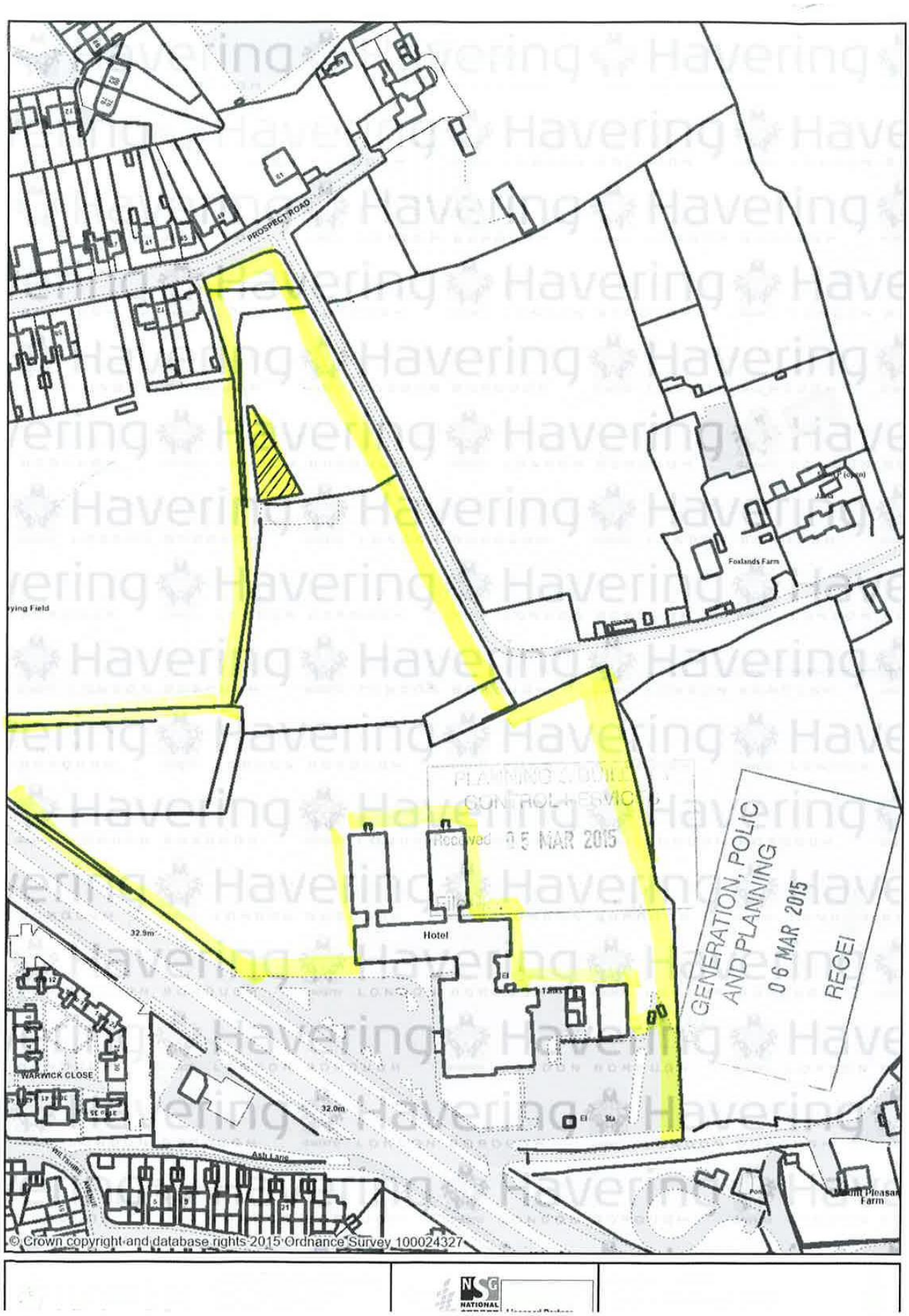


GB14 – Land to the east of Doriston, Cranham, Upminster (north of Brookmans park drive and south of Southend Arterial Road)

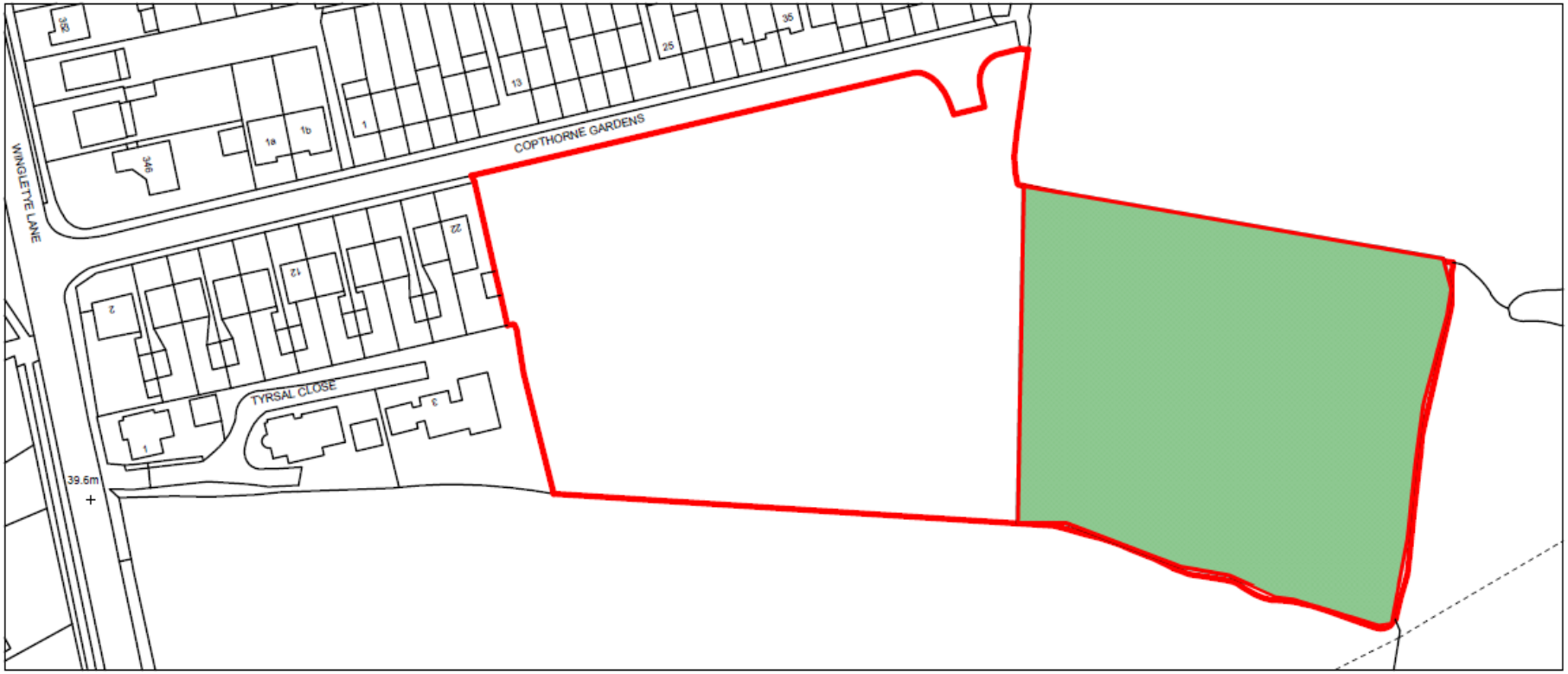


This official copy issued on 17 February 2009 shows the state of this title plan on 17 February 2009 at 14:32:51. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.
Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Stevenage Office.

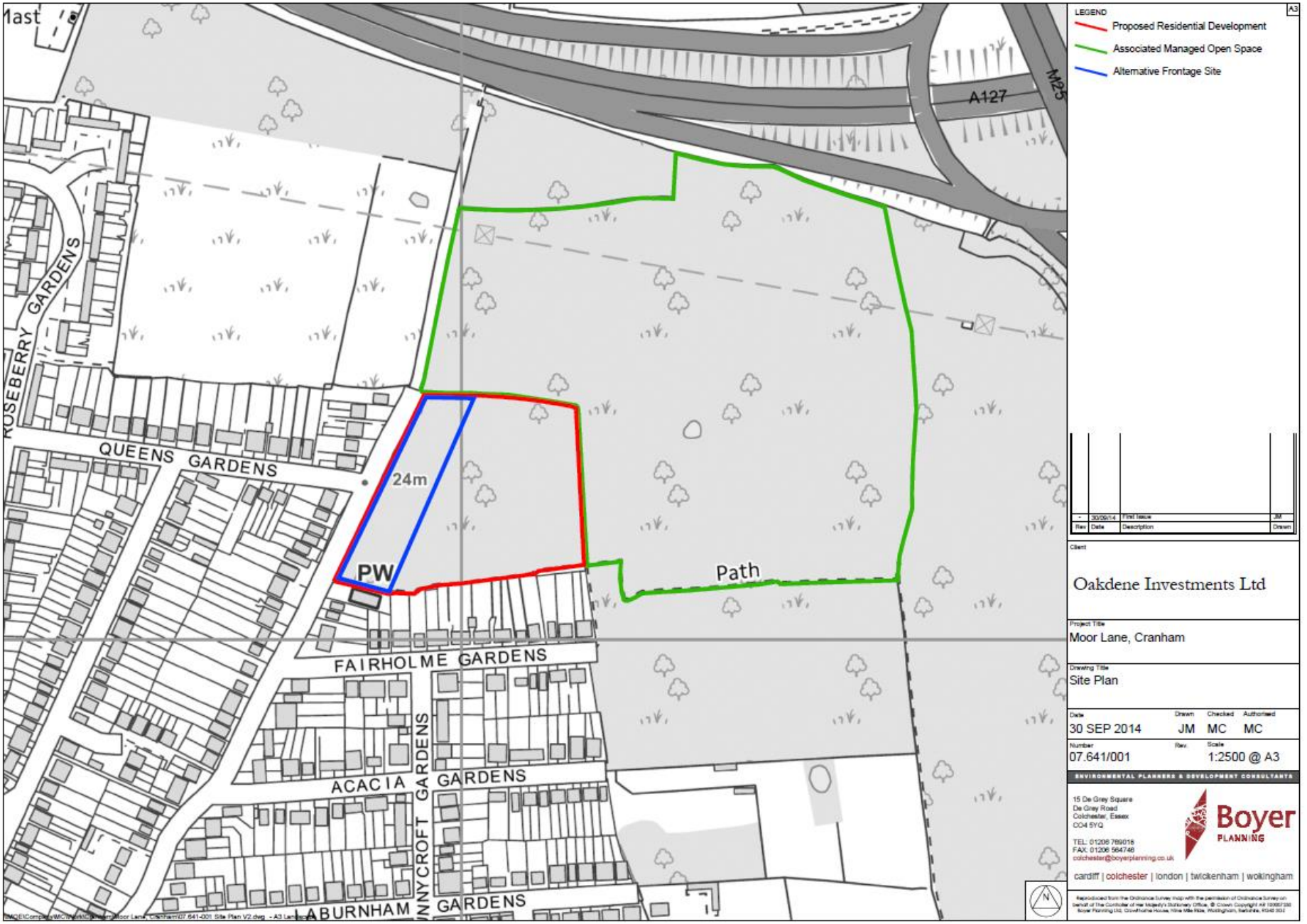
GB15 – Plot 231, Prospect Road, Harold Wood



GB16 – Land at Copthorne Gardens, Wingletye Lane, Hornchurch

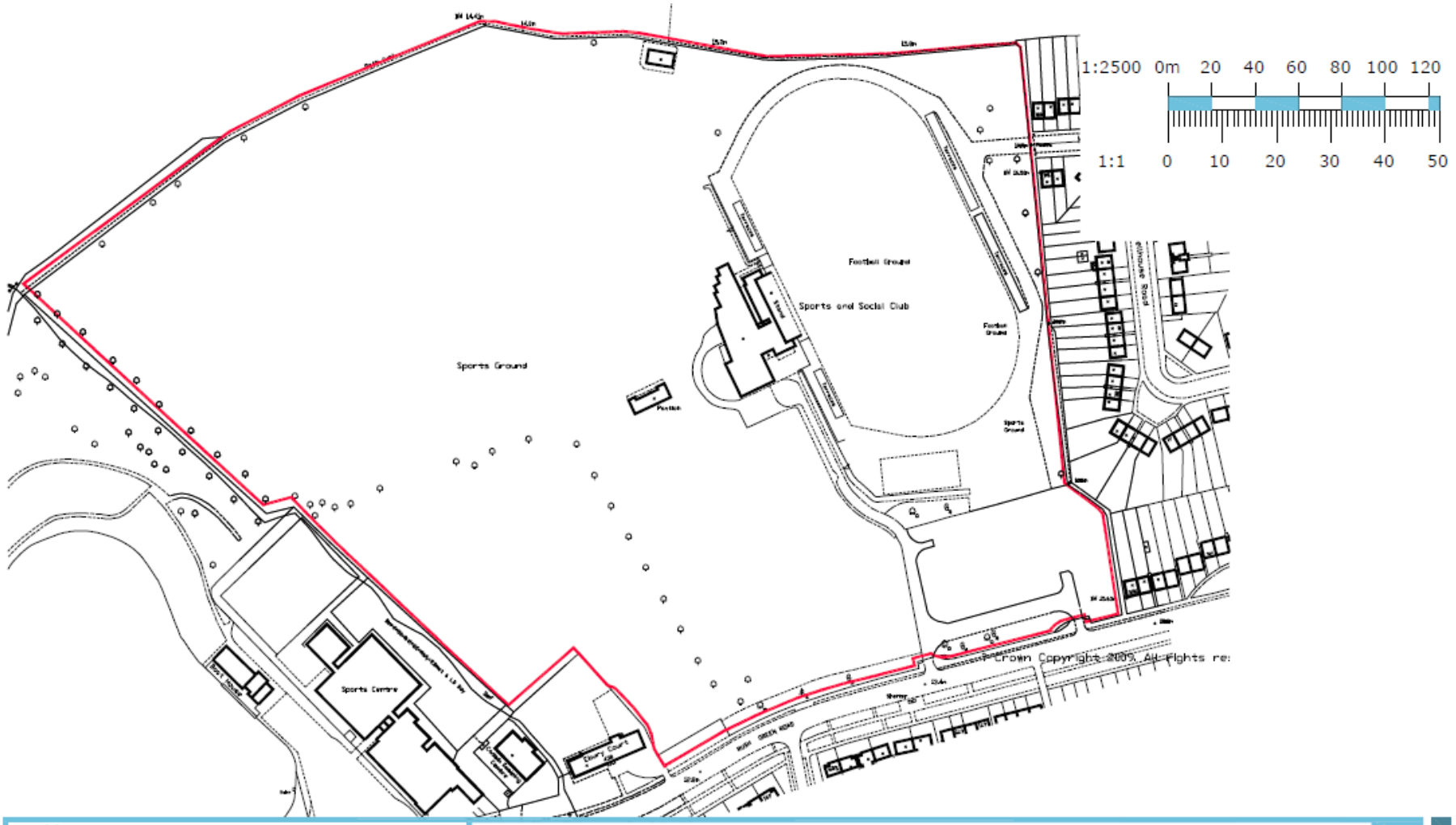


GB17 – Land east of Moor Lane, North of Moor Lane Church, Cranham, Upminster



GB18 – Land Adjacent to no. 2 Redbrick Cottages, Warwick Lane, Rainham

GB19 – Land at Wood Lane, Rush Green (Training Facility)



Issued for: INFORMATION

drawing: Location Plan Rush Green

drawing number: 203

revision:

project: Training Grounds West Ham United FC

project number: 6104

north:

scale: 1:2500

paper size: A4

drawn by: DRB

date: Nov 2012

checked:

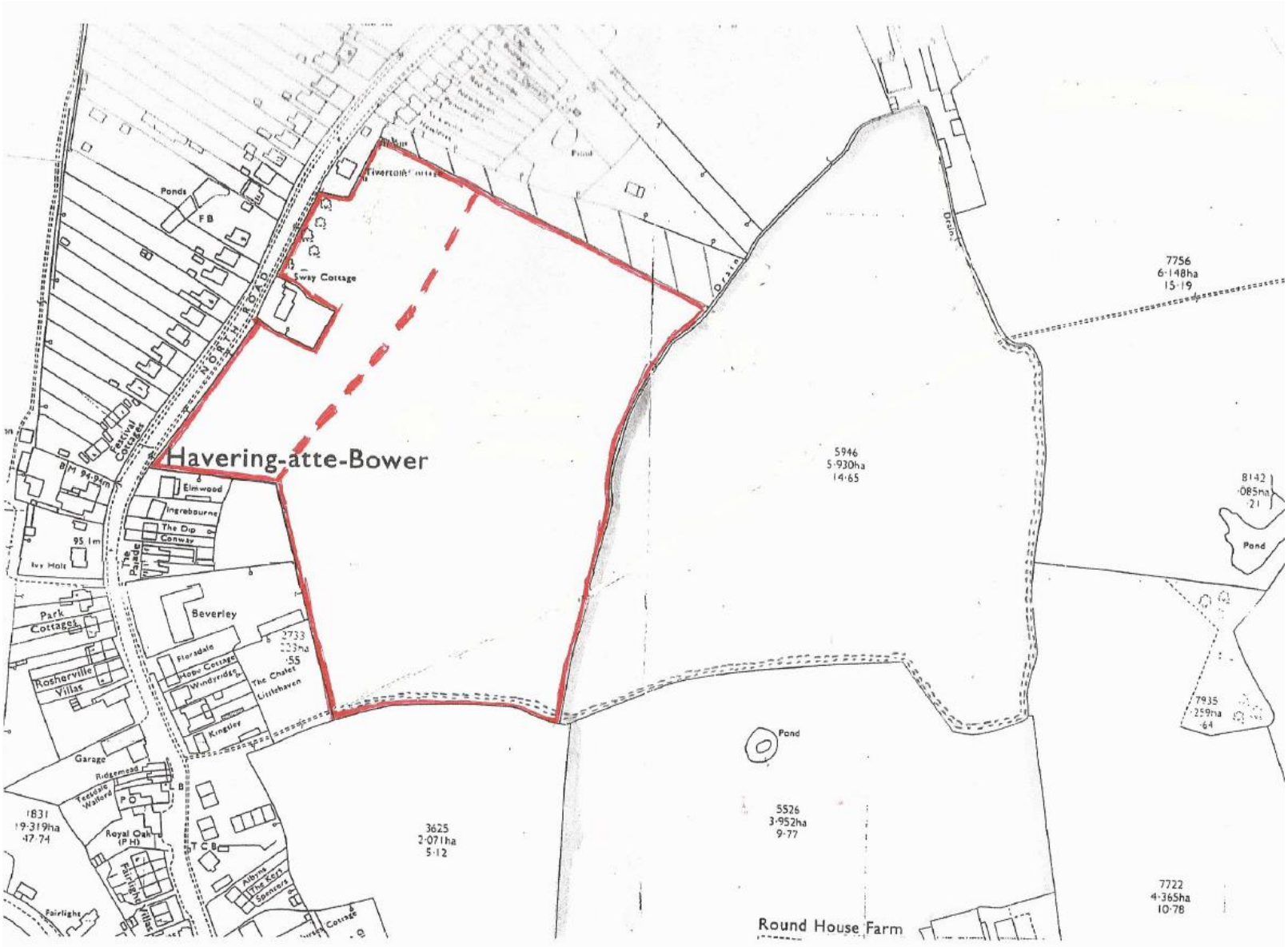
date:

sursham tompkins est 1961
architectural services & project management
cottage farm sywell northampton NN6 0BJ
t: 01604 64 65 66 f: 01604 64 63 62 e: info@surshamtompkins.co.uk
w: www.surshamtompkins.co.uk

© Sursham Tompkins And Partners Limited. – Registered in England and Wales – Registered Number 7180332
Contractors must work to figured dimensions only. All building and site dimensions, levels and sewer invert levels at connection points are to be checked on site before work starts. This drawing must be read in conjunction with, and checked against, any structural or other specialist drawings provided. Any discrepancy between issued drawings are to be reported to this practice and verified before works starts. This drawing and the building works depicted are the copyright of this practice and may not be reproduced except by written permission.

FILE LOCATION - p:\6104 k & n wells, farnp classrooms wfufc\02 drawings\01 feasibility\6104 loc plans.dwg

GB20 – Land to the east of North Road, Havering-atte-Bower

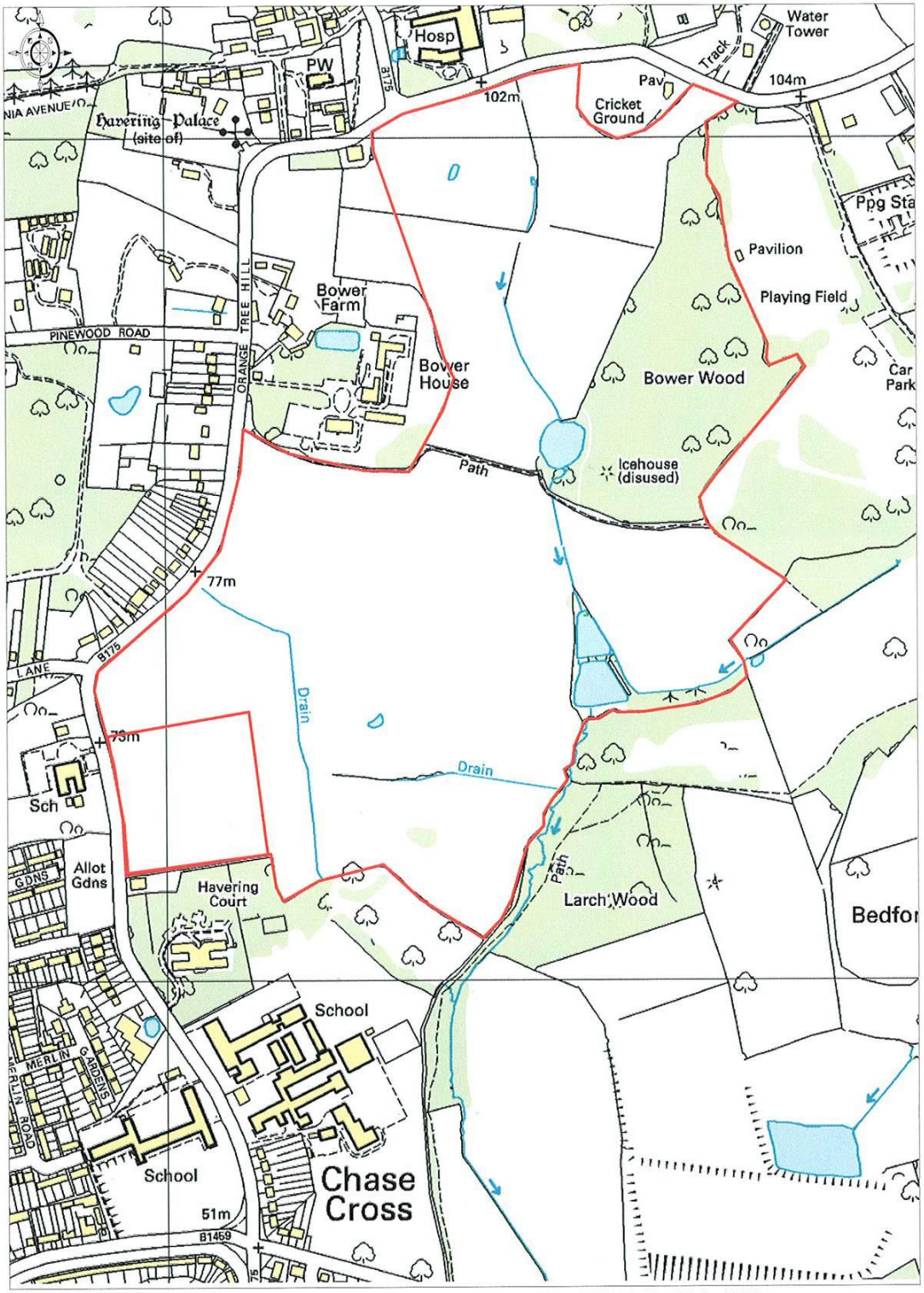


GB21 – Orange Tree Farm, Orange Tree Hill, Havering-atte-Bower

© Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

This map was created with Promap

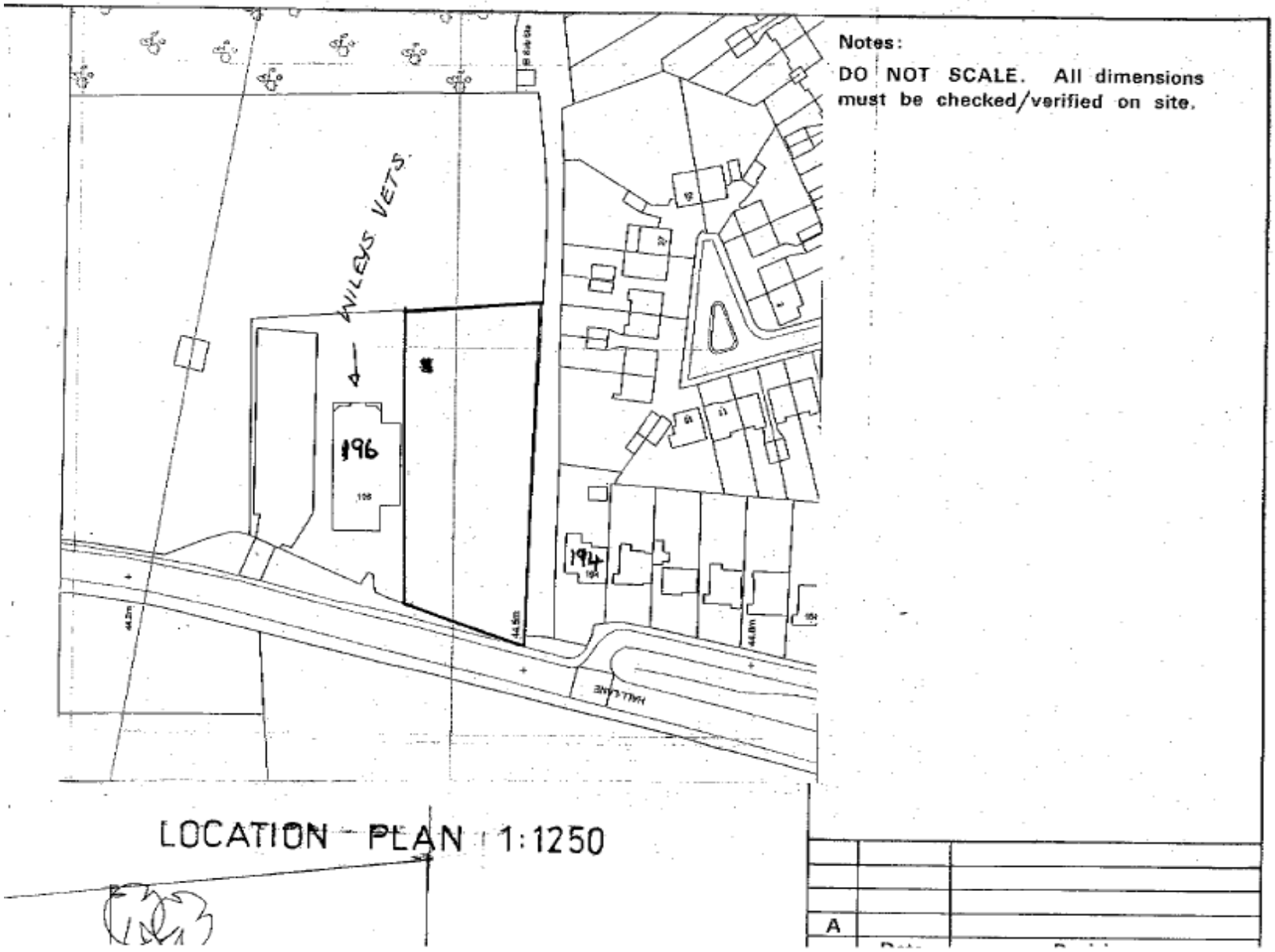
GB22 – Land East and South of Orange Tree Hill, Havering-atte-Bower



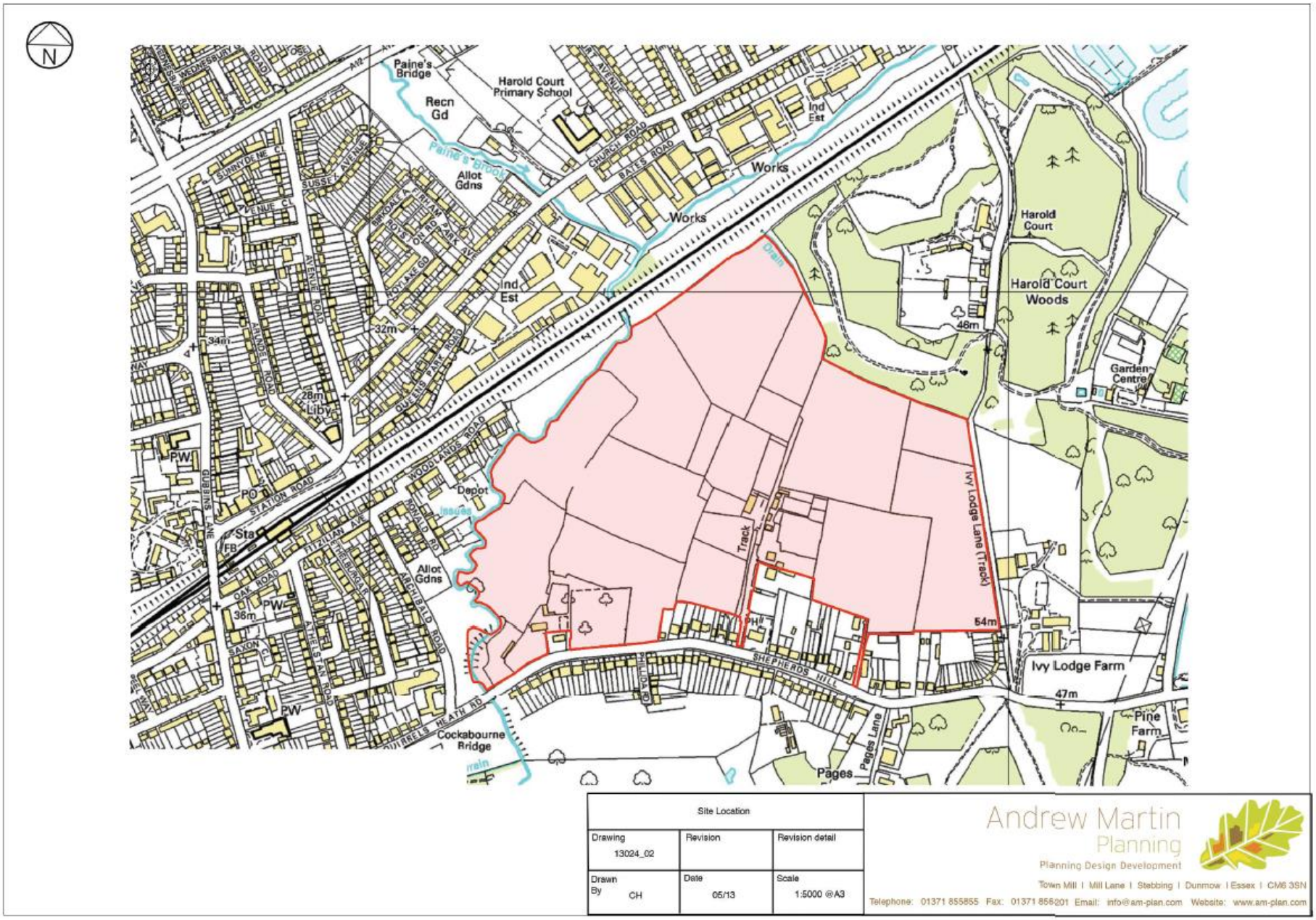
© Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:7145

This map was created with Promap

GB23 – Land between 194 and 196 Hall Lane, Upminster



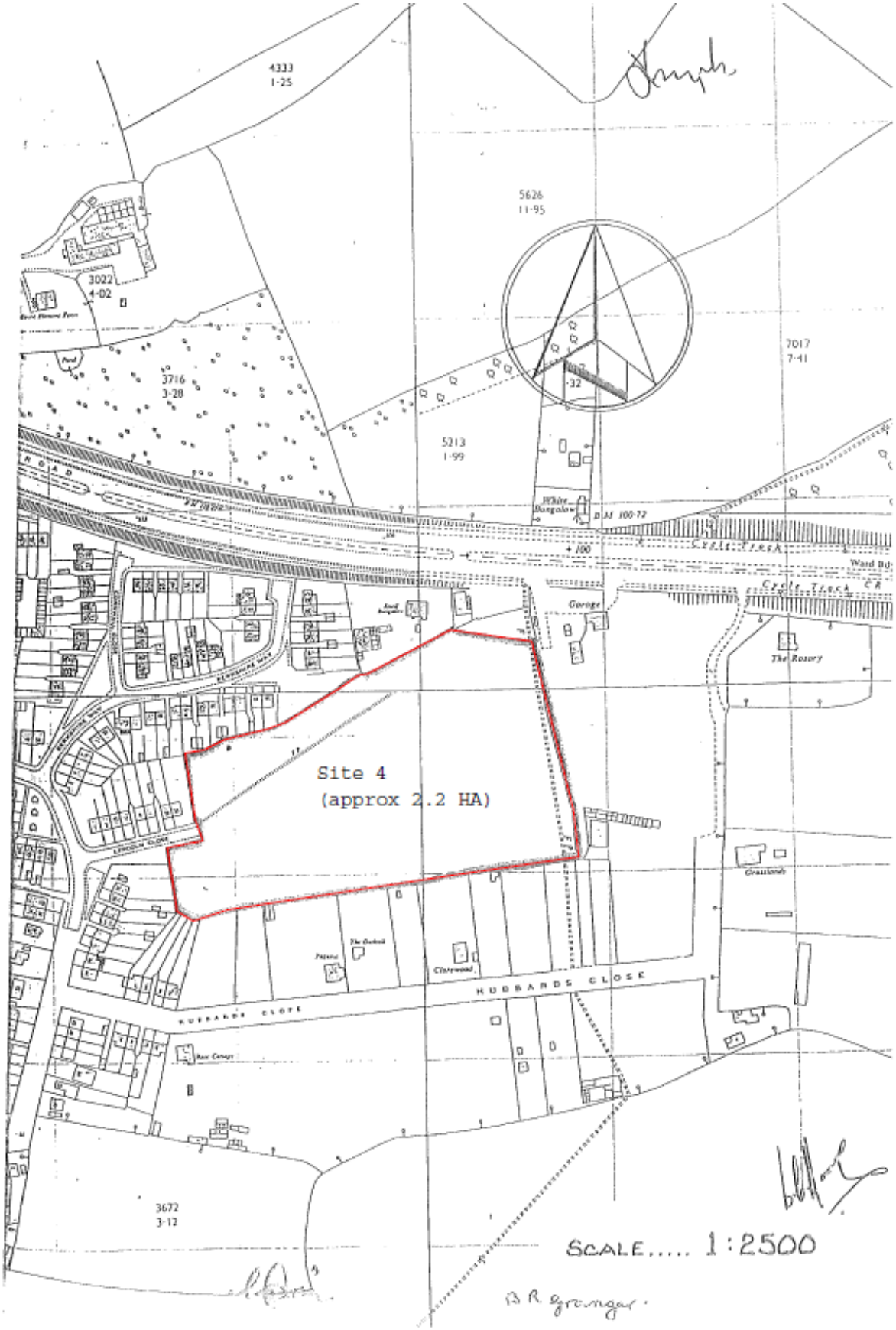
GB24 – Little Paddocks Farm, Shepherds Hill, Harold Wood



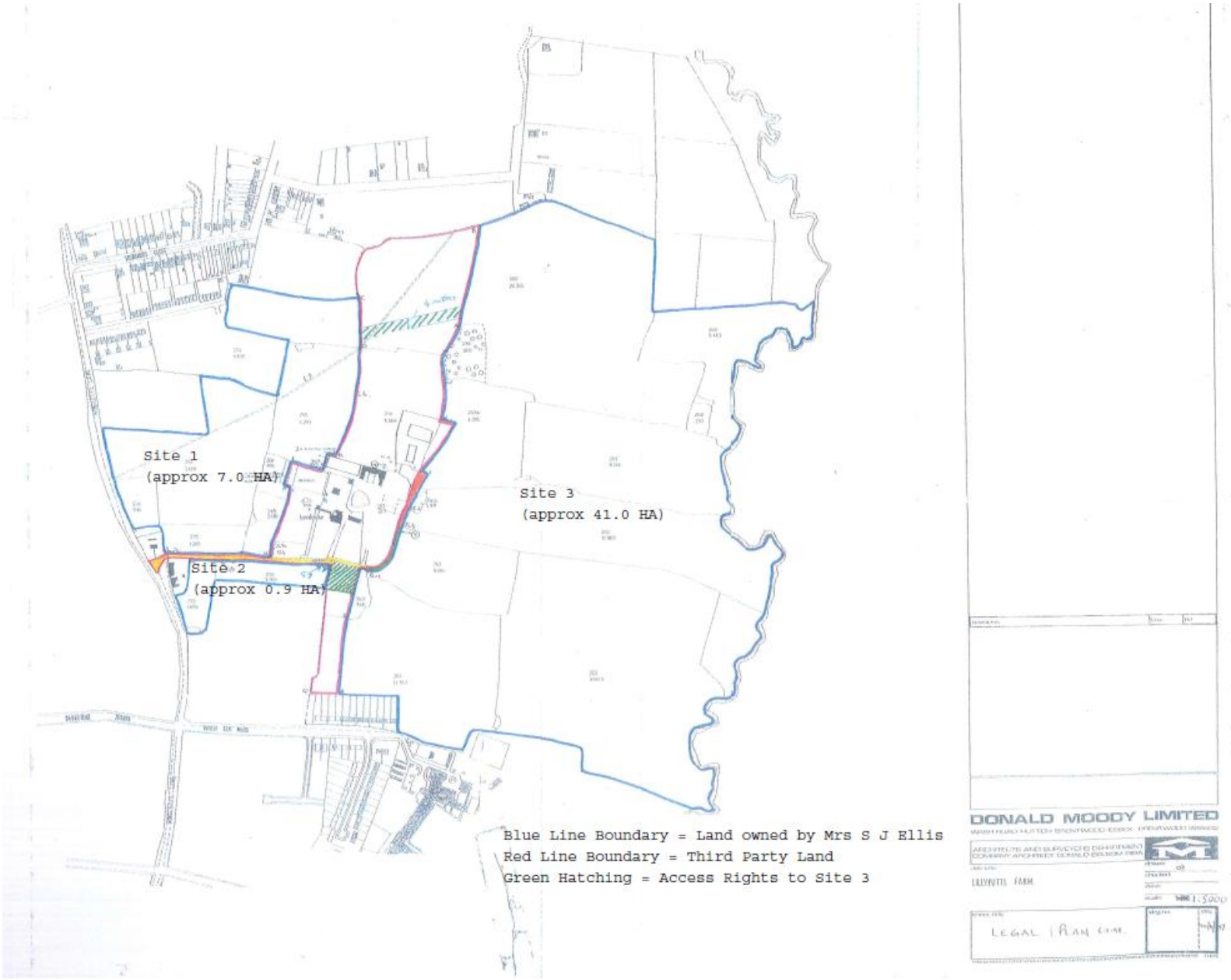
Site Location		
Drawing 13024_02	Revision	Revision detail
Drawn By CH	Date 05/13	Scale 1:5000 @A3

Andrew Martin Planning
Planning Design Development
Town Mill | Mill Lane | Stebbing | Dunmow | Essex | CM6 3SN
Telephone: 01371 855855 Fax: 01371 856201 Email: info@am-plan.com Website: www.am-plan.com

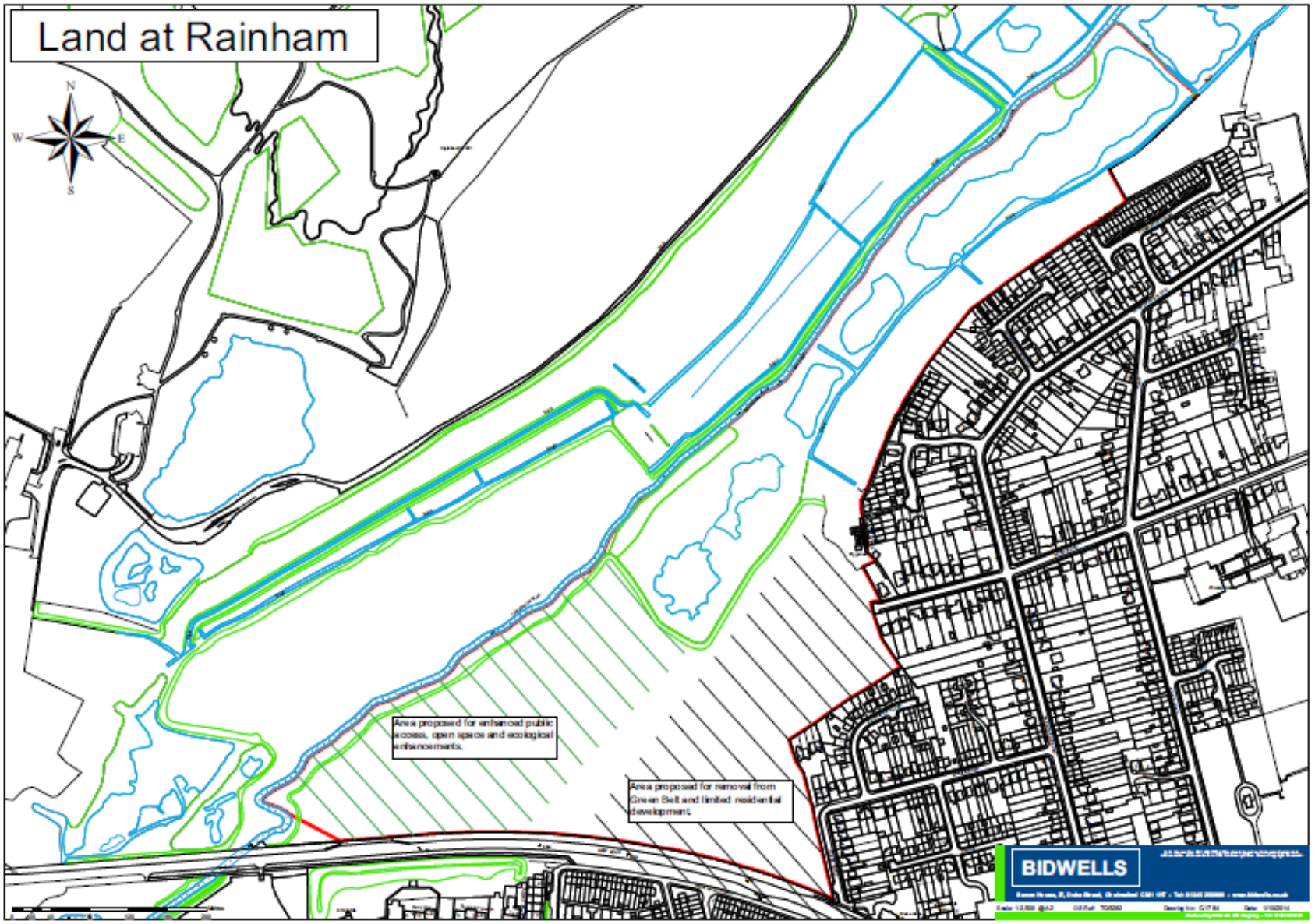
GB25 – Land at Lincoln Close and north of Hubbards Close, Hornchurch



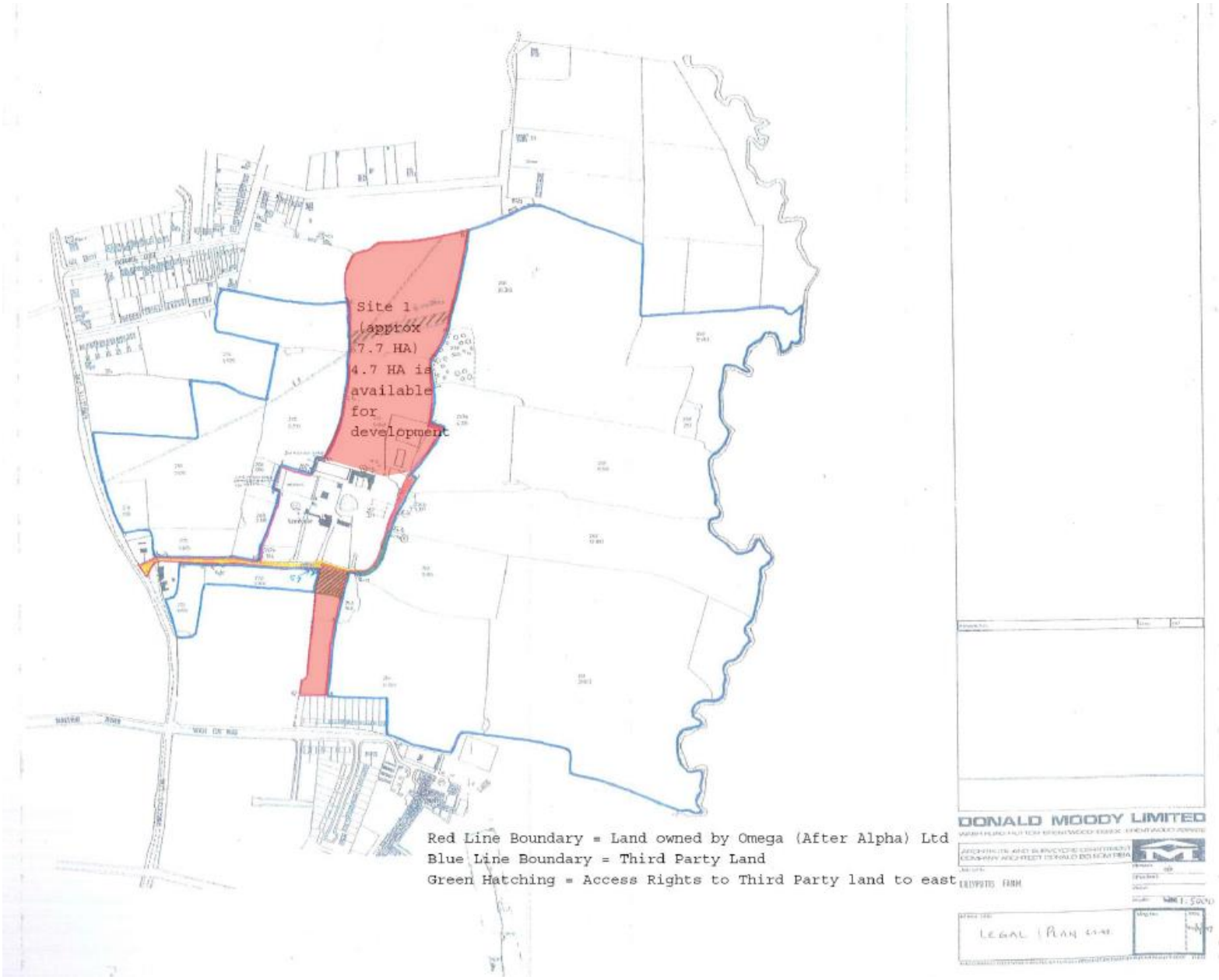
GB26 – Land to the East of Wingletye Lane , Hornchurch (Surrounding Lillyputts Farm)



GB27 – Land to the North of New Road, Rainham (south of the Ingrebourne River)

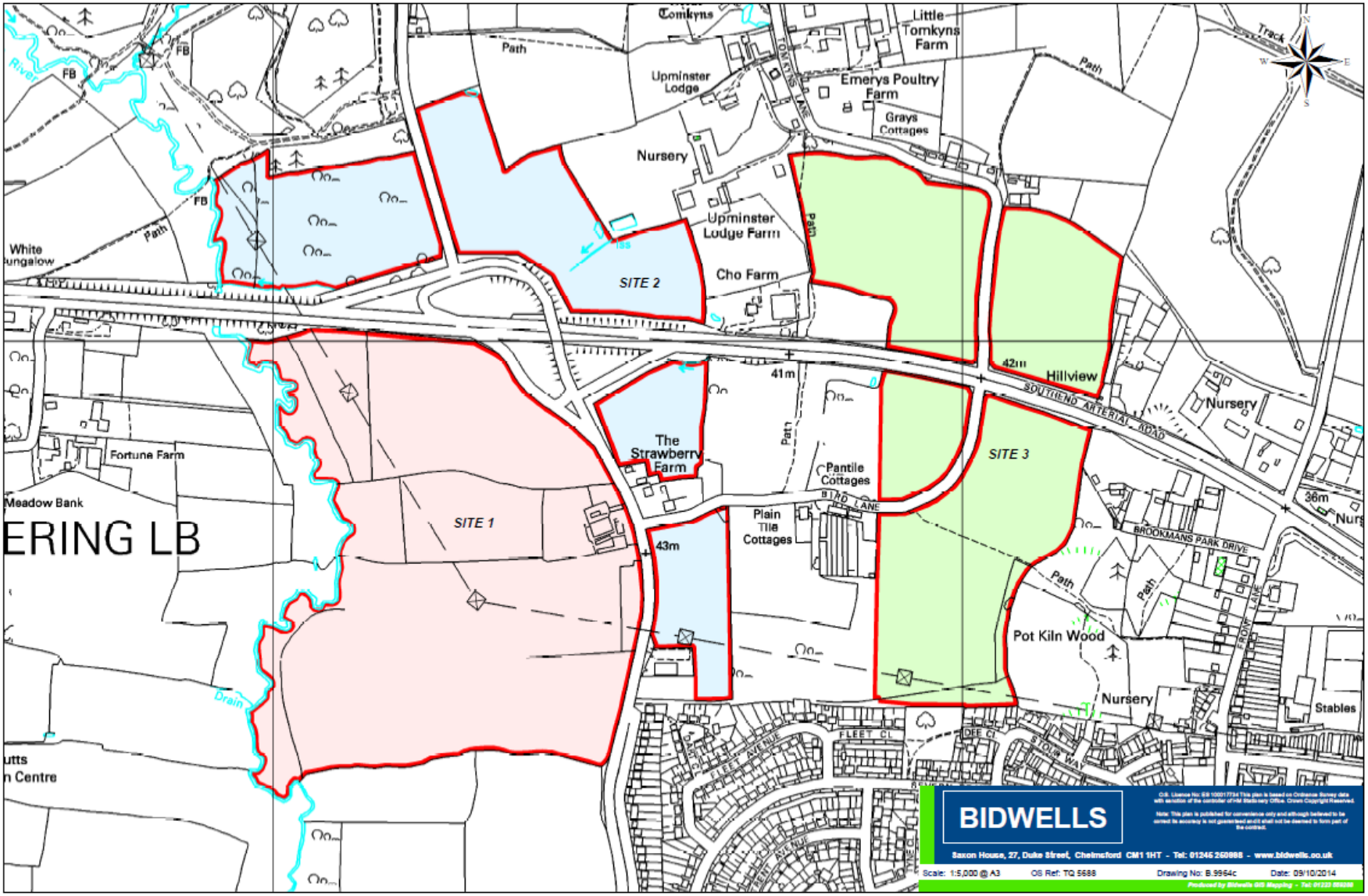


GB28 – Land at Lillyputts Farm, Hornchurch, (to the east of Elliot Playing Fields)



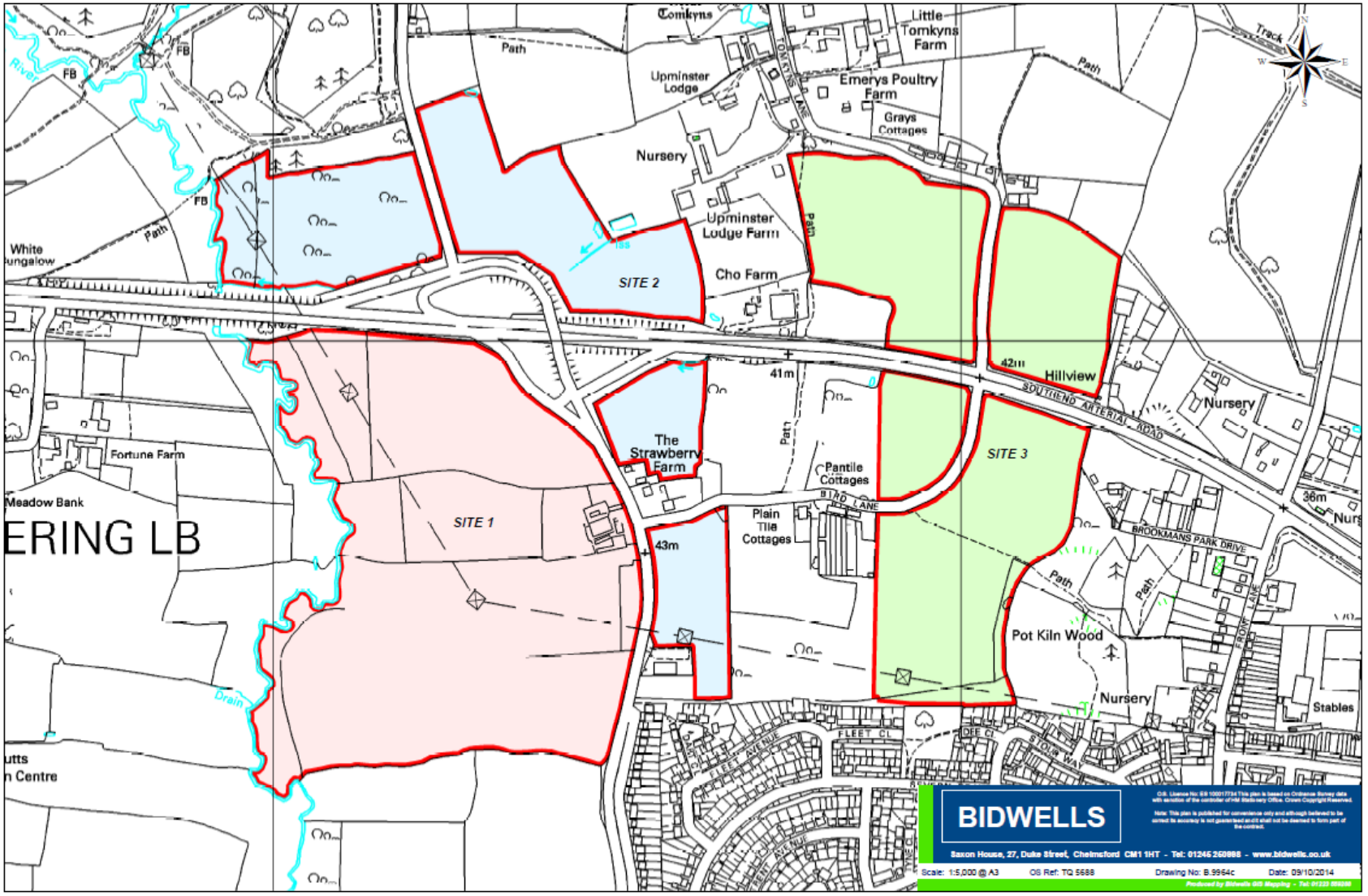
GB29 – Chapmans Farm (Site 1), Upminster (to the south of Southend Arterial Road and west of Hall Lane)

Trinity Hall, Upminster



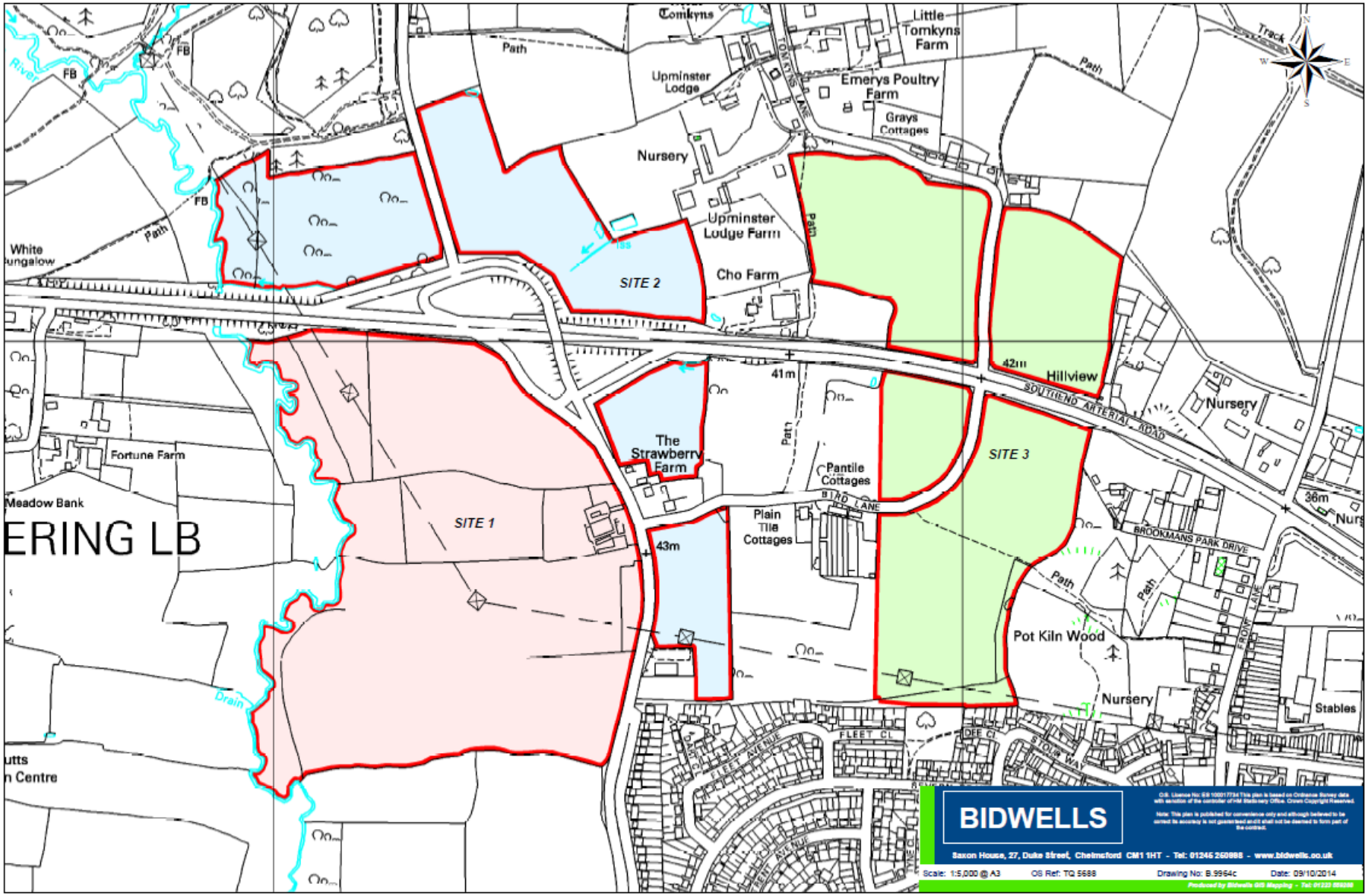
GB30 – Chapmans Farm (Site 2), Upminster (land to the south of Southend Arterial Road and East of West Hall Lane and land to the north of Southend Arterial Road and east and west of Hall Lane)

Trinity Hall, Upminster



GB31 – Chapmans Farm (site 3), Upminster (land to the north and south of Southend Artierial Road and east and west of Bird Lane and Tomkyns Lane

Trinity Hall, Upminster



GB32 – Land north of Ockendon Road, Upminster (Adjacent to Redcrofts Farm)

KEY

Location of Site

Nathaniel Lichfield & Partners

Project: Ockendon Road, Upminster, RM14 2DJ

Title: Site Location Plan

Client: Higgins Homes

Date: February 2015

Scale: 1:2500 @ A4

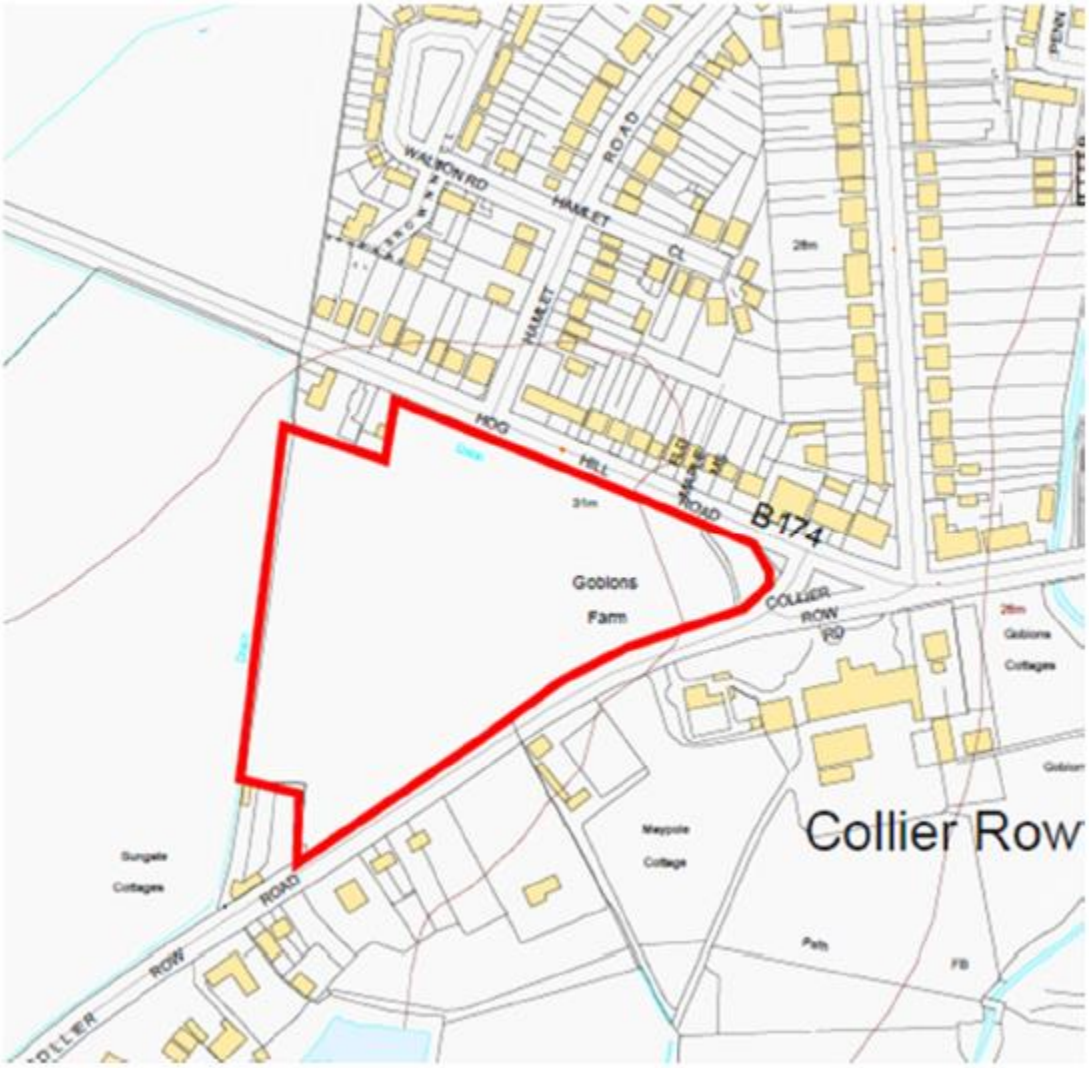
Drawn by: SW

Drg. No: IL14246/001

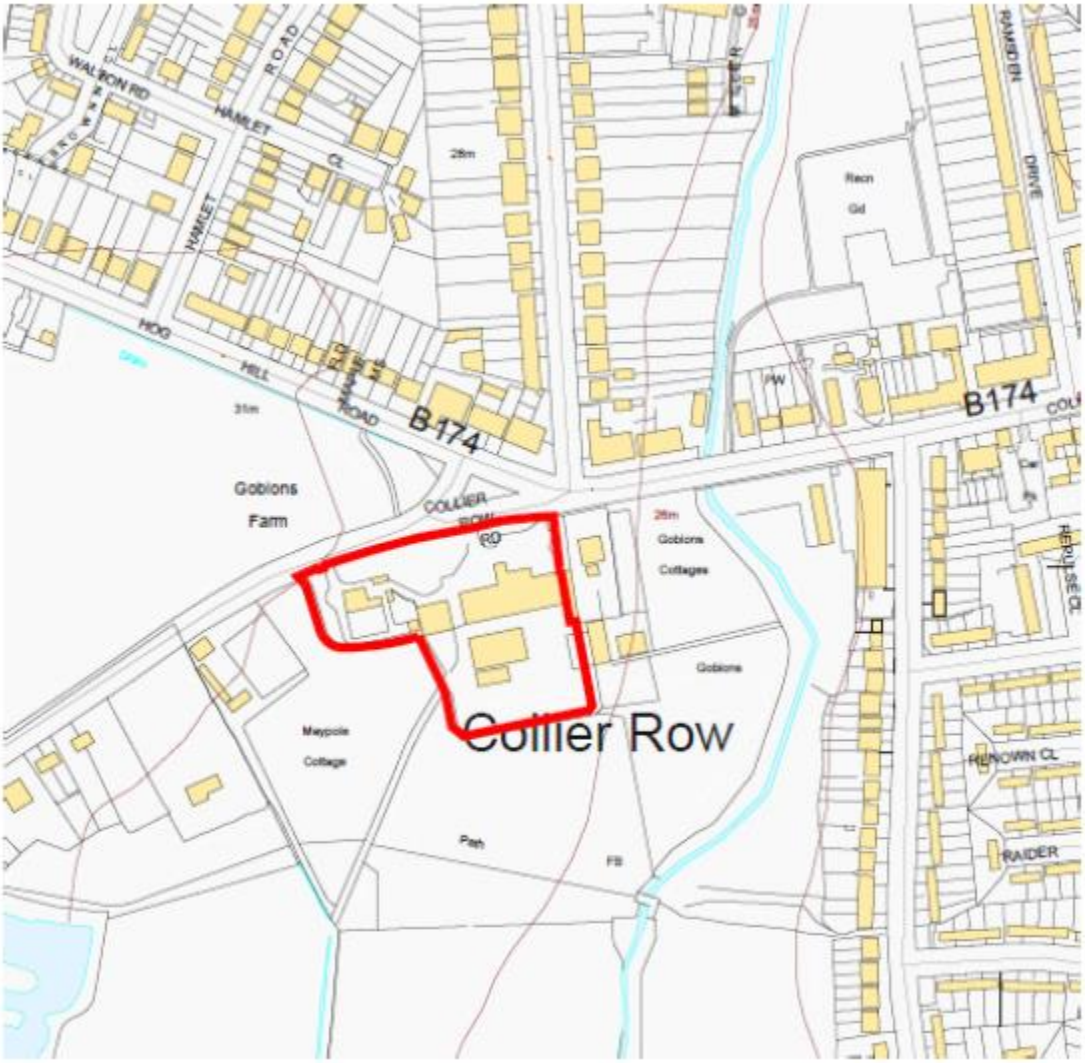
N

GB33 – Gaynesborough, Little Gaynes Lane, Upminster

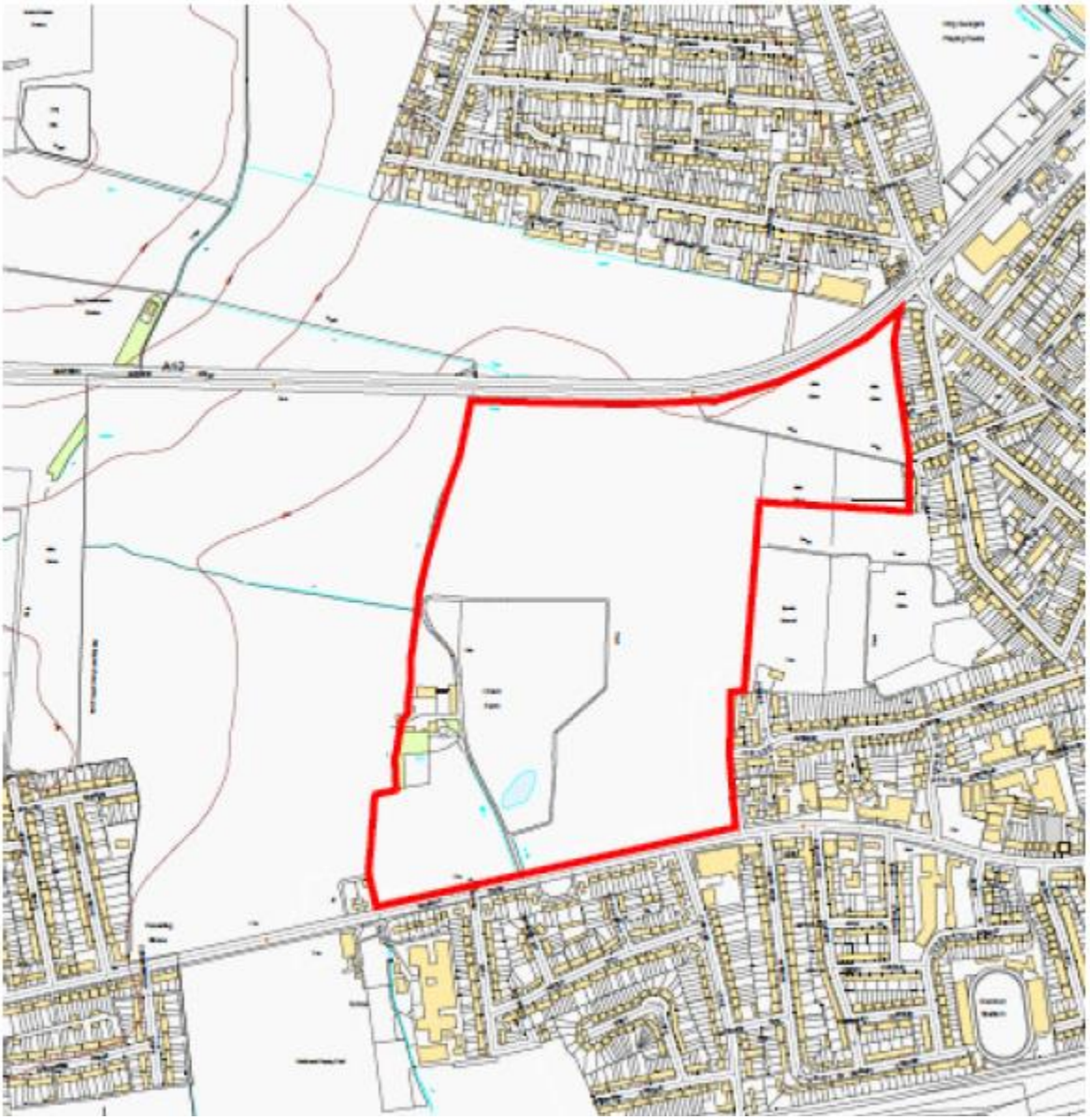
GB34 – Land between Collier Row Road and Hog Hill Road, Collier Row, Romford



GB35 – Land at Gobions Farm, Collier Row Road, Romford



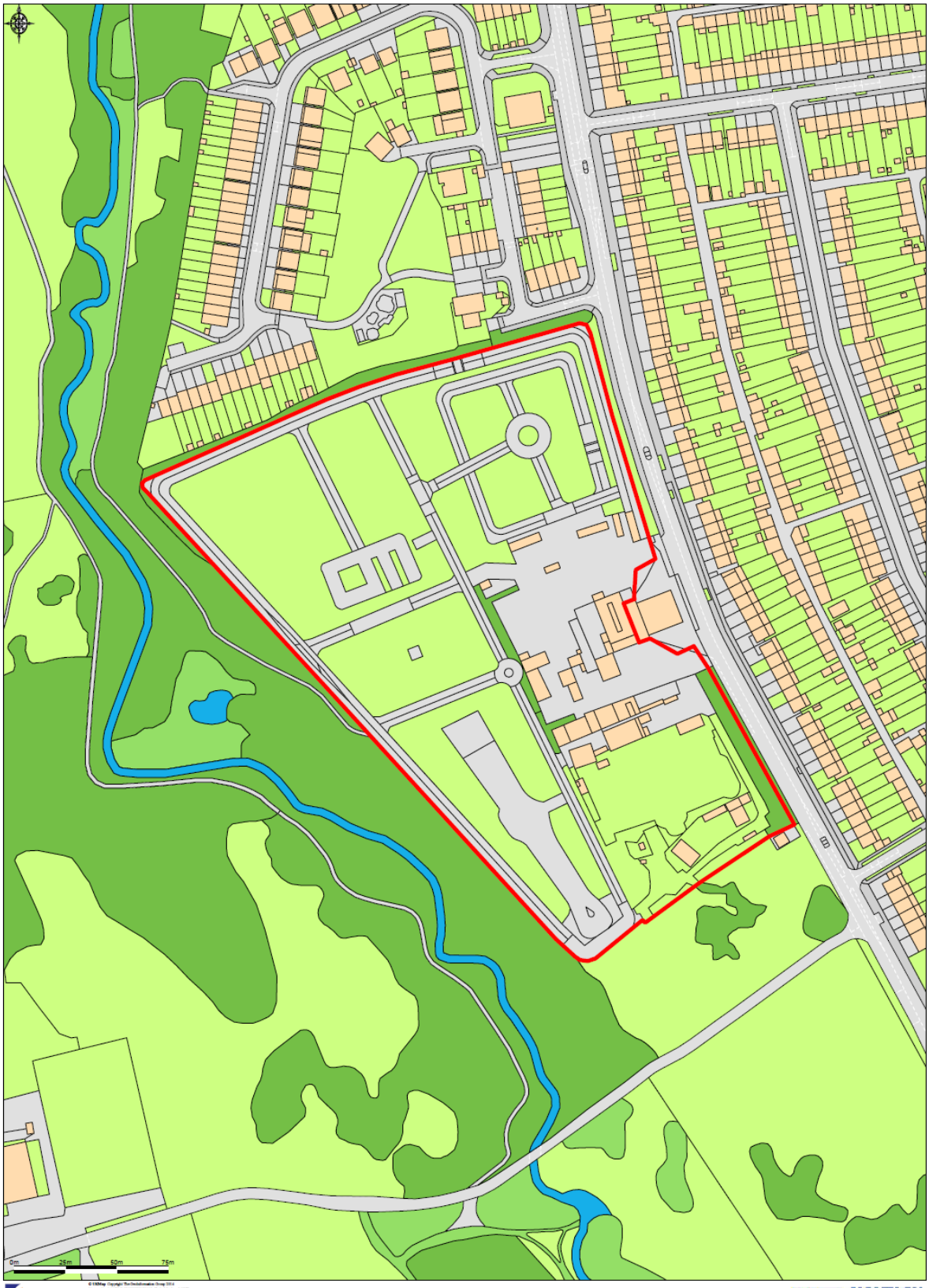
GB36 – Land between London Road and A12, Mawneys, Romford



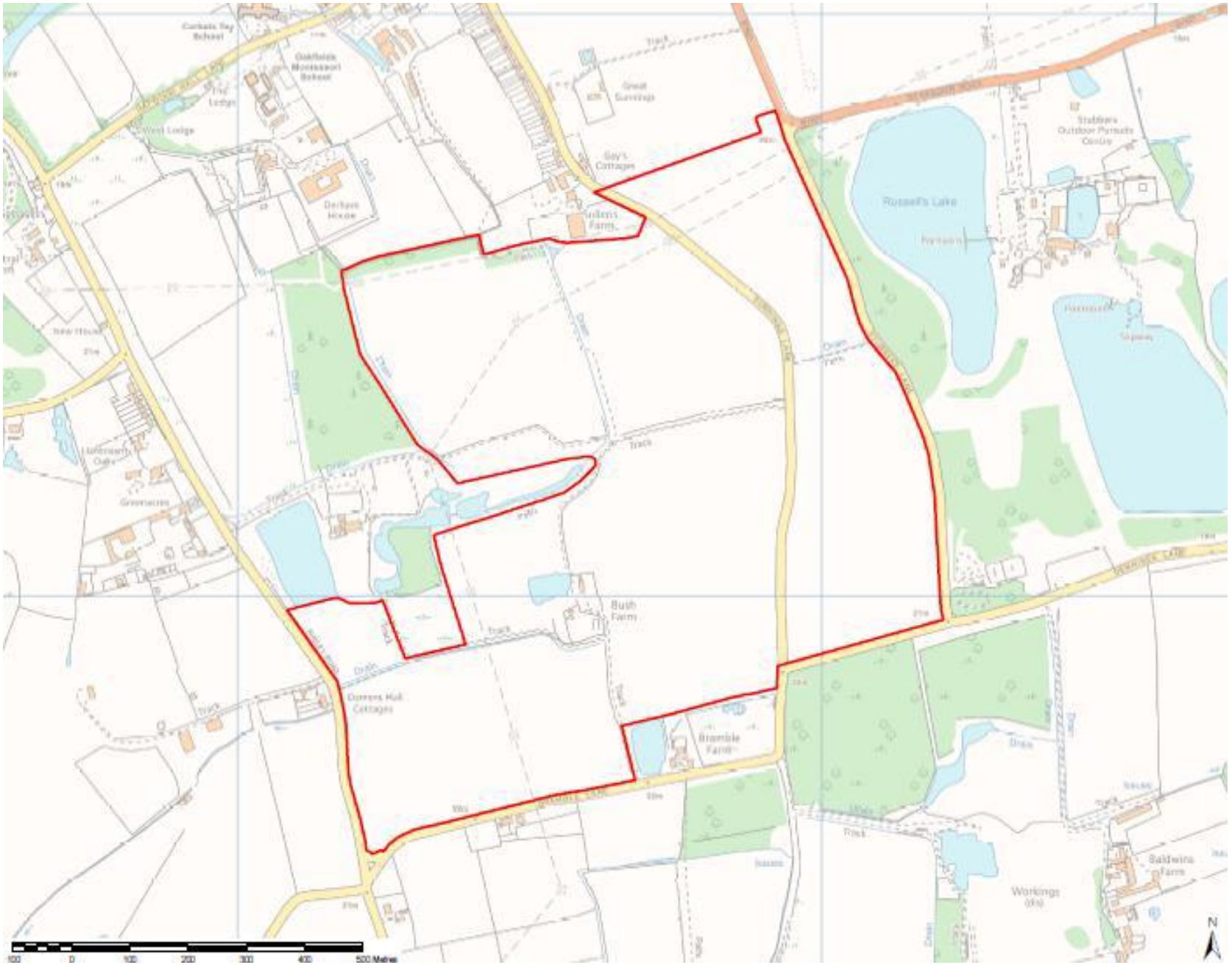
GB37 – Land between Marlborough Road and A12, Mawneys, Romford

GB38 – Cardrome, Upper Rainham, Hornchurch

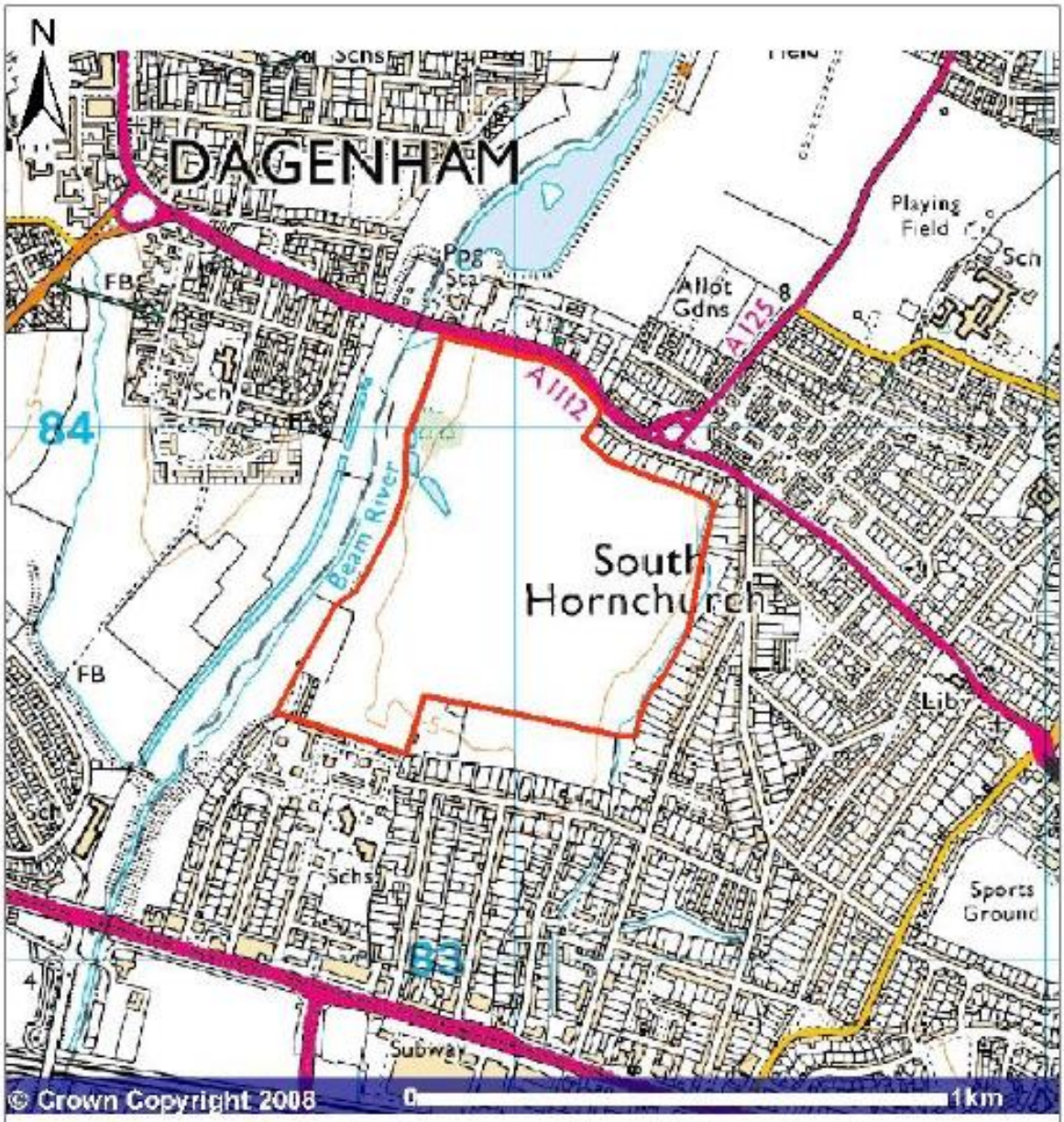
Site Location Plan: Rowley Cardrome, Upper Rainham, Hornchurch, Essex, RM12 4EU



GB39 – Land at Bush Farm, Corbets Tey, Upminster



GB40 – Land at Mardyke Farm, South Hornchurch



Reproduced from Ordnance Survey map data by permission of Ordnance Survey, © Crown copyright. EAD OS Licence 100046104

Key

Site boundary

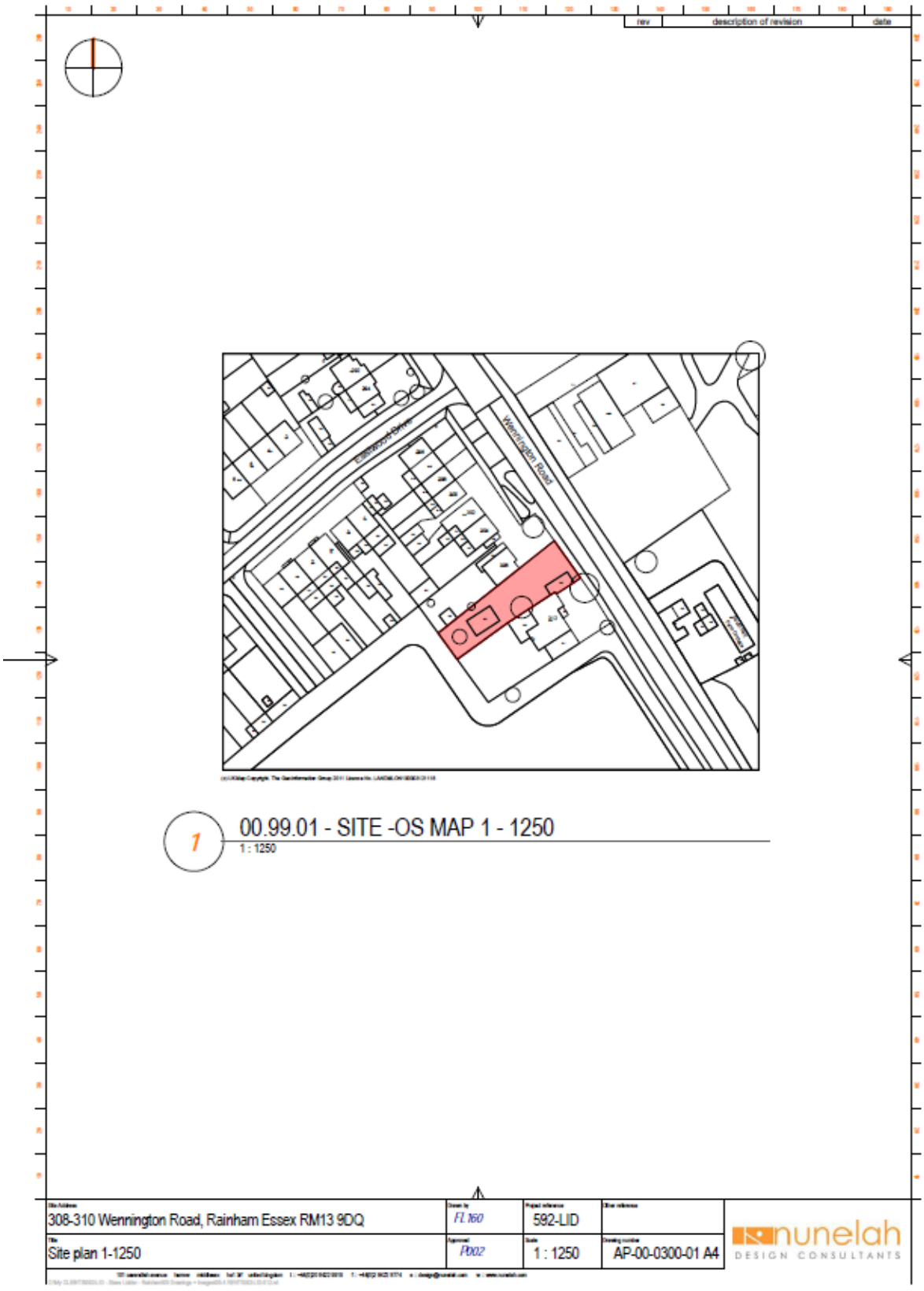
ead ecological consultants

Ebbcliff Ltd

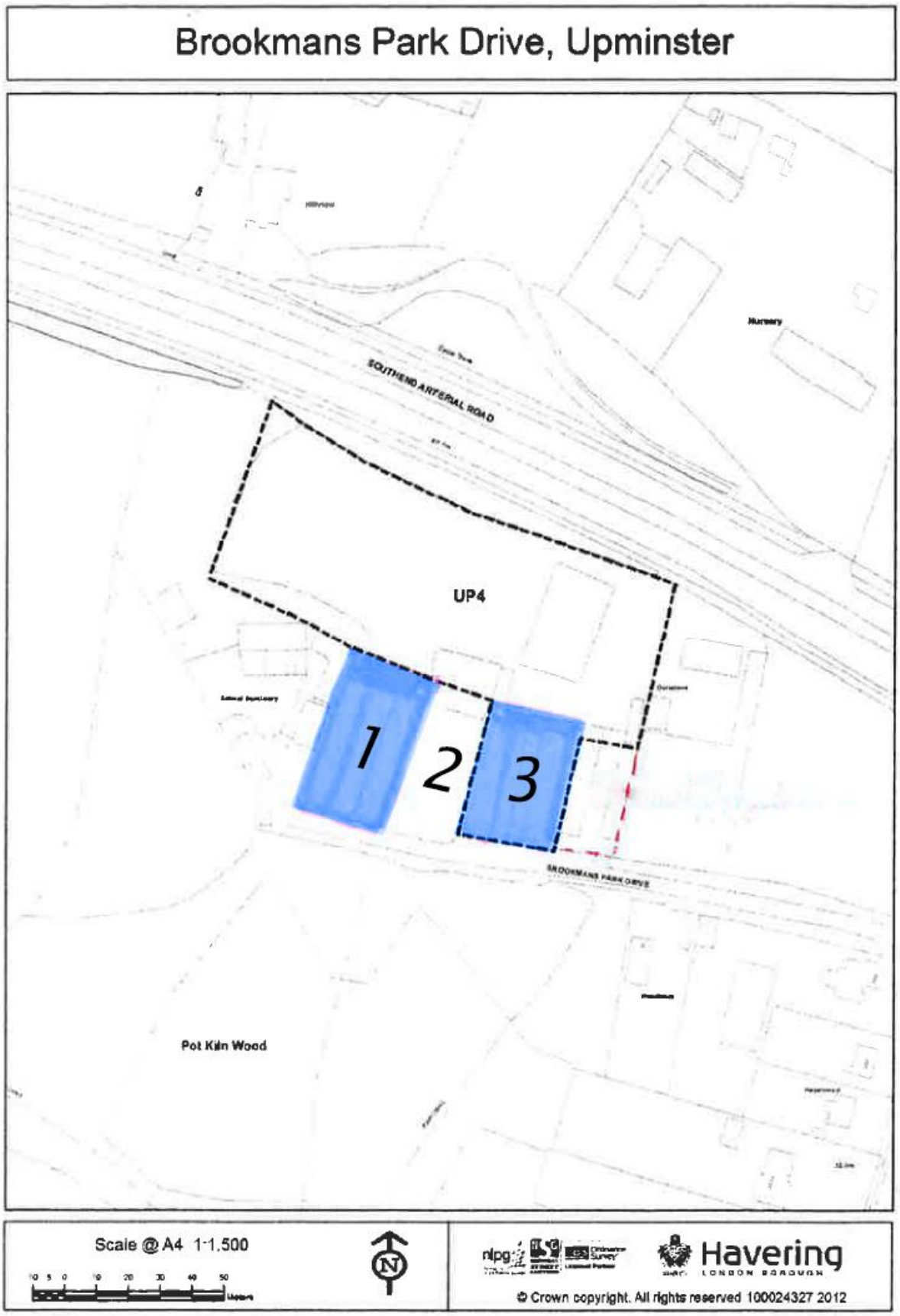
Mardyke Farm, Havering

Figure 1: Location Plan

GB41 – Land between 306 and 312 Wennington Road, Rainham

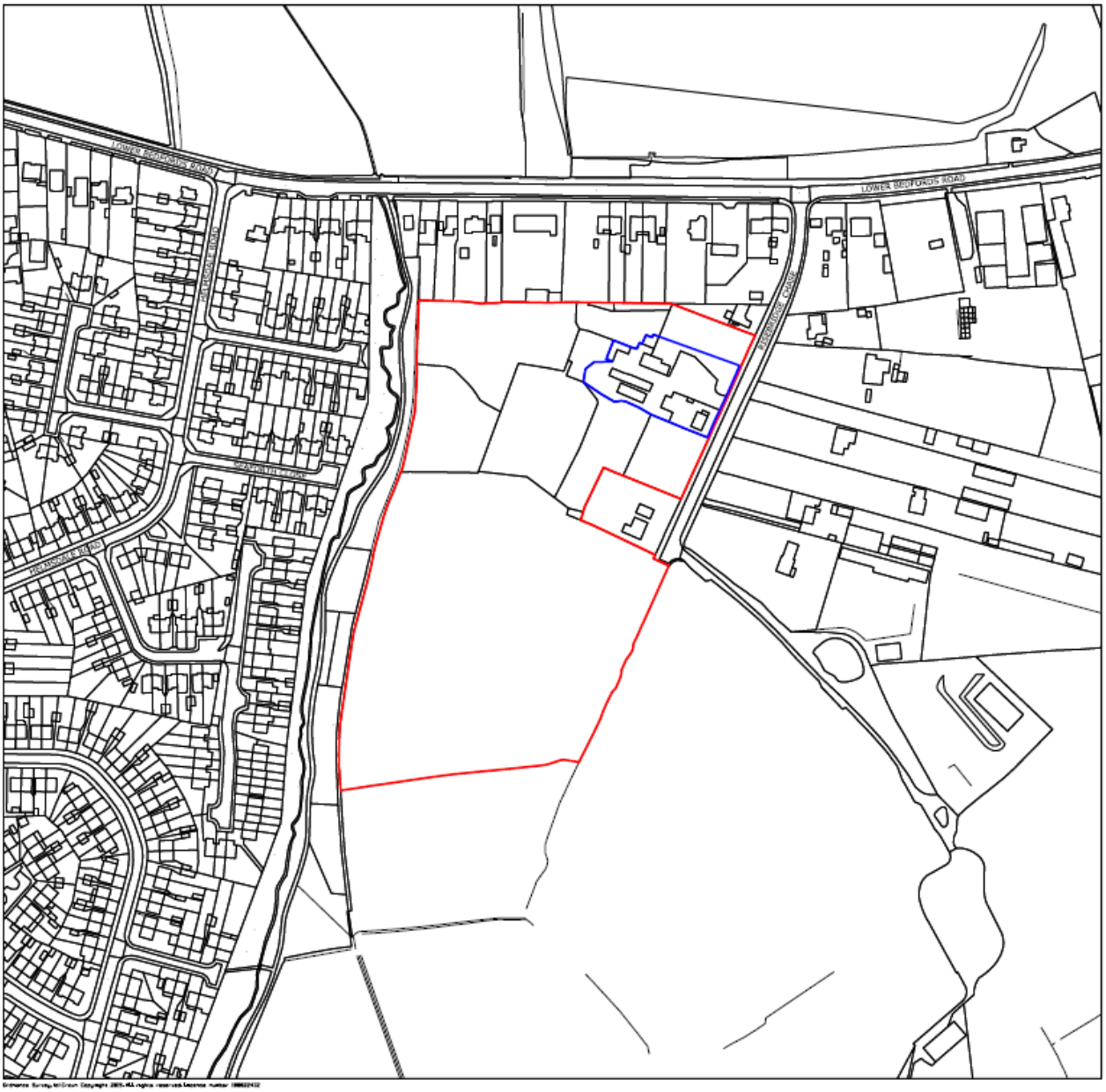


GB42 – Land to the North of Brookmans Park Drive, Upminster



GB43 Land at Park Farm & Meadow Farm, Eastern Avenue East, Romford, RM3 7NR

GB44 Land on the West side of Risebridge Chase, Romford



Key

Site boundary

Lease hold within site boundary

Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London, WC2H 0JR

T 020 3640 8508
F 020 3435 4228

[iceni projects]

Client
Pharmigan

Project
Land at Risebridge, Romford

Title
Site Boundary

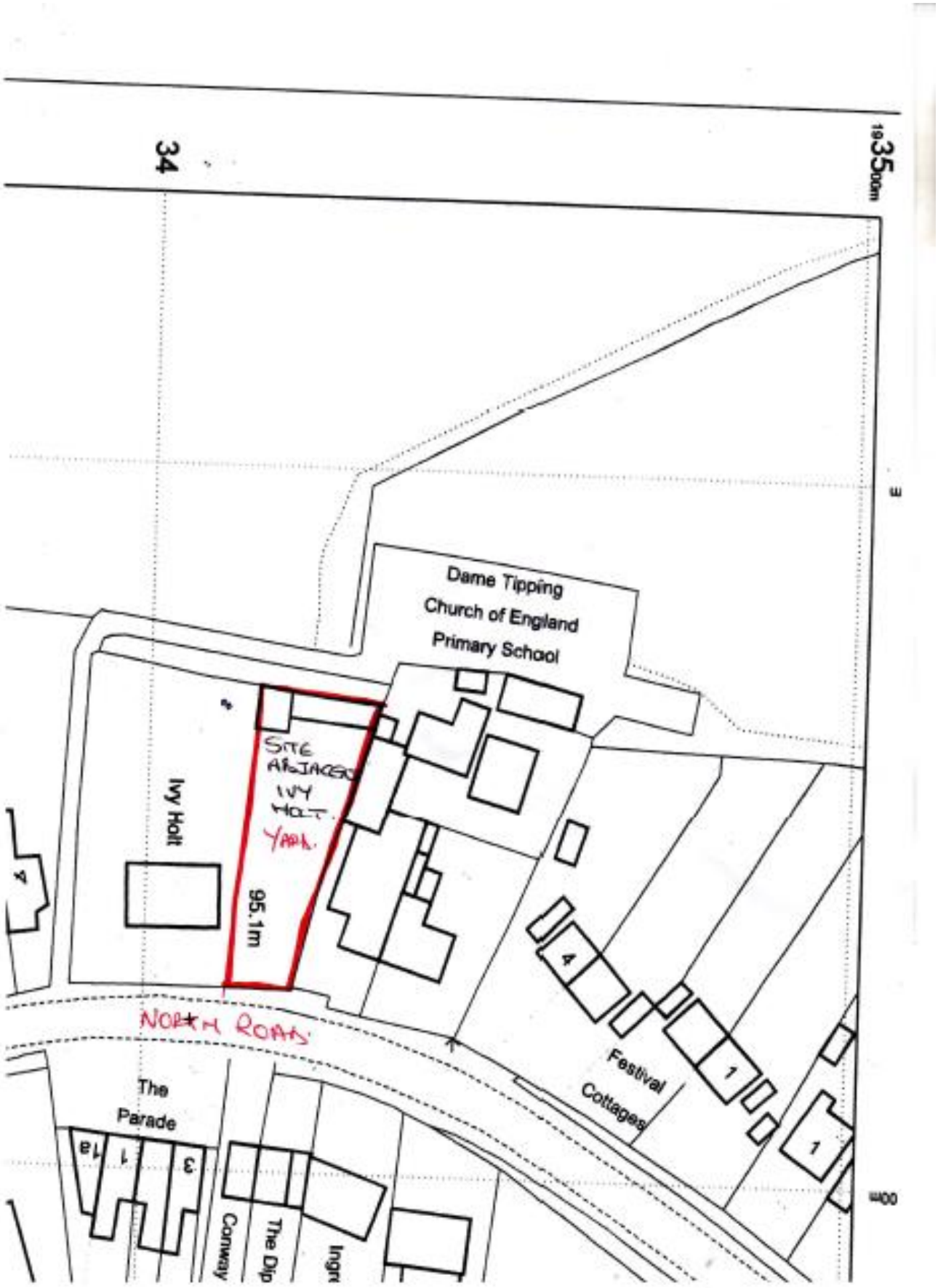
Drawn By	Checked By	Approved By
ML		PD

Scale @ A1	Date
2500	21.09.2015

Project No.	Drawing No.	Rev.
15_M017	ML	

Iceni Projects accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to.

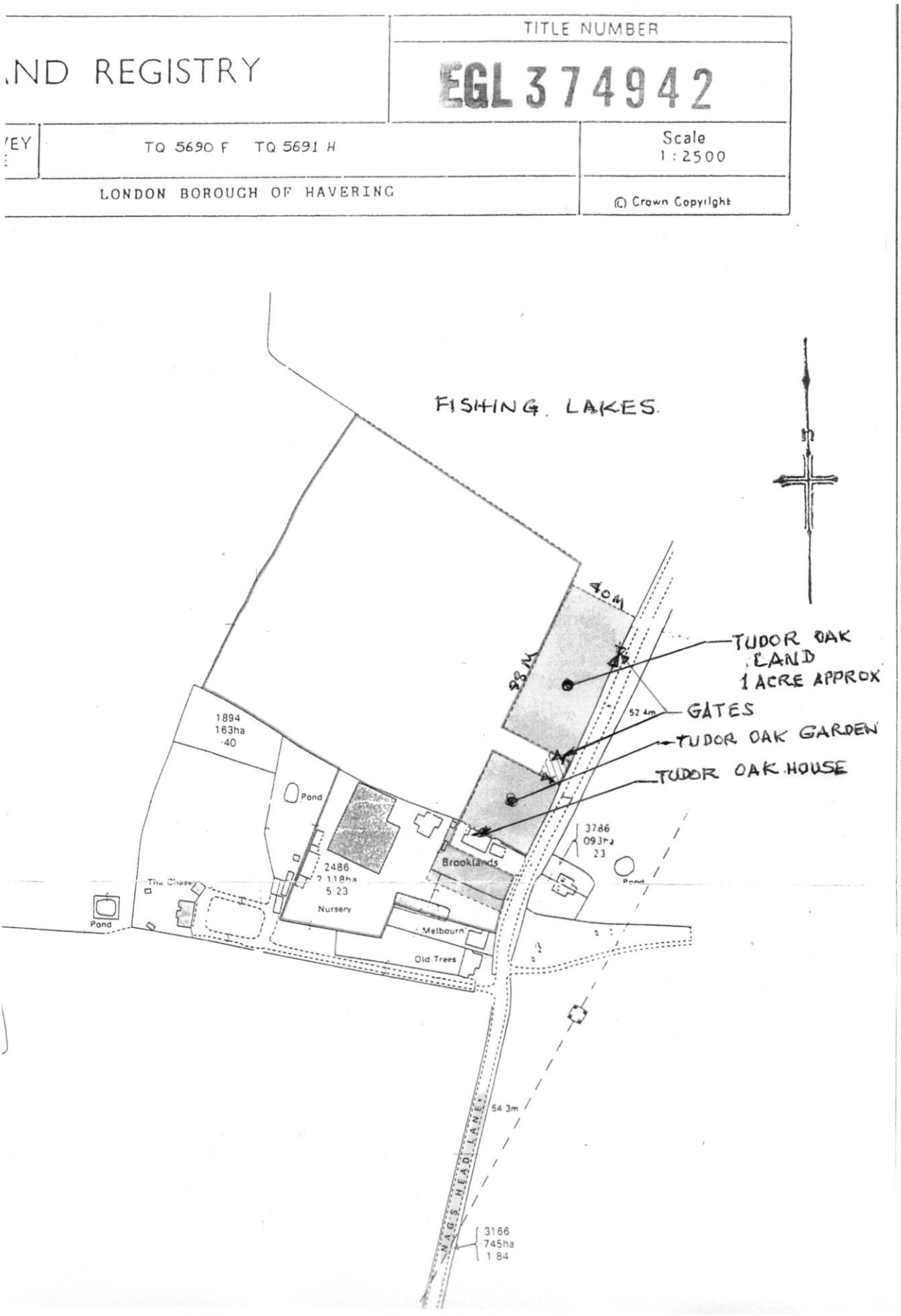
GB45 – Land adjacent to Ivy Holt, North Road, Havering Atte Bower



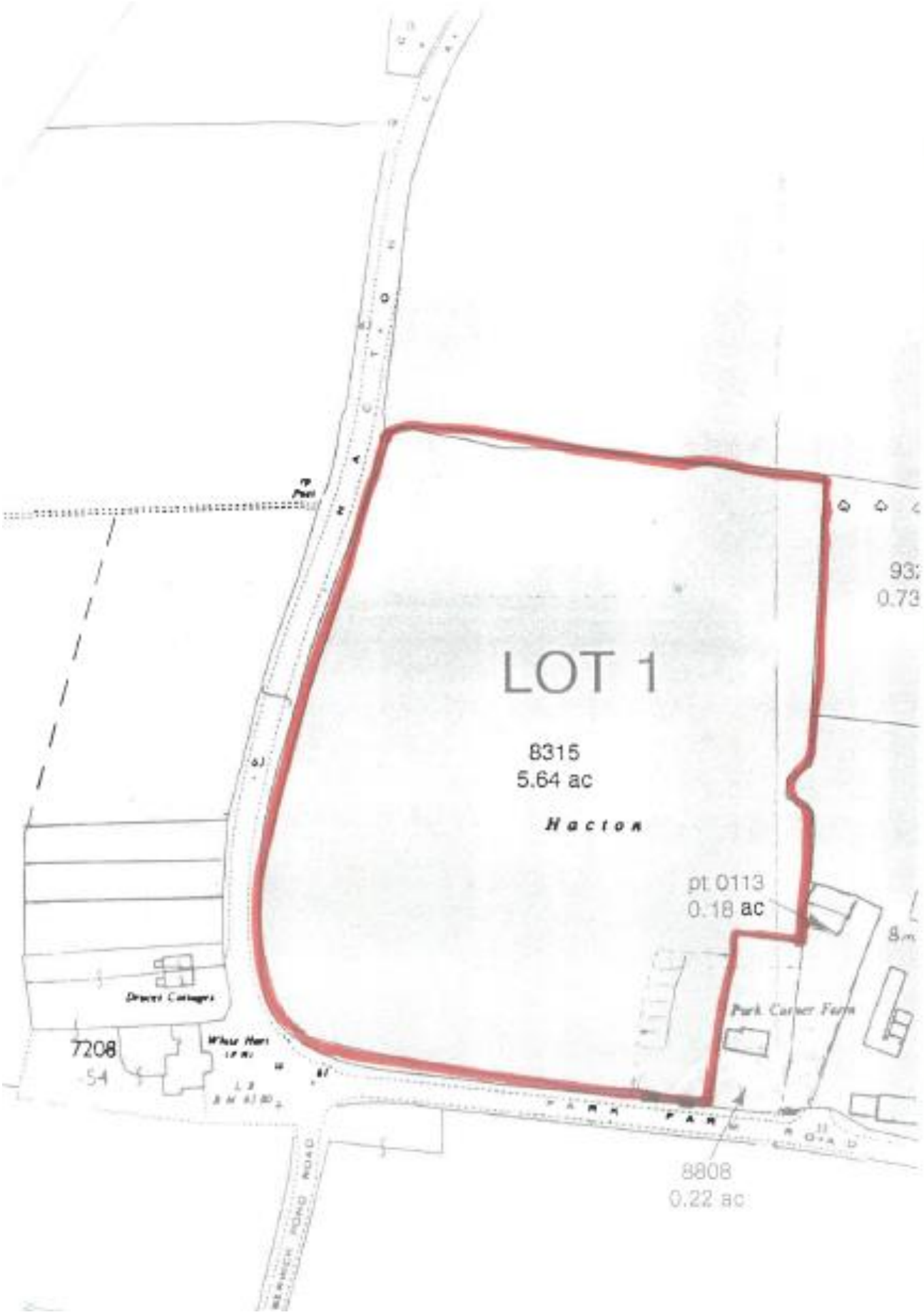
GB46 – Land at North Road, Havering Atte Bower

GB48 – 178 /Rear of 188 Crow Lane Romford

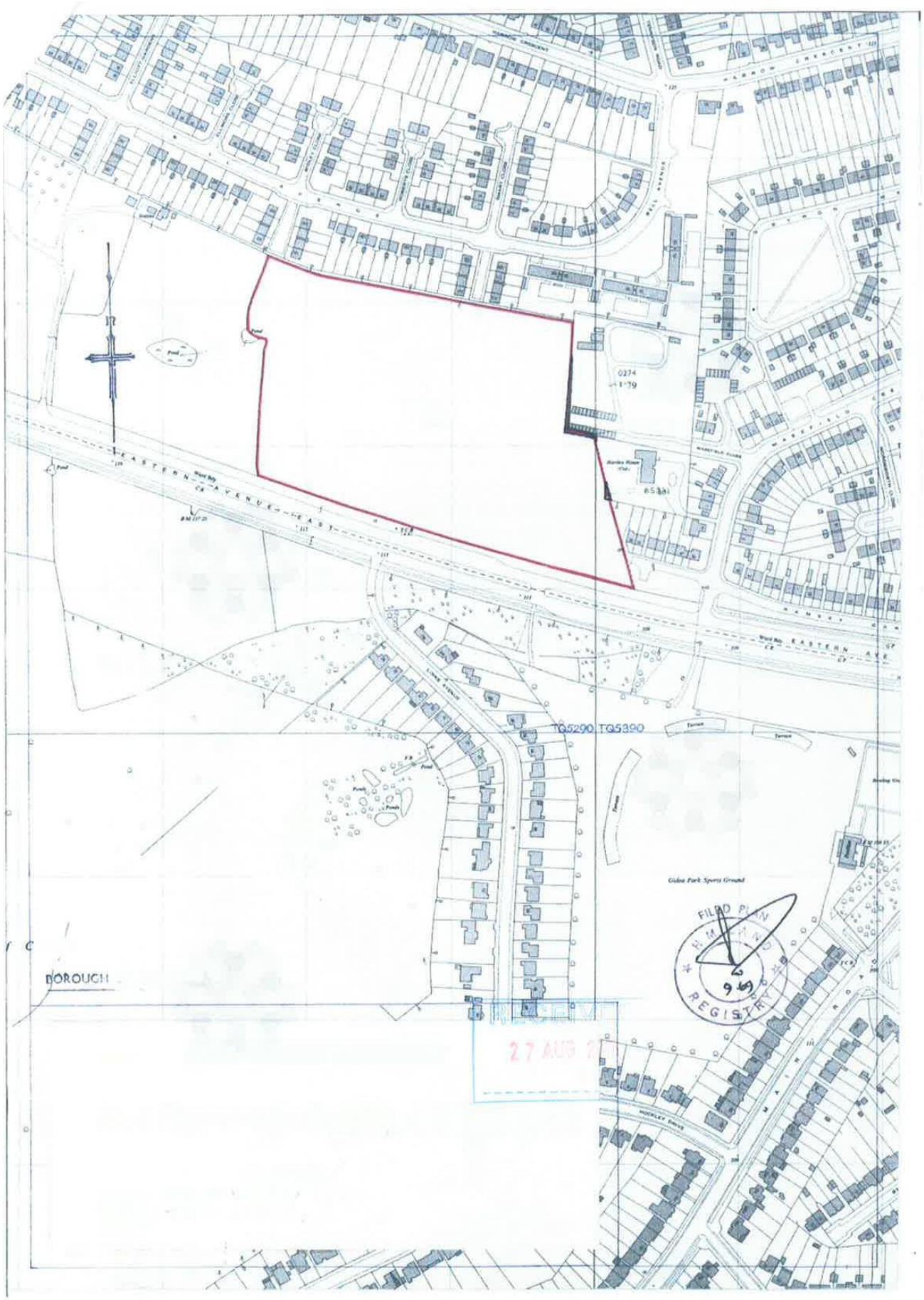
GB49 – Tudor Oak, Nags Head Lane



GB50 – Park Corner Farm Hacton, Upminster, Essex



GB51 – Land north of Eastern Avenue East



GB52 – Oak Royal Nurseries, 355A Front Lane, Upminster, Essex, RM14 1LW

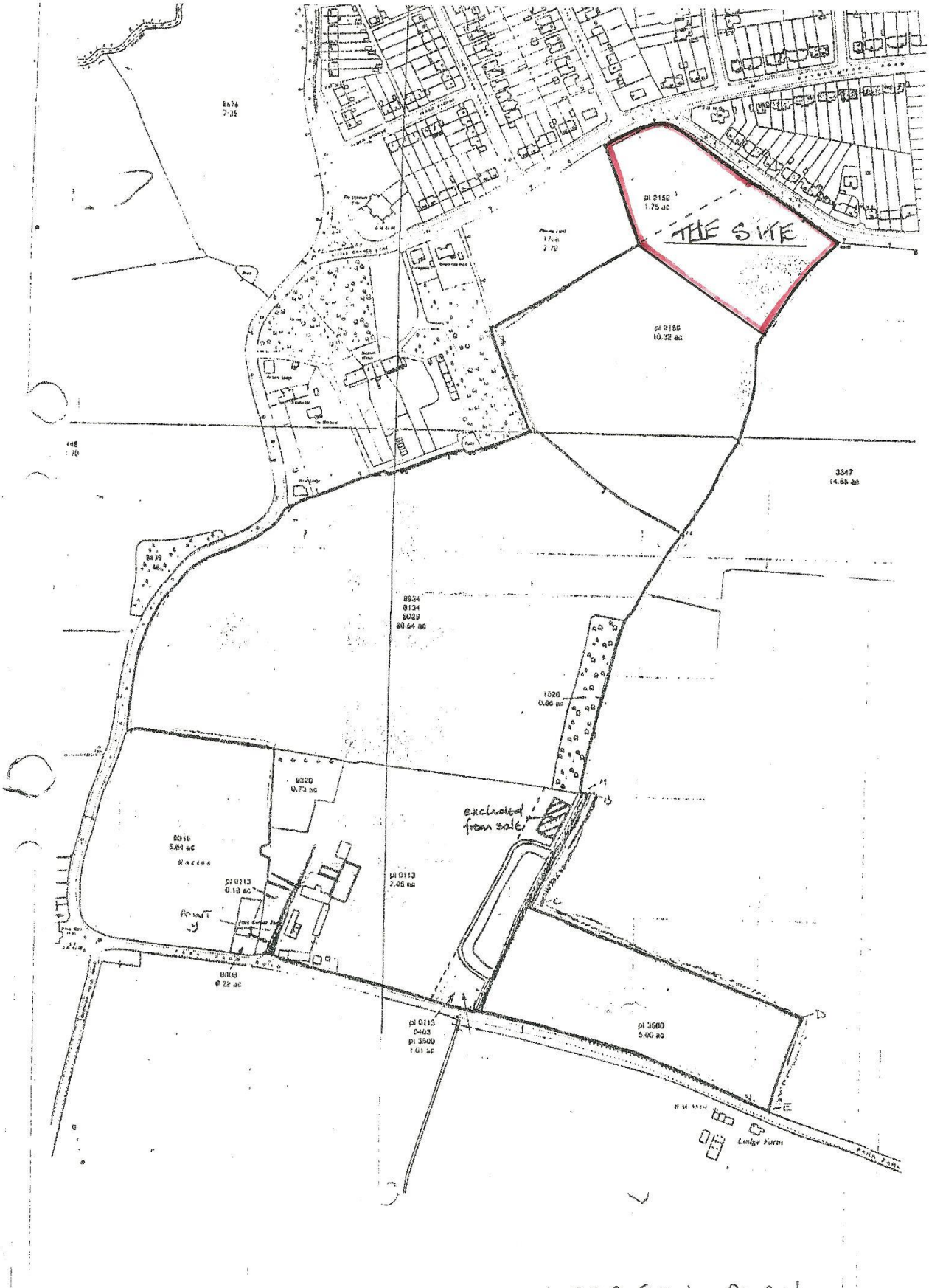
Awaiting the submission of a site plan

GB53 – Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP

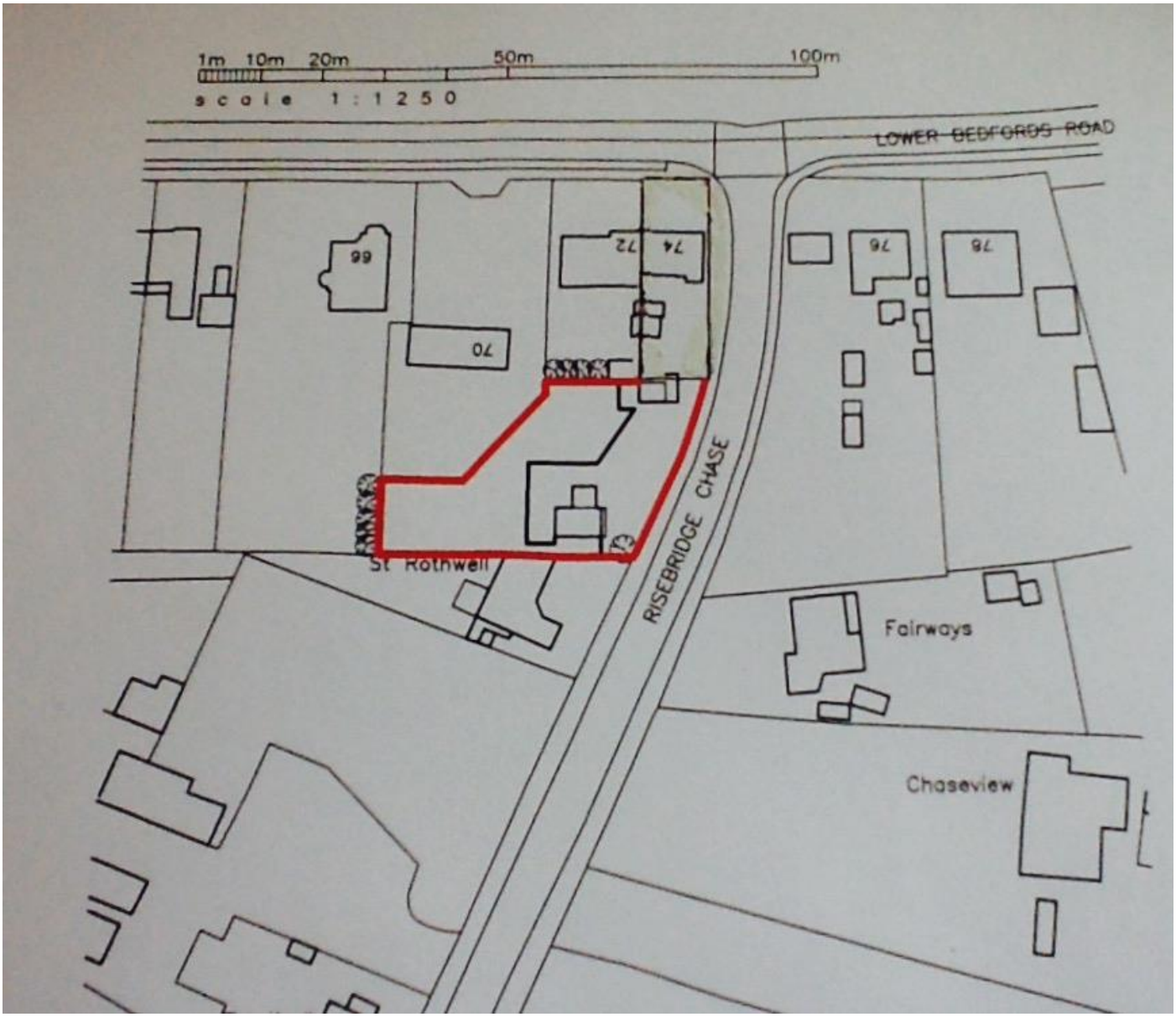
GB54 – Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP

GB55 – Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP

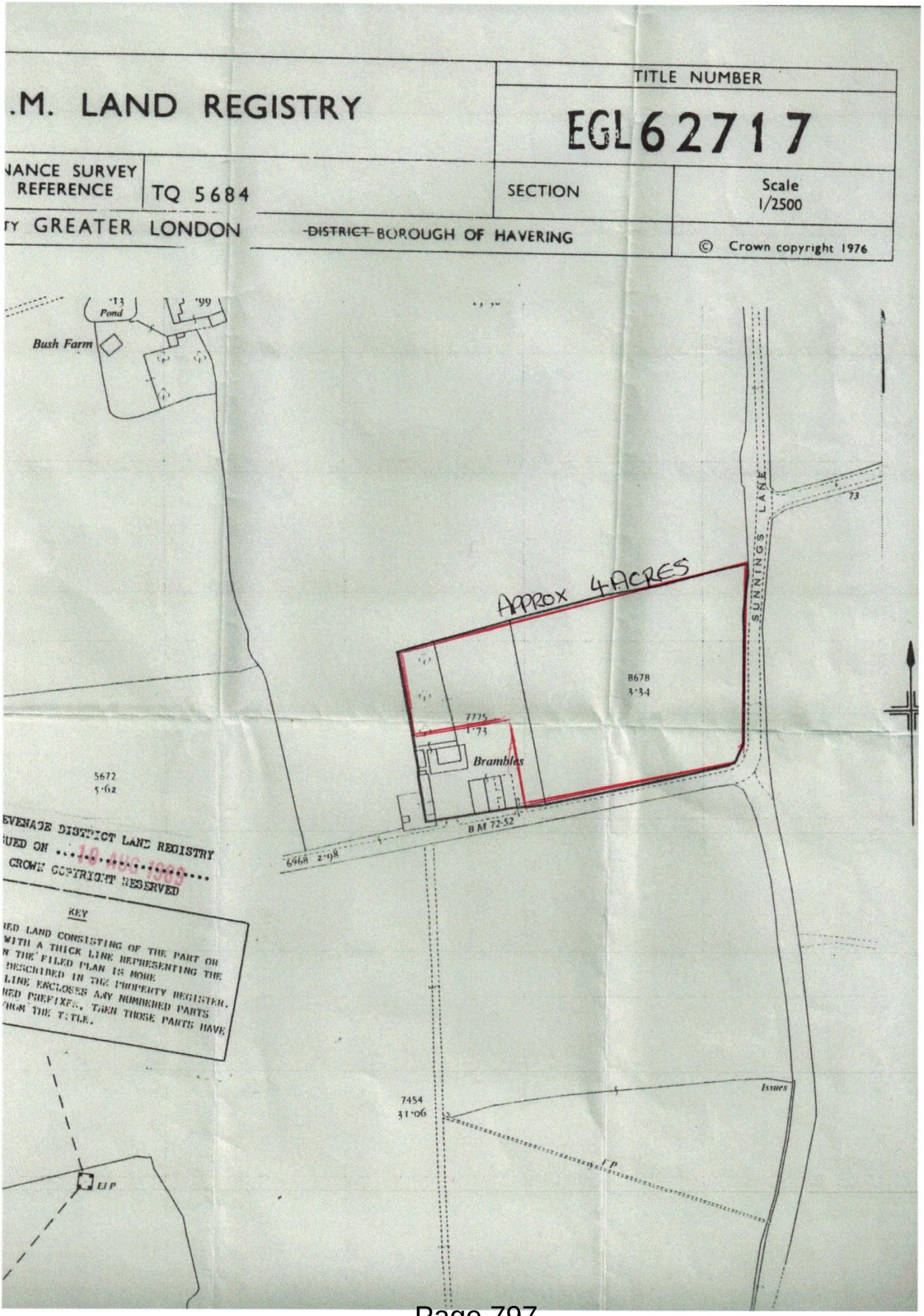
GB56 – Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP


THE SITE
excluded from sale
LOCATION PLAN

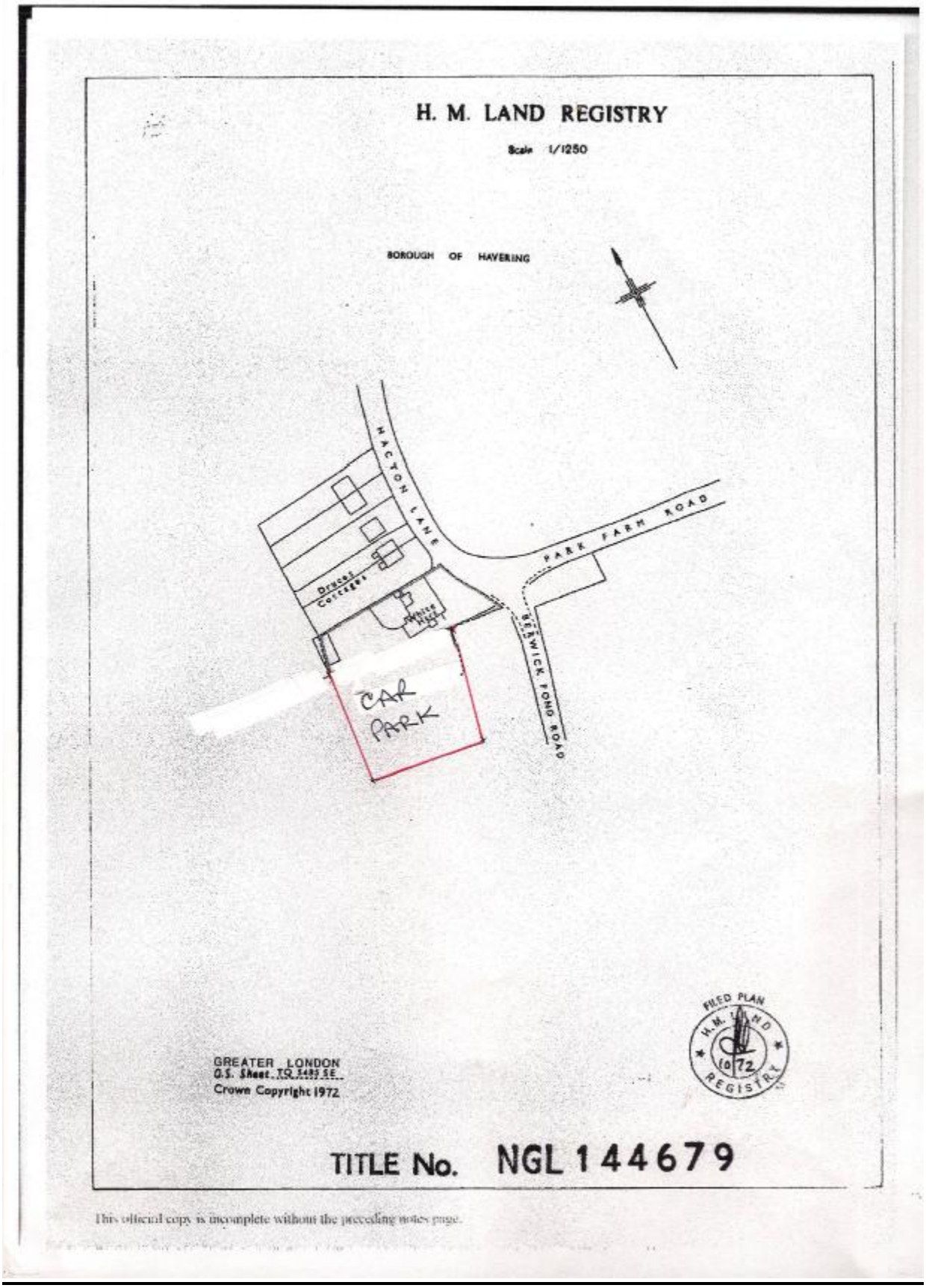
GB58 – Rear of 74 Lower Bedfords Road, Romford, Essex, RM1 4DG



GB59 – Bramble Farm, Bramble Lane, Upminster, Essex, RM14 2XL

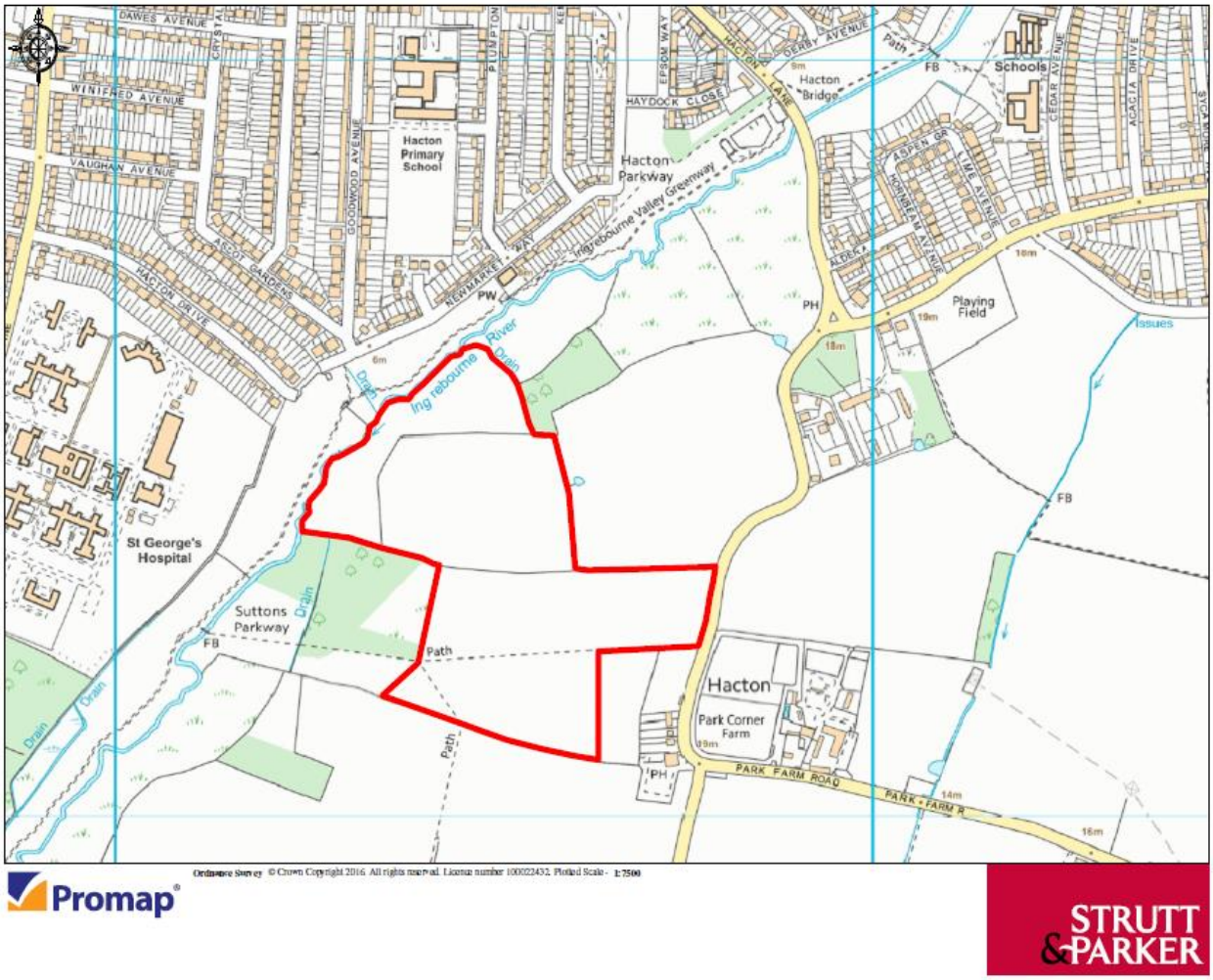


GB60 – Car Park White Hart House, Hacton Lane, Upminster



GB61 – Land at Hacton Lane, Upminster

Land east of Hacton Lane, Upminster (1:7500)



GB62 – 198 Crow Lane, Romford, RM7 0ES

Project Title : 198 Crow Lane, Romford, Essex, RM7 0ES				
Drawing Name : Location Plan				
Scale : 1:1250 @ A3	Checked : EG	Status : Application	Rev : -	
Date : 23 Dec 2015	Plot Date : 23 Dec 15 12:04	Dwg No : 15.3273/M002		

Rettendon Turnpike
Battlesbridge
Essex
SS11 7QL
+44(0) 870 013 6996
contact@smartplanning.co.uk

www.smartplanning.co.uk

Ordnance Survey (c) Crown Copyright 2015. All rights reserved. Licence number 100022432

0 25M 50M 100M
1:1250

s. It may be
ot match

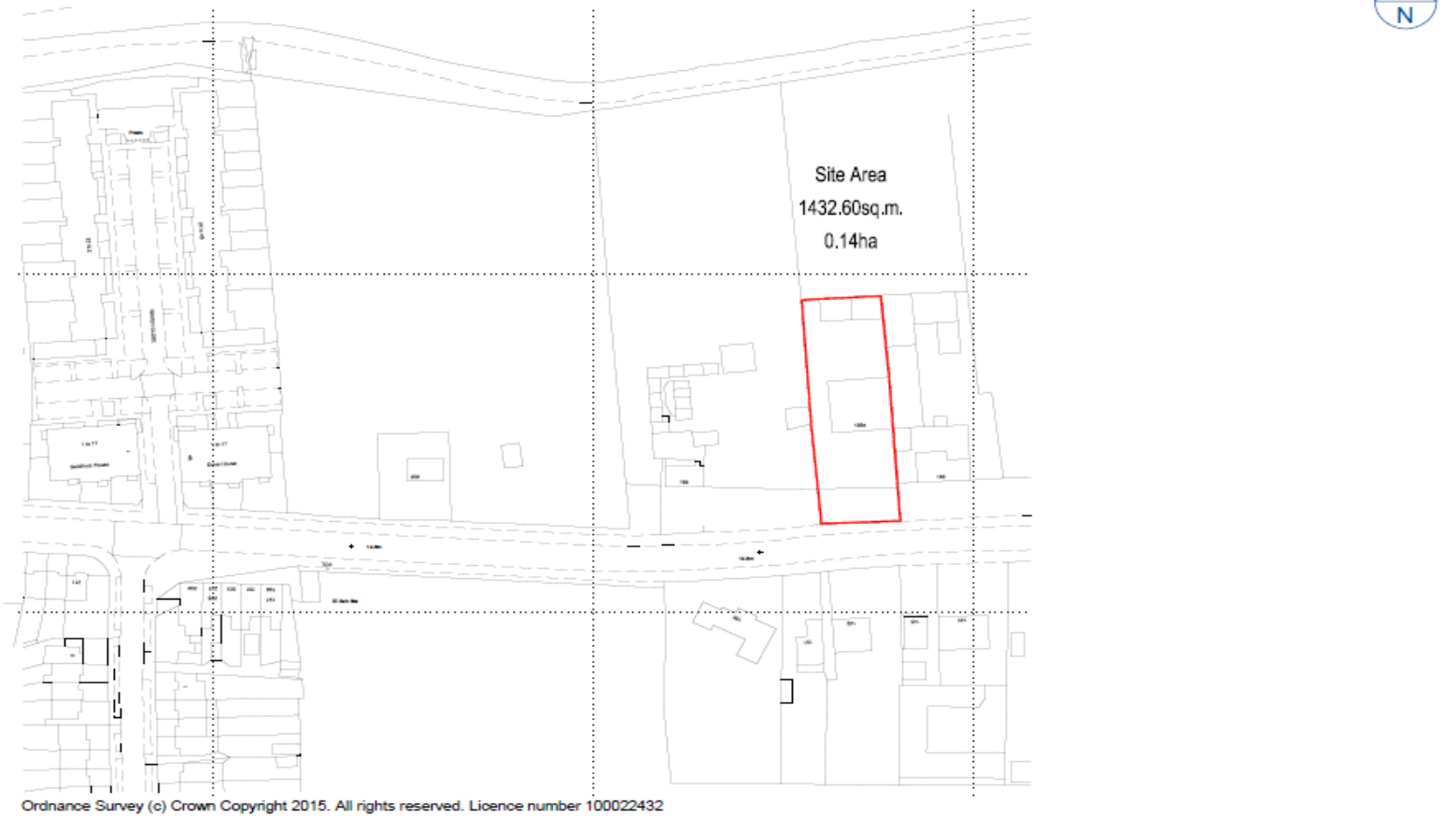
No.	Date	Amendment	Initials
-	-	-	-

smartplanning
Chartered Town Planners and Landscape Architects
Local Service - Nationwide

© THIS DRAWING IS THE COPYRIGHT OF SMARTPLANNING. This document must not be reproduced in whole or in part without prior permission of Smartplanning Ltd. Registered in England No. 04369649. OS Licence Number 100042413

GB63 – 188a Crow Lane, Romford, RM7 0ES

Project Title : 188A Crow Lane, Romford, RM7 0ES				
Drawing Name : Location Plan				
Scale : 1:1250 @ A3	Checked : EG	Status : Application	Rev : -	Rettendon Turnpike Battlesbridge Essex SS11 7QL +44(0) 870 013 6996 contact@smartplanning.co.uk www.smartplanning.co.uk
Date : 11 Jan 2016	Plot Date : 11 Jan 16 12:48	Dwg No : 15.3277/M002		



Ordnance Survey (c) Crown Copyright 2015. All rights reserved. Licence number 100022432

0 25M 50M 100M

1:1250

line, of the boundaries. It may be subject to
is plan may not match measurements between the

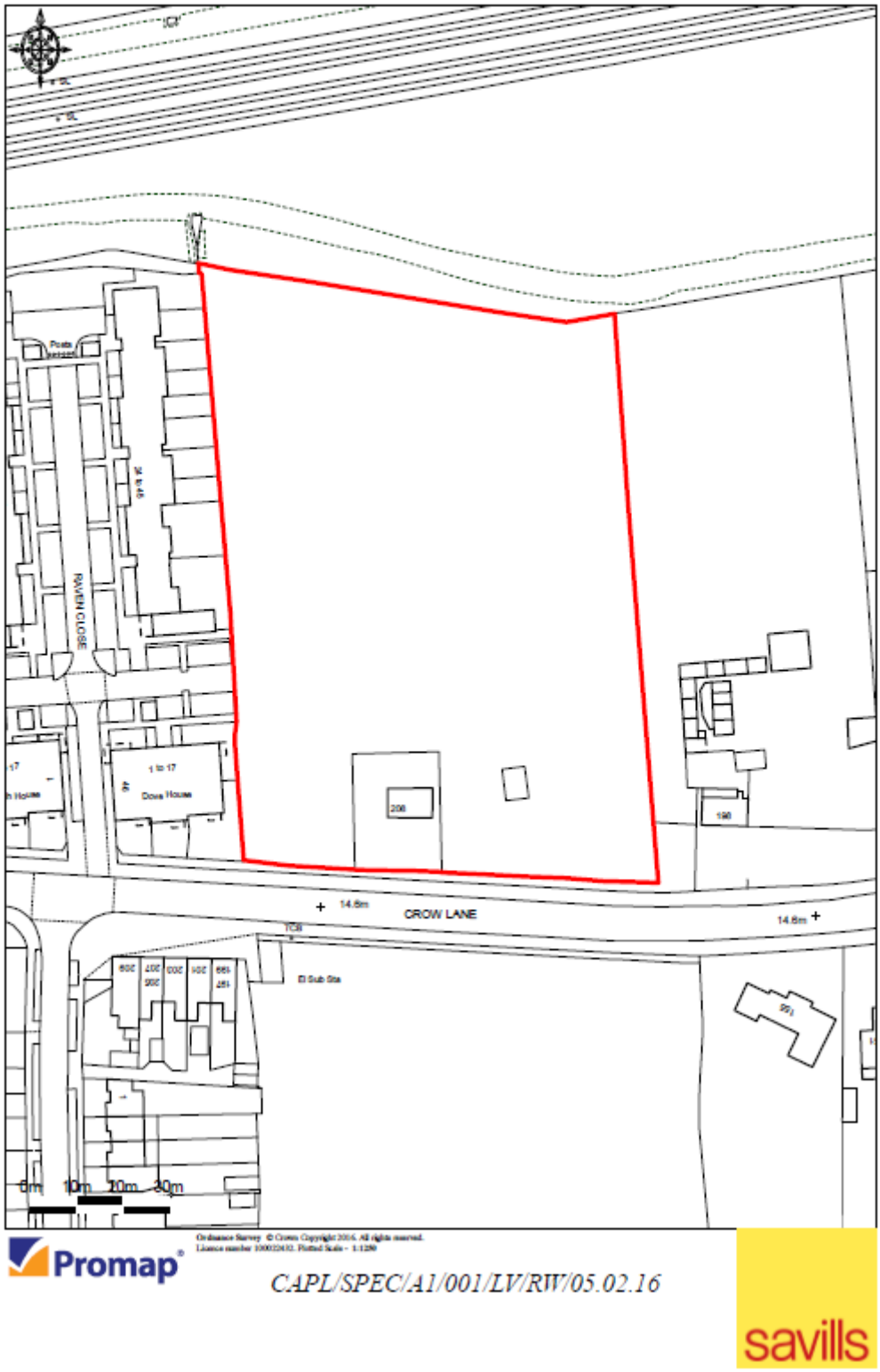
No.	Date	Amendment	Initials
-	-		-

smartplanning
Chartered Town Planners and Landscape Architects
Local Service - Nationwide

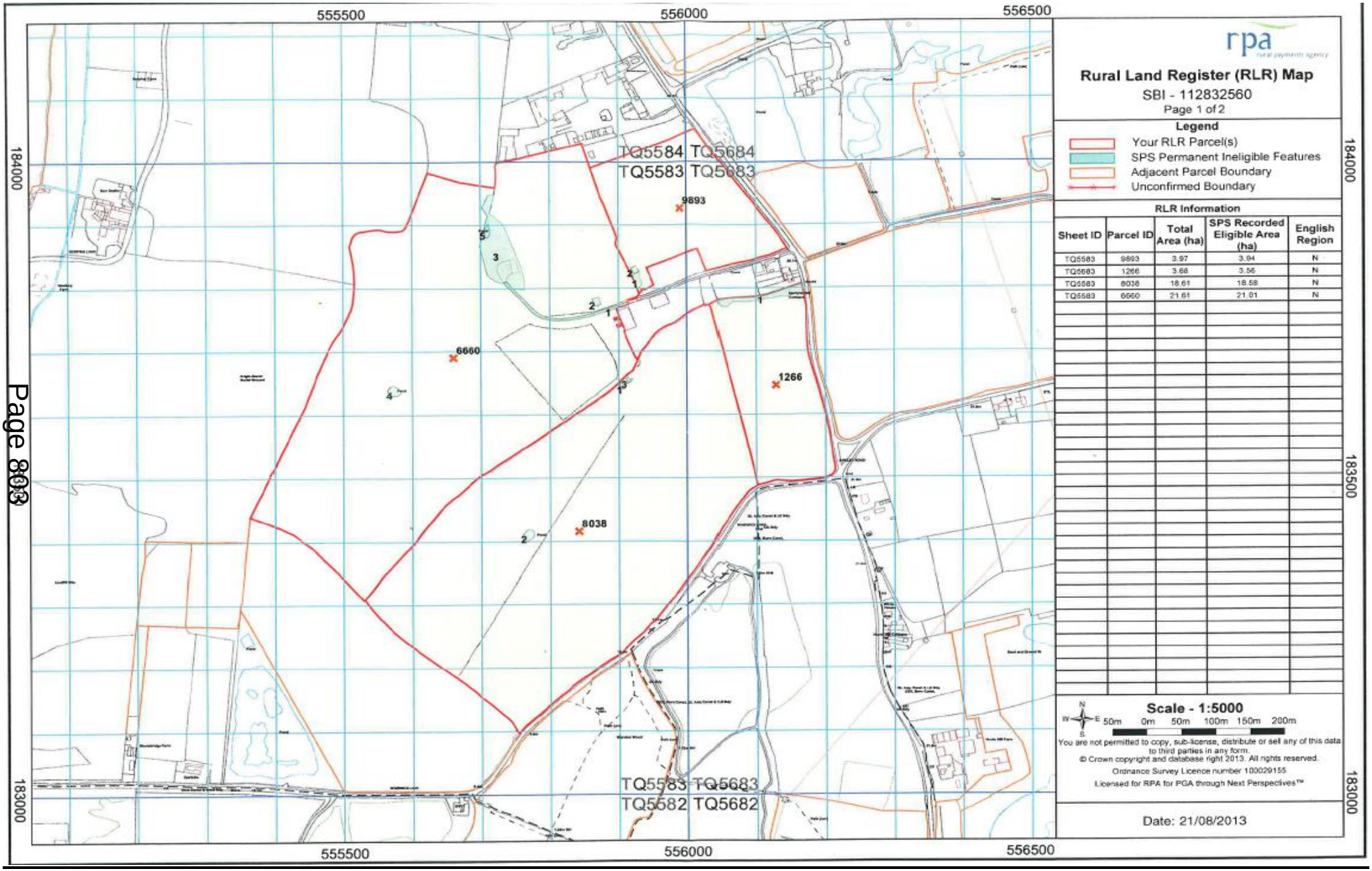
© THIS DRAWING IS THE COPYRIGHT OF SMARTPLANNING. This document must not be reproduced in whole or in part without prior permission of Smartplanning Ltd. Registered in England No. 04369649. OS Licence Number 100042413

GB64 – Land to the north of Crow Lane and adjacent Raven Close, Romford

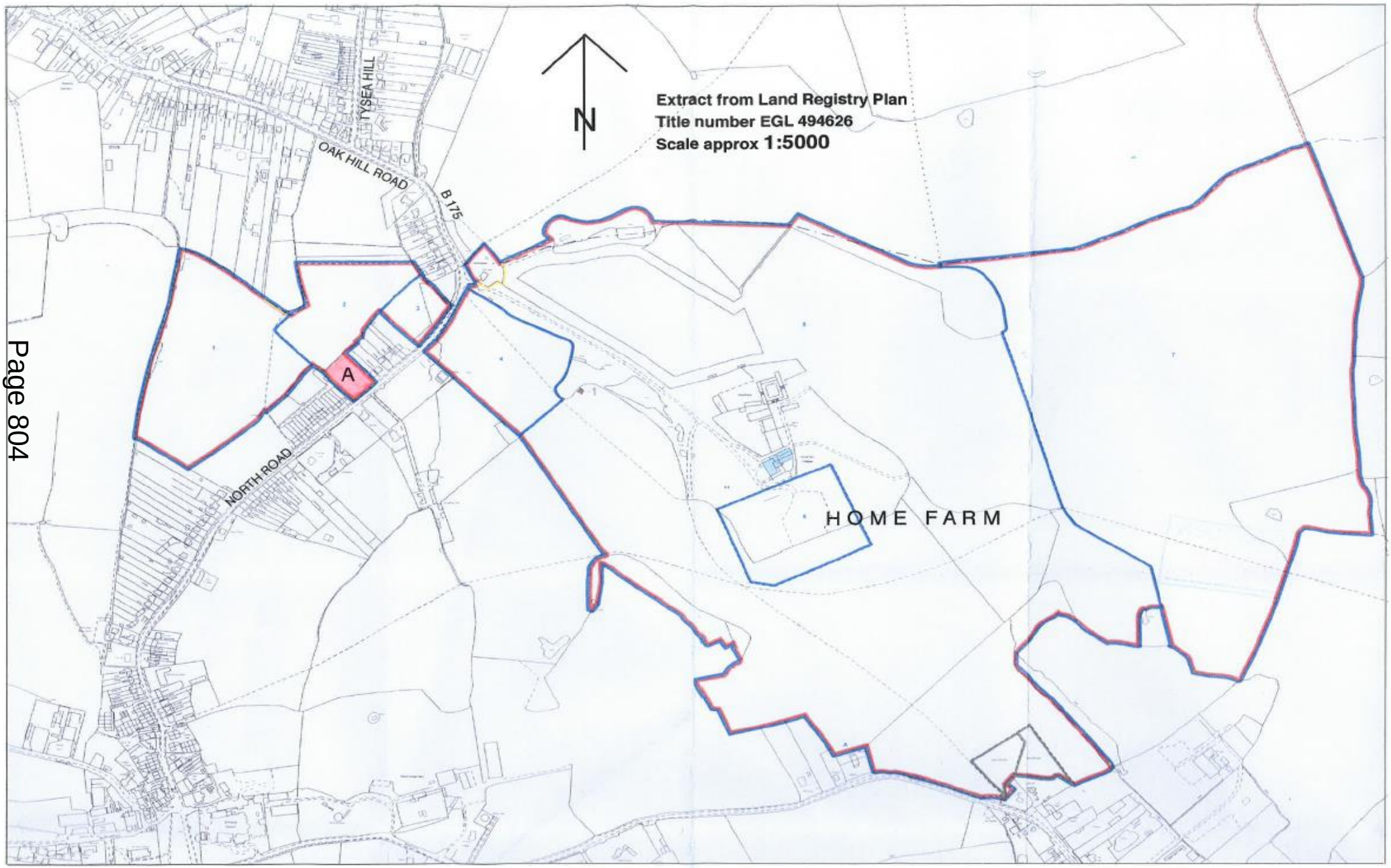
Land to the North of Crow Lane, Romford



GB65 – Damyns Hall Aerodrome



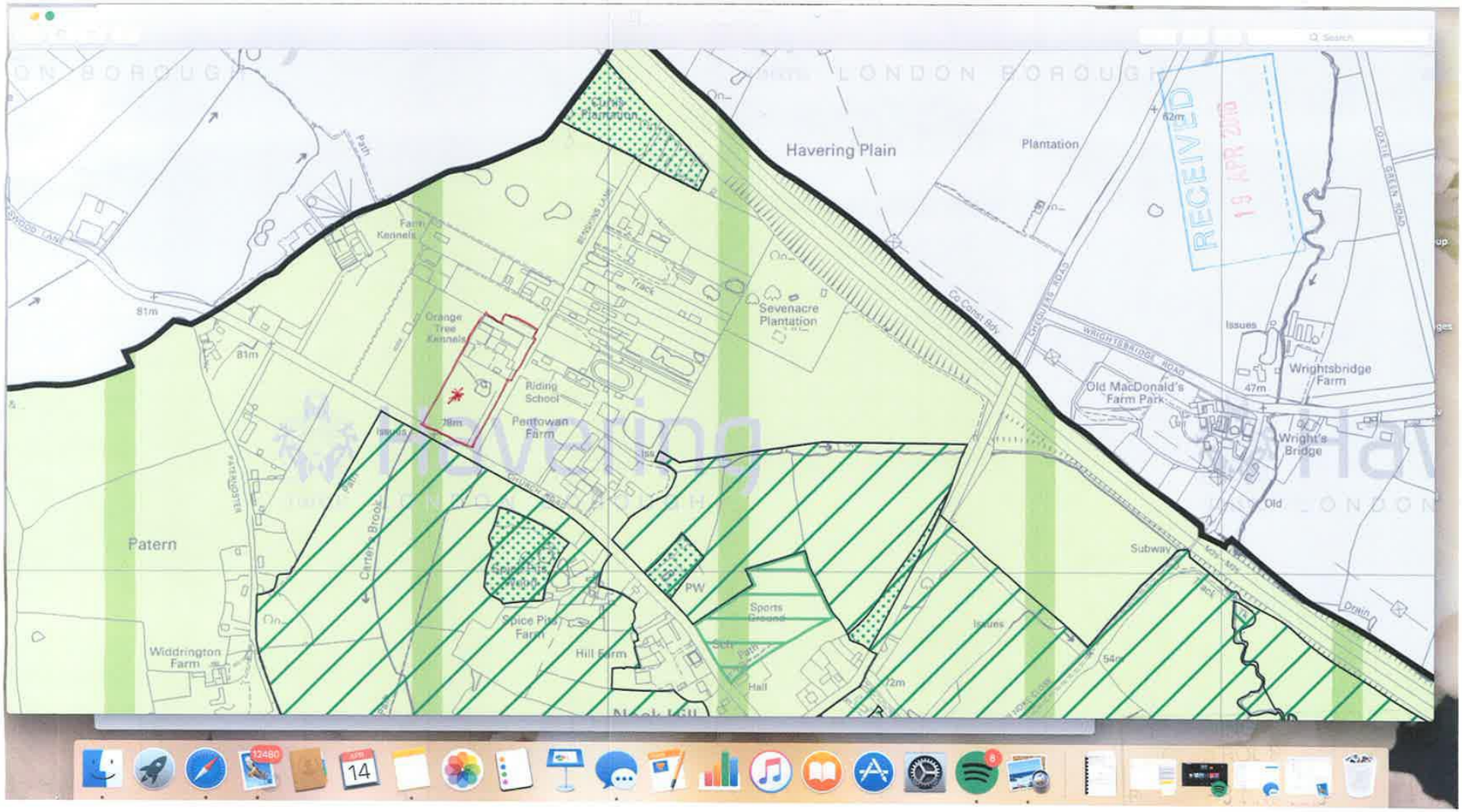
GB66 – Home Farm, North Road, Havering-atte-Bower



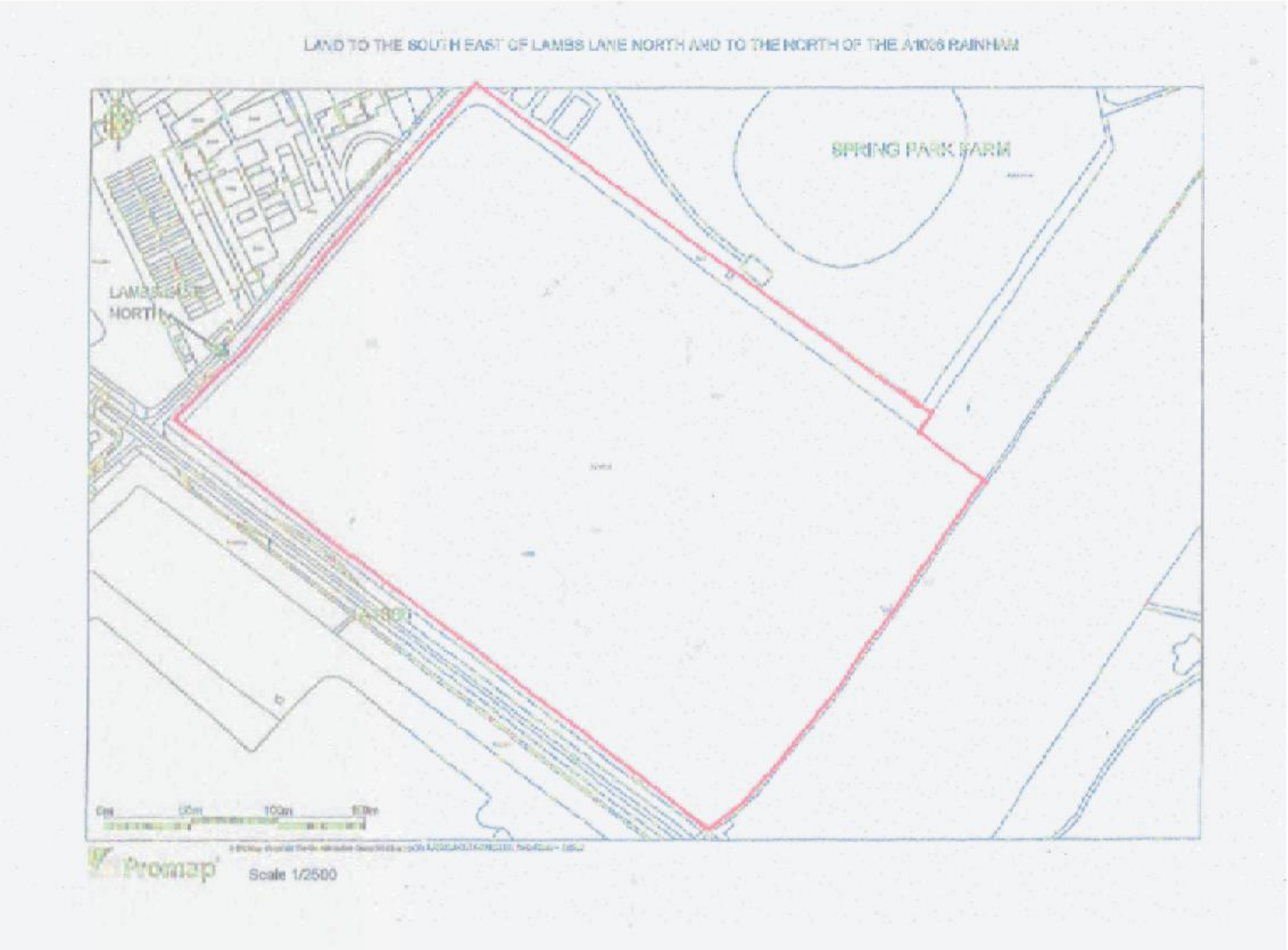
GB67 – The Old Coach House, Ockendon Road, North Ockendon, Upminster, RM14 3QJ

GB68 – Orange Tree Kennels 1, Benskins Lane, Noak Hill, RM4 1

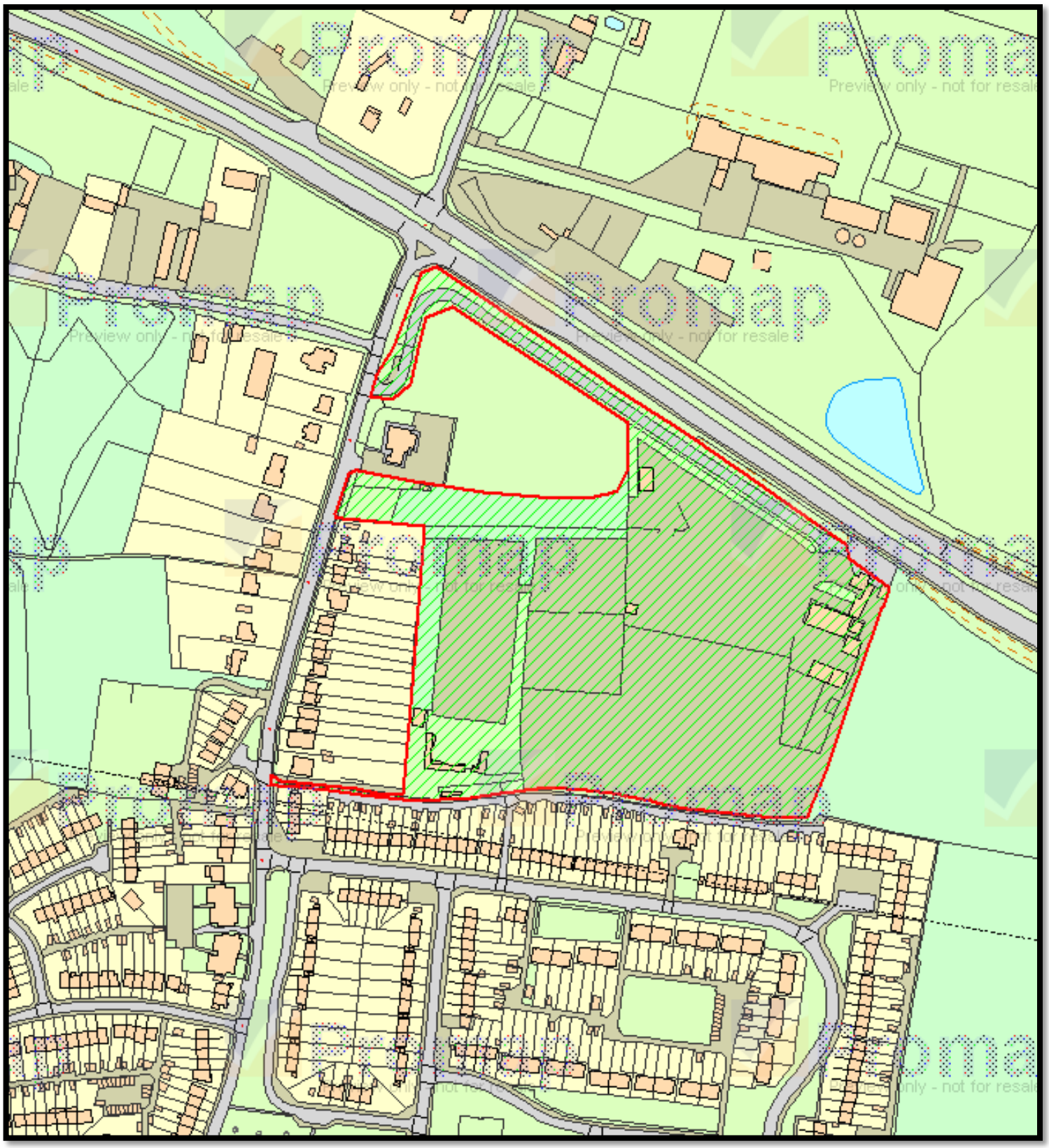
Orange Tree Kennels
Approx 5 acres



GB69 - Land to the south east of Lambs Lane North and to the north of the A1036 New Road, Rainham

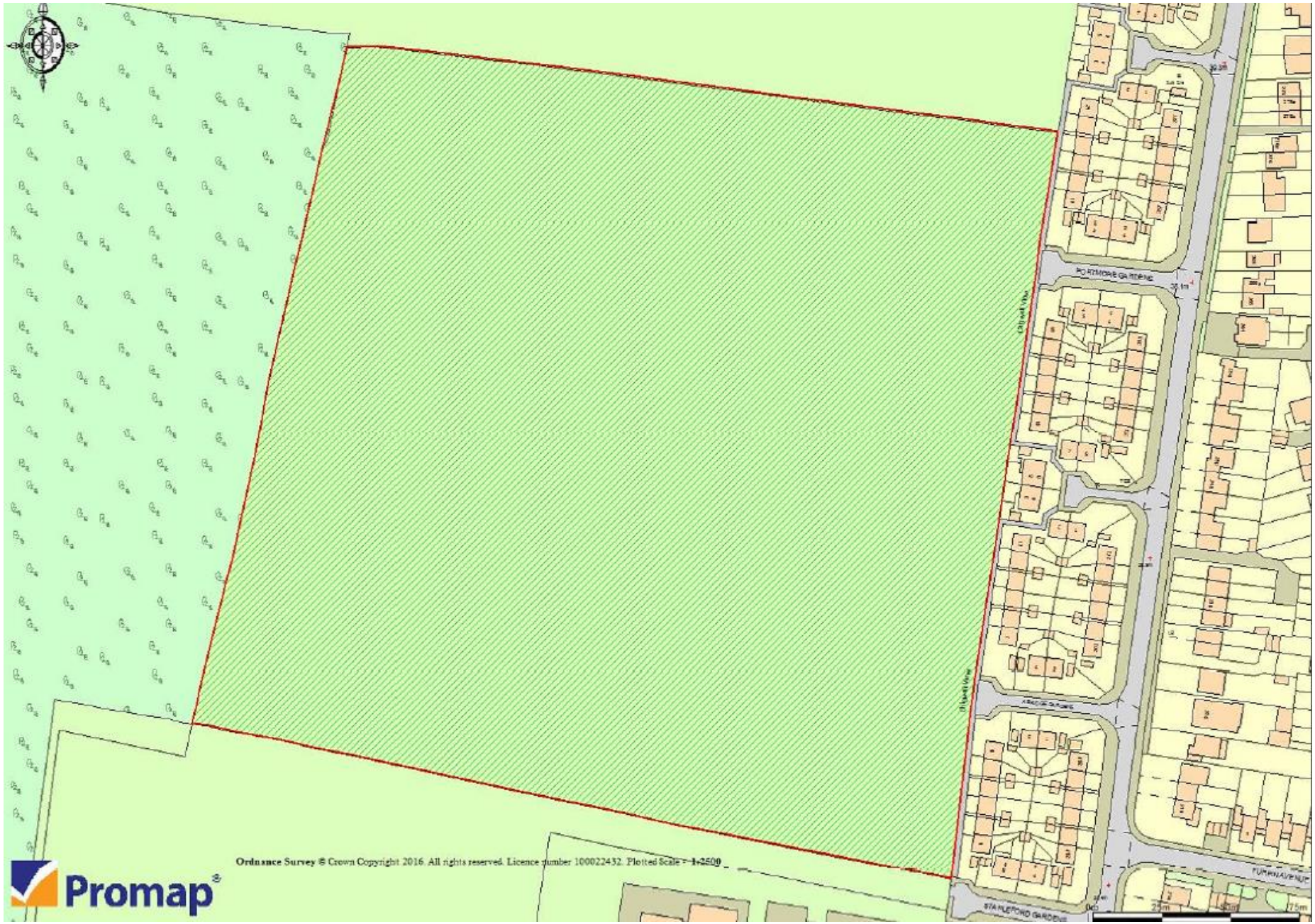


GB70 - Old Gailey Park, Southend Arterial Road, Upminster, RM14 1TJ

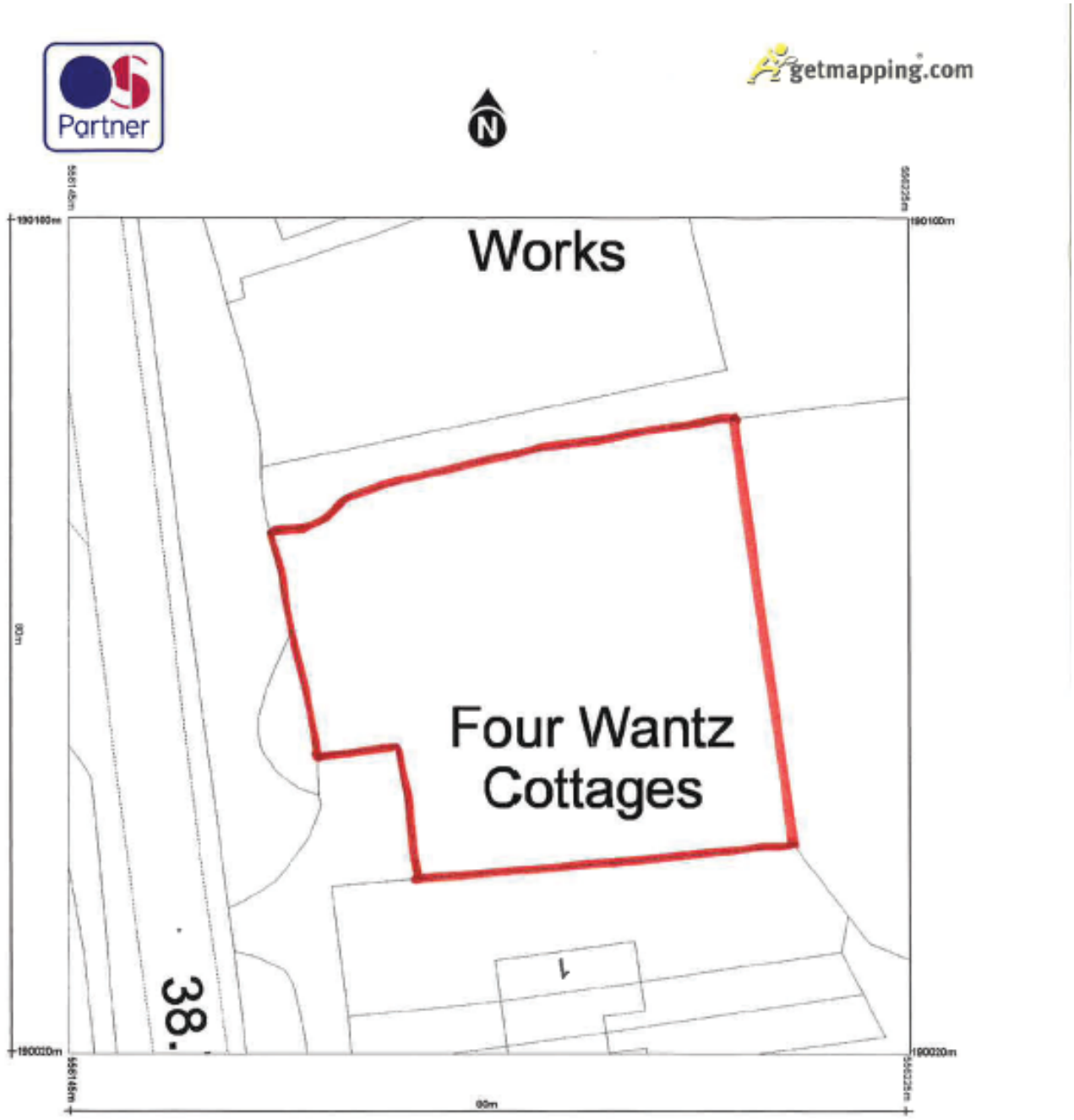


GB71 - Great House, Hall Lane, Upminster, Essex, RM14 1TT

GB72 - Land west of Lodge Lane, Romford



GB73 - Long Meadow Farm, Hall Lane, Upminster, Essex, RM14 1TT



Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS MasterMap® is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

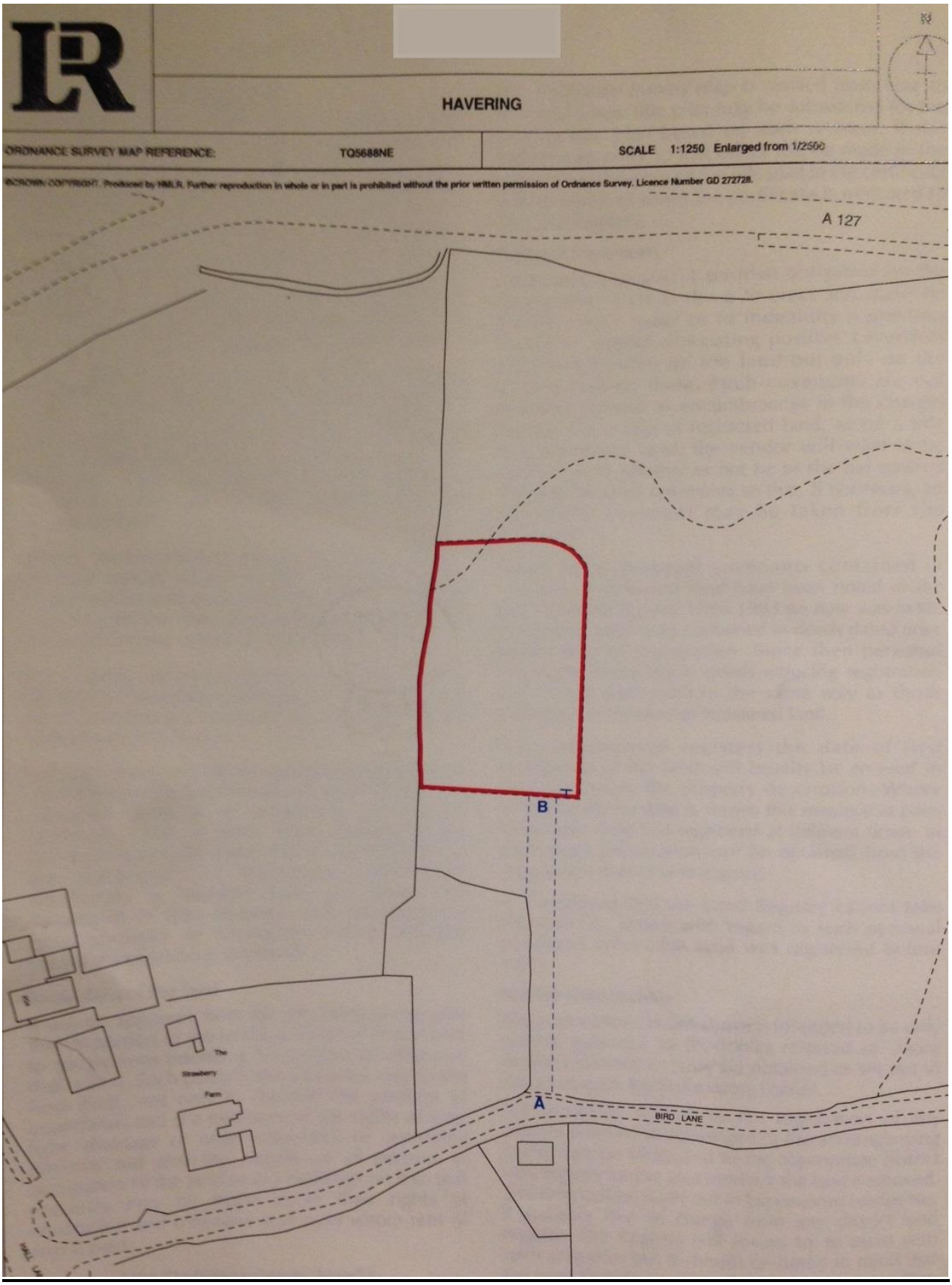
Scale 1:500

0 10 20

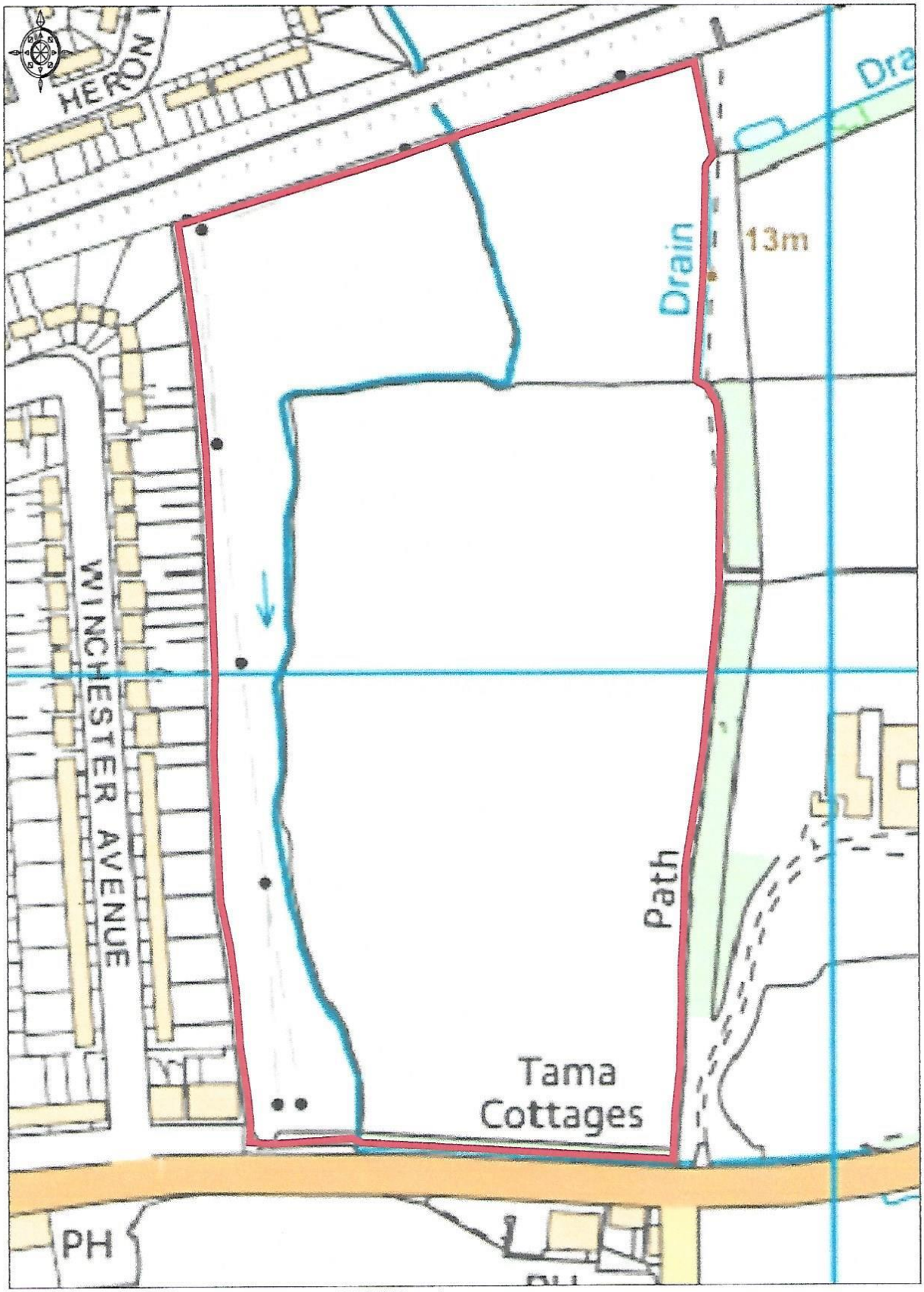
Metres

Supplied by: Getmapping
Centre coordinates: 556185, 190060
OS License Number: 100035848

GB74 - Land lying to the North side of Bird Lane, Upminster. Site of former properties known as Dannys Bungalow and numbers 1, 2 and 3 Potkiln Cottages



GB75 - Land off St Mary's Lane (B187), North Ockendon, Upminster

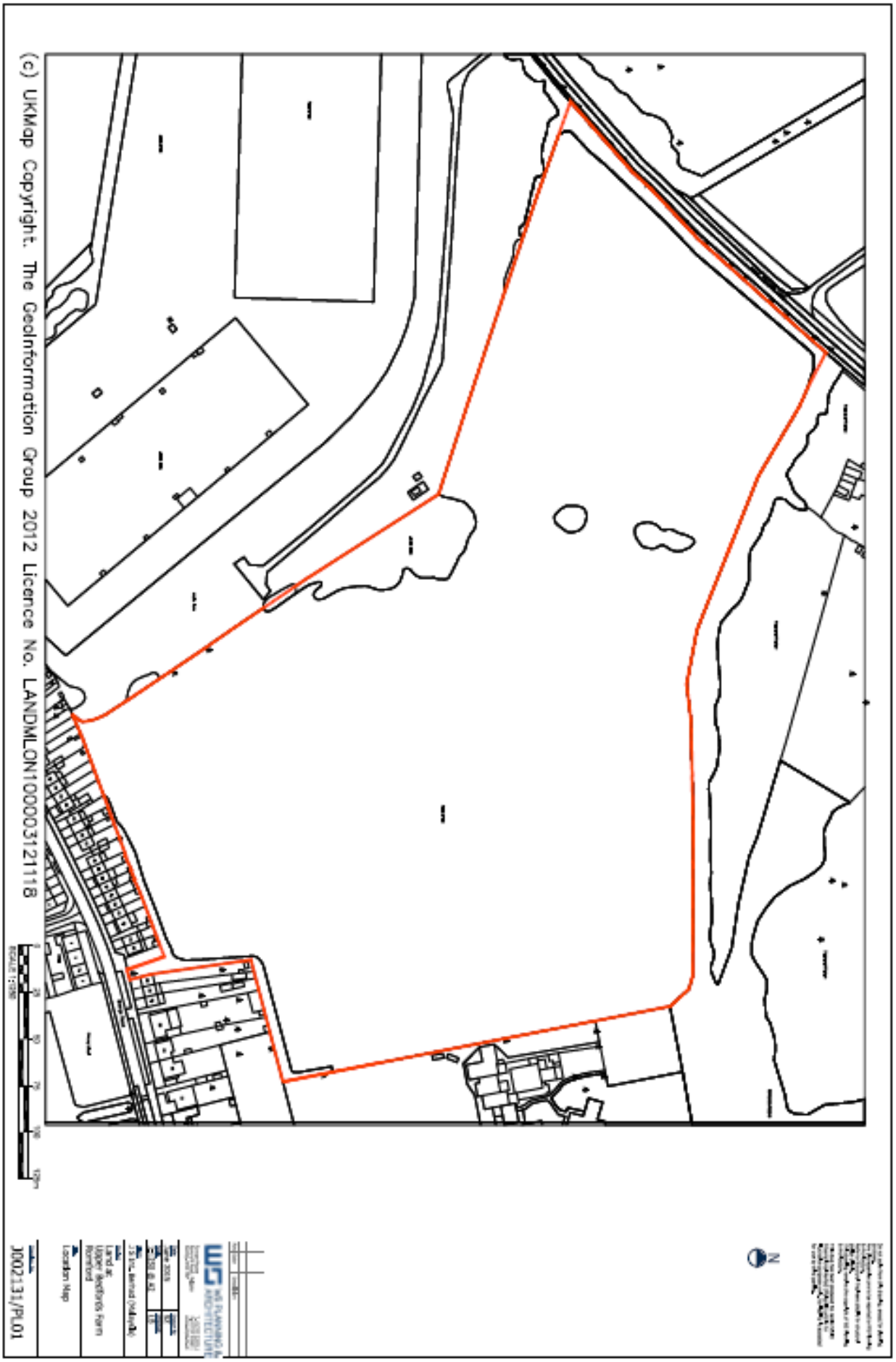


Ordnance Survey © Crown Copyright 2017 All rights reserved.
Licence number 100022432 Plotted Scale - 1:2500

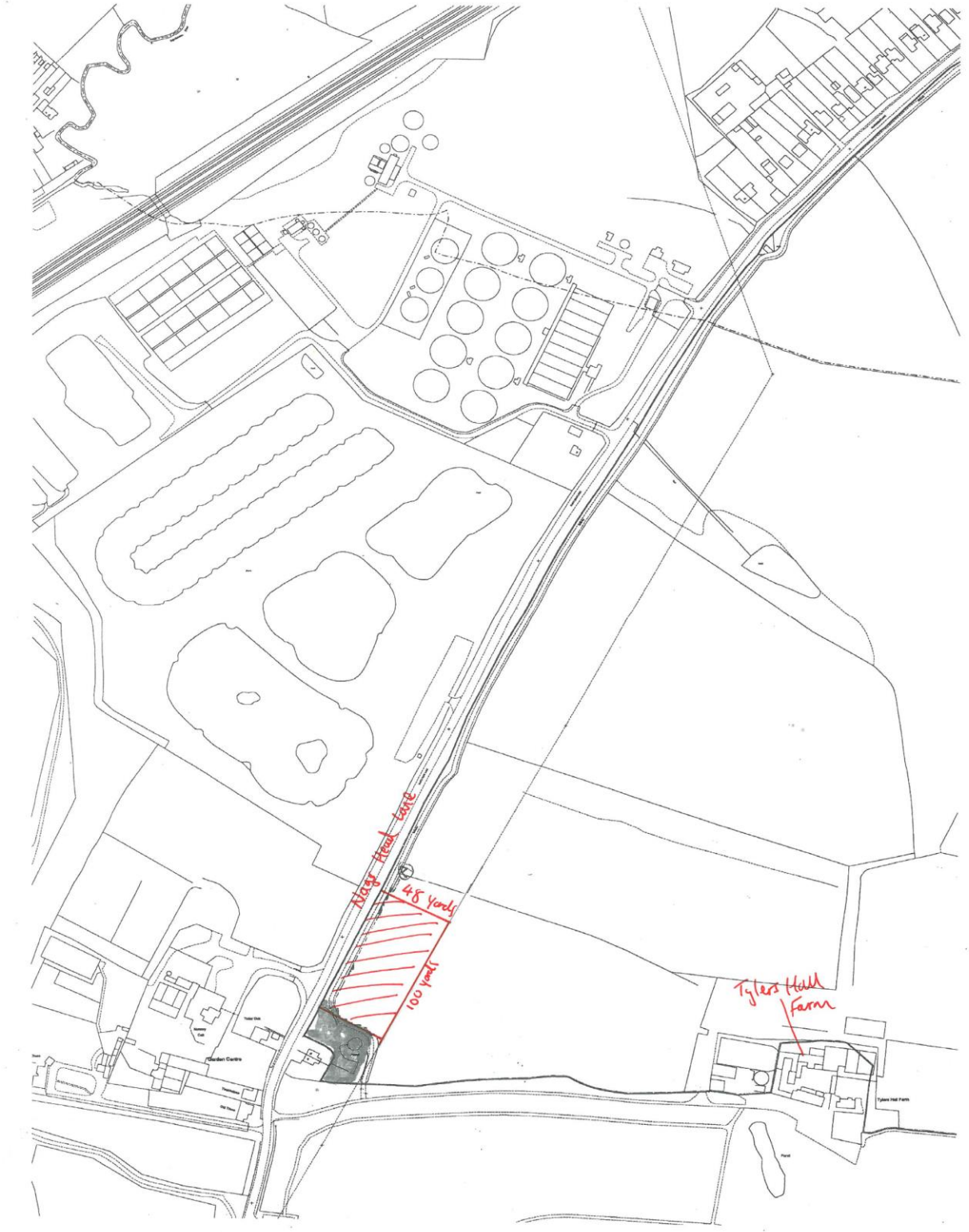
Promap®
LANDMARK INFORMATION GROUP

For identification purposes.

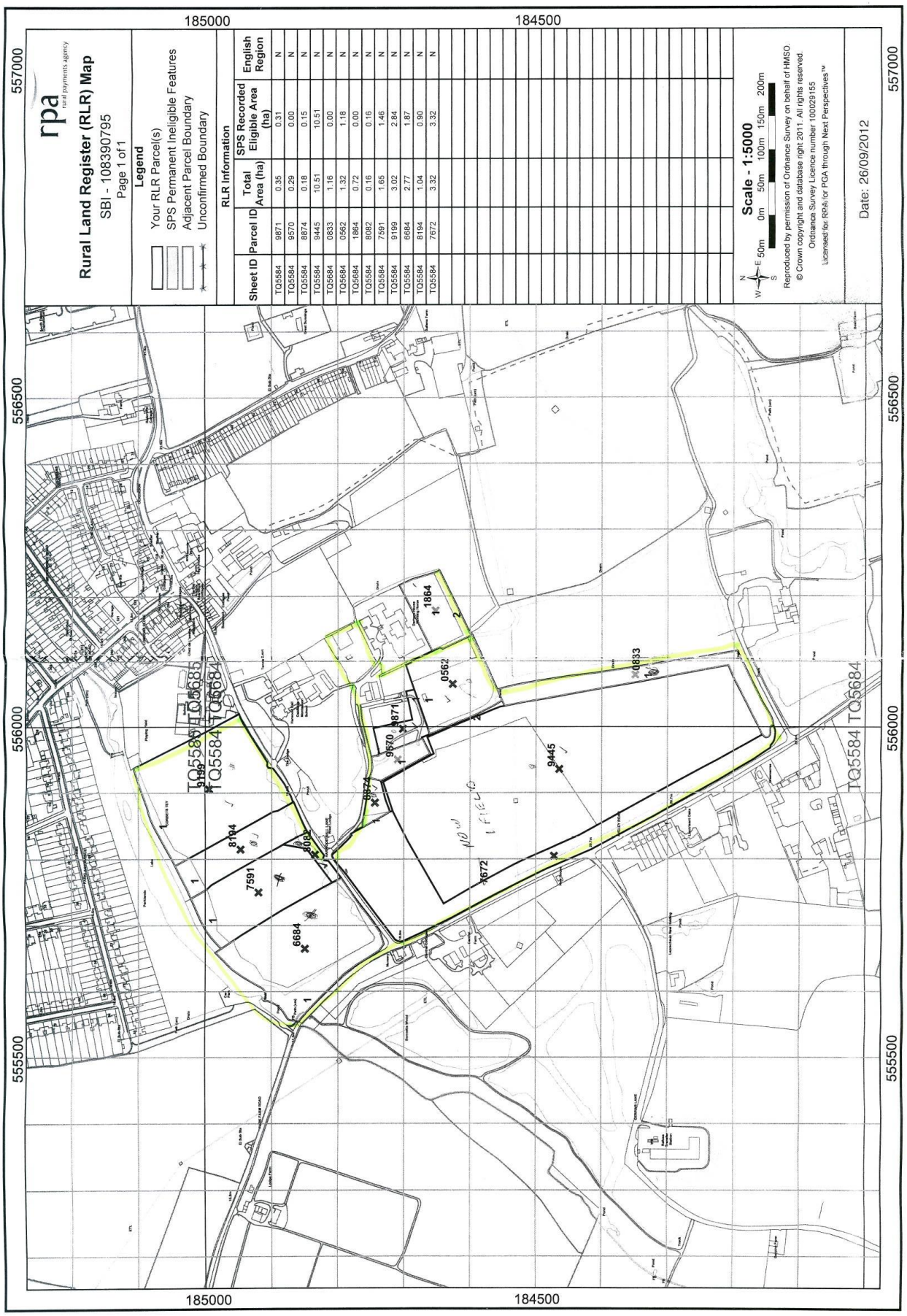
GB76 - Land at Upper Bedfords Farm, Romford



GB77 - Land apart of Tylers Hall Farm, Nags Head Lane, Upminster, Essex, RM14 1TS



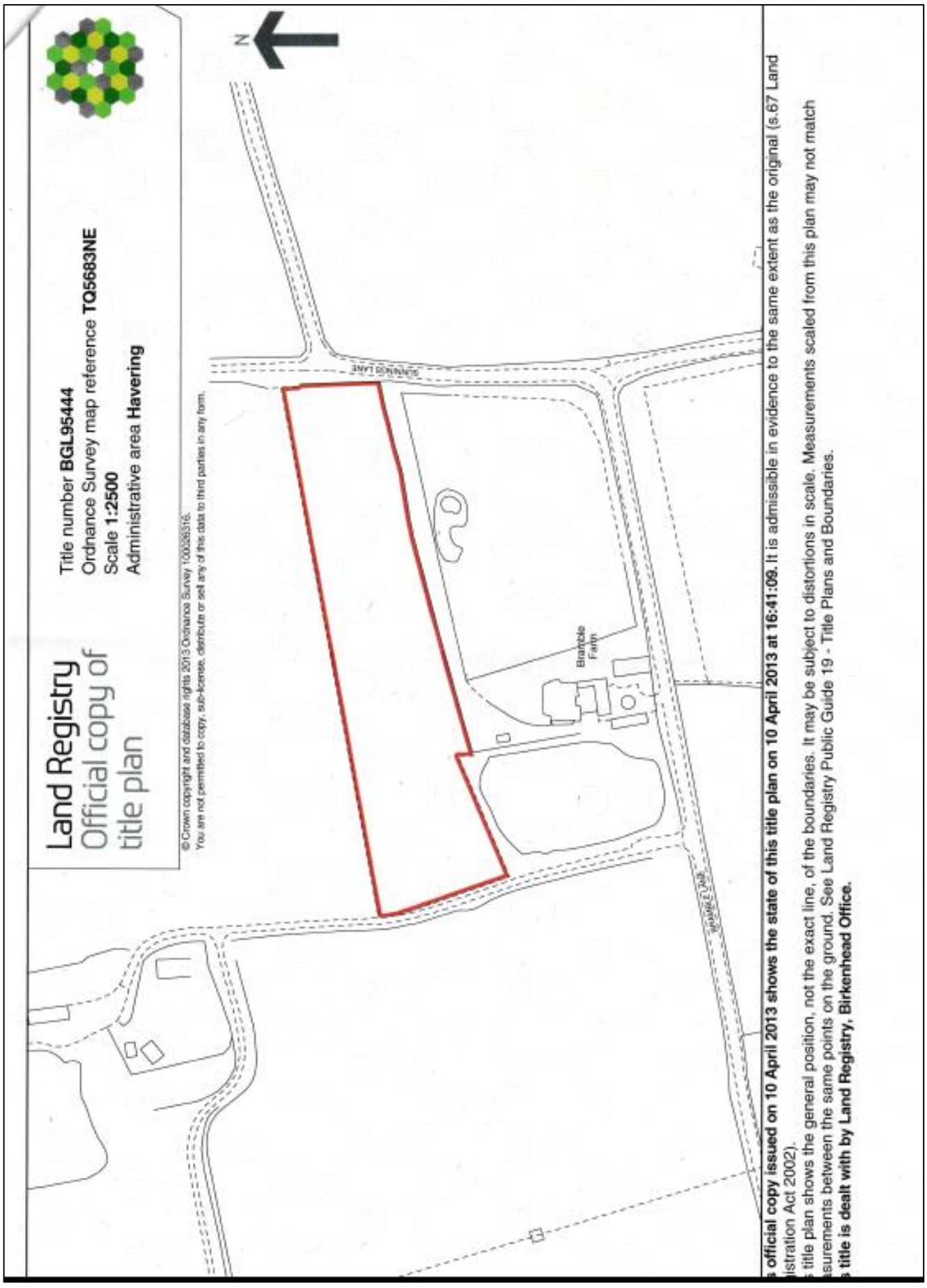
GB78 - Harwood Livery, Harwood Hall Lane, Upminster, Essex, RM14 2YG



Please return this sheet to us if you want to make any changes to the parcels shown on it.

GB79 - Land South of Little Gaynes Lane, Upminster

GB80 – Bush Farm, Bramble Lane, Upminster



Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

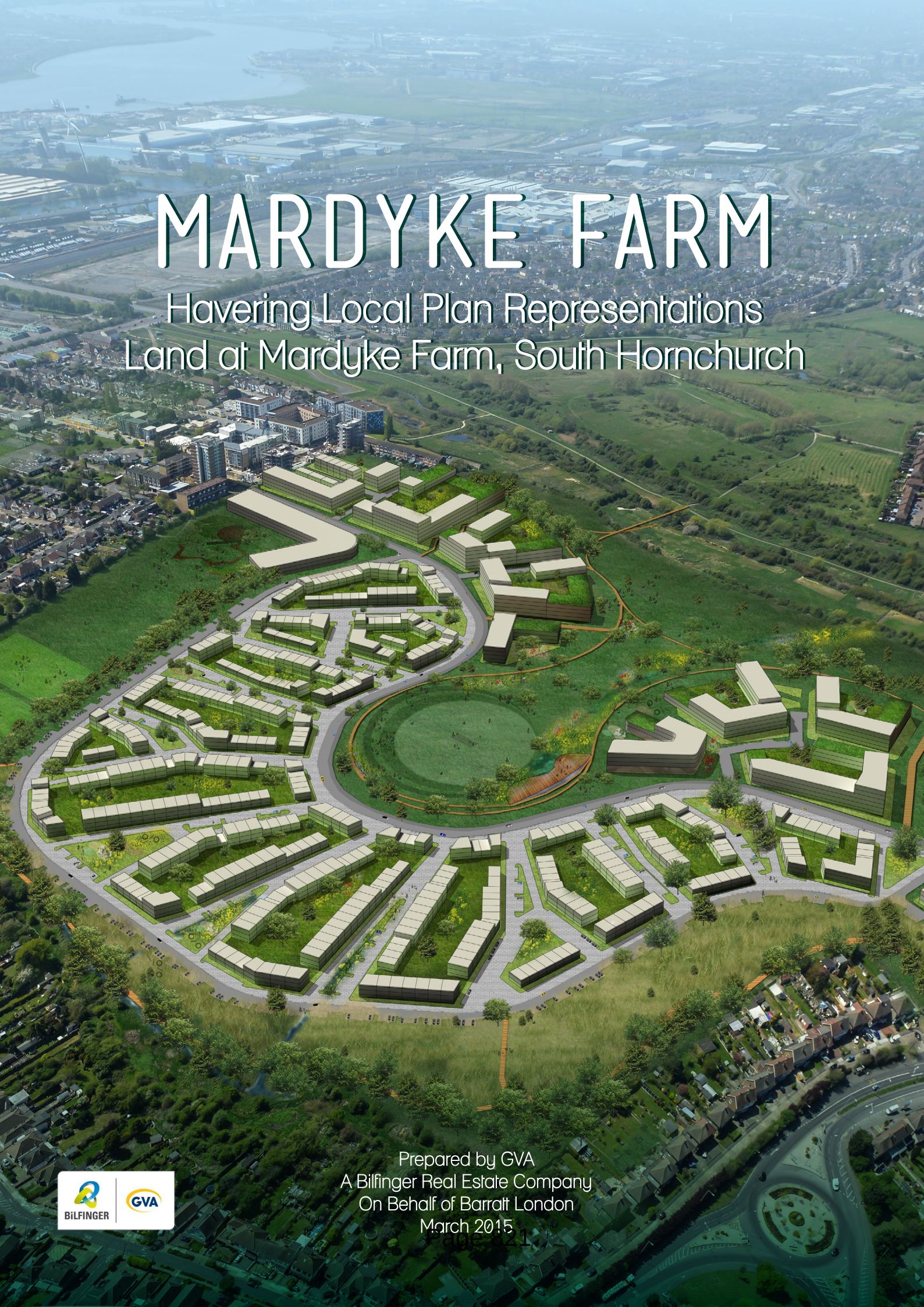
CONSULTATION STATEMENT 2017

Local Plan Consultation Statement Appendix 9

Additional Material Submitted

MARDYKE FARM

Havering Local Plan Representations
Land at Mardyke Farm, South Hornchurch



Prepared by GVA
A Bilfinger Real Estate Company
On Behalf of Barratt London
March 2015

Contents

1. INTRODUCTION....1
2. SITE AND SURROUNDINGS....3
3. PLANNING HISTORY....4
4. STRATEGIC POLICY CONTEXT....6
5. EXISTING USE....11
6. HOUSING MATTERS....14
7. GREEN BELT CONSIDERATIONS....18
8. DELIVERABILITY....23
9. REGENERATION BENEFITS....26
10. SUMMARY AND CONCLUSIONS....28

Appendices

Appendix A – Site Plan
Appendix B – Approved/Committed Landscape Plan
Appendix C – Development 'vision'
Appendix D – Transport and Access Appraisal
Appendix E – Technical/Environmental Appraisal
Appendix F – Green Belt Assessment/Methodology Framework

Contact:
Nick Alston, Director: 020 7911 2056 (nicholas.alston@gva.co.uk)
Peter Atkin, Senior Planner: 020 7911 2189 (peter.atkin@gva.co.uk)

1. Introduction

1.1 This representation has been prepared by GVA on behalf of Barratt London in respect to the promotion of land at Mardyke Farm, South Hornchurch in the London Borough of Havering (LBH) (refer to site plan at Appendix A).

1.2 It is submitted in response to the current consultation on 'A new Local Plan for Havering' which seeks to identify the key strategic priorities for the Borough over the next 15 years and how these priorities should be addressed in the new Local Plan.

1.3 The purpose of this representation is to set out the case for a revision of the Green Belt boundary to exclude the Mardyke Farm site from the Green Belt alongside the provision of a strategic site specific policy that allocates the site for housing (and associated development) in the emerging plan. The site is deliverable (suitable, available and viable) in the short term and offers the opportunity to accommodate a high quality development of around 1,500 homes alongside a school, community facilities, and associated green infrastructure (including playing fields, parks, equipped children's play, and natural greenspaces).

1.4 The case focuses on setting out the exceptional circumstances necessary to justify a revision to the Green Belt boundary, which comprises the following:

i) The following development needs exist:
- There is a need to identify additional land for housing development in the borough in order to meet objectively assessed housing needs;
- There is a need to provide new social infrastructure (including a school) and to support the upgrade of other infrastructure (including transport) in the local area;
- There is a need for regeneration (physical, social, economic) of the local South Hornchurch/Beam Park area; and
- There is a need to secure a sustainable long term future (including management arrangements) for the site.

ii) The site makes a limited contribution to the purposes of including land within the Green Belt, therefore its value in Green Belt policy terms is limited (the release of the site from Green Belt is therefore not likely to give rise to significant harm). Similarly, the site is considered to have only limited value in Green Infrastructure terms (any loss/harm can be appropriately mitigated).

iii) The site is deliverable, with development able to address each of the development needs set out above and therefore realise significant planning benefits in terms of housing, infrastructure and regeneration:

- It will be available for development from early 2017 (with delivery expected in the early part of the plan period);
- It is suitable for housing development in environmental, technical, townscape, and infrastructure capacity terms; and
- Development is a viable proposition, with a willing landowner and developer in place.

1.5 The representation is structured as follows:

- **Section 2** describes the site and its surrounding context as part of the South Hornchurch/Beam Park neighbourhood;
- **Section 3** summarises the site's planning history;
- **Section 4** considers the strategic policy context that underpins the case for development;
- **Section 5** considers matters associated with its existing use;
- **Section 6** outlines the housing need case;
- **Section 7** assesses the harm of the proposal in Green Belt policy terms;
- **Section 8** demonstrates the site's suitability for development and its deliverability;
- **Section 9** sets out the likely regeneration benefits of the proposal; and
- **Section 10** concludes the representation by summarising the planning case and framing the development opportunity.

1.6 This main report is supported by the following appendices:

- **Appendix A –** Site Plan;
- **Appendix B –** Approved/Committed Landscape Plan;
- **Appendix C –** Development 'vision';
- **Appendix D –** Transport and Access Appraisal;
- **Appendix E –** Technical/environmental Appraisal; and
- **Appendix F –** Green Belt Assessment/Methodology Framework.

2. Site and Surroundings

2.1 The site extends to approx. 37ha and is located on the western edge of the London Borough of Havering (LBH), approximately 15 miles (24km) east of Central London.

2.2 The site is bound by the Beam River to the west (which forms part of the Beam Valley Country Park); Dagenham Road (A1112) to the north; the rear of existing residential properties fronting Rainham Road / Betterton Road / Frederick Road to the northeast, east and south east; and the Orchard Village housing development (former Mardyke Estate) to the south west.

2.3 The site comprises 2 separate landholdings:

i) 37 ha – A former aggregates and landfill site which is currently being restored following the cessation of operations. There are no permanent buildings/structures on the site. Currently the site is being restored; however public access is allowed in non-operational areas. This land is under single ownership (Ebbcliff Ltd).

ii) 4 ha – An area of public open space which includes an equipped children's play facility. We understand that this land is under single ownership (London Borough of Havering).

2.4 The site is set within a suburban context typical of outer London which is characterised by low density 2-3 storey housing built in the inter-war and post-war periods, interspersed with more recent (and typically denser) development such as the Orchard Village scheme to the south west. These residential areas sit within a broader context that includes extensive areas of open space and industrial land (much of which is derelict).

2.5 Rainham District Centre which provides retail, services and community facilities is located approximately 1 km to the south east of the site. There are a number of educational establishments situated within close proximity to the site within the surrounding neighbourhoods, including: Newtons Primary School, The Leys Primary School, Britons Academy (Technology College), Whybridge Junior School and La Salette Catholic Primary School, all within 1km of the site.

2.6 The nearest London Underground Station is Dagenham East (District Line, Zone 5) located approximately 1km to the north-west of the site. National rail services are available from Dagenham Dock and Rainham (both Zone 6 and approximately 1.5km to the south-west and south-east respectively) providing C2C services to London Fenchurch Street in around 25 minutes. There are proposals for a new national rail station at Beam Park (approximately 1 km to the south). The site has a Public Transport Accessibility Level (PTAL) rating of 1-2.

3. Planning History

Existing Use

3.1 The site has been the subject of localised ad hoc sand and gravel (Drift Flood Plain gravels) extraction since at least the 1860's. Ordnance survey maps from the 1930's show the presence of commercial gravel extraction in the central northern part of the site which extended across the entire site by the late 1950's. The resultant void was in-filled with general undefined waste materials between 1961 – 1969.

3.2 Planning permission was granted in 1994 (ref. 0186.93) and an Environment Agency waste management license issued to allow the site to be restored. The approved scheme involves extensive ground level raising (and re-contouring) with inert materials, which is to be seeded (grass) and supplemented with some limited tree planting. The scheme also includes the provision of an 'ecological corridor' that follows a surface watercourse along the eastern boundary. A copy of the approved Landscaping Plan is enclosed at Appendix B.

3.3 Conditions attached to the planning consent were amended in 2010 (ref. 0432.10) and again in 2014 (0455.14). The final phase of the site's restoration commenced in April 2011 and is due to be completed in 2017.

3.4 The s.106 legal agreement associated with the planning consent (as amended) requires public access to 75% of the site following the completion of restoration works (15% is to be reserved for nature conservation with limited public access and 10% with no public access).

3.5 The future management and maintenance of the site is limited to a 10 year aftercare obligation linked with the associated legal agreement.

Havering Local Plan

3.6 The site was subject to a proposed allocation in the LBH Site Specific Allocations DPD (Submission Draft) (2008), for comprehensive redevelopment (housing/public open space) including the removal of part of the site from Green Belt. The proposed allocation was removed by the Inspector appointed to examine the plan on the grounds that the benefits of allowing development to proceed were not considered to constitute the exceptional circumstances required to justify a review of the Green Belt. The decision was based upon the Inspector's conclusion that the borough had identified a sufficient supply of deliverable sites to meet housing needs/targets without having to rely on this site and consequently there was no 'need' argument to justify its release from Green Belt.

3.7 We note that historic housing delivery rates in the borough in the period since the Inspector's decision have consistently fallen short of London Plan annual monitoring targets. This confirms that the supply of sites carried forward in the adopted Local Plan were not sufficiently 'deliverable' to meet housing needs in full and therefore a need case to underpin the allocation of the Mardyke Farm site did in fact exist (contrary to the Inspector's decision at the time).

4. Strategic Policy Context

4.1 The starting point for determining the case for development at the site is the extant framework of national and London-wide planning policies, with which the new local plan should be in general accordance. We set out below an overview of the key pertinent policy considerations of relevance to the site (which we consider to be focussed on housing, Green Belt, and public open space matters).

National Planning Policy Framework

4.2 The National Planning Policy Framework sets out the Governments planning policies for England and how these are expected to be applied. It provides a framework to within which local people and their accountable councils can produce their own distinctive local plans, which reflect the needs and priorities of their communities. The NPPF must therefore be taken into account in the preparation of local plans and is a material consideration in planning decisions.

4.3 The NPPF establishes a firmly positive 'pro-development' national policy position, which is underpinned by a 'presumption in favour of sustainable development'. The Government has made it clear that the NPPF and its aforementioned presumption represent a significant step-change in national policy (which, notably, has come into force since the current Havering Local Plan was adopted).

4.4 The NPPF aims to proactively drive and support sustainable economic development to deliver the homes and infrastructure that the country needs. The framework states that every effort should be made to objectively identify and then meet the development needs of an area and respond positively to wider opportunities for growth. It continues that emerging plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities. In order to achieve this goal, the NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental quality (paragraph 17).

Housing

4.5 A key objective of the NPPF is 'to boost significantly the supply of housing' (paragraph 47). In order to achieve this, Local Planning Authorities should "*Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market*

for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land".

4.6 As will be explained in Section 5 of this report, LBH does not have an up-to-date 5 year supply of housing land. The Council currently has a 4.04 year supply of housing land (against adopted FALP 2015 targets) and as such, falls short of the requirements set out in the NPPF.

Green Belt

4.7 With regards to the Green Belt, the NPPF seeks continued protection of Green Belts (paragraph 17) and states that *'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open'* (paragraph 79). It continues to identify openness and permanence as essential characteristics of the Green Belt.

4.8 Paragraph 80 of the NPPF highlights that the Green Belt serves the following five purposes:

i) To check the unrestricted sprawl of large-built up areas;
ii) To prevent neighbouring towns from merging into one another;
iii) To assist in safeguarding the countryside from encroachment;
iv) To preserve the setting and special character of historic towns; and
v) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.9 The NPPF states that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation of the Local Plan. At such time, authorities should consider Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period (paragraph 83). The implication of this criteria being that where significant development pressure exists and exceptional circumstances are warranted to develop in the Green Belt, it is considered appropriate for local planning authorities to seek to remove such sites from the Green Belt through the Local Plan-making process in order that they can deliver sustainable development to meet their identified development needs.

4.10 The NPPF continues that when drawing up or reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable patterns of development (paragraph 84). Sustainable patterns of development are not defined in policy. However, this is considered to relate to taking into account a range of additional factors beyond the contribution towards Green Belt purposes. These

factors might include local development needs, transport issues and accessibility to local services and public open space. With regard to sustainability, it is necessary to recognise the wider and updated context of how sustainable development is defined in the NPPF as set out above. Updated policy states it should contribute towards social, economic and environmental objectives.

4.11 The NPPF reaffirms the definition of Green Belt boundaries, stating (paragraph 85) that when defining boundaries, local planning authorities should:

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- Not include land which it is unnecessary to keep permanently open;
- Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- Make clear that the safeguarded land is not allocated for development at the present time;
- Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

4.12 In summary, the NPPF supports the long-standing principles of Green Belt protection, whilst acknowledging that the objectives of the planning system continue to evolve, reflecting current land use pressures and social trends. The Government's priority is to deliver growth and sustainable development through harmonising, wherever and whenever possible, the economic, environmental and social processes that deliver functioning places. Policy also reinforces the plan-led system which gives planning authorities the power to undertake Green Belt reviews to help inform emerging spatial strategies for Local Plans necessary in order to meet development needs. The role and function of the Green Belt therefore needs to be considered within this overarching context to assist in the delivery of sustainable development.

Public Open Space

4.13 There is a commitment under the extant planning consent for the site to revert to publicly accessible land following the completion of the restoration scheme (the future 'baseline' position), therefore policies relating to public open space and green infrastructure are relevant.

4.14 In this regard, the NPPF places a requirement on local authorities to set out a strategic approach in their Local Plans that plans positively for the creation, protection, enhancement and management of networks of green infrastructure.

London Plan

4.15 The Further Alterations to the London Plan (FALP) was adopted on 10th March 2015 and provides the overall strategic plan for London for the period to 2031. The policies of the FALP are now operative as formal alterations to the London Plan and therefore for part of the Development Plan for Greater London.

Housing

4.16 The Plan places significant policy priority on increasing the supply of new housing in London, and recognises that the capital is part of a global and national housing market as well as having its own, more local and acute housing market needs which places a unique challenge in reducing the gap between need and supply.

4.17 The former London Plan set an annual monitoring target of 32,000 net additional homes in London (Policy 3.3). However this target has been subject to a significant upward revision in the adopted FALP largely on account of revised population projections for London which suggest that London's population is likely to increase significantly more than was anticipated in the past (an increase of 2 million people in the period to 2036).

4.18 The FALP is based on an accepted 'need' to provide a minimum 49,000 net additional homes per annum in London in the period 2015-36 (with recognition that the need in the early part of the plan period is likely to be greater than this). It makes clear at paragraph 3.18 that for Local Plans to be found sound they must demonstrate that they have sought to boost significantly the supply of housing as far as is consistent with the policies of the NPPF, with particular emphasis placed on demonstrating deliverability.

4.19 Paragraph 3.19i establishes two requirements for boroughs to satisfy through their local plans:

i. Meet the relevant minimum housing supply target defined in Table 3.1. For Havering, this is 11,701 for the period 2015-25 (an annual monitoring target of 1,170); and

ii. Noting that the defined borough targets fall short of the 49,000 objectively assessed annual housing need figure, boroughs are also required to seek to exceed the target by identifying additional sources of supply.

4.20 The FALP housing target for Havering is an increase from 9,700 in the adopted 2011 London Plan.

Green Belt

4.21 The London Plan's policy position in respect to Green Belt is as per the NPPF (Policy 7.16).

Public Open Space

4.22 The site is not designated as Metropolitan Open Land, Local Green Space, or any other local open space designation in the Local Plan and therefore is not subject to protection under London Plan policies. Notwithstanding this, paragraph 7.58 requires that the value of such non-designated spaces should be considered as a material consideration that should be taken into account in the planning process, with Policy 2.18 setting out the strategic approach to Green Infrastructure across London.

4.23 Policy 2.18 places the onus on local authorities to plan strategically and positively for the creation, protection, enhancement and management of networks of green infrastructure through the production of a Green Infrastructure Strategy.

Conclusions – Implications for the New Local Plan

- The plan should identify (allocate) a supply of specific developable sites (or broad locations for growth) to accommodate a minimum 17,550 net additional homes (1,170 annual monitoring target over the 15-year period of the plan), and identify measures to exceed this minimum requirement. The preference is for development to be directed to brownfield land;
- In preparing the plan, the LPA should consider revising Green Belt boundaries in the context of achieving sustainable development (including the aim of significantly boosting the supply of housing) and the exceptional circumstances test; and
- The plan should include a Green Infrastructure strategy.

5. Existing Use

Aggregates/Waste Use

5.1 The site is not subject to any existing protective policy designations relating to minerals/waste in the current Local Plan. The site has fulfilled its functional life as an aggregates extraction and waste resource, and the completion of the site's restoration works will in effect mark the commencement of a new chapter in its planning history.

Green Infrastructure

5.2 The planning permission and S106 Legal Agreement dated 1993 (and updated in 2011 and 2014 respectively) requires general public access to be provided to 75% of the site following the completion of restoration works (with 15% reserved for nature conservation with limited public access and 10% with no public right of way). This is effectively the future 'baseline' position in terms of the site's use.

5.3 It is appropriate to reconsider whether this 'future baseline' use of the site is the most appropriate solution. The relevant considerations include the quality and type of provision; management arrangements; and whether there is a need for that type of space.

Quality of Provision

5.4 The approved landscaping scheme includes no 'formal' landscaping or recreation provision. Instead the majority of the site is to be simply seeded with grass, alongside some limited tree planting and protection of an 'ecological corridor' along the eastern boundary. Effectively it will mature into a 'natural greenspace' type of provision in Green Infrastructure (GI) terms.

5.5 The value of this space in GI terms should be considered in the context of other existing provision in the local area and associated needs (as considered below).

Future Management

5.6 The future management and maintenance of the site will be in accordance with the 10 year aftercare plan as required by the approved legal agreement.

Green Infrastructure Need

5.7 LBH undertook an assessment of open space provision in the borough as part of its evidence base to inform the 2008 Core Strategy. It is assumed that an up to date

assessment will be undertaken as part of the preparation of the new local plan, nonetheless at this point in time this remains the most up to date evidence base for GI matters.

5.8 The assessment identifies the site as is located within the 'South Hornchurch' ward which accommodates 12.98ha of open space, including, linear parks/open space, metropolitan parks, district parks, local parks, small local parks/open spaces and pocket parks. We note that this excludes the 74ha Beam Valley Country Park which is adjacent to the site (but falls within an adjacent ward). It also excludes the site (as committed future GI provision).

5.9 South Hornchurch is identified as where a significant proportion of homes are deficient in access to Local Parks and District Parks (having regard to the category hierarchy, and size/distance from homes guidelines set out in Table 7.2 of the London Plan). All of the borough's wards are within the 3.2km catchment area of at least one metropolitan park.

5.10 The study includes a qualitative and quantitative assessment of existing provision. In qualitative terms, the study concludes that GI provision in South Hornchurch ward is 'below average quality and value'. The quantitative assessment compares actual provision of numerous GI typologies against defined policy standards – Table 1 below summarises the position for South Hornchurch ward:

Table 1: Open Space Provision in South Hornchurch Ward Compared Against Policy Benchmark Standards (2005 Study)

Ward	Public Parks	Natural Greenspace	Playing Pitches	Allotments	Amenity Space Need
South Hornchurch	-0.81ha	+10.88ha	+0.74ha	+0.03	Low

5.11 As is evident form the table above, the study indicates that in quantitative terms there is an 'over-supply' of access to natural greenspace in the ward, however an under-supply of parks. This is compounded by the qualitative deficiencies outlined above. This suggests that there is limited value in providing additional natural greenspace on the Mardyke Farm site.

Conclusions – Implications for the New Local Plan

- The current restoration works will cease in April 2017.
- The future committed use as publicly accessible natural greenspace is the more relevant consideration. Existing evidence indicates that there is no need for additional natural greenspace in the local area, therefore non-provision would

not result in a significant harm in GI policy terms. Notwithstanding this, there is a pressing need for more formal public parks and qualitative improvements to existing provision across all GI typologies, which the Mardyke Farm site could effectively help satisfy.

- The new Local Plan should be informed by an up to date GI assessment and include a GI strategy.

6. Housing Matters

6.1 The relevant housing considerations for plan-making focus on objectively assessed need and land supply.

Need

6.2 The borough's objectively assessed need has been assessed at a strategic level in the London Strategic Housing Market Assessment (SHMA) and is defined in the FALP. As per Section 4, the new local plan is required to make provision for a minimum 17,550 net additional dwellings (with an expectation that this should be exceeded) (15 years x 1,170 per annum target).

Supply

6.3 The relevant supply side considerations are the London Strategic Housing Land Availability Assessment (SHLAA), historic delivery rates, and the Council's identified supply of deliverable housing land.

SHLAA

6.4 The London SHLAA was prepared in 2013 to inform the FALP. It identifies a supply of land within LBH with capacity to accommodate 11,700 net additional homes in the period 2015-25 (which is consistent with the minimum FALP housing target for 2015-25). Headline details are set out in the table below:

Table 2: LBH SHLAA Summary (LBH) (for the period 2015-25)

Overall Capacity (2015-25)	Large Site Capacity Timescales/Phasing (2015-25)	Large Site Capacity by Source (2015-25)	Longer Term Large Site Capacity (2025-35)
Large Sites: 9,936 units Small Sites: 1,505 units Vacant units: 260 units Total: 11,701	Phase 2 (2015-20): 4,765 units Phase 3 (2020-25): 5,171 units Total: 9,936 units	Allocation: 3,524 units Approval: 2,311 units Low probability: 345 units Potential: 3,756 units Total: 9,936 units	Phase 4 (2025-30): 1,212 units Phase 5 (2030-36): 1,183 units

6.5 As is demonstrated by Table 2, above, the SHLAA indicates that the borough is heavily dependent on large sites to meet its FALP targets. Identified large sites comprise a combination of allocations, approvals and 'potential' (the content of this source of supply is kept confidential by the GLA). We are aware that a number of the allocated and consented sites are subject to delivery constraints (including viability, site

availability, and technical issues) which may delay the delivery phasing anticipated in the table above and create a challenge for the LPA in meeting its housing targets particularly in the early part of the new local plan period.

Historic Delivery Rates

6.6 In considering the deliverability of identified land supply, it is appropriate to consider historic delivery trends.

6.7 The LBH Annual Monitoring Report (AMR) (2012-13) sets out the most up to date published details in respect to the borough's historic delivery rates (noting that 2012/13 data is somewhat out of date), as summarised in Tables 3 below. This confirms a consistent trend of under-delivery of new housing in LBH when assessed against London Plan requirements which reinforces the challenge that the borough is likely to face in meeting FALP targets in the early part of the plan period in particular.

Table 3: LBH Historic Housing Delivery Rates (LBH)

	London Plan Target	Completions	Balance
2008/09	535	628	+93
2009/10	535	420	-115
2010/11	535	263	-272
2011/12	970	407	-563
2012/13	970	396	-574
5-Year Total	3,545	2,114 (average 423/annum)	-1,431 (average -286/annum)

5-Year Housing Land Position

6.8 LBH's defined 5-year housing land supply provides a finer-grain position on deliverable short term land supply. The most recent data is published in the borough's 2012-13 AMR (which we recognise is now dated) and summarised in Table 4, below:

Table 4: 5-Year Housing Land Position (LBH)

	5-year Annual Monitoring Target	+20% Buffer (on account of persistent under-delivery)	Total Requirement	Identified Supply	Balance
London Plan (2011)	4,850 units (970/annum)	+970 units	5,820 units	5,676 units	-144 units
Proposed Further Alterations to London Plan	5,850 units (1,170/annum)	+1,170 units	7,020 units	5,676 units	-1,344 units

6.9 The above table indicates that the borough has an equivalent 5 year housing land supply position of 4.88 years and 4.04 years supply against adopted and emerging London Plan housing targets when taking into account a 20% buffer as required by the NPPF where there is a record of persistent under-delivery as is the case in LBH. As noted above, we note that a number of sites identified as part of the supply of 'deliverable' sites for the next 5-years comprise stalled consented schemes which indicates that much of the identified supply may be subject to deliverability constraints (this includes sites allocated in the Site Allocations DPD). This includes the examples set out in the table below:

Table 5: Examples of Stalled Schemes in LBH

Location	Application Reference	Status	Approved Units
Angel Way Retail Park	P2246.07	Not started	350
Mardyke Estate Phase 3	P0959.12	Not started	124
Dovers Corner	U.00002.08	Not started	746
Roneo Corner	P1918.11	Not started	141
Total Stalled Units			**1,361**

Conclusions – Implications for the New Local Plan

- The new local plan should identify (allocate) a supply of specific developable sites (or broad locations for growth) to accommodate a minimum 17,550 net additional homes (1,170 annual monitoring target over the 15-year period of the plan), and identify measures to exceed this minimum target;
- The London SHLAA identifies a land supply to meet this need for the first 10 years of the plan, however interrogation of this evidence suggests that much of this identified supply is subject to delivery constraints (this is particularly applicable to sites earmarked to come forward in the period 2015-20). It will be necessary to

thoroughly test the deliverability of identified supply as part of the plan preparation process, and to identify an additional supply of deliverable sites if there is not a reasonable prospect of overcoming these delivery constraints (which we anticipate will be the case);

- The London SHLAA does not identify a sufficient supply of land to meet housing needs in the latter part of the plan (2025 onwards). An additional supply of land will need to be identified to meet these needs (while the FALP targets only cover the period 2015-25, the new Local Plan is required to roll these forward for the full term of the plan period); and
- It will be necessary to identify a further supply of land in order to exceed the minimum targets set out in the FALP.

7. Green Belt Considerations

7.1 The key planning policy constraint against the redevelopment of this site is its Green Belt designation. The Green Belt designation carries significant weight as a material consideration in planning policy and development management. Government policy is explicit that changes to Green Belt designations should be made through the Local plan process, in the context of promoting sustainable development as set out in the NPPF.

7.2 It is our view that exceptional circumstances exist to warrant the release of this site from the Green Belt. The main purpose of this section is to set out an assessment of the value of the site in Green Belt terms in order that the 'harm' of its loss can be appropriately considered. The assessment criteria relates to the five national Green Belt purposes as set out in the NPPF:

i) To check the unrestricted sprawl of large built-up areas;
ii) To prevent neighbouring towns from merging into one another;
iii) To assist in safeguarding the countryside from encroachment;
iv) To preserve the setting and special character of historic towns; and
v) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.3 The assessment is based upon the application of a Green Belt assessment 'framework' which is enclosed at Appendix F.

(i) To check the unrestricted sprawl of large built-up areas

7.4 The original purpose of the Green Belt was to restrict the outward expansion of Greater London, which represents the 'large built-up area' of interest to this assessment. Consistent with best practice, the assessment of Mardyke Farm against this first purpose of including land within the Green Belt focuses on the strategic level, with 'Purpose 2' providing a more local context.

7.5 The site is located within the extent of Greater London and is encircled by associated built development in all directions. The development of this site would not result in the outward expansion of the large built-up area of Greater London and accordingly, the site cannot be reasonably considered to provide an effective barrier against outward sprawl, instead representing concentration of development within the Capital's existing built limits.

7.6 As such, the site cannot be considered to contribute to a wider Green Belt network that provides a strategic barrier against London's outward sprawl, and is therefore considered to provided limited or no contribution to the first Green Belt purpose.

(ii) To prevent neighbouring towns from merging

7.7 The site forms part of the outer eastern suburbs of Greater London which comprises a web of overlapping neighbourhoods without distinctive boundaries.

7.8 The site is bordered on three sides by existing (mainly) residential development which is considered to be 'typical' in terms of its suburban character (no notable different or unique characteristics to define any of the adjacent neighbourhoods/townscapes from the wider suburban context). While the names of these adjacent neighbourhoods change, in practice it is our view that the site comprises an area of non-residential land that sits within a single sprawling suburb (or 'place').

7.9 On this basis, the site is not capable of acting as a gap (or break) between 2 or more definable towns/places and therefore is not capable of having a meaningful contribution to the Green Belt objective of preventing neighbouring towns from merging.

(iii) To assist in safeguarding the countryside from encroachment

7.10 The 'countryside' can be defined as open land with an absence of built development and urbanising influences, and characterised by rural land uses including agriculture and forestry. Consideration of relevant landscape character or quality designations should also be taken into account in assessing the role of the Green Belt in safeguarding countryside in accordance with a 'functional' view of the countryside.

7.11 The site is not considered to fall within the definition of a 'countryside' location as set out above. The site does not display any rural/countryside characteristics and comprises a former aggregates site with associated industrial / urbanising features within the existing built suburban extent of Greater London. The A1112 is also a major urban influence which is audibly intrusive. Furthermore, the site forms part of a network of safeguarded mineral sites as opposed to typical agricultural land uses which defines the Green Belt uses to the east of the borough and also marks the easternmost extent of London's built form.

7.12 Environmental designations are important in relation to the third Green Belt purpose as aspects of biodiversity, forestry and wildlife conservation can be viewed as constituent ingredients of the 'countryside'. There are no statutory environmental designations that affect the site, the nearest being the Ingrebourne Marshes SSSI located approximately 1.5km to the east of the site.

7.13 The landscape character and quality of the site is considered to be poor as reflected by the absence of any landscape designation. The current restoration works associated with the former site operations are considered to detract significantly from

the landscape / aesthetic quality of the adjacent Country Park. However, it is recognised that the landowner is committed to a scheme of landscaping works which will improve this 'baseline' position in the future.

7.14 Overall, it is considered that the site cannot reasonably be considered to constitute a countryside location by virtue of its former aggregate / landfill uses and associated urbanising features and surrounding suburban context. It is therefore considered that the release of this site for development would not constitute an encroachment into the countryside which might otherwise harm the objectives of including this site within the Green Belt.

7.15 Accordingly, the site is not capable of contributing to third purpose of the Green Belts.

7.16 Furthermore, it is considered that the release of this site for development would in fact assist LBH to safeguard the countryside by directing new development to address identified needs towards previously developed sites within an established suburban context. Such principles are promoted by the NPPF which seek to encourage the effective reuse of previously developed (brownfield) land to help to promote the vitality of urban areas and conserve the intrinsic character and beauty of the countryside.

(iv) To preserve the setting and special character of historic towns

7.17 This purpose of the Green Belt is to perform a 'girdle' role, as a green ring around historic settlements and/or to provide the landscape context to historic features that preserves historic setting by keeping land open.

7.18 A review of the local area confirms few historic assets of interest within the vicinity of the site with no historic towns, conservation areas, scheduled monuments or historic parks and gardens identified as applicable to this assessment. Two Grade II Listed Buildings have been identified within the vicinity of the site, notably: Stoneford Cottage within the built up Dagenham area to the west of the Beam River Country Park (which therefore does not share any inter-visibility with or relate to the site); and the old Essex Water Sub-Station located to the north of the site on the opposite side of the A1112 which relates directly to the Weir overflow reservoir to the north.

7.19 Accordingly, it is considered reasonable to conclude that the site does not contribute towards the preservation of the setting and special character if historic towns nor any other heritage assets. Consequently, the site is not capable of contributing to the fourth purpose of the Green Belt.

(v) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

7.20 The objective of this purpose is to constrain the supply of development land in order to encourage the recycling of previously developed sites which would not otherwise be developed, and therefore assist with urban regeneration. This objective can only be realised if there is a supply of derelict and other urban land that is capable of being recycled and which is deliverable.

7.21 It is our view that in the long term, constraining development on this site is likely to encourage the recycling of derelict land elsewhere (due to market forces). However, as discussed in the previous section, much of the supply of derelict land in the borough is subject to significant delivery constraints and therefore in practice is unlikely to come forward in the short term (whether or not this site is removed from the Green Belt). On balance, we consider the site to make a contribution to this Green Belt purpose but in practice the value (or significance) of this contribution is limited.

7.22 Conversely, Section 9 of this representation makes the case that the release of this site from Green Belt would, in fact, be expected to support the regeneration of the surrounding area which would neutralise the potential policy harm in respect to this purpose.

7.23 The above should be considered in the context that the site itself comprises previously developed land which offers the opportunity for recycling.

Summary

7.24 The NPPF confirms that the fundamental aim of the Green Belt is to keep land permanently open as a means of achieving 5 key purposes. The contribution of the Mardyke to these purposes is limited, as summarised in Table 6 below:

Table 6: LBH Historic Housing Delivery Rates (LBH)

Green Belt Purpose	Assessed Contribution of the Mardyke Farm Site to the Purpose
(i) To check the unrestricted sprawl of large built-up areas	**Limited or no contribution**
(ii) To prevent neighbouring towns from merging	**Limited or no contribution**
(iii) To assist in safeguarding the countryside from encroachment	**Limited or no contribution**
(iv) To preserve the setting and special character of historic towns	**Limited or no contribution**
(v) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	**Partial contribution**

Conclusions – Implications for the New Local Plan

- In preparing the new local plan, the LPA should consider revising Green Belt boundaries in the context of achieving sustainable development (including the aim of significantly boosting the supply of housing) and the exceptional circumstances test; and
- It is considered that the Mardyke Farm site makes a limited contribution to the purposes of including land within Green Belt, and that this limited contribution (assist in urban regeneration) could be more effectively achieved through the development of the site. As a consequence, the site has limited 'value' in Green Belt terms and therefore the removal of this site from the Green Belt would not give rise to significant 'harm' in Green Belt policy terms.

8. Deliverability

8.1 Critical to the case for development at the site is demonstrating deliverability in order to confirm that it is capable of meeting the development needs.

Site Suitability

Landscape/Townscape

8.2 An appraisal of the site's landscape and townscape setting has been undertaken to inform the 'Development Vision' (enclosed at Appendix C) which concludes that the site has limited landscape value and the approved landscaping scheme for the site offers minimal improvements. Furthermore, the surrounding townscape setting is not considered to be particularly sensitive to change.

8.3 Accordingly, the supporting appraisal demonstrates there are no insurmountable constraints to development at this site and the site presents the opportunity to deliver an exemplar scheme to the benefit of the local area.

Access and Transport

8.4 The site benefits from existing access onto the public highway (Rainham Road South/Dagenham Road) plus pedestrian connectivity to the south and west, and is an existing generator of a significant number of HGV movements.

8.5 The Transport and Access Appraisal (enclosed at Appendix D) confirms that satisfactory access to the site can be achieved to support the envisaged redevelopment, and that there are no insurmountable highway infrastructure capacity constraints to development. The appraisal indicates that there is a significant opportunity to meet the transport needs of future development at the site via sustainable modes through appropriate investment in walking, cycling and public transport infrastructure in line with area-wide strategic transport infrastructure plans.

Technical/Environmental

Flood Risk

8.6 A small proportion of the site falls within Environment Agency Flood Zone 3 where development would be subject to strict controls on flood risk terms. However, the majority of the site falls within flood risk Zone 1 and therefore is suitable in principle for residential development in flood risk terms. Any future planning application would need to be supported by a site specific flood risk assessment and surface water drainage strategy (incorporating SUDS).

Geo-environmental

8.7 The appended Geo-Environmental Appraisal (Appendix E) confirms the site to be readily available for redevelopment without the need for further remediation. The final phase of site restoration is scheduled for completion in 2017. Moreover, the deep thickness of restoration grade soils at the site will allow the site profile to be changed if required without implications on human health associated with ground gas or impacted groundwater.

8.8 The site therefore represents a 'blank canvas' ready for redevelopment.

Ecology

8.9 The appended Ecology Appraisal (Appendix E) confirms there are no overriding ecological constraints at the site to restrict future residential development.

8.10 The appraisal highlights the significant opportunities presented by the proposed redevelopment of the site to deliver enhanced wildlife habitats and ecological corridors to improve the function of the site as part of a wider ecological network.

Heritage Assets

8.11 The site is not designated as a Conservation Area, does not contain any listed buildings, and does not form part of the setting of any heritage assets. Accordingly the site is not constrained by any heritage assets

Social Infrastructure

8.12 We are aware that social infrastructure provision in the local area is under stress, particularly in respect to school provision which will be compounded by residential development on the site. This issue can be dealt with by increasing local provision, including on-site provision of a school.

8.13 To help inform the second stage in determining whether the site is suitable for residential development, a number of supporting studies have been commissioned to consider the environmental and technical constraints and opportunities presented by this site. These supporting studies are appended to this representation and the key messages drawn out and summarised below.

Utilities

8.14 We are aware that utilities infrastructure provision in the local area is under stress. This issue can be dealt with by increasing capacity.

Site Availability

8.15 The current restoration scheme is expected to be completed in early 2017 at which point the existing use will cease and the site will be available for development.

8.16 The future function of the site is limited to the obligations associated with the approved S106 agreement as set out above. This will require varying following established standard procedures as part of future planning application negotiations.

8.17 The majority of the site is under a single private sector ownership, with the balance owned by the local authority. The majority owner is willing to make the site available for development and has entered into an option agreement with a housebuilder to promote the site. The Council (as owner of the balance of the site) is able to make its land available.

Viability

8.18 The landowner and developer have confirmed that residential development on the site is a viable proposition.

Conclusions – Implications for the New Local Plan

- The site is suitable for housing development with no insurmountable environmental or technical constraints;;
- The site is available for development from early 2017;
- There is a willing landowner and developer agreement in place, who are keen to progress housing development at the earliest opportunity;
- Housing development is viable; and
- Accordingly, for the purposes of preparing the Local Plan, the Mardyke Farm site should be treated as a deliverable source of housing land with an expectation of completions being achievable in the early part of the plan period.

9. Regeneration Benefits

9.1 There is a recognised need for regeneration in the local Beam Park/South Hornchurch area largely in response to legacy issues associated with its industrial past. Redevelopment of the site for housing (and associated use) offers the opportunity to address this, and deliver significant regeneration benefits for the local area, as discussed below:

Local Market Conditions

9.2 Much of this area of East London is identified for positive change, including the nearby Rainham West Site Allocation and Riverside Opportunity Area beyond. However, despite a buoyant housing market across London as a whole, local market conditions remain challenging with key housing sites struggling to get off the ground due to viability constraints (typically caused by high site preparation costs, infrastructure costs, and low end values). Accordingly, despite notable investments, the considerable development opportunities presented by these key housing sites and other regeneration initiatives in this area of London have not yet been fully realised by either the public or the private sector.

9.3 However, development at the Mardyke Farm site is not subject to the same viability challenges that constrain many other local site opportunities. Housing development here is viable and the landowner's selected developer is committed to bringing it forward at the earliest opportunity. This will involve a significant capital injection into the local area which will represent a clear/demonstrable statement of confidence in the local market from one of the UK's largest housebuilders. We would expect this to reduce the risk profile of the wider local area (including the strategic allocation sites referred to above) as a location for housing investment and improve achievable sales values through market re-positioning which, as a consequence, would be likely to help unlock development on other sites in the local area that have stalled on viability grounds.

Physical Regeneration of the site

9.4 The Mardyke Farm site currently represents a blight on the local area in amenity terms. This position will be mitigated in due course through completion of the restoration scheme, which will establish a future baseline position of unmanaged natural greenspace.

9.5 However, there is a significant opportunity to achieve an enhanced physical outcome for the site through redevelopment (refer to developer's vision at Appendix

C), which would 'lift' the physical quality (and perceived attractiveness) of the wider area.

Infrastructure

9.6 The site offers the potential to accommodate a new school and would be expected to support the viability of transport infrastructure upgrades through increased patronage and CIL/s.106 contributions (in accordance with the standard tests). Such upgrades would firstly address any impacts generated by the development itself but would also be expected to deliver benefits to the wider community through support of strategic area-wide initiatives.

9.7 Local infrastructure upgrades would include potential opportunities for decentralised energy infrastructure.

Vitality and Viability of Rainham District Centre

9.8 The provision of new homes at the site would lead to a substantial increase in the district centre's walk-in catchment expenditure level, which would have a positive impact on the vitality and viability of the centre.

Conclusions – Implications for the New Local Plan

- Housing development on this site offers the opportunity to trigger wide ranging regeneration benefits. These range from the physical regeneration of the site to impacts on market conditions across the wider local area (which would assist in unlocking regeneration/housing delivery on other sites).

10. Summary and Conclusions

10.1 This representation sets out the compelling case for a revision of the Green Belt boundary to exclude the Mardyke Farm site from the Green Belt alongside the provision of a strategic site specific policy that allocates the site for housing (and associated development) in the emerging plan.

10.2 The case focuses on setting out the exceptional circumstances necessary to justify a revision to the Green Belt boundary which are considered to be as follows:

i) The following development needs exist:
- There is a need to identify additional land for housing development in the borough in order to meet objectively assessed housing needs;
- There is a need to provide new social infrastructure (including a school) and to support the upgrade of other infrastructure (including transport) in the local area;
- There is a need for regeneration (physical, social, economic) of the local South Hornchurch/Beam Park area; and
- There is a need to secure a sustainable long term future (including management arrangements) for the site.

ii) The site makes a limited contribution to the purposes of including land within the Green Belt, therefore its value in Green Belt policy terms is limited (the release of the site from Green Belt is therefore not likely to give rise to significant harm). Similarly, the site is considered to have only limited value in Green Infrastructure terms (any loss/harm can be appropriately mitigated).

iii) The site is deliverable, with development able to address each of the development needs set out above and therefore realise significant planning benefits in terms of housing, infrastructure and regeneration:
- It will be available for development from early 2017 (with delivery expected in the early part of the plan period);
- It is suitable for housing development in environmental, technical, townscape, and infrastructure capacity terms; and
- Development is a viable proposition, with a willing landowner and developer in place.

The Opportunity

10.3 The Developer's 'Vision' for the site is presented at Appendix C and highlights how the site could be developed to deliver approximately 1,500 new homes. The vision promotes a mix of housing types, with a focus on family homes, a new school and

community farm all set within an extensive landscaped environment invluding the provision for new sports and recreation, a village green and Public Park.

10.4 The vision for the site has been developed through the establishment of key design principles which flow through the site. These principles are considered in detail within the accompanying report to demonstrate how Mardyke Farm could be developed to deliver an exemplar and exciting new neighbourhood.

Procedural Considerations

10.5 The scale of the opportunity at Mardyke Farm and the ability for this to convert into new housing completions in the early part of the plan period, means that it would be appropriate to include the site as a 'strategic' allocation in the first part of the new Local Plan (as opposed to a subsequent Site Allocations DPD).

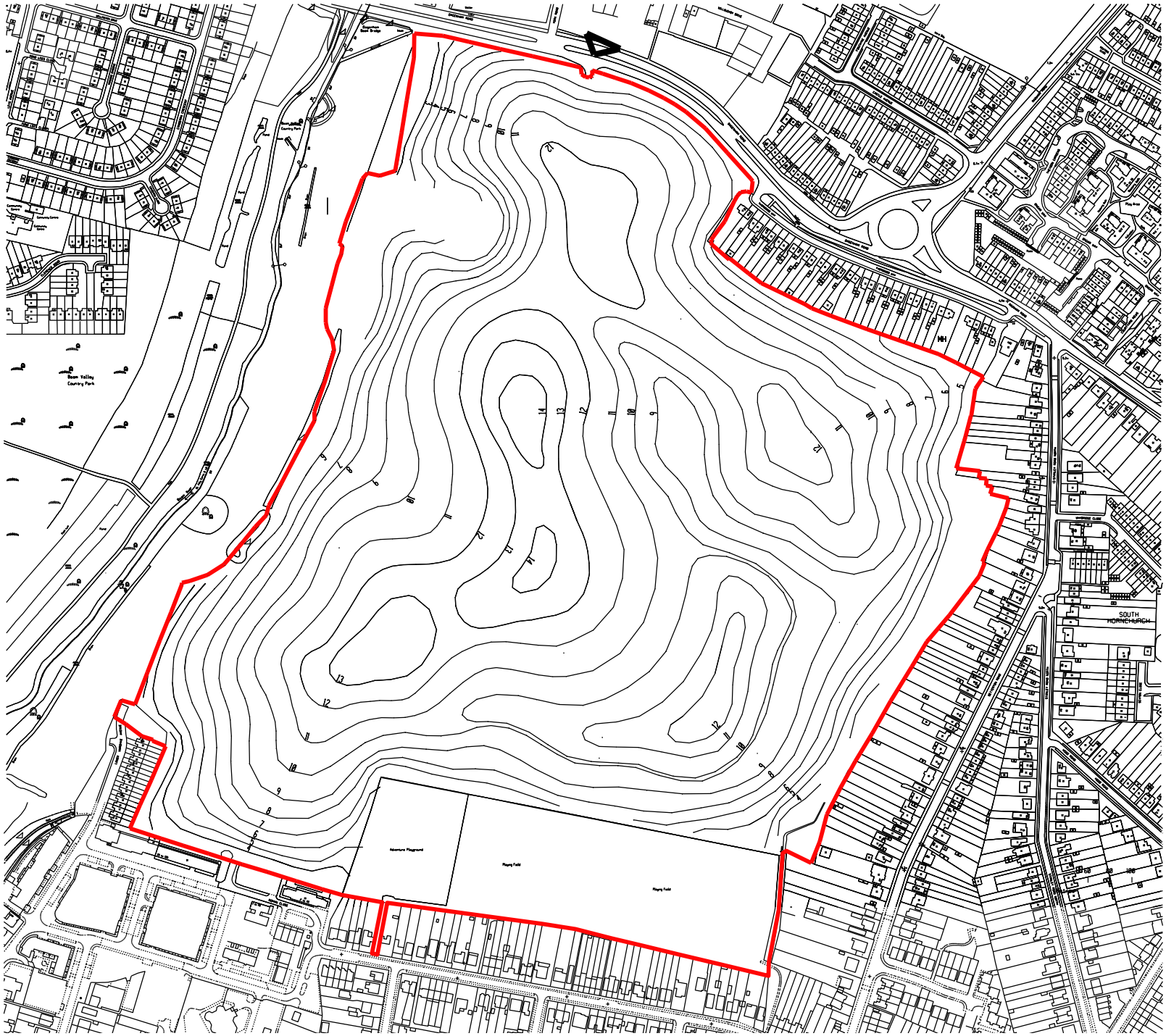
Next Steps

10.6 The landowner/developer is keen to work collaboratively with LBH and residents in the preparation of the new local plan and to ensure that the most appropriate policy position for the Mardyke Farm site is taken forward.

A **Bilfinger Real Estate** company

Report

Appendix A Site Plan



Mardyke Farm, South Hornchurch, Havering

1:5000 @ A4

0 200m

N

A **Bilfinger Real Estate** company

Report

Appendix B Approved / Committed Landscape Plan

© Floyd Matcham (Dorset) Ltd 2010

NOTE:

THIS DRAWING HAS BEEN PRODUCED BY ELECTRONIC MEANS.

SHOULD THE SCALE MEASUREMENTS BE TAKEN BY MEANS OTHER THAN ELECTRONIC (e.g. FROM A PRINTED COPY), THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION BEFORE SCALING IS UNDERTAKEN:

1. ENSURE THAT THE COPY HAS BEEN PRINTED/PLOTTED ON THE STATED SHEET SIZE WITH THE PLOTTING SCALE SET TO A CORRECT RATIO

2. ENSURE THAT AN ADEQUATE ALLOWANCE (DEPENDANT ON THE STATED SCALE) IS MADE FOR THE INEVITABLE DISTORTIONS INTRODUCED BY PLOTTING/PRINTING AND COPYING PROCESSES

SUPPLY SCHEDULE OF MARGINAL AQUATIC PLANTS

Marginal / Aquatics			
Number	Species	Specification	Density
101 No.	Alisma plantago-aquatica	Well Rooted	1Ctr
101 No.	Potamogeton nutans	Well Rooted	1Ctr
104 No.	Sparganium erectum	Well Rooted	1Ctr

MIXED NATIVE SCRUB MIX 2B (combined with native wildflower mix C)
Total area 11878 sq.m.Total area to be seeded with shrub seeds: 3563 sq.m. (30%). Shrub seeding areas to be of variable area between 100-150 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 7-15 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
20% Crataegus monogyna
15% Cytisus scoparius
15% Malus sylvestris
15% Rhamnus catharticus
15% Rosa canina
20% Viburnum opulus
Note: seeding density per species to be advised by specialist supplier

Area of existing scrub vegetation including mature willow trees to be retained

MIXED NATIVE SCRUB MIX 7A
Total area 2859 sq.m.Total area to be seeded with shrub seeds: 572sq.m. (20%). Shrub seeding areas to be of variable area not exceeding between 100 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 5-10 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
50% Cytisus scoparius
50% Ulex europaeus
Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 2A (combined with native wildflower mix C)
Total area 10743 sq.m.Total area to be seeded with shrub seeds: 3223 sq.m. (30%). Shrub seeding areas to be of variable area between 100-150 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 7-15 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
15% Cornus sanguinea
15% Corylus avellana
20% Crataegus monogyna
15% Euonymus europaeus
15% Ligustrum vulgare
20% Prunus spinosa
Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 7A
Total area 4571 sq.m.Total area to be seeded with shrub seeds: 914 sq.m. (20%). Shrub seeding areas to be of variable area not exceeding between 100 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 5-10 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
50% Cytisus scoparius
50% Ulex europaeus
Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 2A (combined with native wildflower mix C).
Total area 5749 sq.m.Total area to be seeded with shrub seeds: 1725 sq.m. (30%). Shrub seeding areas to be of variable area between 100-150 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 7-15 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
15% Cornus sanguinea
15% Corylus avellana
20% Crataegus monogyna
15% Euonymus europaeus
15% Ligustrum vulgare
20% Prunus spinosa
Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 2A (combined with native wildflower mix C).
Total area 3865 sq.m.Total area to be seeded with shrub seeds: 1160 sq.m. (30%). Shrub seeding areas to be of variable area between 100-150 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 7-15 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
15% Cornus sanguinea
15% Corylus avellana
20% Crataegus monogyna
15% Euonymus europaeus
15% Ligustrum vulgare
20% Prunus spinosa
Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 5A: 2741 sq.m.
Native shrub seed mix, sown in single species seed beds of 7-15 sq.m. area. Seed beds to be irregularly shaped and randomly distributed. Total area of seed bed allocated per species to conform to target formulation for final mix:

15% Cornus sanguinea
20% Crataegus monogyna
15% Cytisus scoparius
15% Euonymus europaeus
15% Ligustrum vulgare
20% Prunus spinosa

Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 2A (combined with native wildflower mix C).
Total area 2044 sq.m.Total area to be seeded with shrub seeds: 613 sq.m. (30%). Shrub seeding areas to be of variable area between 100-150 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 7-15 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
15% Cornus sanguinea
15% Corylus avellana
20% Crataegus monogyna
15% Euonymus europaeus
15% Ligustrum vulgare
20% Prunus spinosa
Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 2B (combined with native wildflower mix C).
Total area 5932 sq.m. Total area to be seeded with shrub seeds: 1780 sq.m. (30%). Shrub seeding areas to be of variable area between 100-150 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 7-15 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
20% Crataegus monogyna
15% Cytisus scoparius
15% Malus sylvestris
15% Rhamnus catharticus
15% Rosa canina
20% Viburnum opulus
Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 2A (combined with native wildflower mix C).
Total area 9613 sq.m.Total area to be seeded with shrub seeds: 2883 sq.m. (30%). Shrub seeding areas to be of variable area between 100-150 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 7-15 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
15% Cornus sanguinea
15% Corylus avellana
20% Crataegus monogyna
15% Euonymus europaeus
15% Ligustrum vulgare
20% Prunus spinosa
Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 5A: 5885 sq.m.
Native shrub seed mix, sown in single species seed beds of 7-15 sq.m. area. Seed beds to be irregularly shaped and randomly distributed. Total area of seed bed allocated per species to conform to target formulation for final mix:
20% Acer campestre
20% Corylus avellana
20% Malus sylvestris
20% Rhamnus catharticus
15% Viburnum opulus
Note: seeding density per species to be advised by specialist supplier

MARGINAL AQUATIC MIX FOR POND EDGE
35 No. Alisma plantago-aquatica1Ctr 33%
35 No. Potamogeton nutans1Ctr 33%
36 No. Sparganium erectum1Ctr 34%
plant in species groups of 3-5 in shallow water at pond edge; vary spacings to avoid regular layout

E pond edge seed mix: 1m wide margin around pond edge

MARGINAL AQUATIC MIX FOR POND EDGE
36 No. Alisma plantago-aquatica1Ctr 33%
36 No. Potamogeton nutans1Ctr 33%
37 No. Sparganium erectum1Ctr 34%
plant in species groups of 3-5 in shallow water at pond edge; vary spacings to avoid regular layout

MIXED NATIVE SCRUB MIX 5A: 2582 sq.m.
Native shrub seed mix, sown in single species seed beds of 7-15 sq.m. area. Seed beds to be irregularly shaped and randomly distributed. Total area of seed bed allocated per species to conform to target formulation for final mix:
15% Cornus sanguinea
20% Crataegus monogyna
15% Cytisus scoparius
15% Euonymus europaeus
15% Ligustrum vulgare
20% Prunus spinosa
Note: seeding density per species to be advised by specialist supplier

E pond edge seed mix: 1m wide margin around pond edge

MARGINAL AQUATIC MIX FOR POND EDGE
30 No. Alisma plantago-aquatica1Ctr 33%
30 No. Potamogeton nutans1Ctr 33%
31 No. Sparganium erectum1Ctr 34%
plant in species groups of 3-5 in shallow water at pond edge; vary spacings to avoid regular layout

MIXED NATIVE SCRUB MIX 2B (combined with native wildflower mix C).
Total area 13529 sq.m. Total area to be seeded with shrub seeds: 4058 sq.m. (30%). Shrub seeding areas to be of variable area between 100-150 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 7-15 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
20% Crataegus monogyna
15% Cytisus scoparius
15% Malus sylvestris
15% Rhamnus catharticus
15% Rosa canina
20% Viburnum opulus
Note: seeding density per species to be advised by specialist supplier

MIXED NATIVE SCRUB MIX 7A
Total area 2873 sq.m.Total area to be seeded with shrub seeds: 574 sq.m. (20%). Shrub seeding areas to be of variable area not exceeding between 100 sq.m, irregularly-shaped and randomly distributed.

Within shrub seeding areas, native shrub seed mix to be sown in single species seed beds of 5-10 sq.m. Individual seed beds to be irregularly shaped and randomly distributed within seeding area. Total area of seed bed allocated per species to conform to target formulation for final mix:
50% Cytisus scoparius
50% Ulex europaeus
Note: seeding density per species to be advised by specialist supplier

KEY TO NATIVE GRASS/ WILD FLOWER SEED MIXES

A Species mix 3: sparse wildflower grassland Emorsgate Seeds EM7 Meadow Mixture @ 2-4 gms/ sq.m

B Species mix 1: wildflower meadow: site-specific mix (refer to Ecological Restoration Plan) @ 2-4 gms/ sq.m

C Species mix 2C: mixed native scrub/ wildflower grassland mosaic: Emorsgate Seeds EM10 Tussock Mixture @ 2-4 gms/ sq.m

D Species mix 7B: invertebrate habitat wildflower mix: site-specific mix sown in max. 100 sq.m patches over max. 20% of each invertebrate habitat area(refer to Ecological Restoration Plan)@ 2-4 gms/ sq.m

E Species mix 6A: water margin Emorsgate Seeds EP1 mixture @ 2-4 gms/ sq.m

PROGRAMME FOR PLANTING AND SEEDING

1. Ground preparation works for seeding will be undertaken in suitable weather conditions within six months of completion of the final filling and grading works and removal of all plant and machinery from site.
2. All native tree and shrub seeding will be undertaken in suitable weather conditions in late autumn (mid-October to mid-December) following completion of ground preparation works under item 1, or as advised by specialist supplier.
3. Wild flower/ grass seed mixes will be sown in suitable weather conditions in late March to early May following completion of the seeding programme for tree and shrub seeds in the preceding autumn.
4. Marginal pond plantings will be undertaken in the late spring period (late April and May), prior to completion of seeding operations around the pond margins (seed mix E)

Key

- Invertebrate habitat
- Mixed native scrub
- Grass Paths
- Public access points
- Site Boundary
- Sparse wildflower grassland
- Running Water
- Standing water
- Wildflower meadow
- Wild flower meadow and native scrub mosaic

REV No

FLOYD MATCHAM
CHARTERED LANDSCAPE ARCHITECTS
URBAN DESIGN & MASTERPLANNING
PARSONAGE FARMHOUSE, TODBER, STURMINSTER NEWTON
DORSET, DT10 2BJ, T 01747 838041, F 01747 838098
E info@fmldorset.co.uk

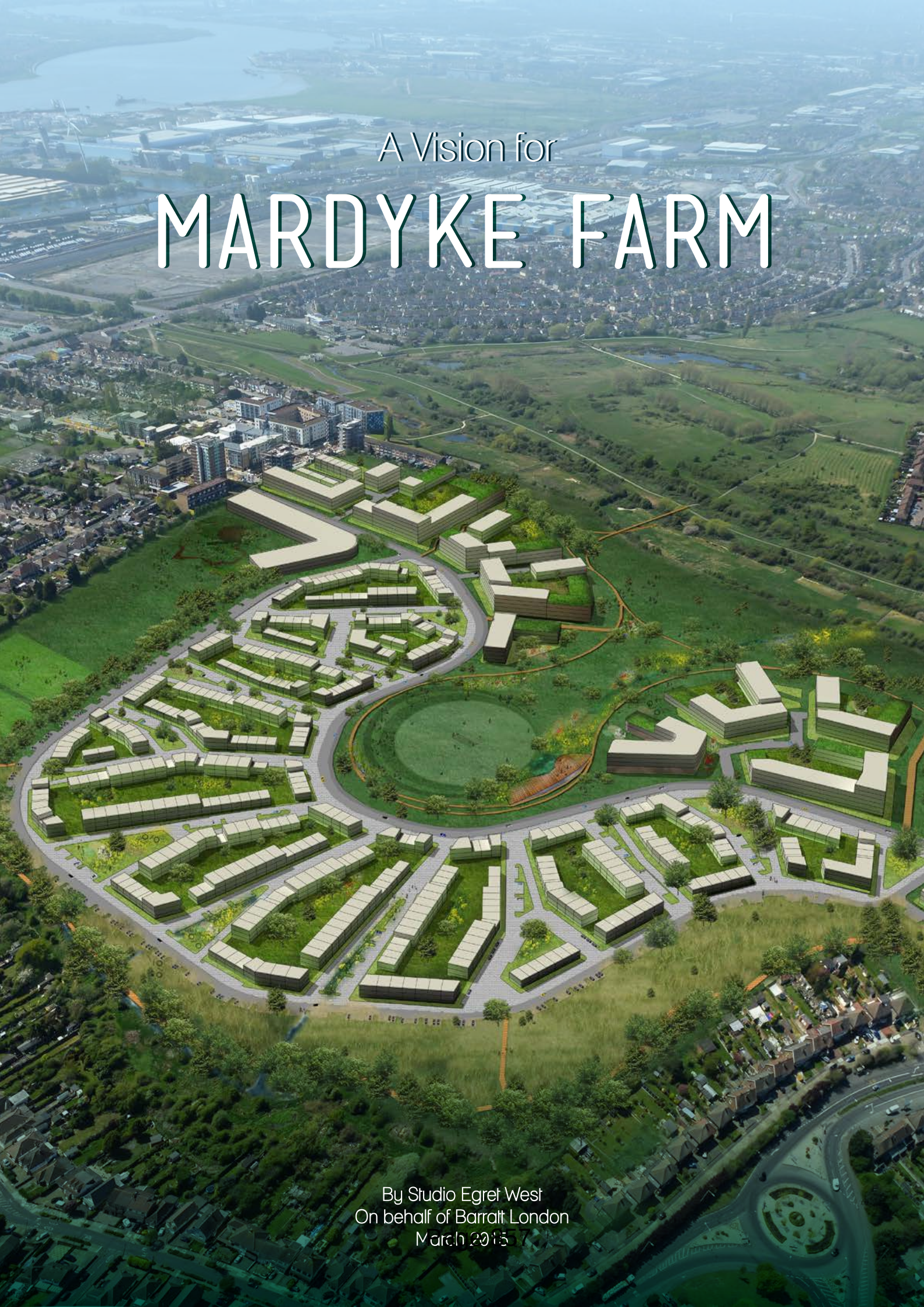
DRAWING NAME: Landscape Layout
CLIENT: Ebbcliff Limited
PROJECT: Mardyke, Dagenham
JOB NO: TD481
DWG No: TD481_01B
SCALE: 1:2000@A1
DATE: 03.10

Reproduced from Ordnance Survey map data by permission of Ordnance Survey © Crown Copyright. Fml OS Licence number 100039223.

A **Bilfinger Real Estate** company

Report

Appendix C Development 'Vision'



A Vision for

MARDYKE FARM

By Studio Egret West
On behalf of Barratt London
March 2015

This document sets out our vision for the future of Mardyke Farm and provides a concept highlighting how the site could be developed to deliver approximately 1,500 new homes. The vision promotes a mix of housing types, with a focus on family homes, a new school and community farm all set within an extensive landscaped environment including the provision for new sports and recreation, a village green and Public Park.

The vision has been developed through the establishment of key design principles which flow through the site. These principles are considered in detail below and highlight how the vision for Mardyke Farm has been developed to deliver an exemplar and exciting new neighbourhood.

Future Context

London is rapidly expanding. The city's population is projected to grow to 10 million by 2030. That means an additional one million people to accommodate in a city with an already insatiable demand for housing.

As we look to the future, the epicentre of London's regeneration process is shifting east. Vast swaths of land are being transformed into mixed use neighbourhoods together offering around 26,000 jobs and 16,000 homes in the London Riverside area. Investment in public transport infrastructure with a planned new station on the c2c line to London Fenchurch Street and an extension of the London Overground to Barking Riverside and Abbey Wood (connecting to Crossrail) will help unlock development potential and reconnect this part of London with the City and other key areas.

The LB Havering will deliver a significant portion of new housing at Beam Park over the coming years, but is nevertheless falling short of the London Plan annual housing target. More homes are needed, and more sites to deliver them.

Just north of Beam Park lies Mardyke Farm, officially part of the Green Belt but not very green. From 1860 to 1960, the site was extracted of gravel and sands, significantly reducing its recreational and ecological value. It was infilled with uncontrolled waste in the 1960s, and is today being restored using inert materials to create a new elevated landform with publically accessible grassland and wildlife habitats. But Mardyke Farm could be more than a natural landscape. It could be a natural landscape and the home of a new and ecologically driven residential neighbourhood; a low rise and organic framework of houses and apartments interwoven with a diverse range of managed green open spaces for people and wildlife that effectively extend the Beam Valley Country Park into the site and right to the doorstep of the neighbouring residential community.

sew

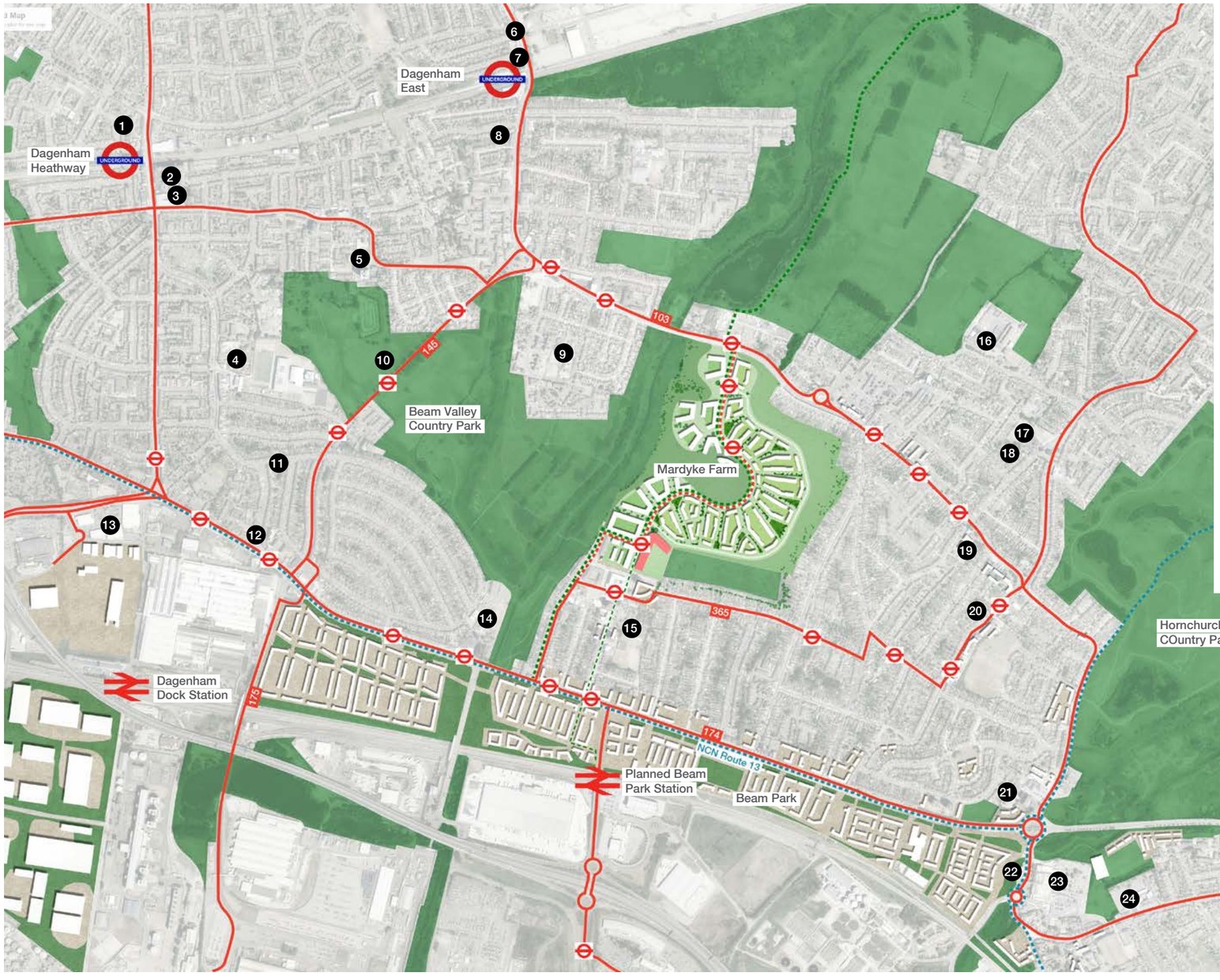
Future Context

Mardyke Farm sits in a low rise suburban environment of family homes with generous gardens.

The nearest stations are Dagenham East to the north (District Line) and Dagenham Dock to the south (c2c rail service). Plans for a new station at Beam Park will improve access to public transport and provide a 25 minute rail link to central London. Several bus services operate in the vicinity of Mardyke Farm, and with the potential for up to 1,500 new homes on the site, we believe that there is scope for a new bus route or alternatively a route extension to service the site. This route would ideally link with the planned Beam Park rail station and the future Barking Riverside Overground station to the south, as well as Dagenham East to the North.

A number of primary and secondary schools are located in the surrounding area, however with the injection of new family homes on the scale of Beam Park and Mardyke Farm, an additional school will be required. Local shops, services and community facilities are located at Dagenham East and Rainham District Centre approximately 1 km south east of the site.

The Sustrans National Route 13 of the National Cycle Network, which runs along New Road (A1306) will connect Tower Bridge in East London with Fakenham in Norfolk when complete.



Local Facilities and Services:

1. Iceland Supermarket
2. Post Office
3. Dagenham Library
4. Local Shops
5. Grays Court Community Hospital
6. Post Office
7. Dagenham Police Station
8. Dewey Road Surgery (GP)
9. The Leys Primary School
10. Dagenham Park Leisure Centre
11. Oval Road Surgery (GP)
12. Marsh Greenn Primary School
13. Chequers Corner
14. Beam County Primary School
15. Newtons Primary School
16. Brittons Academy Technology Secondary School
17. Whybridge Infant School
18. Whybridge Junior School
19. South Hornchurch Library
20. Post Office
21. La Salette Catholic Primary School
22. Rainham Police Station
23. Rainham District Centre
24. Rainham Village Primary School

Site Conditions

During the restoration of Mardyke Farm a 12 metre thick layer of clean inert material has been added to the site, dramatically altering its topography and creating a gently rising mound with a high point of 14 metres at the heart of the site, dropping to around 3 metres around the site perimeter.

The Beam Valley Country Park straddles the western boundary. Most of it is a Local Nature Reserve designated for its running water and associated wet grassland and ditch habitat.

A great crested newt population has been recorded in an open swale on the eastern boundary. The breeding pond and the key areas of terrestrial habitat are being retained and enhanced during site restoration.

An area of mature trees area located to the north west along the Beam Valley Country Park boundary.

Currently, the sole entry to the site is from Rainham Road South to the north. Two pedestrian walkways to the south provides access from Frederick Road to an existing area of sports and play.

Principle 1
Extending the Country Park

The Beam Valley Country Park is a 74 hectare landscape on previously derelict land.

The park is one of the area's greatest assets. The park has woodland and grassland, former gravel pits and the River Beam and Wantz Stream. Birds found on the site include kingfishers, reed warblers, reed buntings and skylarks.

Before Mardyke Farm was a working aggregate site, it formed part of this green open landscape. We want to reconnect the site with the Country Park by extending a finger of verdant green into the centre of the site to create a village green at the top of the hill with views across the Country Park.

This landscape is for everyone's enjoyment of new and existing residents, visitors and passers-by.

The existing tree planting is retained and enhanced.

Principle 2
A Generous Ecological Buffer

Mardyke Farm has been a working site for over 100 years, It has lain empty of development for a long long time.

So how to fill a void? Our answer is to establish a generous ecological buffer around the perimeter of the site along adjacent properties that shields and prevents being overlooked, to create a visual green for people and a protected habitat for wildlife.

At present, public recreational access is available to the south of the site only. The ecological buffer would increase site accessibility, welcoming pedestrians via controlled walkways to enjoy the many facilities and recreational assets on site.

N

0 200m

sew

Principle 3

A Central Spine for Walking, Cycling, Cars and Buses

A central spine connects the site with the surrounding area, bridging boundaries and inviting people in. We see this as a slow, pedestrian priority route for cars with the potential for an extended/new bus service.

A majority of vehicles would access the site from the north, whilst the southern access would service around 100 homes. A bus gate would limit through traffic to buses only.

A dedicated cycle lane runs the full length of the spine, linking to the Sustrans National Route 13 along New Road (A1306).

Bus stops are strategically located near key points of attraction: the play/sports fields to the south, the Village Green at the centre, and the main entry to the north.

A secondary perimeter route runs along the ecological buffer. We promote this as a shared surface street where cars slow down and cyclists and pedestrians take priority.

Principle 4
A School as an Anchor

With up to 1,500 new homes on the site and several regeneration sites in the neighbouring area, a new school is required to complement the existing offer.

The school is strategically located to the south of the site, providing easy access for both families living at Mardyke Farm and to those living in the neighbourhoods to the south.

The school site measures approximately 2 hectares, and will utilise the existing 4 hectare play/sports area for school activities. The school buildings can be used as community facilities after school hours

Principle 5

A Farm and Village Green as the Focus

Mardyke Farm takes its name from the historic farm that preceded the aggregate works. We want to bring back the farm to Mardyke Farm, right at the heart of the site, on the village green on top of the hill.

This is not a farm in a conventional sense - it's not only a place to grow fruits and vegetables to sell in the local farmers' market/ cafe, but it's a place to grow ideas and businesses in the form of an entrepreneurial hub. It's a place to cultivate creativity and to exhibit it to a wider audience in multifunctional communal spaces. It's a place for little people to grow up in the crèche.

In short, it's a fantastic local facility for residents and visitors, combining shopping with community facilities and local business.

Principle 6

As Many Family Homes as Possible

This is a family orientated area, and we have maximised the number of family homes on the site, varying from single family homes to maisonettes to mews houses and duplexes. Building heights range from 2 to 3 storeys.

The homes are arranged in a series of organically formed residential blocks accessed via green play streets.

The organic block forms create an easily navigable grain, whilst allowing moments of surprise and delight in the form of small pocket parks and open spaces for neighbours to meet, greet and play.

Principle 7

Fingers of Medium Density Accommodation Overlooking the Beam Country Park

The Beam Valley Country Park edge is populated by medium density buildings that open up towards the parkland to soak up the views. The buildings step down in height towards the site boundary, and as the ground level drops down towards the River Beam and Wantz Stream.

Family duplexes are arranged over ground and first levels, with apartments above. Communal podium gardens provide amenity and play.

N

0 200m

sew

Principle 8
Healing the Southern Edge

The south-western edge of the site is defined by the backs and exposed gardens of family houses and an apartment building within the Orchard Village Estate. These buildings deserve an improved setting, which we can deliver as part of the Mardyke Farm development.

We propose to "heal the edge" by completing the block with a new medium rise apartment building with internal mews houses and communal gardens.

N

0 200m

Principle 9

A Network of Green Walkways and Cycleways

Green space is maximised on site to create a sense of houses in landscape, and to reinstate a strong connection to the Beam Valley Country Park.

Apart from the dedicated cycle lane, walking and cycling is encouraged through an extensive network of green routes that permeates the residential grain and extend into the neighbouring parkland to connect with existing trails and paths.

Pedestrian priority play streets are provided within the residential neighbourhood, linking with the central spine, to ensure the site is permeable and accessible.

A raised boardwalk within the ecological buffer makes this biodiverse environment accessible to people in a controlled way. A north-south boardwalk extends the western site boundary, weaving and meandering across the landscape, rising gently at the centre of the site to circumvent the village green.

Principle 10
Integrated Car Parking

Although significant public transport upgrades are on the agenda, the site's low PTAL rating (1-2) means that sufficient car parking standards are required.

Along the Beam Valley Country Park edge, undercroft car parking facilities are seamlessly integrated into the buildings, utilising the level change. The car parking is wrapped by residential uses. Communal amenity space provided atop, on podium level.

On street car parking is provided for the family homes, integrated into the play streets and along the perimeter street.

Overall, a parking ratio of 1:1 is provided for all homes.

Illustrative Masterplan

The Mardyke Farm neighbourhood has been designed with nature and ecology at the forefront, with a 4 hectare village green at the centre, an 8 hectare ecological buffer around the edge towards existing properties, 4 hectares of play/sports fields and a series of smaller pocket parks interwoven into the residential grain. All to maximise green space and to protect and enhance site ecology.

Shaped by the topography of the site, our masterplan provide up to 1,500 homes, a primary or secondary school, and space for shops, business and community facilities in the Mardyke Farm pavilion on the village green.

NUMBER OF HOMES
Houses: 250
Maisonettes :350
Duplexes: 250
Apartments: 650

TOTAL: 1,500 homes

N

0 200m

Mardyke Farm

Existing View from South West

Mardyke Farm

Proposed View from South West

Mardyke Farm

Existing View from North East

Mardyke Farm

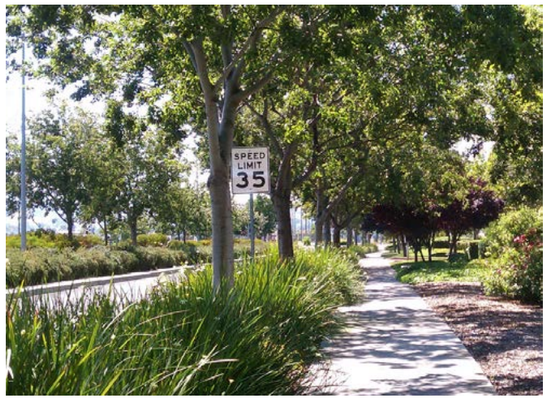
Proposed View from North East

Neighbourhood Study

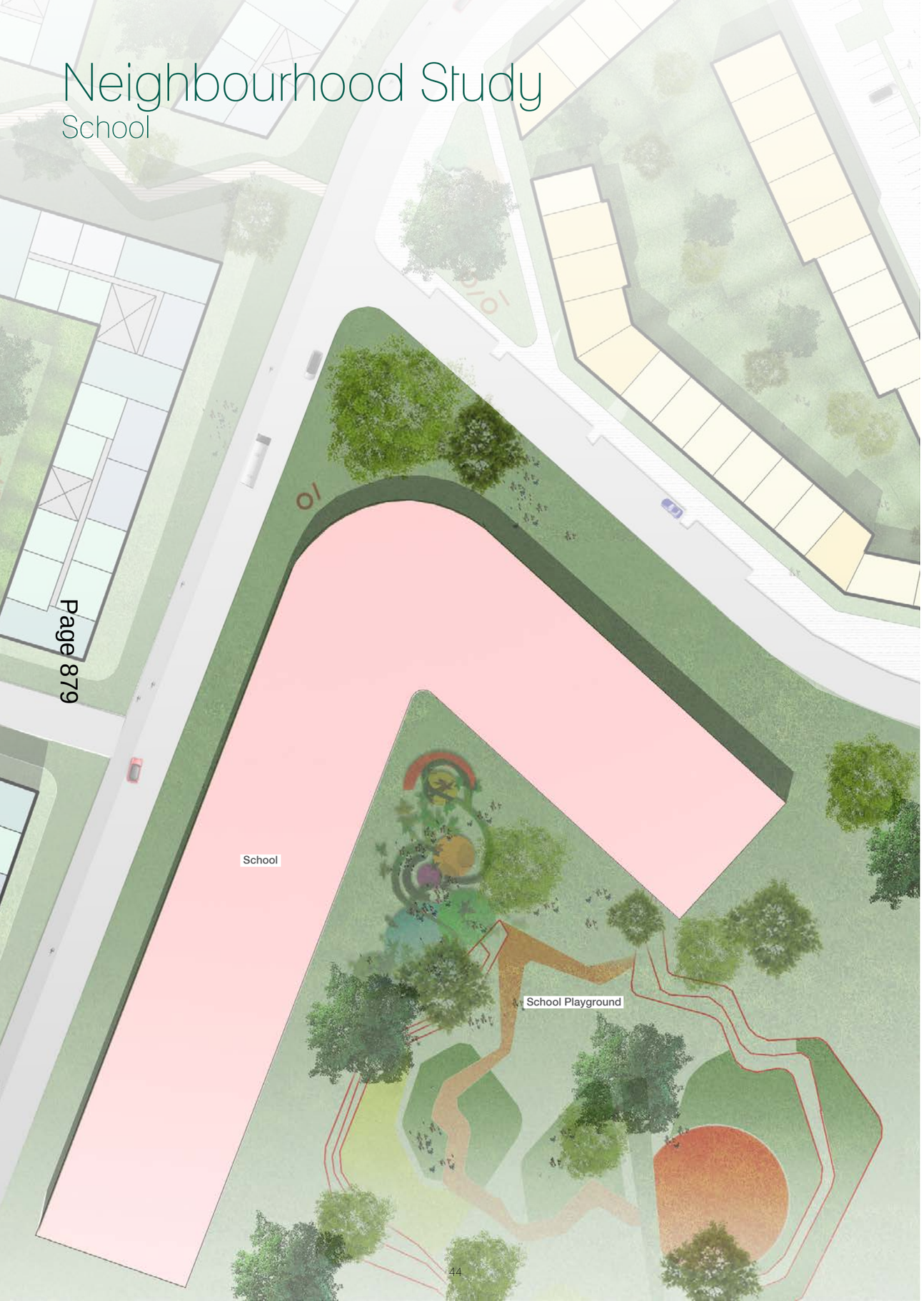
Beam Park Edge

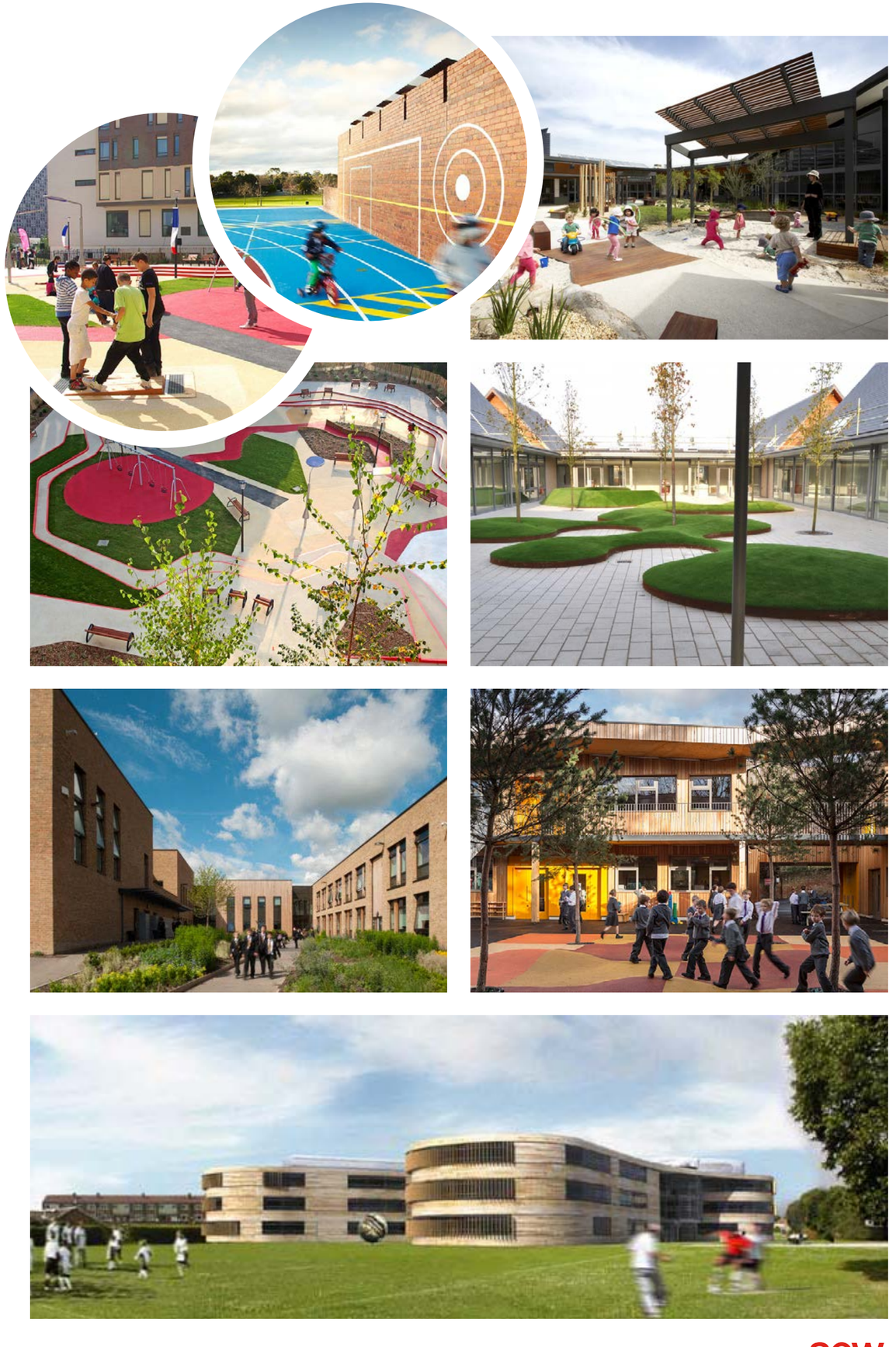
Neighbourhood Study

Houses and Play Streets



Neighbourhood Study
School





Neighbourhood Study

The Farm Pavilion

Existing Landscape & Topography

The existing site could be perceived as a man-made mountain. It is a plateau of unfinished landscape potential which can enhance its green belt setting if given a proper treatment.

At 14 metres AOD, the site is highly visible from the Beam Park Nature Reserve to the west. From the top of the mound, the site gently slopes at a gradient of 1:30, and then more steeply (1:15) around the site perimeter where it blends into the surrounding topography and grades into the back gardens of adjacent properties.

An agreed approach to the restoration/ remediation of the site has been developed to best locate ecological enhancements and improvements on the site.

The following proposals work hand in hand with the restoration scheme to avoid major excavation/earth moving for construction of homes and road infrastructure (to be confirmed by engineer). This allows for ample ecological mitigation to highlight the sites importance next to the Beam Parklands which could serve as a major driver to attract visitors to the area.

Agreed Ecological Restoration Plan

sew

Landscape Design

The site has a great farming history and there is even mention of a 17th century windmill.

To enhance the site's setting, a countryside landscape is proposed to remind users of the site's history. This can be replicated with boundary treatments of loose stone walls, hedgerows, hedgebanks, and almost a barn/ farm yard vernacular.

Building upon the principles set by the masterplan, key moves have been identified to unlock the site's landscape potential to enhance its natural beauty while still meeting the amenity requirements of a growing community.

A series of curved boardwalks and paths allow seamless connections north and south to existing and future transport stations and to neighbouring residential areas. Gateways and entrances east and west will also allow better use of the Beam Parklands and to help existing residents in South Hornchurch use the park.

The following sections highlight the key components of the landscape design.

Eastern Ecological Buffer

The proposed development will provide an 8 hectare dedicated ecology area along the eastern and southern edge of the site.

The vast majority of this ecology area will comprise retained areas of swales, rough wildflower grassland, ruderal and scrub, with smaller areas of retained native scrub and woodland belts as well as new wet pond features. The project ecologist has advised an appropriate approach to both the retention and future management of this landscape. This approach will be as follows:

- Retain/enhance the existing ecologically rich landscape and embrace its valuable environmental qualities;
- Enhance people's experience of the area by providing raised timber boardwalks and seating areas;
- Enhance existing wetland and marginal landscape environment, combining further diversity and offering additional ecological habitat opportunities;
- Provide viewing platforms and information boards to allow appreciation of ecological habitats;
- Take appropriate management actions such as the removal of non-native, overly aggressive, or un-desirable species from these areas, to encourage the growth of other more desirable species that are present.

Beam Park Interface

Wherever possible existing trees will be protected and retained.

As the site slopes west towards the Beam River, we propose to reinforce the earth with additional tree planting. A mix of lower native scrub planting will reinforce stability and allow for views from the village green across the parklands ensuring natural surveillance.

The Boardwalk will become a publicly accessible space, providing access to Mardyke Farm and long distance views across the landscape. Hovering breakout seating areas cantilever into the park and add a unique element of identity to the development. Hedgerows and other types of planting limit visual intrusion from the Beam Valley Country Park.

sew

Village Green

The traditional definition of a village green is ‘a common open area within a settlement’.

A village green usually consists of common grassland and it is often located at the heart of a rural settlement. Historically a village green would have been used for grazing. At the centre of the masterplan is a proposed village green that will provide a place for residents to gather and remember the history of Mardyke Farm long ago. The space will have a community focus and flexibility to accommodate a changeable program of events and activities. It is located at the highest point of the site, maximising views across the adjacent parkland and beyond. Some of the key features of the village green will be:

- Open lawn with a mix of semi mature specimen trees;
- An informal play space for ball games, exercising or picnics;
- Open space with overlooking and passive surveillance by neighbouring properties and surrounding footpaths and roadways;
- Sculpted earthworks to contain the main green space, create informal seating banks around the edge of the green and focus users into the centre of the space;
- Ecology/SUDS features to connect the site and create a heart of the drainage and potential flooding story. These can help feed allotments or other growing spaces for residents.

Intergrated Play/Amenity Spaces

A variety of doorstep play for all ages and abilities is accommodated within a series of pocket parks.

The play and amenity areas will accommodate the following:

- Inclusive access connecting each space;
- A 'farming' and rolling hill vernacular with loose stone walls, large mounds and farm animal play equipment throughout;
- Play equipment that is natural in form and appearance providing an attractive mix of play apparatus;
- Planting that is integrated throughout and heightens the play experience. Planting has been carefully selected to offer sensory attributes of scent, colour, touch and sound;

Integration between building fronts and the landscape.

Private Resdiential Gardens

Private gardens can function both as a fantastic amenity for families and as ecological corridors.

We propose a series of garden trees and shrub planting with visual and ecological interest to tie in with the overall masterplan.

There is also potential to incorporate living roofs, which can serve as interconnected corridors for birds and other wildlife.

SUDS Corridors

The neighbouring Beam Park Local Nature Reserve is very flood sensitive. We wish to capitalise on this and use it as an opportunity to educate residents about water retention.

A key corridor is created from the top of the hill, the village green, with water moving through a system of planted terraces that can. The water then moves down the hill in both eastern and western direction towards either the Beam River or the ecological water features to the east. In the residential neighbourhood, the SUDS corridor is incorporated into a strong "home zone" streetscape with trees using the water to help create verdant living front doors to the homes.

To achieve this, the following features are proposed:

- Indigenous species throughout the SUDS corridor, capturing ecological qualities of the native grassland meadows;
- Step free pedestrian access meandering through the ecological corridor;
- Ecologically rich planting;
- Informal natural play and seating opportunities.

School Grounds

The external school grounds are an important aspect of the school design. Boundaries between outside and inside are purposely blurred, adding different outdoor ecological experiences that help tell the story of the site and its history.

The external space is composed of the following playful, imaginative design features:

- Play spaces set on different levels stepping down the hillside;
- Integrated, curved and fully accessible ramped access;
- Colourful and varied materials offering a fun challenging and diverse external environment;
- Sports provision;
- Play and fitness equipment and features;
- A variety of outdoor learning spaces able to accommodate both small groups and larger groups for outdoor activities and learning;
- Planting that has a calming and beneficial effect with sensory species used throughout play spaces, a variety of trees, orchard planting and robust boundary planting to discourage children playing or accessing areas close to the top boundary walls;
- Allotment beds for growing vegetables and to encourage outdoor learning;
- Amphitheatre for school gatherings and meetings;
- Cycle and scooter parking;
- Entrance space for meeting and greeting.

The sports ground is open to the public after school hours.

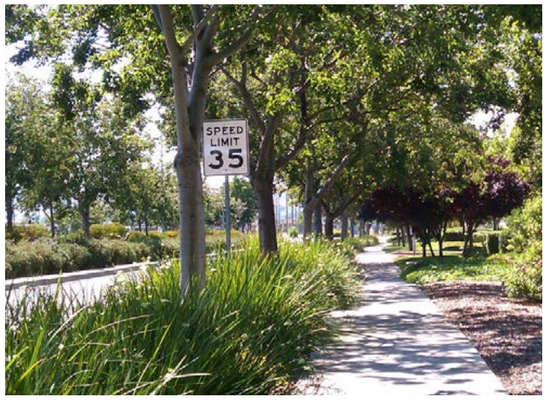
sew

Street Typologies

A range of street typologies will reflect the anticipated use of each street. Wherever possible we have taken measures to introduce planting, traffic calming and a warm palette of natural materials.

Our proposals aim to achieve the following:

- Pedestrian safety and priority;
- Integrated planting on each street layout;
- Integrated Sustainable Urban Drainage;
- A changing planting character for each typology to avoid repetition and provide interest all year round.



Courtyards

As the majority of courtyards are open sided to the Beam Valley Country Park, they must have the ability to enhance the ecological capacity as well as adding amenity value.

This can be done by maximising the amount of planting and softscape with mounding that can resemble the mounding on the main part of the site but on a smaller scale. Mini mounds create some vertical interest for play or amenity while some can become oasis of verdant ecology and even SUDS capacity. The curvy nature of these areas creates softness to the site and a slight diversion from the rigidity of the apartment blocks. The courtyards must also integrate with the green roofs that step down the hillside to create a complete experience of nature and ecology.

Materials

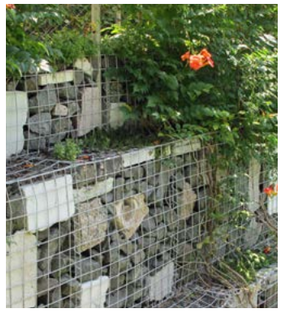
A single high quality and robust palette of materials is proposed throughout the site, primarily following the character areas identified earlier.

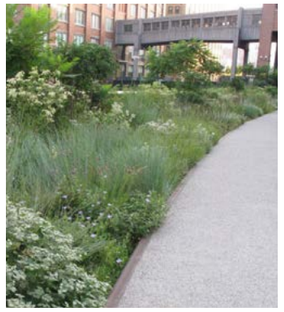
Natural aggregate concrete paving carpets that delineates the main pedestrian routes through all areas of public realm. Change in paving type is used to announce key entrances and areas of public open space. Resin bound gravel is used in areas more sympathetic to surrounding ecology or to mediate between areas of paving and areas of rubberised play surface. To help identify the school grounds as something different and unique within the masterplan, a splash of colour is proposed to the play spaces.

The materials chosen will reflect the earthy colours of the former farm and complement the architectural materials. This subtle approach to paving detailing provides a high quality canvas that integrates the surrounding landscape and architecture. To ensure that infrastructure does not overwhelm the external environment we intend to use raised tables at key pedestrian crossings and for all residential streets rumbled concrete setts will be the preferred carriageway surface. If level changes across the site necessitate retaining structures, stone walls will be complementary to the overall material palette. As important as the materials themselves is the quality of workmanship in constructing the landscape, this is important for longevity of the site.

The majority of the site will have footpath gradients less than 1:21, where steeper gradients are required, these will be compliant to relevant and prevalent standards (at the time of writing, BS 8300:2009).

Surfaces will be designed in accordance with prevailing standards, where technical design constraints, aesthetic aspirations and access/inclusive design issues are in conflict, consultation will take place to establish an acceptable solution. Contrast surfacing will be used to delineate crossings in shared surface areas.





Planting

Tree Planting Design

The tree species planting palette would be greatly influenced by the existing mixture of trees existing along the site boundaries. The proposal aims to strengthen these environments with a rich woodland mix that overtime will mature to reinforce the slopes of fill and add ecological and visual interest.

Site wide street trees will continue to pioneer the site providing a network of trees along each residential street. Species vary with a mix of native trees such as Sorbus aucuparia and Acer campestre combined with damp tolerant trees for SUDS beds, such as Alnus glutinosa and narrow columnar forms such as Quercus robur Fastigiata Koster.

Larger species such as Liriodendron tulipifera, Robinia pseudoacacia and Quercus robur could be strategically located to enhance wayfinding throughout the site. Feature trees will be implemented within the Village Green forming a memorable parkland space.

Trees will also be selected for their changing seasonal colours, blossom, form and fruit. Clusters of birch and cherry trees will provide a fresh pioneering backdrop of native species, whilst Liriodendron tulipifera and Quercus palustris are used as feature specimens to define entrances and significant external spaces.

Natural Grassland and Wildflower Planting Design

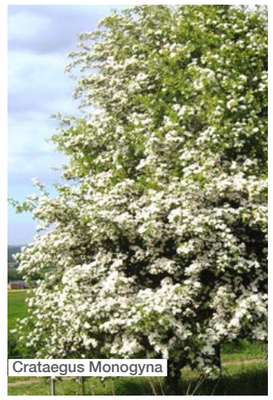
A substantial amount of grassland meadows will be created for the ecological buffer. These will create areas of open habitats that are characteristic of the previous conditions on the site, including sparse wildflower grassland, scrapes and bare-ground which are ideal for notable invertebrates and birds.

Prunus Spinosa

Liriodendron Tulipifera

Acer Campestre

Acer Rubrum


Crataegus Monogyna

Cytisus Scoparius

Fagus Sylvatica

Euonymus Europaeus

Long Sections

Long Section A

Long Section B

Short Sections

Short Section A

Short Section B

Short Section C

MARDYKE FARM

Studio Egret West
3 Brewhouse Yard
Ground Floor
EC1V 4JQ

020 7549 1730
egretwest.com

A **Bilfinger Real Estate** company

Report

Appendix D Transport & Access Appraisal

ARDENT CONSULTING ENGINEERS

BARRATT LONDON

PROPOSED MIXED-USE ALLOCATION: LAND AT MARDYKE FARM, SOUTH HORNCHURCH

TRANSPORT AND ACCESS APPRAISAL

REPORT REF NO W420-01
PROJECT NO. W420
MARCH 2015

PROPOSED MIXED-USE ALLOCATION:
LAND AT MARDYKE FARM, SOUTH HORNCHURCH

TRANSPORT AND ACCESS APPRAISAL

Ardent Consulting Engineers
Suite 207
One Alie Street
LONDON
E1 8DE
Tel: 0207 680 4088
Fax: 0207 488 3767
enquiries@ardent-ce.co.uk

REPORT REF. NO W420-01
PROJECT NO. W420
MARCH 2015

CONTENTS

		Page
EXECUTIVE SUMMARY		IV
1.0	INTRODUCTION	1
2.0	SITE LOCATION AND EXISTING CONDITIONS	3
3.0	LOCAL POLICY AND OPPORTUNITY AREA PROPOSALS	22
4.0	THE PROPOSED DEVELOPMENT AND LIKELY TRIP GENERATION	28
5.0	VEHICULAR ACCESS OPTIONS TO ACCOMMODATE THE DEVELOPMENT	36
6.0	INTERNAL DESIGN AND OFF-SITE CONSIDERATIONS	48
7.0	BENEFITS OF THE DEVELOPMENT	54

FIGURES

Figure 1 Site Location and Local Facilities Plan

Figure 2 Public Transport and Cycle Route Plan

DRAWINGS

W420-SK01A Proposed Site Access – Signalised Junction

W420-SK02A Proposed Site Access – Roundabout Junction

W420-SK03 Indicative Bus Gateway Restriction

W420-SK04 Indicative Southern Access (Roman Close)

W420-SK05A Indicative Southern Access (Lower Mardyke Avenue)

APPENDICES

A Census Travel to Work Data

B PTAL Calculations

C Indicative Masterplan Plans

D TRICS/TRAVL Data and Trip Generation Calculations

E Traffic Flow Diagrams

F ARCADY Outputs: Proposed Site Access Junction (Option 1)

G LINSIG Outputs: Proposed Site Access Junction (Option 2)

DOCUMENT CONTROL SHEET

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	1st draft for project team review	CB	SJH	CBP	27/02/15
1	Final version for client approval	CB	SJH	CBP	04/03/15
2	Final version following client comments	CB	SJH	CBP	10/03/15

EXECUTIVE SUMMARY

Barratt London are progressing a planning strategy for the 37ha Mardyke Farm site which is situated on land to the south of the A1112 (Dagenham Road) to the west of South Hornchurch in Havering. The strategy seeks to secure a revision of the Green Belt boundary to exclude the site from the Green Belt, as well as a site specific policy that allocates the site for housing and associated development. It would then be the intention to secure the reallocation within the emerging Havering Local Plan.

There is a wide selection of services and facilities in the vicinity of the site which cater for everyday needs. The site is within walking distance of a number of bus stops which are served by routes that run towards Romford, Rainham, Barking and Dagenham. The London Riverside Opportunity Area (LROA) is situated immediately to the south of the site. There are a number of improvements proposed within the LROA including a new railway station at Beam Park and additional bus connections. These will therefore improve the public transport accessibility of the area and will allow residents to access a wider range of employment opportunities without needing to use the private car.

The proposed development will take primary access from the A1112 to the north in the form of a new roundabout or signal controlled junction. This access will serve the majority of the site and the internal site access road could form a loop-type arrangement. A second point of access could also be provided to the south via Lower Mardyke Avenue or Roman Close. Although Roman Close is not currently adopted, it has recently been improved as part of the Orchard Village development. The proposals would offer the opportunity to provide improvements to the A1112 to the north of the site including additional crossing opportunities for pedestrians and cyclists.

The proposals will form connections with the existing pedestrian and cycle networks in the area. The main internal site access roads will contain footways on both sides to facilitate pedestrian movements through the site. A segregated cycleway could also be provided through the site to link the existing cycle routes along the A1112 to the north and the A1306 to the south. There may also be potential to provide a shared cycle/footway along both sides of the A1112 in the vicinity of the site to enhance the accessibility of the site for cyclists.

The proposals could also offer the opportunity to provide a bus link through the site which could be served by existing bus services in the area. New bus stops would be provided as part of this arrangement to reduce walking distances, improve bus connections between the north and south and further integrate the site with the surrounding area. There could also be the potential to provide a bus gate to prioritise bus movements within the site and reduce bus journey times. These proposals would improve north-south bus connections between the LROA, the site, Romford and future Crossrail.

A total of two options have been examined for the proposed site access junction with the A1112 to the north of the site. The first option featured a single roundabout access. The second option featured a single traffic signal junction. Initial modelling has revealed that both junction arrangements have the potential to operate within capacity during the future development year of 2031. The signal controlled option was shown to operate further within capacity limits and may therefore offer a more long-term solution. However, further investigation would be required as part of a more detailed transport assessment to substantiate these findings.

This transport appraisal demonstrates that a proposed residential development at the site (with associated uses) would offer a wide variety of benefits to the surrounding area. The site is also situated in a sustainable location and the proposals and their improvements are considered to be in accordance with current national and local policy. In view of the above, we consider that the site is suitable for allocation as a residential development in transport terms.

1.0 INTRODUCTION

1.1 Ardent Consulting Engineers (ACE) has been appointed by Barratt London to advise on the transport opportunities and constraints relating to the proposed allocation of land at Mardyke Farm for residential use and associated development. The site is situated in the vicinity of Beam Park to the west of South Hornchurch in Havering.

1.2 The London Borough of Havering (LBH) is the local planning authority and the local highway authority. Transport for London (TfL) are statutory consultees given the site location and development size. TfL is also the highway authority for the A13 which is classified as a "Red Route" and forms part of the Transport for London Road Network (TLRN) approximately 1km to the south of the site. The site is located within the northwest corner of the South Hornchurch ward and is located adjacent to the London Borough of Barking and Dagenham's (LBBD) eastern boundary.

1.3 This appraisal has been prepared in support of an allocation of the site to provide a residential development (with associated uses) in the emerging Havering Local Plan, which will cover the period until 2031. Initial discussions have been held with LBH Highways to understand their position with regards to the site, transport and access.

1.4 The report investigates potential access options that could be provided to serve the proposed residential development (with associated uses) on land to the south of the A1112 (Dagenham Road). Access has been investigated and designed with reference to current design guidance including Manual for Streets (MfS) and the Design Manual for Roads and Bridges (DMRB).

1.5 Following this introduction, the remainder of the report is structured as follows: -

- **Section 2.0** describes the site location and existing conditions surrounding the site including accessibility and facilities;
- **Section 3.0** examines existing local policy and provides details of the London Riverside Opportunity Area situated immediately to the south of the site;
- **Section 4.0** provides details of the proposed development and the likely trip generation and distribution;
- **Section 5.0** investigates two potential vehicular access options which could be used to serve the site from the north and undertakes the associated modelling;
- **Section 6.0** provides details of the internal design and off-site considerations that should be used to inform the design and layout of the proposed development; and
- **Section 7.0** summarises the potential benefits that the proposed development of the site could bring to the surrounding area.

2.0 SITE LOCATION AND EXISTING CONDITIONS

Site Location

2.1 The site is approximately 37ha in area and is located to the west of Rainham and South Hornchurch and to the southeast of Dagenham as shown at **Plate 1** and in more detail at **Figure 1**. The site is bordered by the A1112 (Dagenham Road) to the north, residential properties to the east and south, the Orchard Village housing development to the south and Beam River to the west.

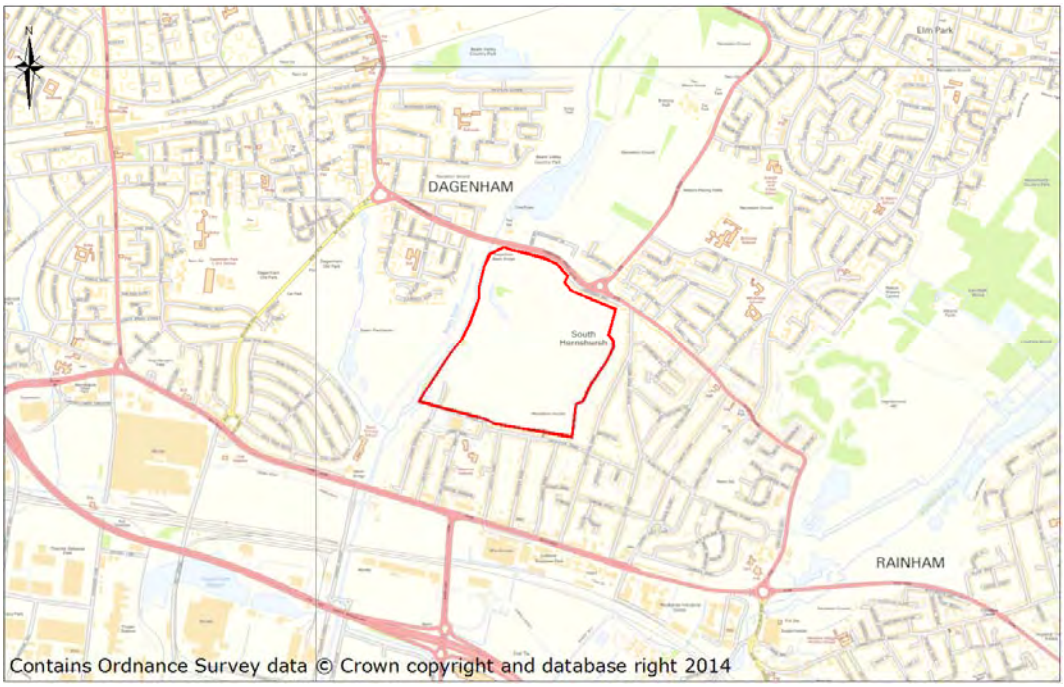


Plate 1: Site Location

Existing Use

2.2 The site is currently being restored with completion due in April 2017. The 4ha area to the south of the site, which is owned by the London Borough of Havering, is currently being used for recreational purposes. This area is situated to the rear of the residential dwellings on Frederick Road and can be accessed via footways from Frederick Road to the east and Roman Close to the west.

Existing Access Arrangements

2.3 An existing access is located to the north of the site which forms a priority junction with the A1112 (Dagenham Road). This access is situated approximately 300m to the west of the A125/A1112 roundabout.

2.4 There are also a couple of stopped-up accesses which run into the site from the south. Lower Mardyke Avenue runs into the southwest portion of the site for a distance of approximately 50m. A spur road also feeds off Roman Close which although not currently adopted, has recently been improved as part of the Orchard Village development. Further details are provided later in this section.

2.5 As previously noted, pedestrians are able to access the southern portion of the site to the rear of the residential dwellings on Frederick Road via footways which can be accessed from Frederick Road and Roman Close. The existing vehicular and pedestrian access arrangements for the site are shown on **Plate 2**.

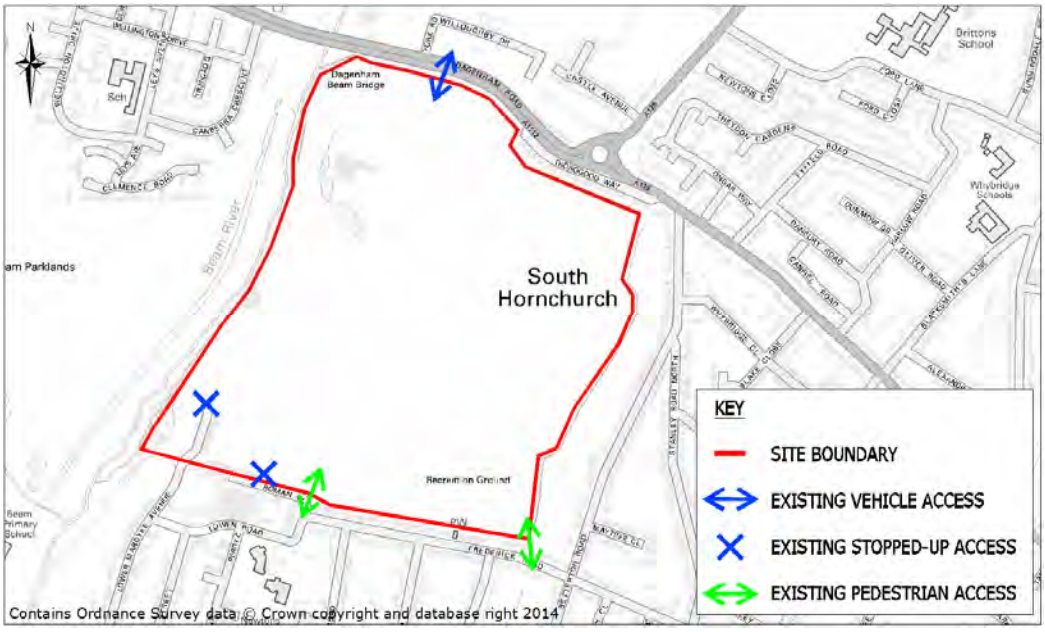


Plate 2: Existing Access Arrangements

Existing Travel Patterns

2.6 To determine the existing travel patterns of residents living in the area, 2011 Census Method of Travel to Work data has been obtained for the South Hornchurch ward where the site is located. This information is presented below in **Table 2.1** and the full data is contained within **Appendix A**.

Table 2.1: Method of Travel to Work Mode Share for the South Hornchurch Ward (source: 2011 Census)

Mode	Share
Underground, Metro, Light Rail, Tram	12.5%
Train	10.2%
Bus, Minibus or Coach	9.9%
Taxi	0.8%
Motorcycle, Scooter or Moped	1.0%
Driving a Car or Van	54.8%
Passenger in a Car or Van	4.7%
Bicycle	1.3%
On Foot	4.2%
Other Method of Travel to Work	0.6%
Total	100.0%

2.7 **Table 2.1** shows that although the majority of residents living within the Ward currently drive (55%), there are opportunities to use bus, London Underground and train services with approximately 33% residents using public transport. The proportion of users travelling on-foot (4%) and by bicycle (1%) is however low and the proposals would provide the opportunity to increase the uptake of these modes such as by improving pedestrian and cycle routes and connections.

Orchard Village Development

2.8 The Orchard Village development is situated to the south of the site and is bounded by Lower Mardyke Avenue, Walden Avenue, Lowen Road and Roman Close. The proposals include up to 555 new homes and an approximate investment of £80 million to regenerate the former Mardyke Estate and improve the lives of residents and the community in the area.

2.9 The first two phases (approximately 200 new residential dwellings) have now been completed and the construction of Phase 3 is currently underway. Phase 3 is projected to be completed late

2014/early 2015 and will provide further residential units, as well as community and retail uses.

2.10 The proposed development will provide the opportunity to integrate the site with the Orchard Village development including by means of secondary access to the south via Roman Close or Lower Mardyke Avenue for example. The site will also benefit from the investment being made including the improvements to the local highway network and the additional facilities which will be available to residents.

Local Highway Network

A1112

2.11 The A1112 (Dagenham Road) borders the site to the north and is classified as an "Urban All-Purpose" dual carriageway (UAP2) based on the road types contained within DMRB TA 79/99. The A1112 accommodates an Annual Average Daily Flow (AADF) of approximately 21,800 vehicles based on traffic flows provided by the Department for Transport (DfT) for 2013. Further details of traffic flows along the A1112 are provided later in this section.

2.12 The A1112 commences at the roundabout junction with the A125 at its eastern extent and then runs westwards towards the roundabout junction with the B178. The A1112 then runs northwards through Dagenham East and Chadwell Heath towards the A12 in the form of a single carriageway with one lane in each direction.

2.13 The A1112 is subject to a 30mph speed limit, is street lit and contains footways on both sides between the A125 and B178 roundabout junctions. Although the A1112 consists of two lanes in each direction in the vicinity of the site, the nearside lane is taken up by a bus lane in each direction. The bus lanes are in operation at

all times and can be used by buses, cyclists and taxis. The bus lanes are replaced by cycle lanes further to the west where the A1112 enters a residential area and remains a dual carriageway with one lane in each direction. There are a number of bus stops located along the A1112 which are served by bus route 103.

A125

2.14 The A125 (Rainham Road) forms a three-arm roundabout junction with the A1112 to the north of the site and runs northwards towards Romford via Elm Park and Rush Green, as well as to the east through South Hornchurch towards Rainham and the A1306. The A125 is a single carriageway road which is street lit and subject to a 30mph speed limit. The A125 runs through residential areas, has footways on both sides and provides uncontrolled and signalised crossings for pedestrians. Bus route 103 runs along the A125 to the east.

2.15 The A125 is a principal route which accommodates an AADF of approximately 31,800 vehicles to the north of the A1112/A125 roundabout and 25,200 vehicles to the south of the A1112/A125 roundabout based on 2013 flows provided by the DfT. The A125 is classified as a UAP1 single carriageway road based on DMRB and predominantly carries through traffic.

B178

2.16 The B178 (Ballards Road) forms a three-arm roundabout junction with the A1112 to the northwest of the site and runs southwards towards the A1306 (New Road). The B178 is a single carriageway road which is street lit and subject to a 30mph speed limit. Footways run along both sides of the carriageway and segregated cycle lanes are also in place along part of the link as it runs through a park. The B178 passes through a residential area to the south of

the park and accommodates bus stops which are served by bus route 145.

A1306

2.17 The A1306 (New Road) runs to the south of the site and forms two junctions with the A13 including near Purfleet to the southeast and to the south of Dagenham near Dagenham Dock railway station to the west. The A1306 also forms a signalised junction with Lower Mardyke Avenue (which provides a link into the site), as well as a signalised junction with the B178 and a roundabout junction with the A125 as outlined above.

2.18 The A1306 is a dual carriageway road which is street lit, subject to a 30mph speed limit and consists of two lanes in each direction in the vicinity of the site. Bus lanes run along the nearside lane of the A1306 in each direction in a similar fashion to the A1112 to the north of the site. Bus routes 145, 165, 174, 175, 287, 365 and 372 run along the A1306.

2.19 The A1306 is a principal route which accommodates an AADF of approximately 13,100 vehicles in the vicinity of the junction with Lower Mardkye Avenue (based on 2013 flows). It is therefore considered that the A125 is classified as a UAP3 dual carriageway road which carries mixed traffic and provides frontage access, bus stops and pedestrian crossings.

Other Local Roads

2.20 Frederick Road borders to the south, forms a priority crossroads junction with Betterton Road to the east and turns into Lowen Road at the priority junction with Roman Close to the west. Roman Close also borders the site to the south and has recently been improved as part of the Orchard Village development e.g. it now features shared surfacing to improve access for pedestrians and cyclists. A spur

road currently runs northwards from Roman Close into the southern part of the site where it is currently stopped-up. It should be noted that Roman Close is not currently an adopted highway.

2.21 Lowen Road runs between Roman Close to the east and Lower Mardyke Avenue to the west. Lower Mardyke Avenue runs in a north-south direction and provides access into the southern section of the site where it is also currently stopped up.

2.22 The local single carriageway roads outlined above contain one lane in each direction, are traffic calmed, subject to 20mph speed limits and primarily serve residential dwellings including the Orchard Village development. Frederick Road, Lowen Road and Lower Mardyke Avenue are also served by bus route 365 which runs in a westbound and then southbound direction.

2.23 **Plate 3** shows how the site fits in with the surrounding local highway network.

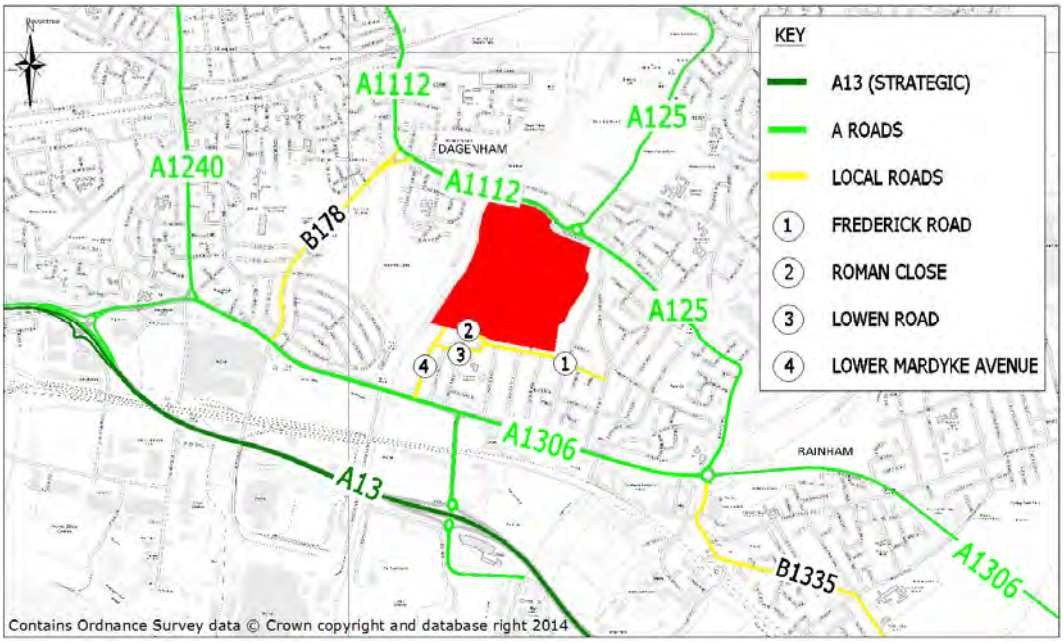


Plate 3: Local Highway Network

Strategic Highway Network

A13

2.24 The A13 runs in an east-west direction to the south of the site and can be accessed via the A1306 New Road. The A13 is classified as a "Red Route" and forms part of the Transport for London Road Network (TLRN). The A13 forms a junction with the M25 at Junction 30 approximately 8km to the east of the site where it then continues eastwards into south Essex. The A13 also runs towards east London and forms a junction with the A406 North Circular Road approximately 7km to the west of the site.

2.25 The A13 is a dual carriageway road and consists of three lanes in each direction to the south of the site. The A13 accommodates an AADF of approximately 84,000 vehicles in the vicinity of the junction with the A1306 (based on 2013 flows). The A13 is classified as an "Urban Motorway" (UM) dual carriageway road based on DMRB, which provides a through route with grade separated junctions.

A12

2.26 The A12 runs in an east-west direction to the north of the site and can be accessed via the A1112. The A12 is also classified as a "Red Route" and forms part of the TLRN. The A12 forms a junction with the M25 at Junction 28 to the east and runs towards the A406 North Circular Road as well as east London to the west.

2.27 The A12 is a dual carriageway road which consists of two lanes in each direction to the north of the site. The A12 accommodates an AADF of approximately 50,000 vehicles through Romford in the vicinity of the junction with the A125 and can also be considered to be classified as an UM dual carriageway road.

Existing Traffic Flows (A1112)

2.28 The DfT provides traffic data in the form of Annual Average Daily Flows (AADF) which represents the number of vehicles that drive on a stretch of road on an average day of the year. The A1112 is classified as a Class A Principal Road in an Urban Area and traffic count data is available for a section of the A1112 in the vicinity of the site. The location of the manual count which was used to obtain the traffic data is shown in **Plate 4** below:

Plate 4: A1112 Traffic Count Location (Ref: 71002)

2.29 Traffic count data has been obtained for 2013 which represents the most recent period available. The AADF has been presented by vehicle type and direction in **Table 2.2** below.

Table 2.2: A1112 Annual Average Daily Flows (2013)

Direction	Cars/LGVs	HGVs	Buses	Total
Eastbound	10,406	475	106	10,987
Westbound	10,293	460	101	10,854
Total	20,699	935	207	21,841

2.30 The above shows that the A1112 experiences a two-way flow of 21,841 vehicles across an average day. This consists of approximately 95% motorcycles, cars and LGVs, 4% HGVs and 1% buses. These flows have been converted to peak hour flows based on the assumption that 10% average daily traffic would occur during the average peak hour. This is considered to provide a robust approach, given that each hour represents approximately 4% of the 24hr period. These results are shown in **Table 2.3** below.

Table 2.3: A1112 Peak Hour Flows (2013)

Direction	Cars/LGVs	HGVs	Buses	Total
Eastbound	1,041	48	11	1,099
Westbound	1,029	46	10	1,085
Total	2,070	94	21	2,184

2.31 The A1112 is classified as an urban all-purpose dual carriageway (UAP2), provides two lanes in each direction and has an approximate carriageway width of 7.0m in each direction. However, as the nearside lane cannot be used by general traffic, it is considered that up to 1,600 vehicles could be accommodated within one lane in each direction per hour (see Chapter 3 of DMRB TA 79/99). It is therefore considered that the A1112 currently operates within capacity, with approximately 1,100 vehicles travelling in each direction during the peak hour.

2.32 In light of the above, the surrounding highway network consists of a number of principal routes which are able to cater for large traffic volumes in excess of 20,000 vehicles per day. The A1112 and A1306 run as dual carriageways to the north and south of the site and provide access to other strategic routes including the A125, A13 and the A12. These routes predominantly carry through traffic and provide access to areas within east London as well as towards Kent and Essex.

Initial Accident Review

2.33 An initial review of accidents has been undertaken for the surrounding highway network based on road casualty data available on CrashMap. A summary of the number and severity of incidents which have occurred during the most recently available three year period (2011 to 2013) has been provided in **Tables 2.4** and **2.5** below.

Table 2.4: Accident Data Summary (Links)

Link (excluding junctions below)	Distance	Slight	Serious	Fatal	Total
A1112 (between B178 and A125)	1.0km	11	0	0	**11**
A125 (north of A1112)	1.0km	5	0	0	**5**
A125 (between A1112 and Cherry Tree Lane)	0.9km	10	0	0	**10**
A125 (between Cherry Tree Lane and A1306)	1.0km	6	1	0	**7**
B178 (between A1112 and A1306)	1.5km	9	0	0	**9**
A1112 (north of B178)	1.0km	18	3	0	**21**
A1306 (between B178 and Marsh Way)	1.1km	7	2	0	**9**
A1306 (between Marsh Way and A125)	1.5km	8	2	0	**10**
Frederick Road	0.7km	0	1	0	**1**
Roman Close	0.1km	0	0	0	**0**
Lowen Road	0.3km	1	0	0	**1**
Lower Mardyke Avenue	0.5km	0	0	0	**0**
Total	**10.6km**	**75**	**9**	**0**	**84**

Table 2.5: Accident Data Summary (Junctions)

Junction	Slight	Serious	Fatal	Total
Existing Site Access (A1112)	0	0	0	**0**
A1112/B178	6	0	0	**6**
A1112/A125	1	0	0	**1**
A1306/B178	3	1	0	**4**
A1306/A125	9	0	0	**9**
A1306/Lower Mardyke Avenue	1	0	0	**1**
A1306/Marsh Way	9	1	0	**10**
A125/Cherry Tree Lane	8	0	0	**8**
Total	**37**	**2**	**0**	**39**

2.34 The above shows that a total of 123 incidents occurred on the surrounding highway network within a three year period including 84 incidents along links and minor junctions and 39 incidents at major junctions. This is equivalent to approximately 41 incidents

per year (an average of 1-2 incidents per junction per year and 2-3 incidents per kilometre link of highway per year).

2.35 The information presented above indicates that approximately 3-4 incidents occurred per year along the A1112 to the north of the site. This is representative of the incident rates along other surrounding links (such as the A125 and the A1306) and does not appear to be an accident hotspot. Furthermore, no incidents occurred at the existing site access junction with the A1112, or along Lower Mardyke Avenue or Roman Close. This suggests that the highway network in the vicinity of the site's vehicular access points currently operates safely.

2.36 Notwithstanding the above, a more detailed analysis of accident data would need to be undertaken as part of a transport assessment in order to support a detailed planning application. This data would be obtained from Transport for London (TfL) to provide more specific details, such as the nature of the incidents taking place and the types of users involved.

Public Transport

Buses

2.37 The following provides details of the nearest bus stops to the site which are situated to the north on the A1112, as well as to the south on Lower Mardyke Avenue and the A1306 (see **Figure 2** for locations):

- Bus Stop N (bus flag & shelter) - A1112 (westbound) adjacent to the site's northern boundary to the west of the existing access;
- Bus Stop A (bus flag & shelter) – A1112 (eastbound) to the west of the existing access;

- Bus Stop MF (bus flag & shelter) – A1306 (eastbound) approximately 30m to the east of the junction with Lower Mardyke Avenue;
- Bus Stop MC (bus shelter) – A1306 (eastbound) approximately 60m to the east of the junction with Lower Mardyke Avenue;
- Bus Stop MG (bus flag & shelter) – A1306 (westbound) approximately 30m to the west of the junction with Lower Mardyke Avenue; and
- Bus Stop MA (bus flag & shelter) – Lower Mardyke Avenue (southbound) to the south of the site.

2.38 Pedestrians are be able to use the signalised crossing approximately 270m to the west of the existing site access junction to access Bus Stop A on the northern side of the A1112. Pedestrians are also able to use the signalised crossing approximately 10m to the east of the A1306/Lower Mardyke Avenue junction to access Bus Stop MG on the southern side of the A1306.

2.39 **Table 2.6** sets out the bus routes which currently serve the bus stops outlined above, as well as their approximate frequencies.

Table 2.6: Bus Services in the Vicinity of the Site

Service	Route and Direction	Services in Hour Commencing					
		07:00	08:00	09:00	16:00	17:00	18:00
A1112 (EB) - Bus Stop A (York Road)							
103	Chase Cross to Rainham Station	6	6	6	6	6	5
A1112 (WB) - Bus Stop N (York Road)							
103	Rainham Station to Chase Cross	6	6	6	6	6	6
A1306 (EB) - Bus Stop MF (South Street)							
174	Dagnam Park Square to C E M E	7	7	7	7	7	7
287	Barking Station to Abbey Wood Lane	3	4	4	4	4	5
A1306 (WB) - Bus Stop MG (Lower Mardyke Avenue)							
174	C E M E to Dagnam Park Square	7	7	7	7	7	7
287	Abbey Wood Lane to Barking Station	3	4	5	4	4	4
A1306 (EB) - Bus Stop MC (South Street)							
365	South Street to Havering Park	5	5	5	5	5	5
Lower Mardyke Avenue (SB) - Bus Stop MA (Orchard Village)							
365	Havering Park to South Street	4	5	5	5	5	5

2.40 **Table 2.6** shows that the highway network in the vicinity of the site is served by up to 22 buses in each direction per hour.

Rail

2.41 Dagenham East is the nearest London Underground station to the site and is situated within an approximate 1.5km walking distance to the northwest. This station is served by the District Line which runs between Upminster to the east and through east and central London to the west.

2.42 Dagenham Dock is the nearest National Rail station to the site which is situated within an approximate 2.5km walking distance from the

southern boundary of the site at Lower Mardyke Avenue. This station is served by C2C services which run towards London Fenchurch Street, Grays, Pitsea, Southend and Shoeburyness.

2.43 Both these stations are outside what the Department for Transport (DfT) and Transport for London (TfL) would consider to be a reasonable walking distance which is set at 960m for sites within London. However, local bus services provide access to both Dagenham East and Dagenham Dock stations and could therefore be used to interchange with these.

Public Transport Accessibility Level

2.44 The Public Transport Accessibility Level (PTAL) index adopted by Transport for London (TfL) reflects walking times to public transport facilities, service range and reliability of services for the London area. The index is split into bands summarised by **Table 2.7** below.

Table 2.7: PTAL Rating Description

PTAL Rating	Description
1a-1b	Very Poor
2	Poor
3	Moderate
4	Good
5	Very Good
6a-6b	Central

2.45 Site specific PTAL information has been obtained from TfL. The centre of the existing site has a PTAL score of 1b (very poor). Although there are a number of bus services accessible from within a 640m walking distance of the site, there are no underground or

railway services accessible from within a 960m walking distance of the site access. The results of the PTAL output are contained within **Appendix B**.

2.46 It is acknowledged that the site currently has a low PTAL score; however, there are proposals to improve the transport infrastructure in the vicinity of the site as part of the London Riverside Opportunity Area (LROA) proposals which are summarised later in **Section 3.0**. Furthermore, approximately 23% residents currently travel by London Underground or train and the PTAL score does not consider the potential for using bus services to interchange with these rail services.

Walking and Cycling

2.47 There are footways running along both sides of the A1112 to the north of the site which run between the roundabout junctions with the B178 to the west and the A125 to the east. The footways continue along the A1112 to the north of the B178 roundabout junction towards Dagenham East. There are also footways along the A125 to the east and north of the A1112/A125 roundabout junction.

2.48 A signalised pedestrian crossing is present on the A1112 approximately 270m to the west of the existing site access junction. This allows pedestrians to cross between the northern and southern footways and provides access to the bus stops on each side of the carriageway. The existing footway network to the north of the site also allows pedestrians to access Dagenham East London Underground station.

2.49 Footways are present on Lower Mardyke Avenue in the vicinity of the turning head to the south of the site. These run southwards towards the signalised junction with the A1306 New Road and allow

pedestrians to access the bus stops along this link as well as the employment and educational opportunities to the south of the site.

2.50 Cyclists are currently able to use the bus lanes which run along the A1112 to the north of the site. There are then cycle lanes present along the A1112 to the north of the A1112/B178 roundabout junction. National Cycle Network (NCN) Route 13 runs to the south of the site along the A1306 (New Road) and can be accessed via Lower Mardyke Avenue or Roman Close. NCN Route 136 also runs to the east of the site and passes along a section of the A125 as well as through Hornchurch Country Park. These routes are shown on **Figure 2**.

Local Facilities

2.51 There are a range of existing facilities in the vicinity of the site, namely: -

- Open space and sports facilities for recreation including Beam Valley Country Park, Bretons Outdoor Centre and Manor Road Sports Ground;
- Numerous educational establishments including nurseries and schools, as well as Brittons Academy;
- Local shops including a newsagents, post offices, restaurants, cafes, pubs/bars, supermarkets and retail outlets;
- Employment areas including Suttons Business Park to the south;
- Additional facilities including libraries, police stations, healthcare services, places of worship and community centres;

- Bus stops served by routes providing direct links to South Hornchurch, Rainham, Elm Park, Hornchurch and Romford;
- Dagenham East London Underground station served by the District Line which runs between Upminster to the east and through east and central London to the west; and
- Dagenham Dock and Rainham railway stations served by C2C train services to/from London Fenchurch Street, Grays, Pitsea, Southend and Shoeburyness.

2.52 Further details and a plan showing the location of facilities in the area are contained on **Figure 1**.

Conclusion

2.53 It is considered that the proposals will integrate the site with the surrounding networks and land uses thus minimising walking distances to local services and facilities and reducing the need to travel by vehicular modes. The site is therefore situated in a sustainable location for residential development in accordance with current national government policy set out in the *National Planning Policy Framework* and local policy set out in the *Local Development Framework*. Further details on local policy is contained in the following section.

3.0 LOCAL POLICY AND OPPORTUNITY AREA PROPOSALS

LBH Highways

3.1 Initial discussions have been held with LBH Highways to understand their likely requirements for the site in terms of transport and access on the hypothetical basis that the site will support a residential development with associated uses. A summary has been provided below:

- The design approach for the site should be in accordance with Manual for Streets and should prioritise walking and cycling links;
- The site/proposals should comply with the policies contained within the Local Development Framework (LDF);
- Primary access should be taken from the A1112 to the north to limit the extent of additional traffic on the residential streets to the south;
- Primary access to the north could take the form of one or more junctions depending on the type of arrangement, which may need to be controlled;
- The development should avoid contributing to existing rat running and congestion issues in the area.
- The bus lane along the A1112 should be maintained; and
- A transport assessment would be required to support a planning application for the site/proposals including modelling of key junctions.

3.2 Further more detailed discussions would need to be held with LBH such at a pre-application stage or as a planning application becomes progressed. The site also borders the London Borough of Barking & Dagenham (LBBD) who would also likely need to be consulted.

Local Development Framework

3.3 The LDF was adopted by the Council in 2008. Since then, the Government has published its National Planning Policy Framework (NPPF) and the Mayor of London has published a new London Plan (with subsequent alterations). As a result, the Council is currently preparing a new Havering Local Plan which will replace the LDF and cover the period up until 2031.

3.4 The LDF continues to guide future planning in the Borough until the emerging Havering Local Plan is adopted. The Core Strategy and Development Control Policies Development Plan Document (DPD) forms the most important LDF document which sets the Council's approach to planning the whole borough up to 2020. The following provides a summary of the Core Policies and Development Control Policies which relate to transport.

3.5 **Core Policy (CP) 9 'Reducing the Need to Travel'** states that the need to travel will be reduced by locating major developments in places with good public transport accessibility, relating residential densities to existing and future public transport access levels, ensuring there is a range of local employment opportunities and improving opportunities for informal recreation in the Havering countryside.

3.6 **CP10 'Sustainable Transport'** states that sustainable transport will be promoted by:

- Achieving integration between different transport modes;
- Submitting a travel plan and transport assessment for proposals with material transport implications;
- Ensuring that new development does not overload the capacity of the public transport and strategic road networks;

- Working in partnership with the relevant agencies to seek funding for and deliver public transport improvements including in the London Riverside Opportunity Area;
- Relating maximum car parking standards to public transport accessibility;
- Minimising the distance to local public transport nodes;
- Increasing accessibility to Romford Town Centre by considering the potential to introduce a Park and Ride facility to encourage modal shift; and
- Seeking contributions for improvements to public transport accessibility and capacity (and other transport improvements).

3.7 **Development Control Policy (DC) 32 'The Road Network'** states that new development will not be allowed where it would have an adverse impact on the functioning of the road hierarchy.

3.8 **DC33 'Car Parking'** states that car parking provision should not exceed the maximum standards set out in Annex 5.

3.9 **DC34 'Walking'** states that developers will be required to take account of the needs of pedestrians and address desire lines to local facilities including schools and public transport nodes. In certain circumstances, contributions may be sought to promote walking in the Borough, pedestrian accessibility towards important local facilities or the pedestrian environment at transport interchanges.

3.10 **DC35 'Cycling'** states that developments will need to take account of cyclists by providing safe and secure cycle parking (in accordance with Annex 6) and changing/shower facilities, encouraging access by and circulation of cyclists and providing cycle priority measures where necessary. Contributions may be sought to provide off-site

improvements to the cycle network and cycle facilities including at key public transport nodes.

3.11 **DC36 'Servicing'** states that adequate servicing arrangements will need to be provided for new housing developments and should be located within the curtilage of the development where possible, allowing vehicles to leave in forward gear.

LBH Residential Design Supplementary Planning Document

3.12 The LBH Residential Design Supplementary Planning Document (SPD) was adopted in 2010 and aims to improve the quality of new residential schemes by providing guidance on how they can be built to a high quality. The document forms part of Havering's LDF and is a material consideration for decisions on planning applications.

3.13 One of the main objectives of the document is to promote the accessibility and local permeability of residential developments which can be achieved by meeting the following criteria:

- To be well integrated with surrounding networks, movement patterns and land uses;
- Featuring a network of well-connected streets to improve internal permeability;
- Providing safe and clearly defined pedestrian and cycle routes which follow desire lines to facilitate movement; and
- Prioritising pedestrian and cyclist movements, such as by separating routes and encouraging lower traffic speeds.

3.14 In addition to the above, car parking should be well integrated within a development so as not to dominate the landscape and provided in accordance with Development Control Policy DC33.

3.15 Cycle parking should be provided in safe, secure and accessible locations and in accordance with Development Control Policy DC35.

3.16 Waste and recycling storage should be carefully considered so that they can be easily accessed by both residents and waste/recycling collection vehicles.

London Riverside Opportunity Area

3.17 The site is located immediately to the north of the London Riverside Opportunity Area (LROA) which covers 3,000 hectares and extends from the Royal Docks to the west to Rainham Marshes to the east. The LROA encompasses the southern part of the London Borough of Havering, as well as parts of Barking & Dagenham and Newham. The extents of the LROA and how this relates to the site is shown below in **Plate 5**.

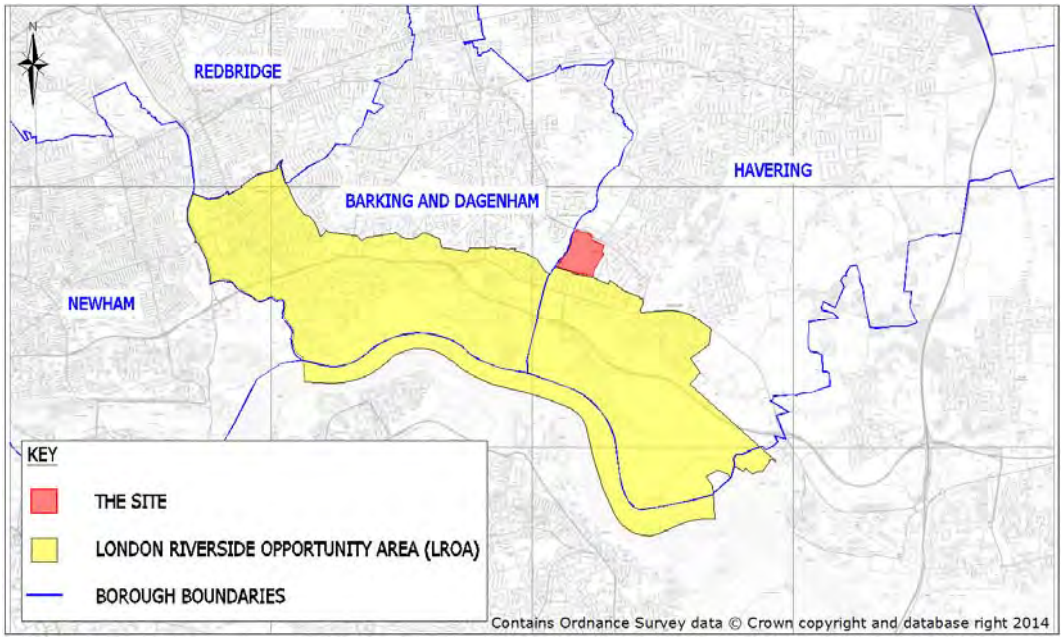


Plate 5: LROA Extents

3.18 There are a number of transport improvements proposed within the LROA including improvements to the A13, a new mainline rail station at Beam Park, additional bus corridors/connections and a potential river crossing over the Thames which would be accessed from the A13. These will help facilitate the delivery of new homes and jobs in the area as well as to reduce physical barriers to travel, improve

connections, reduce crowding on public transport and lower highway congestion.

3.19 Beam Park station is proposed to be situated between Dagenham Dock and Rainham stations on the Essex Thameside branch of the C2C line. The station would be accessed from Marsh Way to the south of the A1306 (New Road) which would place it within an approximate 800m walking distance of the site's potential southern point of access on Roman Road. Funding is currently being sought for the new station which could open as early as 2020.

3.20 Additional bus corridors are sought within the LROA to improve east-west connections across Barking Riverside as well as between Rainham Village and Beam Park. There are also proposals to improve bus connections between the LROA and areas to the north including towards Romford and future Crossrail. The site could facilitate these arrangements by accommodating a bus link in a north-south direction.

3.21 There are a number of strategic cycle routes which serve London Riverside including CS3 (Barking to Tower Gateway), LCN13 connecting Rainham with the City, LCN57 linking Dagenham with Epping and LCN58 running between Rainham, Romford and Epping. The proposals would offer the opportunity to link the site with the existing routes nearby and could also potentially provide a cycle route through the site and improve existing cycle facilities along the A1112.

4.0 THE PROPOSED DEVELOPMENT AND LIKELY TRIP GENERATION

4.1 The site consists of approximately 37ha of land and the level of development being considered as part of this appraisal is outlined below: -

- Up to 1,500 residential units;
- Educational facilities including a school;
- Community use;
- Area of public realm;
- Pedestrian and cycle routes; and
- A potential bus link.

4.2 The proposals therefore seek to deliver a residential development with associated employment, educational and recreational facilities which will reduce the need to travel in accordance with LDF Policy CP9. The proposals will focus on delivering pedestrian and cycling routes through the site along key desires lines in accordance with MfS, the Residential Design Guide SPD and LDF Policies DC34 and DC35.

4.3 Plans showing the indicative masterplan for the site are provided in **Appendix C**.

Trip Generation

4.4 All person trip rates have been obtained from the TRICS/TRAVL database for similarly sized mixed use residential developments situated within outer London with low PTAL ratings of 1-2. A total of two sites were selected in total and details of these as well as the trips are contained within **Appendix D**.

4.5 The 2011 Census 'Method of Travel to Work' dataset for the South Hornchurch Ward (where the site is located) has then been used to infer likely resident travel patterns for the proposed development (see **Table 2.1**). A summary of the all person trips rates and anticipated all person trip generation for the proposals (based on the site's area of 37ha) has been provided below in **Table 4.1**.

Table 4.1: Anticipated Development Trip Generation

Proposed Trip Generation	Weekday am peak hour			Weekday pm peak hour		
	In	*Out*	*Two-way*	*In*	*Out*	*Two-way*
Person trip rates (per 100sqm)	**0.064**	**0.233**	**0.297**	**0.126**	**0.080**	**0.207**
Person trips (37 ha)	**238**	**861**	**1099**	**467**	**298**	**764**
Vehicle driver trips (54.8%)	130	472	602	256	163	419
Vehicle Passenger trips (4.7%)	11	40	51	22	14	36
Pedal cycle trips (1.3%)	3	11	14	6	4	10
Walk trips (4.2%)	10	36	46	20	13	32
Train trips (10.2%)	24	88	113	48	30	78
Underground trips (12.5%)	30	107	137	58	37	95
Bus trips (9.9%)	24	86	109	46	30	76
Motorcycle Trips (1.0%)	2	9	11	5	3	8
Other trips (1.4%)	3	12	15	6	4	10

4.6 The above shows that the development is projected to generate the highest number of trips during the AM peak period, where approximately 602 two-way vehicular trips are anticipated to occur. Further details of the information obtained from the Census database and the trip generation calculations are held in **Appendices A** and **D**.

4.7 It should be noted that the site was formerly a landfill site and is currently being restored. As a result, the proposed level of trips shown above will not strictly be all additional. Furthermore, vehicular trips associated with the residential development are likely to consist primarily of light vehicles, rather than the heavy vehicles associated with the site's former use. Nonetheless, for the purposes of this appraisal it has been assumed that the trips shown in **Table**

4.1 would be additional to the network and would consist of 5% HGVs e.g. for deliveries/ servicing movements to provide a worst case assessment.

Vehicle Trip Distribution

4.8 The distribution for the residential element has been derived from 2011 Census Travel to Work Origin-Destination (O-D) data for the resident population of the Havering 028 Middle Layer Super Output Area (MSOA) which covers a smaller area than Ward level and is therefore more specific to the site.

4.9 In the absence of detailed traffic count data, the distribution has only been examined as far as travelling eastbound or westbound along the A1112 to determine the likely level of vehicular trips projected to use this link as well as the two roundabout junctions. The assumptions used to inform the distribution are presented in **Appendix D** and the results are provided below in **Table 4.2**.

Table 4.2: Anticipated Vehicular Trip Distribution

Direction	Junction	Destinations	Proportion
East	A1112/A125	South Hornchurch, Rainham, Romford, Upminster, Thurrock, Brentwood, Basildon, Dartford	63.8%
West	A1112/B178	Barking, Dagenham, Redbridge, Tower Hamlets, Newham, City of London	36.2%

4.10 The above shows that the majority of trips are anticipated to depart/arrive from the east via the A1112 and the A1112/A125 roundabout. These trips will be travelling towards destinations within Havering as well as areas further to the east in Essex and Kent.

Future Development Year

4.11 The 2013 peak hour traffic flows for the A1112 (**Table 2.3**) have been factored up to the future year of 2031 to reflect the end period of the emerging Havering Local Plan. These have been based on growth factors derived from the National Transport Model (NTM) and the National Trip Ends Model (NTEM) using the Trip Ends Model Program (TEMPRO). NTM projections for "Urban Principal Roads" in the London were used together with NTEM factors for the Havering (main) area. The obtained growth factors are shown below in **Table 4.3**.

Table 4.3: Growth Factors (2013 to 2031)

Time Period	Growth Factor
AM Peak	1.238
PM Peak	1.243
Average Day	1.256

4.12 The above shows that traffic flows along the A1112 between 2013 and 2031 are anticipated to increase by a factor of 1.238 during the AM peak which represents the worst case period in terms of development trips. In addition, average daily flows are anticipated to increase by a factor of 1.256 which would result in a 2031 AADF of approximately 27,500 vehicles along the A1112.

Traffic Flow Diagrams

4.13 A number of traffic flow diagrams have been put together for the 2013 and 2031 AM peak hour scenarios based on the information provided within this section and **Section 4.0**. The diagrams show the existing and projected levels of traffic anticipated to travel along the A1112 to the east of the proposed site access junction towards the A1112/A125 roundabout and to the west of the proposed site access towards the A1112/B178 roundabout.

4.14 The following scenarios have been examined for the AM peak hour:

- 2013 Existing A1112 Traffic
- 2031 Baseline A1112 Traffic
- Development Traffic Distribution
- Development Traffic Generation
- 2013 With Development Scenario
- 2031 With Development Scenario

4.15 The traffic flow diagrams are contained within **Appendix E**.

Projected Traffic Flow Increase

4.16 The 2013 peak hour traffic flows for the A1112 (see **Table 2.3**) have been compared with the anticipated level of additional traffic which is expected to occur as a result of the proposed development. The AM peak hour has been examined as this represents the period when the proposed development is anticipated to generate the highest level of vehicular trips. The results are shown in **Table 4.4** below.

Table 4.4: 2013 AM Peak Hour Flows

A1112 (East of Access)				
Direction	**Existing**	**Development**	**Total**	**% Increase**
Eastbound	1,099	307	1,406	28%
Westbound	1,085	84	1,170	8%
Two-Way	2,184	391	2,575	18%
A1112 (West of Access)				
Direction	**Existing**	**Development**	**Total**	**% Increase**
Eastbound	1,099	48	1,146	4%
Westbound	1,085	174	1,260	16%
Two-Way	2,184	222	2,406	10%

4.17 The results for 2031 (which reflects the end period of the emerging Havering Local Plan) have also been calculated for the AM peak hour and are presented in **Table 4.5** below.

Table 4.5: 2031 AM Peak Hour Flows

A1112 (East of Access)				
Direction	**Baseline**	**Development**	**Total**	**% Increase**
Eastbound	1,360	307	1,667	23%
Westbound	1,343	84	1,427	6%
Two-Way	2,703	391	3,094	14%
A1112 (West of Access)				
Direction	**Baseline**	**Development**	**Total**	**% Increase**
Eastbound	1,360	48	1,408	4%
Westbound	1,343	174	1,517	13%
Two-Way	2,703	222	2,925	8%

4.18 The results show that the proposals are anticipated to increase two-way traffic flows along the A1112 by approximately 14% to the east of the access and 8% to the west of the access in 2031 during the AM peak hour.

4.19 Predicted two-way flows on the dual carriageway section of the A1112 to the north of the site are anticipated to reach a maximum of around 3,100 vehicles per hour in 2031. This link has a capacity of approximately 3,200 vehicles per hour, and is therefore projected to almost reach capacity in 2031 with development traffic. The proposed development may therefore be required to contribute towards improvements to the A1112 in the vicinity of the site to increase link capacity and avoid adverse impacts in accordance with LDF Policy DC32.

4.20 In addition to the above, it is considered that the A1112/A125 and A1112/B178 roundabout junctions would need to be assessed as part of a detailed planning application for the proposed

development. Further junctions may also need to be assessed including:

- A1306 New Road/Lower Mardyke Avenue 3-arm signalised junction;
- A1306 New Road/Marsh Way 3-arm signalised junction;
- A125 Rainham Road/A1306 New Road 4-arm roundabout;
- A1306 New Road/B178 Ballards Road 4-arm signalised junction;
- A1112 Rainham Road North/A124 Wood Lane 3-arm roundabout; and
- A125 Upper Rainham Road/A124 Hornchurch Road gyratory.

4.21 It should be noted that although the above is considered to provide a robust assessment, the results are based on a number of assumptions and are therefore indicative. A more detailed analysis would need to be undertaken as part of a transport assessment when supporting a planning application to provide more definitive results.

Potential Increase in Public Transport Usage

4.22 The results in **Table 4.1** show that the proposed development is projected to result in an additional 109 bus trips, 137 London Underground trips and 113 rail trips during the AM (worst case) peak hour.

4.23 The site is currently served by up to 22 buses each way per hour, which indicates that approximately 2-3 additional passengers would use each of these services at peak time. However, additional passengers may also use these services to access Dagenham East London Underground station and Dagenham Dock railway station given that these are outside of a reasonable walking distance.

4.24 In light of the above, the additional public transport demand would need to be examined as part of a detailed planning application, particularly in terms of nearby bus stops and Dagenham East London Underground station. The proposals will seek to improve bus services in the area such as by providing a bus link through the site which will help to cater for this additional demand. In addition, the transport improvements proposed as part of the LROA will provide additional capacity on the local public transport network as well as increasing opportunities for residents to access rail and bus services. These factors will therefore also need to be considered.

Travel Plan

4.25 A Travel Plan would need to be implemented in conjunction with any development on the site in order to promote the use of sustainable modes of transport (walking, cycling, public transport and car sharing) by those living there. This would be prepared in accordance with good practice guidelines in force at the time of any planning application submission (such as *TfL's Travel Planning for New Developments in London, November 2013*) and would comprise initiatives such as appointment of a Travel Plan Co-ordinator to promote the existence of the plan and annual monitoring to track progress against mode share targets which would be set.

5.0 VEHICULAR ACCESS OPTIONS TO ACCOMMODATE THE DEVELOPMENT

Opportunities and Constraints

5.1 There are a number of opportunities to allow a proposed residential development to be served from the site. The A1112 forms a principal route to the north and is considered appropriate to provide a primary point of access which could be achieved via one or two site access junctions. The site fronts the A1112 for a distance of approximately 350m which provides sufficient scope to provide an access within a location that avoids other junctions and bus stops. It is noted that the majority of traffic needs to access/egress the site to the north and this arrangement would therefore facilitate this.

5.2 There are also opportunities to the south in the form of two currently stopped up links which could provide secondary/ emergency points of access. Emergency-only access may also be achievable via Frederick Road. It is considered that the site can be well served by the surrounding highway network and that residents would have a number of different options to access/egress the site which would reduce the reliance on any one access point having to be used.

5.3 Notwithstanding the above, there are also a number of constraints which need to be considered. In terms of access to the north, the A1112 is currently a dual carriageway, accommodates bus lanes, bus stops and forms other junctions in the vicinity of the site frontage. The A1112 also forms a bend to the east in the vicinity of the A1112/A125 roundabout junction which may reduce visibility upon the approaches to a new junction. These factors will therefore influence any proposed access options e.g. avoiding bus stops and integrating bus lanes where possible.

5.4 The nature of the residential roads to the south limit the amount of additional traffic that could potentially be accommodated. A moderated level of development should therefore be served by any secondary access to the south and a direct link through the site should be avoided to deter rat-running. Roman Close is currently not adopted and Lower Mardyke Avenue would need to be improved/ upgraded in the vicinity of the site's southern boundary to facilitate access. This would also be subject to the redline boundary of the site.

Design Requirements

5.5 To determine the appropriate number of accesses and junction type to serve the development the Highway's Agency's Design Manual for Roads and Bridges (DMRB) has been used.

5.6 DMRB is used primarily for the design of trunk and motorways and given the nature of the A1112 which is a principal urban road; DMRB has been adopted as the appropriate guidance to inform this assessment. The assessment used the following chapters from DMRB:

- TD42/95 'Geometric Design of Major/Minor Priority Junctions
- TD16/07 'Geometric Design of Roundabouts'
- TD50/04 'The Geometric Layout of Signal-Controlled Junctions and Signalised Roundabouts

5.7 Traffic counts undertaken in 2013 were factored to represent a development design year of 2031 (the end year of the Local Plan). The 2031 AADF for the A1112 was estimated at 27,500 vehicles and the two-way peak hour flow was estimated at 2,700 vehicles.

5.8 A trip generation for the proposed development has been undertaken in **Section 4.0** of this report. The trip generation

indicated that the development would generate a two-way peak hour flow of approximately 600 vehicles. The traffic flows can be found in **Appendices D** and **E**.

Number of Accesses

5.9 To serve a development of this size the number of vehicular accesses needs to be carefully considered to suit the requirements of the emergency services as well as to provide good connections to the surrounding highway network.

5.10 It is considered that primary means of access would be taken from the A1112 to the north which would ultimately be used to serve the majority of the development. A second point of access could be provided to the south e.g. from Roman Road or Lower Mardyke Avenue to serve a smaller section of the development. An emergency point of access may also be able to be provided from Frederick Road.

5.11 Further to the above, there may be potential to provide a second point of access from the A1112 to the north. This option has not however been investigated as part of this initial appraisal. Further details of the access arrangements investigated for the main access on the A1112 are provided in **Section 6.0**.

Types of Access

5.12 The Design Manual for Roads and Bridges provides information regarding junction type. Using the traffic flow information and trip generation it is possible to determine the appropriate junction type for the primary access which will serve the proposed development. Where the design year major road flow is above 18,000 vehicles, DMRB TD42/95 suggests a roundabout (or other type) would be required to serve the development.

Access Options

5.13 Based upon the information presented above the following access options have been developed for consideration in this report:

1) Single roundabout access to the north with secondary/ emergency access to the south; and
2) Single traffic signal access to the north with secondary/ emergency access to the south.

5.14 The secondary/ emergency access could be taken from Roman Close by utilising the existing spur road which partially runs into the site (see **ACE Drawing W420-SK04**). Lower Mardyke Avenue also provides a potential secondary/ emergency access option into the site (see **ACE Drawing W420-SK05A**) subject to the site's redline boundary. Vehicle restriction measures could be implemented to prevent unauthorised access and to control the level of movements generated to the south of the site.

Primary Access Option 1: Single Roundabout

5.15 The roundabout junction has been designed with reference to DMRB TD16/07. Table 6/1 in TD16/07 indicates that a normal roundabout could be provided where flows are less than 16,000 AADT on any approach along a dual carriageway.

5.16 To meet the requirement for entry path deflection and other geometric parameters outlined in TD 16/07, it is considered that the smallest normal roundabout that would be able to be accommodated on the A1112 to support the development would have an Inscribed Circle Diameter (ICD) of approximately 60 metres. Due to the level of traffic passing through the junction, two lane approaches (with a minimum width of 3.0m) have been provided on each arm and the

bus lanes have not been provided through the roundabout to allow general traffic to use both lanes.

5.17 Owing to the need to realign the A1112 to achieve adequate deflection at the roundabout (particularly to the west), the most suitable location is in the centre of the site's northern boundary in the vicinity of the existing site access. It should be noted that as this report only provides an initial appraisal, the proposed layout of the roundabout does not currently incorporate the junction with York Road to the west. The potential for accommodating York Road within this type of layout would be investigated as part of a more detailed report such as a transport assessment if the roundabout forms the preferred option.

5.18 The proposed roundabout includes a 2.5m segregated cycleway and a 2.0m footway on both sides of the site access arm. Furthermore, 3.0m wide shared cycle/footways have been shown along the eastern and western approaches to the roundabout, as well as around the roundabout. Toucan crossings have been provided on the A1112 arms and an uncontrolled crossing has been provided on the site access arm to allow pedestrians and cyclists to cross.

5.19 A plan showing the proposed junction location and arrangement is contained on **ACE Drawing W420-SK02A**.

Primary Access Option 2: Single Traffic Signal Access

5.20 The traffic signal junction has been designed with reference to DMRB TD 50/04. The junction has again been located within the centre of the site's northern boundary in the vicinity of the existing site access for the following reasons:

- To ensure appropriate spacing from other junctions e.g. York Road to the west;

- To be situated on a straight section which avoids the bend to the east; and
- To avoid existing bus stops and help link the development with the existing bus stops.

5.21 Due to the level of flow passing through the junction, two lane approaches (with a minimum width of 3.0m) have been provided on each arm and the bus lanes have been removed (through the junction) to allow general traffic to use both lanes. A 3.5m wide right turn lane has been provided on the eastern approach for traffic wishing to turn right into the site from the A1112. This right turn lane is approximately 25m in length in front of the stop line and is therefore able to accommodate a queue of four vehicles.

5.22 The proposed signal junction includes a 2.5m segregated cycleway and a 2.0m footway on both sides of the site access arm. Toucan crossings have then been provided on the site access arm and A1112 eastern arms to allow pedestrians and cyclists to cross between the site and the northern side of the A1112. The proposals also include a 3.0m wide shared cycle/footway along the southern and northern sides of the A1112 which would accommodate both pedestrians and cyclists.

5.23 Keep clear markings have been provided to the west of the proposed signal junction to allow vehicles to turn in/out of York Road. An additional toucan crossing has been provided to the west of the junction with York Road to provide pedestrians and cyclists with an additional opportunity to cross between the northern and southern shared cycle/footways. This will also allow vehicles to turn right into York Road without having to give-way to vehicles travelling eastbound i.e. when the toucan crossing is in use.

5.24 A plan showing the proposed junction location and arrangement is contained on **ACE Drawing W420-SK01A**.

5.25 Details of the proposed staging and phasing for the signal controlled junction are contained within **Appendix G**.

Capacity Assessments

5.26 Junction capacity assessments using the analysis tools ARCADY (for roundabouts) and LINSIG (for the traffic signals) have been undertaken for the two access options outlined above. The 2013 existing year scenario and 2031 future year scenario have been tested for each junction with development traffic applied. The flows have been taken from the traffic flow diagrams contained within **Appendix E** as detailed within the previous section.

5.27 As previously noted, these traffic flows are considered to represent a worst case assessment for the following reasons:

- All vehicular trips have been assumed to be additional to the network i.e. existing trips associated with the site have not been discounted;
- The peak hour flows for the A1112 are based on 10% of the AADF flow which presents a robust methodology;
- The 2031 flows are based on robust growth factors (approximately 24% growth between 2013 and 2031);
- The peak hourly level of development traffic has been considered which occurs during the AM peak (08:00-09:00);
- Delivery/ servicing and potential bus movements have been considered i.e. 5% development has been shown as HGVs;
- The majority of development traffic (63%) has been assumed to turn right out of the site; and
- All development traffic has been applied to the main access on the A1112, despite an alternative access being available to the south which would serve part of the development.

Option 1 - ARCADY Assessment

5.28 Junction capacity assessments have been undertaken for the proposed roundabout option for the 2013 and 2031 with development scenarios using ARCADY 8. An RFC of 0.85 or higher is generally considered to demonstrate that practical capacity has been reached.

5.29 The ARCADY model includes crossings on each of the arms and to further ensure that the modelling is robust, it has been assumed that 60 two-way pedestrian movements would be made during the peak hour. This represents the combined level of pedestrian and cycle trips that are anticipated to be generated by the proposed development during the AM peak as outlined in **Table 4.1**. A total of 60 two-way movements have been shown to cross the site access arm, and 30 two-way movements have been shown to cross the A1112 arms.

5.30 Further to the above, it has been assumed that 5% of all movements would consist of HGVs including those associated with the site. The three crossings have all been modelled as toucan crossings (including across the site access for robustness) to consider delay associated with pedestrians and cyclist movements at this junction.

5.31 The results of the ARCADY assessments are presented in **Table 5.1** below.

Table 5.1: ARCADY Results for Roundabout Option

Junction Arm	AM Peak Hour (Worst Case)			
	2013 Existing Flows + Dev		2031 Base Flows + Dev	
	Max RFC	Max Queue	Max RFC	Max Queue
A1112 (E)	0.634	2	0.763	4
Site Access (S)	0.442	1	0.508	2
A1112 (W)	0.696	3	0.839	6

5.32 The results presented in **Table 5.1** indicate that the normal roundabout operates within capacity during the 2013 and 2031 development year scenarios. However, the roundabout is shown to operate very close to capacity during the 2031 peak hour scenario, with a maximum RFC of 0.839 on the A1112 (W) arm where a maximum queue of six vehicles is anticipated to form.

5.33 In light of the above, the layout/ geometry of the A1112 western arm may need to be amended to provide additional capacity as part of any further assessments should a normal roundabout form the preferred option. The full ARCADY output data can be found in **Appendix F**.

Option 2 - LINSIG Assessment

5.34 Junction capacity assessments have been undertaken for the proposed signal controlled option for the 2013 and 2031 with development scenarios using the analysis tool LINSIG 3.

5.35 A Degree of Saturation (DoS) of 90% is considered to demonstrate that practical capacity has been reached for a given arm. A DoS of 100% or above indicates that the ultimate capacity has been reached (or exceeded).

5.36 In terms of the operation of the junction as a whole, the Practical Reserve Capacity (PRC) identifies the additional capacity that could

theoretically be accommodated. A negative PRC suggests that the junction is projected to operate over capacity.

5.37 The LINSIG model includes the priority junction with York Road to the west of the proposed signal controlled site access junction, as well as the proposed toucan crossing on the A1112 further to the west. The movements in/out of York Road have been shown to give-way where necessary and it has been assumed that 60 two-way movements (30 in, 30 out) would be made during the peak hour.

5.38 The traffic flows have been inputted as Passenger Car Units (PCUs) based on the flows shown on the traffic flow diagrams in **Appendix E**. It has also been assumed that several routes along the A1112 would only be used by buses, taxis and motorcyclists due to the bus lanes which are present on the junction approaches. For the purposes of this assessment, it has been assumed that these routes would be used by six buses in each direction per hour (equivalent to 12 PCUs) based on the frequency of bus service 103, as well as 5% of light vehicles e.g. taxis and motorcyclists.

5.39 **Table 5.2** provides a summary of the LINSIG output for the development scenarios.

Table 5.2: LINSIG Results for Signal Controlled Option

Junction Arm	AM Peak Hour (Worst Case)					
	2013 Existing Flows + Dev			2031 Base Flows + Dev		
	DoS	Max Mean Queue (PCUs)	Total Delay (PCUs/hr)	DoS	Max Mean Queue (PCUs)	Total Delay (PCUs/hr)
A1112 East	64.4%	17.3	5.1	71.8%	21.3	6.1
Site Access	70.4%	10.9	4.8	84.5%	12.8	6.6
A1112 West	57.6%	11.4	4.0	65.3%	13.9	4.5
York Road (Entry)	*4.2%*	*0.0*	*0.0*	*5.2%*	*0.5*	*0.3*
York Road (Exit)	*9.4%*	*0.3*	*0.1*	*12.1%*	*0.9*	*0.4*
Total Junction	PRC 27.4%	Total Delay (PCU/hr) 32.42		PRC 5.5%	Total Delay (PCU/hr) 45.85	

5.40 The LINSIG output shows that the junction operates within capacity during the 2013 and 2031 with development scenarios. Again, the junction is shown to approach capacity during the 2031 peak hour scenario with a maximum Degree of Saturation of 84.5% anticipated to occur on the site access arm. The junction is however anticipated to have a Practical Reserve Capacity of 5.5% indicating that some additional capacity may be available.

5.41 Nonetheless, the layout of this junction or signal staging/ phasing may need to be amended to provide additional capacity as part of any further assessments should a signal controlled junction form the preferred option. The full LINSIG output data including the anticipated phasing and staging arrangements can be found in **Appendix G**.

Discussion

5.42 Modelling has been undertaken for the two access options which indicate that both junction arrangements are projected to operate within capacity during the 2013 and 2031 development scenarios for the worst case hour. The signal controlled junction is shown to operate further within its capacity limits than the roundabout option and may therefore offer a more long-term solution in terms of providing access in/out of the site.

5.43 The proposed signal controlled junction may also be considered to offer the preferred option as it would require less land take than the normal roundabout and would not require the A1112 to be realigned to the south. However, it is considered that further investigation would be needed as part of a more detailed transport assessment to provide more definitive results i.e. based on traffic counts undertaken during the peak hours.

5.44 Further to the above, there could be potential to provide a second point of access onto the A1112 to the north of the site. This may help to relieve any potential pressures that may arise from having just one access point to the north by providing residents with an alternative option to access the strategic highway network. Again, this would require further investigation.

6.0 INTERNAL DESIGN AND OFF-SITE CONSIDERATIONS

Vehicular Access

6.1 The main point of vehicular access will be taken from the A1112 to the north in accordance with LBH Highways' initial views. This point of access would serve the majority of the development and could take the form of a loop-type arrangement. The internal road layout should be designed in accordance with MfS to cater for the anticipated vehicular demand depending on the number of units served. Direct vehicular routes would be avoided to deter rat-running through the site.

6.2 The vehicular routes through the site would need to cater for servicing and emergency vehicles. Refuse vehicles would need to be able to access bin stores from within an appropriate distance. Internal turning heads may also need to be provided to cater for the movements of refuse vehicles and fire tenders and to avoid these vehicles reversing for long distances. Swept paths should be undertaken to inform the design to ensure these larger vehicles would be able to manoeuvre through the site. Loading facilities may also need to be provided.

6.3 It is considered that a smaller portion of the development could be served from a southern point of access. This could take the form of a priority junction with Roman Close (see **ACE Drawing W420-SK04**) or Lower Mardyke Avenue (see **ACE Drawing W420-SK05A**) and would need to serve an appropriate level of development so as not to increase traffic levels beyond acceptable levels. This area has recently been improved and redeveloped as part of the Orchard Village development and further improvements could be made if needed to facilitate access in/out of the site, such as for a potential bus link.

6.4 There may also be potential to provide an emergency-only access link through the southeastern corner of the site via Frederick Road between residential properties 50 and 52. A footway currently runs between the properties which is stopped-up by bollards at Frederick Road to prevent vehicular access. There is an approximate minimum width of 4.1m at this location and it is therefore considered that this option would only be suitable for providing emergency access, rather than forming a potential secondary point of access. The emergency link could take the form of a stopped-up shared access road to provide access to pedestrians and cyclists.

6.5 The potential primary, secondary and emergency points of access are illustrated on the indicative masterplan plans contained within **Appendix C**.

Pedestrian and Cycle Links

6.6 The proposals will form connections with the existing pedestrian and cycle networks in the area. The existing footways along the A1112 could be upgraded to shared cycle/footways to accommodate both pedestrians and cyclists. Toucan crossings could also be provided on the A1112 in the vicinity of the site to provide pedestrians and cyclists with increased opportunities to access both sides of the carriageway. These could be integrated as part of the proposed A1112/site access junction (see **Section 5.0** for further details).

6.7 Additional pedestrian and cycle links could be provided at the proposed southern access point(s) on Roman Road and Lower Mardyke Avenue, as well as via Frederick Road (between properties 50 and 52) using the existing footway/ or a potential shared emergency link. This would allow the site to be easily accessed on-foot and by bicycle from the south and east, as well as to the north via the main site access. The main internal site access roads will feature footways on both sides to facilitate pedestrian movements through the site and along key desire lines.

6.8 The proposals could provide a segregated cycleway through the site in a north-south direction. This would link the existing cycle routes along the A1112 to the north and the A1306 to the south and would therefore improve connections and the accessibility of the site for cyclists. This would also provide residents with additional opportunities to cycle, helping to increase the low proportion of residents (1.3%) that currently travel by this mode.

Bus Link

6.9 The proposals could incorporate a bus link which would run through the site between the A1112 to the north and one of the potential southern accesses to the south. Bus routes would then be able to make use of Lowen Road and Lower Mardyke Avenue to access the A1306 to the south, under the same arrangement as existing bus route 365. There are currently four bus routes which run in the vicinity of the site which may potentially be able to make use of such a link. These existing bus routes are shown on **Figure 2**.

6.10 The bus link would need to be able to sufficiently cater for bus movements and swept paths could be used to inform the design. A bus gate restriction could be provided within the site to prioritise buses and control general access at a specific location. This would reduce bus journey times and increase the attractiveness of this mode of travel. Pedestrian and cyclist movements could also be facilitated by this type of arrangement. An indicative bus gateway restriction arrangement is provided within **ACE Drawing W420-SK03**.

6.11 Bus routes 174 and 365 currently start in the vicinity of the site to the south and run along the A1306 to/from Dagenham, Hornchurch, Romford, Gidea Park, Collier Row and Harold Hill. It is considered that these routes could be extended so that they start/end within the site to allow these services to be more easily accessed by residents. This would provide residents with easy access to

approximately 11-12 bus services per hour (every five minutes) in each direction. It should be noted that the journey times between existing destinations would be unaffected given that the extension would be at the start/end of the route(s).

6.12 Bus route 287 also runs along the A1306 to the south of the site and provides a direct link between Rainham and Dagenham. An initial appraisal of this route suggests that there may be limited potential to divert/extend this route through the site due to the additional journey time this would incur for existing users. However, the route could be diverted to serve the site (as well as existing residents within South Hornchurch) by running along the A1112 and then turning left into the site to travel southwards back towards the A1306.

6.13 Bus route 103 runs along the A1112 to the north of the site between Rainham and Romford. As this route currently serves the bus stops situated on the A1112 in the vicinity of the site, diverting the route may provide limited benefit. The proposals will offer the opportunity to improve crossing facilities on the A1112 to improve the accessibility of these existing bus stops.

6.14 New high quality bus stops with shelters, seating and raised kerbs could be provided within the site to facilitate passenger boarding/alighting. It is considered that up to four bus stops (two in each direction) could be provided to allow residents to be within an easy walking distance of either pair of stops.

6.15 The potential bus link would improve north-south bus connections in line with the aspirations of the LROA proposals. The proposed development could also potentially offer contributions to improving existing bus stops in the area such as those along the A1112 in the vicinity of the site.

Car Parking Provision

6.16 The LBH Car Parking Standards are contained within Annex 5 of the *Core Strategy and Development Control Policies Development Plan Document (DPD)* and are based on those provided in the London Plan. As the proposed development will be predominantly residential, the car parking standards have been examined for C3 Dwelling Houses. These are based on a density matrix as presented below in **Table 6.1**.

Table 6.1: LBH Maximum Car Parking Standards

Predominant Housing Type	Maximum Car Parking Provision	
Detached, Semi-Detached and	High	1.5-2 spaces per unit
Terraced Houses and Flats	Medium	1-1.5 spaces per unit
Mostly Flats	Low	<1 space per unit

6.17 **Table 6.1** shows that a parking provision of 1-1.5 spaces per unit would be appropriate for a large residential development consisting of a mixture of housing and flats. This equates to between 1,500 and 2,250 parking bays for a site consisting of 1,500 residential units.

6.18 In terms of motorcycle parking, one space should be provided per 20 car parking spaces, with a minimum of one space being provided for developments with more than ten car parking spaces.

6.19 Parking bays associated with Wheelchair Housing should be designed in accordance with the Wheelchair Housing Design Guide. Blue Badge holders should be able to park to easily use the development.

Cycle Parking Provision

6.20 The LBH Cycle Parking Standards are contained within Annex 6 of the *Core Strategy and Development Control Policies Development Plan Document (DPD)* and are in line with TfL's standards. The minimum requirement for C3 Dwelling Houses is provided below in **Table 6.2**.

Table 6.2: LBH Minimum Cycle Parking Standards

Housing Type	Minimum Cycle Parking Provision
Flats	1 space per unit
Dwelling Houses	1 space per 1 or 2 bedroom dwelling
	2 spaces per 3+ bedroom dwelling
Sheltered Accommodation	1 space per 450sqm

6.21 The above shows that one cycle space should be provided per flat or one or two bedroom dwelling, whereas two cycle spaces should be provided for dwellings with three or more bedrooms. The proposed development would therefore accord to this standard.

7.0 BENEFITS OF THE DEVELOPMENT

7.1 The site is well positioned in relation to the surrounding area which consists of a variety of residential, employment, open space/ recreational, educational and retail uses. The A1112 runs to the north of the site and there are a number of bus stops situated close by. The public transport accessibility of the site will improve in the future as part of the LROA proposals.

7.2 The proposals will seek to provide additional opportunities for walking and cycling routes through the site which will create and serve key desire lines between the north and the south. These routes would provide connections with existing pedestrian and cycle routes thereby integrating the site with the surrounding area. Additional crossing facilities could be provided on the A1112 to benefit pedestrians and cyclists, and existing routes could be upgraded such as providing shared cycle/footways along both sides of the A1112. Cycle parking will be provided in accordance with the standards in safe, secure and accessible locations.

7.3 The proposals will offer the opportunity to provide a bus link through the site to further improve accessibility by public transport. New bus stops would be provided as part of this arrangement to minimise walking distances. The bus link would improve connections to key public transport interchanges such as Dagenham East London Underground station allowing existing bus services to be better integrated.

7.4 The development would likely best be served by a primary access point to the north and secondary/ emergency points of access to the south. These arrangements would be designed to limit the extent of additional traffic on the residential streets to the south and to allow servicing vehicles to access the site, serve the development and exit in forward gear. Car parking will be well integrated and also provided in accordance with the appropriate standards.

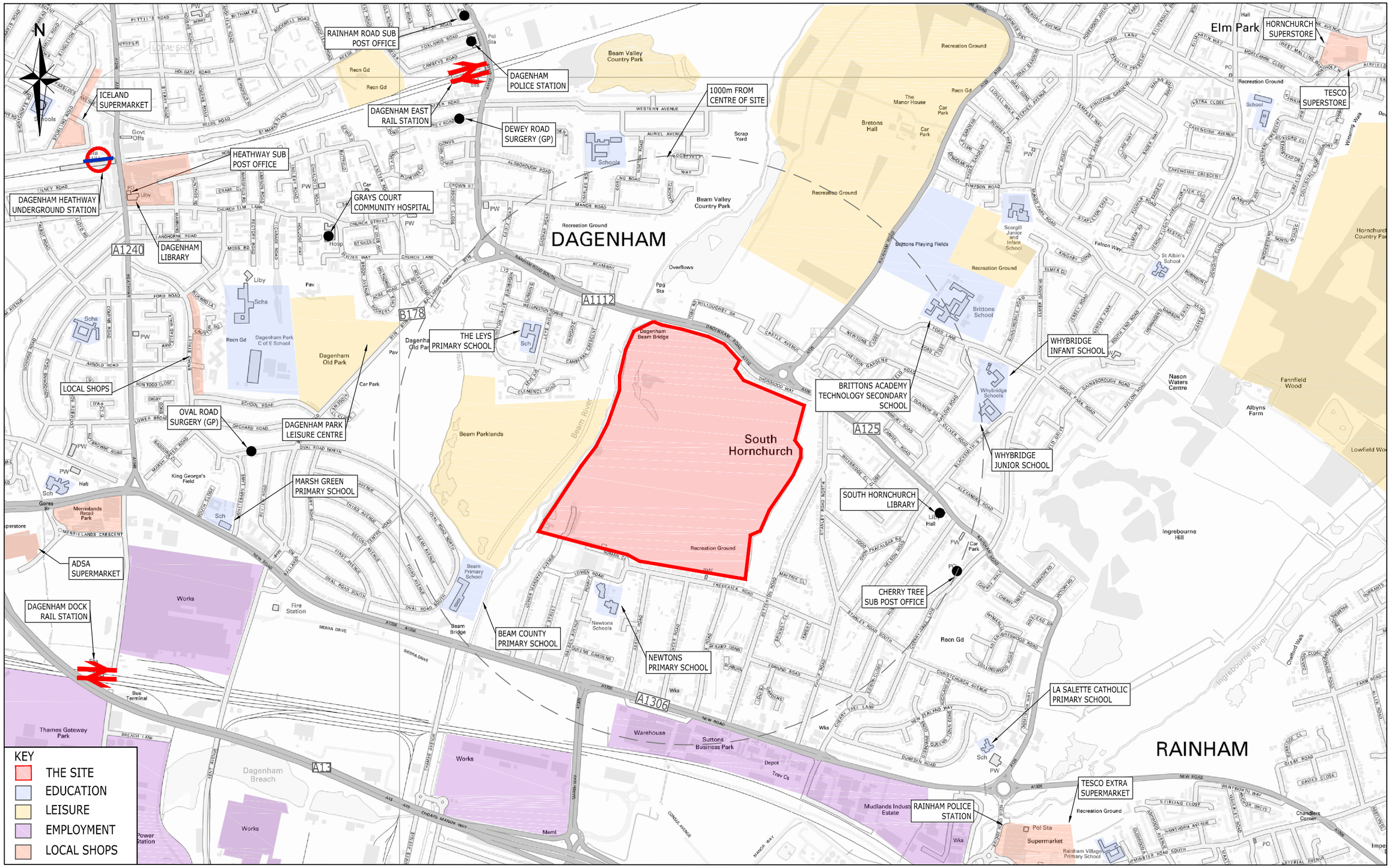
7.5 The LROA is situated immediately to the south of the site and the proposals have the potential to improve the accessibility of the site particularly by rail and by bus. However, the proposed transport improvements require funding to be secured to allow them to come into fruition. The proposed development will not only reduce north-south barriers and improve local bus connections, but will offer the opportunity to provide contributions towards the LROA proposals. It is therefore considered that the proposed development of the site and LROA will be of mutual benefit to one another.

7.6 The proposed development would also offer the opportunity to provide additional improvements to the surrounding area. This could be in the form of improved pedestrian/cycle facilities along the A1112 and additional/improved bus stops and connections. These improvements will complement those being provided as part of the Orchard Village development to the south which will also be of benefit to the site.

7.7 A Transport Assessment and Travel Plan would need to be produced as part of any planning application at the site. These reports would provide further details of the likely impacts of the proposals on the public transport system and strategic highway network, as well as how these could be mitigated and additional transport improvements which could be put in place.

7.8 In light of the above, it is considered that a proposed residential development at the site with associated employment, educational and recreational facilities would offer a wide variety of benefits to the surrounding area. The potential development is considered to be in accordance with local transport policies detailed within the LDF and a transport assessment and travel plan would be produced as part of any planning application to further comply with these. The proposals will increase the opportunity for the proposed LROA transport improvements to be delivered by improving connections and offering potential contributions.

Figures



ARDENT | CONSULTING ENGINEERS

Suite 207, One Alie Street, London, E1 8DE
t 020 7680 4088 f 020 7488 3736
w www.ardent-ce.co.uk e enquiries@ardent-ce.co.uk

PROJECT TITLE: Mardyke Farm

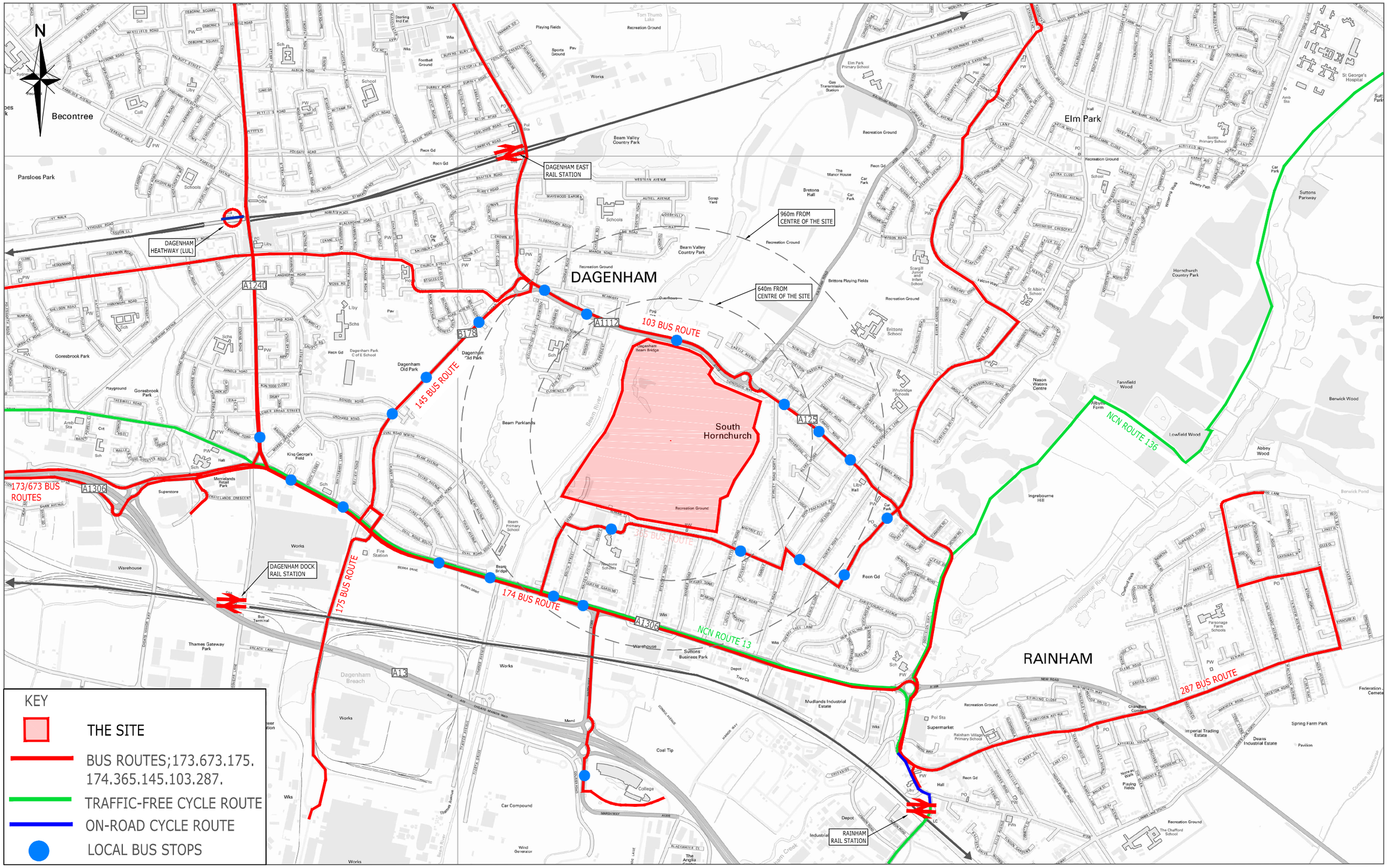
DRAWING TITLE: Site Location and Local Facilities Plan

CLIENT: Barratt London

SCALE:	DATE:	DESIGNED:
NTS@A3	Feb 2015	MJR
DRAWN:	CHECKED:	APPROVED:
MJR	CB	SJH

DRAWING NO. Figure 1

REV: -



ARDENT | CONSULTING ENGINEERS
Suite 207, One Alie Street, London, E1 8DE
t 020 7680 4088 f 020 7488 3736
w www.ardent-ce.co.uk e enquiries@ardent-ce.co.uk

PROJECT TITLE: Mardyke Farm

DRAWING TITLE: Public Transport and Cycle Route Plan

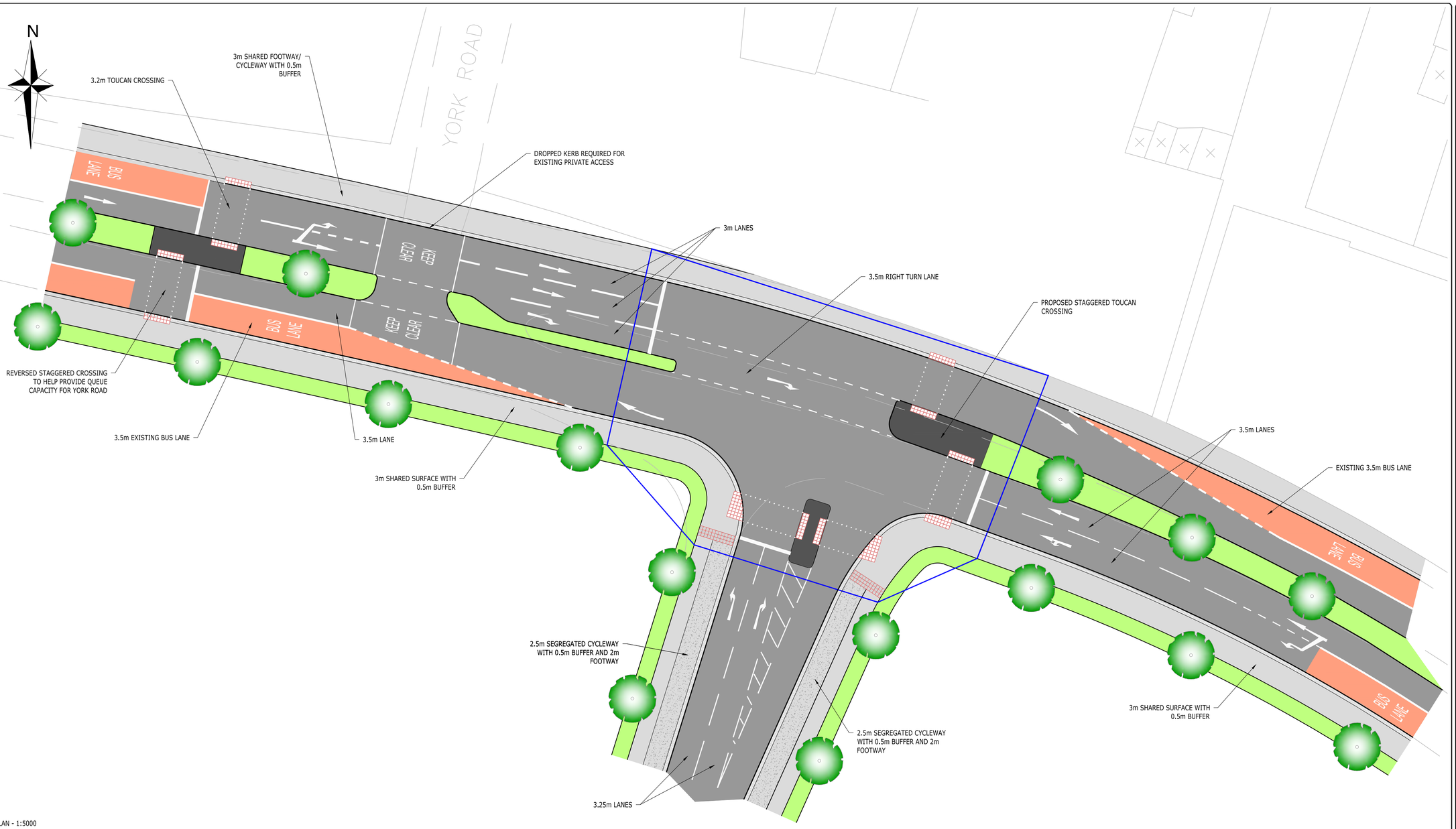
CLIENT: Barratt London

SCALE:	DATE:	DESIGNED:
NTS@A3	Feb 2015	MJR
DRAWN:	CHECKED:	APPROVED:
MJR	CB	SJH

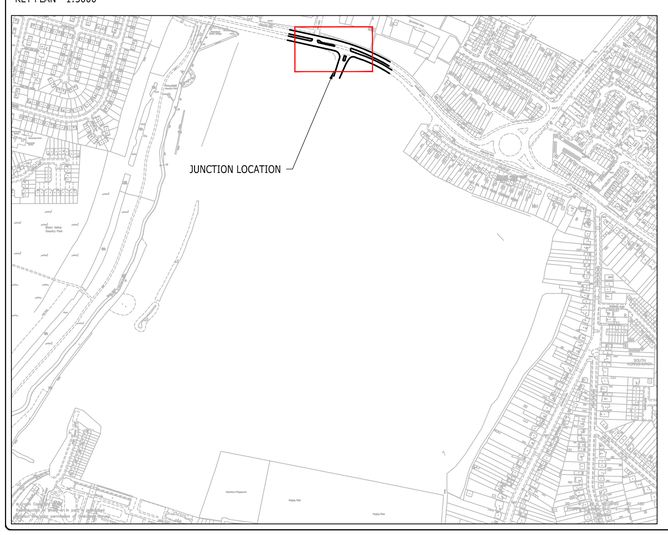
DRAWING NO. Figure 2

REV: -

Drawings



KEY PLAN - 1:5000



NOTE:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. SUBJECT TO DETAILED CAPACITY ASSESSMENT

KEY

- PROPOSED CARRIAGEWAY
- PROPOSED FOOTWAY
- PROPOSED VERGE
- PROPOSED ISLAND / HARDSTANDING
- BUS LANE
- JUNCTION INTERVISIBILITY

ISSUE FOR INFORMATION ONLY

REV	AMENDMENTS	DRN	CHK	APP	DATE

ARDENT CONSULTING ENGINEERS
Suite 207
One Alie Street
London
E1 8DE
Tel: 020 7680 4088
Fax: 020 7488 3736
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

CLIENT: BARRATT LONDON

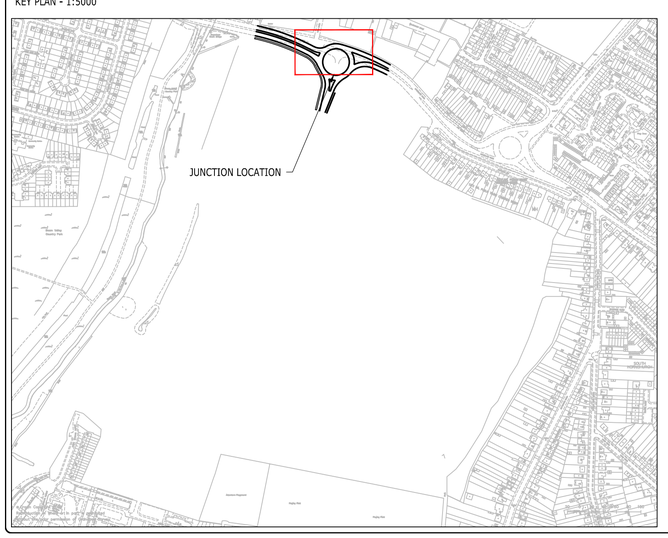
PROJECT TITLE: MARDYKE FARM, SOUTH HORNCHURCH

DRAWING TITLE: SITE ACCESS OPTION SIGNALISED JUNCTION

A1 SCALE:	DATE:	DESIGNED:
1:250	FEB 2015	DE
DRAWN: DE	CHECKED: SH	APPROVED: CBP

DRAWING NO. W420 - SK01 REV: A

KEY PLAN - 1:5000



NOTE:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. SUBJECT TO DETAILED CAPACITY ASSESSMENT

KEY

- PROPOSED CARRIAGEWAY
- PROPOSED FOOTWAY
- PROPOSED VERGE
- PROPOSED ISLAND / HARDSTANDING
- BUS LANE

ISSUE FOR INFORMATION ONLY

REV	AMENDMENTS	DRN	CHK	APP	DATE
A	FLARES TO EASTBAOUND AND WESTBOUND ENTRIES ADDED	DE	SH	CBP	04.03.15

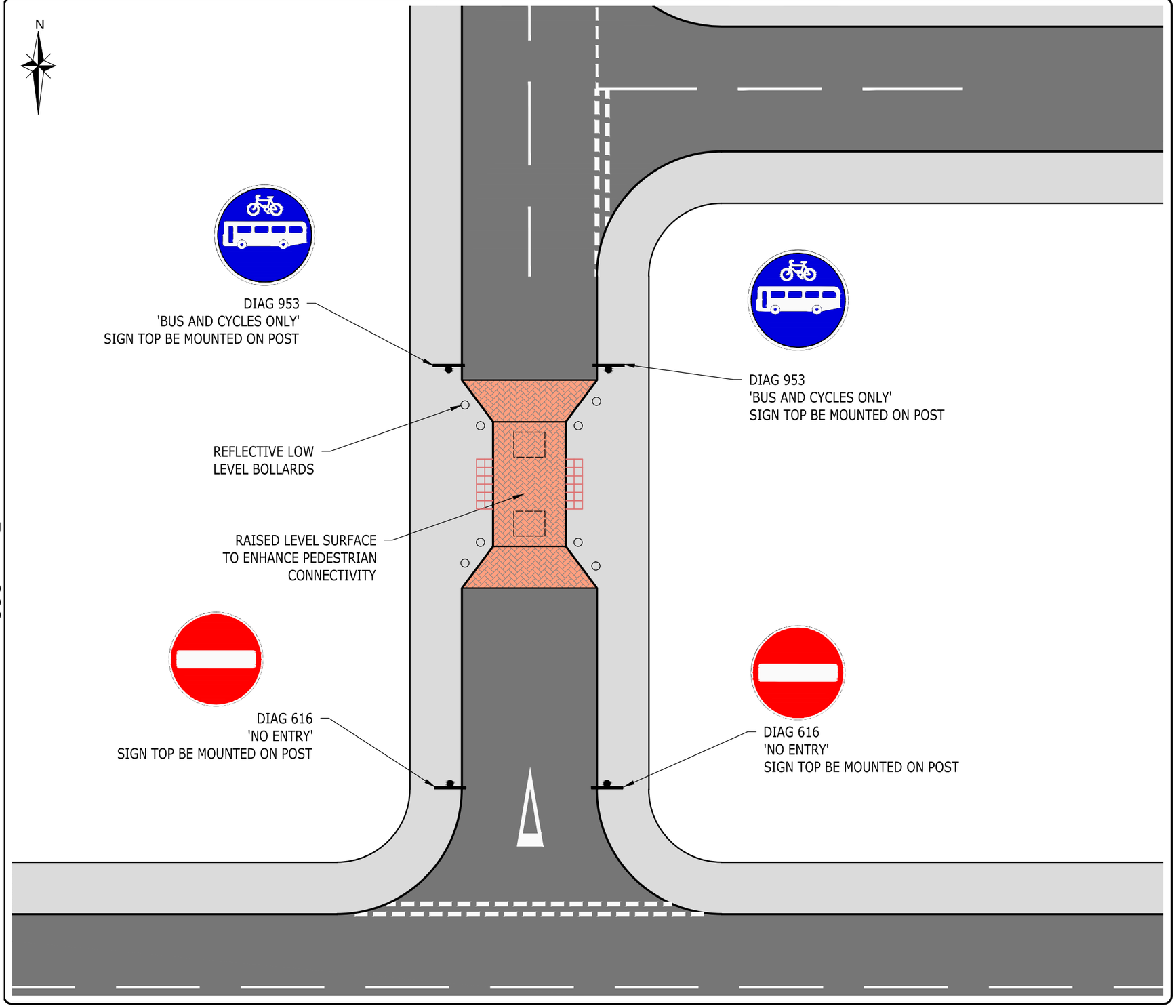
ARDENT CONSULTING ENGINEERS
Suite 207
One Alie Street
London
E1 8DE
Tel: 020 7680 4088
Fax: 020 7488 3736
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

CLIENT:
BARRATT LONDON

PROJECT TITLE:
MARDYKE FARM, SOUTH HORNCHURCH

DRAWING TITLE:
SITE ACCESS OPTION 60m ICD ROUNABOUT

A1 SCALE:	DATE:	DESIGNED:
1:500	FEB 2015	DE
DRAWN: DE	CHECKED: SH	APPROVED: CBP
DRAWING NO. W420 - SK02		REV: A



NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.

NOTE

OTHER OPTIONS INCLUDE;
- RISING BOLLARDS,
- AND CAMERA ENFORCEMENT

BOTH WILL HAVE HIGHER COST TO INSTALL AND ONGOING MAINTENANCE

ISSUE FOR INFORMATION ONLY

REV	AMENDMENTS	DRN	CHK	APP	DATE

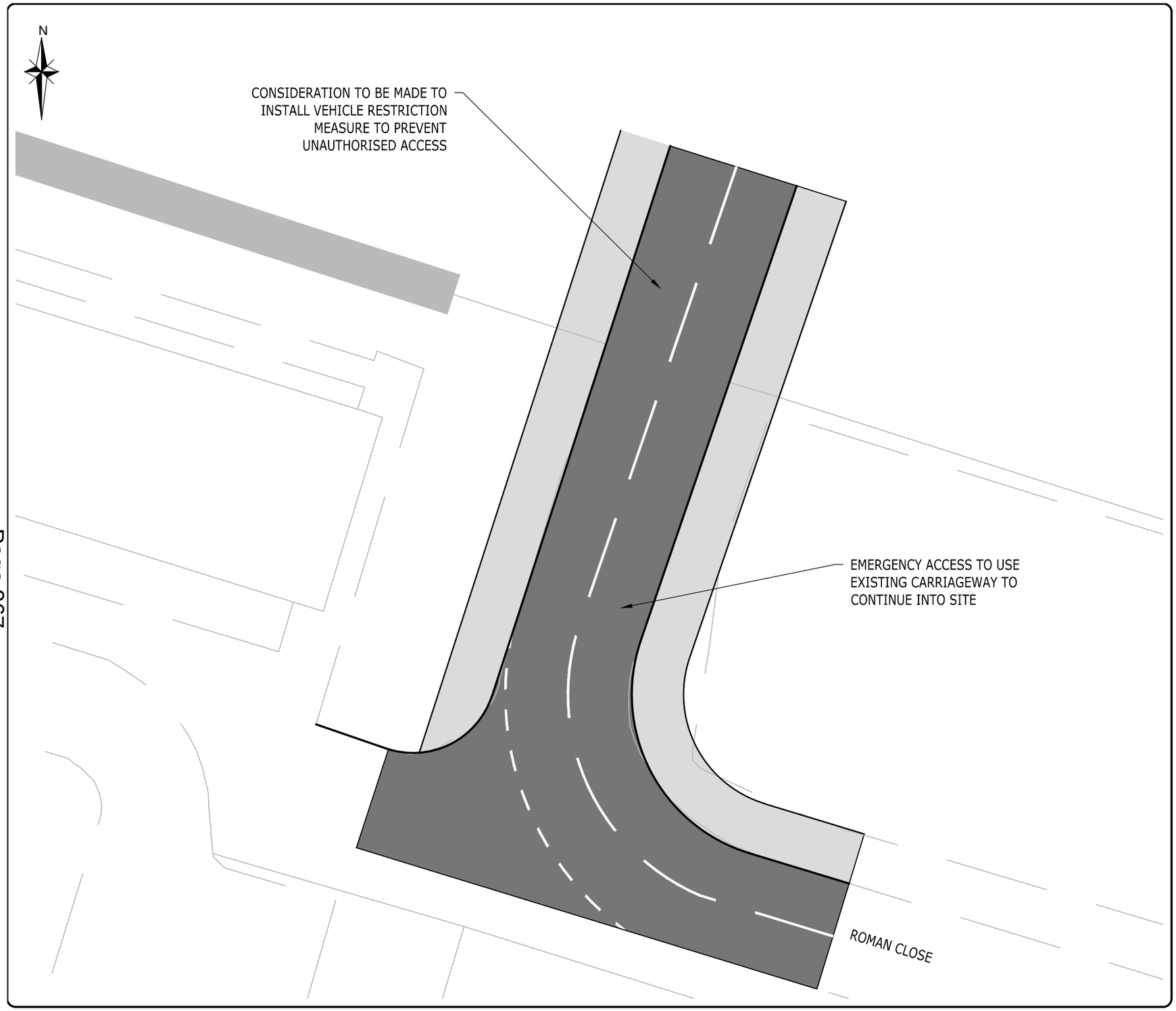
ARDENT CONSULTING ENGINEERS
Suite 207, One Alie Street, London, E1 8DE
t 020 7680 4088 f 020 7488 3736
w www.ardent-ce.co.uk e enquiries@ardent-ce.co.uk

PROJECT TITLE: MARDYKE FARM, SOUTH HORNCHURCH

DRAWING TITLE: INDICATIVE BUS GATEWAY RESTRICTION

CLIENT: BARRATT LONDON

A3 SCALE:	DATE:	DESIGNED:
1:200	FEB 2015	DE
DRAWN:	CHECKED:	APPROVED:
DE	SH	CBP
DRAWING NO.		REV:
W420 - SK03		-



NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.

ISSUE FOR INFORMATION ONLY

REV	AMENDMENTS	DRN	CHK	APP	DATE

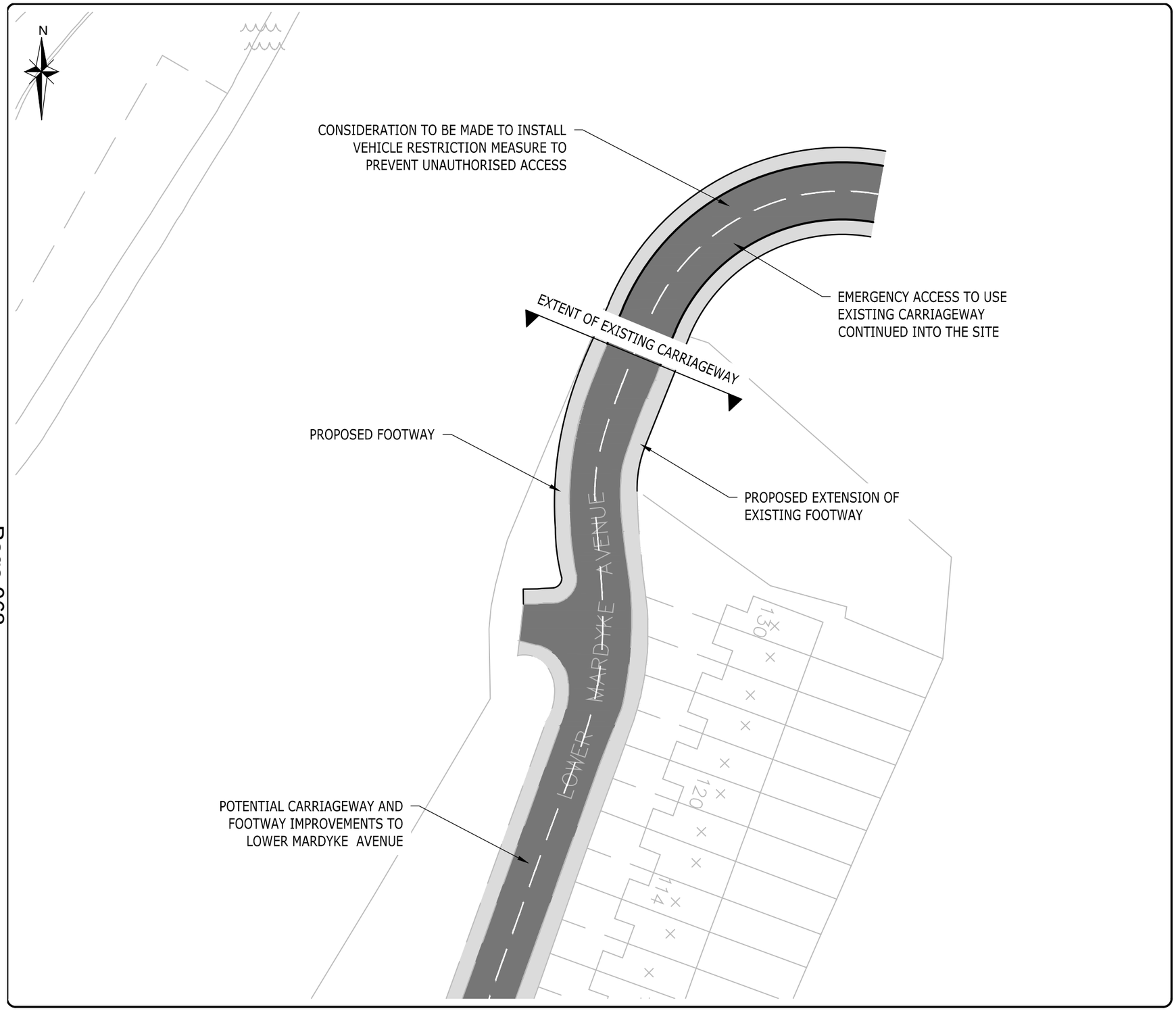
ARDENT CONSULTING ENGINEERS
Suite 207, One Alie Street, London, E1 8DE
t 020 7680 4088 f 020 7488 3736
w www.ardent-ce.co.uk e enquiries@ardent-ce.co.uk

PROJECT TITLE: MARDYKE FARM, SOUTH HORNCHURCH

DRAWING TITLE: INDICATIVE SOUTHERN ACCESS (EMERGENCY ACCESS)

CLIENT: BARRATT LONDON

A3 SCALE:	DATE:	DESIGNED:
1:200	FEB 2015	DE
DRAWN:	CHECKED:	APPROVED:
DE	SH	CBP
DRAWING NO. W420 - SK04		REV: -



NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. ALIGNMENT OF INTERNAL ACCESS ROAD SUBJECT TO REDLINE BOUNDARY AND HIGHWAY LAND SEARCH.

ISSUE FOR INFORMATION ONLY

REV	AMENDMENTS	DRN	CHK	APP	DATE

ARDENT CONSULTING ENGINEERS
Suite 207, One Alie Street, London, E1 8DE
t 020 7680 4088 f 020 7488 3736
w www.ardent-ce.co.uk e enquiries@ardent-ce.co.uk

PROJECT TITLE: MARDYKE FARM, SOUTH HORNCHURCH

DRAWING TITLE: ALTERNATIVE INDICATIVE SOUTHERN ACCESS (EMERGENCY ACCESS)

CLIENT: BARRATT LONDON

A3 SCALE:	DATE:	DESIGNED:
1:200 @ A3	FEB 2015	DV
DRAWN: DV	CHECKED: CB	APPROVED: CBP

DRAWING NO. W420 - SK05 REV: A

Appendix A

Census Travel to Work Data

Method of Travel to Work (QS701EW)

				South Hornchurch Ward	Havering London Borough	London Region	England Country
All Usual R	Count	Persons	Mar-11	9591	171128	6117482	38881374
Work Main	Count	Persons	Mar-11	156	4038	202679	1349568
Undergrou	Count	Persons	Mar-11	742	10763	902263	1027625
Train	Count	Persons	Mar-11	610	20347	532720	1343684
Bus, Minib	Count	Persons	Mar-11	592	8711	561605	1886539
Taxi	Count	Persons	Mar-11	47	1216	20314	131465
Motorcycle	Count	Persons	Mar-11	62	1016	45976	206550
Driving a C	Count	Persons	Mar-11	3263	54368	1120826	14345882
Passenger	Count	Persons	Mar-11	277	3642	69659	1264553
Bicycle	Count	Persons	Mar-11	75	1020	161705	742675
On Foot	Count	Persons	Mar-11	251	7080	352612	2701453
Other Met	Count	Persons	Mar-11	34	645	28538	162727
Not in Emp	Count	Persons	Mar-11	3482	58282	2118585	13718653
Method of	LastUpdate	30-Jan-13					
Method of	Source	Office for National Statistics					
Method of	National Statistics						

This material is Crown Copyright. You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, visit www.nationalarchives.gov.uk/doc/open-government-licence Information Policy Team, The National Archives, Kew, London TW9 4DU, or email:psi@nationalarchives.gsi.gov.uk. When reproducing this material, the source should be acknowledged.

Appendix B

PTAL Calculations

PTAI Study Report File Details

Date	27/02/2015 09:15
Day of week	M-F
Time period	AM peak
Walk speed	4.8 kph
Walk file	PLSQLTest

POI Name: 551027, 183691

Bus Services

Reliability factor for this mode is 2
Maximum walk time for this mode is 8 minutes
Maximum walk distance for this mode is 640.0 metres

Stop DAGENHAM RD BEAM BRIDGE
Walk time to stop from POI is 4.91 minutes
Walk distance to stop from POI is 393.04 metres
Route 103 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
Route 103 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes
Route 103 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes
Route 103 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
Stop DAGENHAM RD RAINHAM RD
Walk time to stop from POI is 2.63 minutes
Walk distance to stop from POI is 210.19 metres
Route 103 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
Route 103 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes
Route 103 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes
Route 103 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
Stop RAINHAM RD FYFIELD RD
Walk time to stop from POI is 5.69 minutes
Walk distance to stop from POI is 455.49 metres
Route 103 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
Route 103 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes
Route 103 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes
Route 103 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes

TATs for this mode

Route 103 Stop DAGENHAM RD RAINHAM RD TAT 9.63 minutes EDF 3.12

Best EDF is 3.12
Half of all other EDFs is 0.0

AI for this mode is 3.12

Underground Services

Reliability factor for this mode is .75
Maximum walk time for this mode is 12 minutes
Maximum walk distance for this mode is 960.0 metres

** No stops found within buffer for this POI

Rail Services

Reliability factor for this mode is .75
Maximum walk time for this mode is 12 minutes
Maximum walk distance for this mode is 960.0 metres

** No stops found within buffer for this POI

Total AI for this POI is 3.12. X: 551027, Y: 183691.

PTAL Rating is 1b.

Appendix C

Indicative Masterplan Plans

Illustrative Masterplan

The Mardyke Farm neighbourhood has been designed with nature and ecology at the forefront, with a 4 hectare village green at the centre, an 8 hectare ecological buffer around the edge towards existing properties, 4 hectares of play/sports fields and a series of smaller pocket parks interwoven into the residential grain. All to maximise green space and to protect and enhance site ecology.

Shaped by the topography of the site, our masterplan provide up to 1,500 homes, a primary or secondary school, and space for shops, business and community facilities in the Mardyke Farm pavilion on the village green.

NUMBER OF HOMES
Houses: 250
Maisonettes :350
Duplexes: 250
Apartments: 650

TOTAL: 1,500 homes

Principle 3

A Central Spine for Walking, Cycling, Cars and Buses

A central spine connects the site with the surrounding area, bridging boundaries and inviting people in. We see this as a slow, pedestrian priority route for cars with the potential for an extended/new bus service.

A majority of vehicles would access the site from the north, whilst the southern access would service around 100 homes. A bus gate would limit through traffic to buses only.

A dedicated cycle lane runs the full length of the spine, linking to the Sustrans National Route 13 along New Road (A1306).

Bus stops are strategically located near key points of attraction: the play/sports fields to the south, the Village Green at the centre, and the main entry to the north.

A secondary perimeter route runs along the ecological buffer. We promote this as a shared surface street where cars slow down and cyclists and pedestrians take priority.

Principle 9
A Network of Green Walkways and Cycleways

Green space is maximised on site to create a sense of houses in landscape, and to reinstate a strong connection to the Beam Valley Country Park.

Apart from the dedicated cycle lane, walking and cycling is encouraged through an extensive network of green routes that permeates the residential grain and extend into the neighbouring parkland to connect with existing trails and paths.

Pedestrian priority play streets are provided within the residential neighbourhood, linking with the central spine, to ensure the site is permeable and accessible.

A raised boardwalk within the ecological buffer makes this biodiverse environment accessible to people in a controlled way. A north-south boardwalk extends the western site boundary, weaving and meandering across the landscape, rising gently at the centre of the site to circumvent the village green.

Principle 10
Integrated Car Parking

Although significant public transport upgrades are on the agenda, the site's low PTAL rating (1-2) means that sufficient car parking standards are required.

Along the Beam Valley Country Park edge, undercroft car parking facilities are seamlessly integrated into the buildings, utilising the level change. The car parking is wrapped by residential uses. Communal amenity space provided atop, on podium level.

On street car parking is provided for the family homes, integrated into the play streets and along the perimeter street.

Overall, a parking ratio of 1:1 is provided for # homes.

Appendix D

TRICS/TRAVL Data and Trip Generation Calculations

TRICS/TRAVL Sites

Survey Code	Name	Borough	Survey Date	PTAL	Area	Total Parking	Survey Hrs	GFA	SiteArea	ResUnits
711	Enfield Island Village	ENFIELD	27/11/2008	1	Outer	3764	0600-2200	375473	375473	1882
499	Grand Union Village (Mixed)	HILLINGDON	16/05/2007	2	Outer	557	0700-2200	43074	218529	577

Trip Generation - All Person

Hour	Site 1			Site 2		
	375473			218529		
	Arr	Dep	Total	Arr	Dep	Total
0000-0100	0	0	0	0	0	0
0100-0200	0	0	0	0	0	0
0200-0300	0	0	0	0	0	0
0300-0400	0	0	0	0	0	0
0400-0500	0	0	0	0	0	0
0500-0600	0	0	0	0	0	0
0600-0700	75	197	272	0	0	0
0700-0800	116	514	630	72	363	435
0800-0900	206	770	976	161	569	730
0900-1000	258	345	603	138	157	295
1000-1100	187	360	547	115	160	275
1100-1200	208	343	551	159	202	361
1200-1300	261	317	578	118	152	270
1300-1400	308	263	571	117	151	268
1400-1500	233	299	532	165	173	338
1500-1600	543	268	811	309	171	480
1600-1700	550	335	885	366	202	568
1700-1800	463	286	749	282	185	467
1800-1900	571	338	909	388	221	609
1900-2000	414	218	632	261	116	377
2000-2100	375	147	522	218	100	318
2100-2200	300	112	412	137	68	205
2200-2300	0	0	0	0	0	0
2300-2400	0	0	0	0	0	0

Trip Rates - All Person (100sqm)

Hour	Site 1			Site 2			Average		
	375473			218529					
	Arr	Dep	Total	Arr	Dep	Total	Arr	Dep	Total
0000-0100	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
0100-0200	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
0200-0300	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
0300-0400	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
0400-0500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
0500-0600	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
0600-0700	0.020	0.052	0.072	0.000	0.000	0.000	0.010	0.026	0.036
0700-0800	0.031	0.137	0.168	0.033	0.166	0.199	0.032	0.152	0.183
0800-0900	0.055	0.205	0.260	0.074	0.260	0.334	**0.064**	**0.233**	**0.297**
0900-1000	0.069	0.092	0.161	0.063	0.072	0.135	0.066	0.082	0.148
1000-1100	0.050	0.096	0.146	0.053	0.073	0.126	0.051	0.085	0.136
1100-1200	0.055	0.091	0.147	0.073	0.092	0.165	0.064	0.092	0.156
1200-1300	0.070	0.084	0.154	0.054	0.070	0.124	0.062	0.077	0.139
1300-1400	0.082	0.070	0.152	0.054	0.069	0.123	0.068	0.070	0.137
1400-1500	0.062	0.080	0.142	0.076	0.079	0.155	0.069	0.079	0.148
1500-1600	0.145	0.071	0.216	0.141	0.078	0.220	0.143	0.075	0.218
1600-1700	0.146	0.089	0.236	0.167	0.092	0.260	0.157	0.091	0.248
1700-1800	0.123	0.076	0.199	0.129	0.085	0.214	**0.126**	**0.080**	**0.207**
1800-1900	0.152	0.090	0.242	0.178	0.101	0.279	0.165	0.096	0.260
1900-2000	0.110	0.058	0.168	0.119	0.053	0.173	0.115	0.056	0.170
2000-2100	0.100	0.039	0.139	0.100	0.046	0.146	0.100	0.042	0.142
2100-2200	0.080	0.030	0.110	0.063	0.031	0.094	0.071	0.030	0.102
2200-2300	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2300-2400	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Trip Rates / Generation - Mixed Use Residential (Page 1 of 2)

TRICS 7.1.3

TRAVL Database

TRIP RATE for Land Use C3 - Mixed Use Residential

Calculation Factor: 100 sqm

Count Type: TOTAL PEOPLE

Time Band	No. of Sites	Trip Rate In	Trip Rate Out	Total Trip Rate
07:00-08:00	2	0.032	0.152	0.183
08:00-09:00	2	0.064	0.233	0.297
09:00-10:00	2	0.066	0.082	0.148
10:00-11:00	2	0.051	0.085	0.136
11:00-12:00	2	0.064	0.092	0.156
12:00-13:00	2	0.062	0.077	0.139
13:00-14:00	2	0.068	0.070	0.137
14:00-15:00	2	0.069	0.079	0.148
15:00-16:00	2	0.143	0.075	0.218
16:00-17:00	2	0.157	0.091	0.248
17:00-18:00	2	0.126	0.080	0.207
18:00-19:00	2	0.165	0.096	0.260

Trip Rates (All Person)

Time Band	Arr	Dep	Total
07:00-08:00	0.032	0.152	0.183
08:00-09:00	0.064	0.233	0.297
09:00-10:00	0.066	0.082	0.148
10:00-11:00	0.051	0.085	0.136
11:00-12:00	0.064	0.092	0.156
12:00-13:00	0.062	0.077	0.139
13:00-14:00	0.068	0.070	0.137
14:00-15:00	0.069	0.079	0.148
15:00-16:00	0.143	0.075	0.218
16:00-17:00	0.157	0.091	0.248
17:00-18:00	0.126	0.080	0.207
18:00-19:00	0.165	0.096	0.260

Trip Generation (All Person)

370000 sqm

Time Band	Arr	Dep	Total
07:00-08:00	118.11	560.56	678.67
08:00-09:00	237.80	861.09	1098.88
09:00-10:00	243.95	302.90	546.84
10:00-11:00	189.49	312.83	502.32
11:00-12:00	237.09	340.01	577.10
12:00-13:00	228.49	284.87	513.36
13:00-14:00	250.80	257.42	508.22
14:00-15:00	254.49	293.78	548.26
15:00-16:00	529.13	276.81	805.94
16:00-17:00	580.84	336.07	916.90
17:00-18:00	466.86	297.53	764.39
18:00-19:00	609.81	353.63	963.44

Trip Rates / Generation - Mixed Use Residential (Page 2 of 2)

Census Mode Share (Resident Population)

Mode	#	%
Underground, Metro, Light Rail, Tram	742	12.5%
Train	610	10.2%
Bus, Minibus or Coach	592	9.9%
Taxi	47	0.8%
Motorcycle, Scooter or Moped	62	1.0%
Driving a Car or Van	3263	54.8%
Passenger in a Car or Van	277	4.7%
Bicycle	75	1.3%
On Foot	251	4.2%
Other Method of Travel to Work	34	0.6%
Total	4866	100.0%

Trip Generation (By Mode)

Proposed Resi Trip Attraction	Weekday am peak hour			Weekday pm peak hour		
	In	*Out*	*Two-way*	*In*	*Out*	*Two-way*
Person trip rates (per 100sqm)	**0.06**	**0.23**	**0.30**	**0.13**	**0.08**	**0.21**
Person trips (37 ha)	**238**	**861**	**1099**	**467**	**298**	**764**
Vehicle driver trips (54.8%)	130	472	602	256	163	419
Vehicle Passenger trips (4.7%)	11	40	51	22	14	36
Pedal cycle trips (1.3%)	3	11	14	6	4	10
Walk trips (4.2%)	10	36	46	20	13	32
Train trips (10.2%)	24	88	113	48	30	78
Underground trips (12.5%)	30	107	137	58	37	95
Bus trips (9.9%)	24	86	109	46	30	76
Motorcycle Trips (1.0%)	2	9	11	5	3	8
Other trips (1.4%)	3	12	15	6	4	10

Home	Work	Number	EB	WB	EB	WB
Havering 028	Thurrock 015	112	x		112	-
Havering 028	Havering 013	74	x		74	-
Havering 028	Havering 028	69	x		69	-
Havering 028	Havering 029	56	x		56	-
Havering 028	Barking and Dagenham 020	55		x	-	55
Havering 028	Havering 030	49	x		49	-
Havering 028	Havering 017	48	x		48	-
Havering 028	Havering 016	31	x		31	-
Havering 028	Barking and Dagenham 015	28		x	-	28
Havering 028	Havering 027	27	x		27	-
Havering 028	Havering 020	25	x		25	-
Havering 028	Barking and Dagenham 018	24		x	-	24
Havering 028	Redbridge 022	24		x	-	24
Havering 028	Havering 025	24	x		24	-
Havering 028	Barking and Dagenham 010	23		x	-	23
Havering 028	Barking and Dagenham 019	21		x	-	21
Havering 028	Havering 007	20	x		20	-
Havering 028	Barking and Dagenham 022	18		x	-	18
Havering 028	Havering 022	18	x		18	-
Havering 028	Havering 023	17	x		17	-
Havering 028	Redbridge 030	16		x	-	16
Havering 028	Barking and Dagenham 007	15		x	-	15
Havering 028	Barking and Dagenham 023	13		x	-	13
Havering 028	Tower Hamlets 033	13		x	-	13
Havering 028	Brentwood 008	13	x		13	-
Havering 028	Havering 021	12	x		12	-
Havering 028	Barking and Dagenham 021	12		x	-	12
Havering 028	Basildon 015	11	x		11	-
Havering 028	Newham 027	11		x	-	11
Havering 028	Barking and Dagenham 006	11		x	-	11
Havering 028	City of London 001	10		x	-	10
Havering 028	Thurrock 016	10	x		10	-
Havering 028	Thurrock 008	10	x		10	-
Havering 028	Havering 026	10	x		10	-
Havering 028	Barking and Dagenham 003	10		x	-	10
Havering 028	Havering 010	9	x		9	-
Havering 028	Redbridge 002	9		x	-	9
Havering 028	Newham 037	9		x	-	9

Home	Work	Number	EB	WB	EB	WB
Havering 028	Basildon 014	9	x		9	-
Havering 028	Havering 011	9	x		9	-
Havering 028	Brentwood 006	8	x		8	-
Havering 028	Barking and Dagenham 009	8		x	-	8
Havering 028	Havering 004	8	x		8	-
Havering 028	Barking and Dagenham 013	8		x	-	8
Havering 028	Dartford 006	8	x		8	-
Havering 028	Redbridge 034	8		x	-	8
Havering 028	Barking and Dagenham 002	8		x	-	8
Havering 028	Thurrock 006	8	x		8	-
Havering 028	Redbridge 019	8		x	-	8
Havering 028	Redbridge 006	8		x	-	8
Havering 028	Havering 019	8	x		8	-
Havering 028	Havering 014	8	x		8	-
Havering 028	Basildon 012	7	x		7	-
Havering 028	Newham 033	7		x	-	7
Havering 028	Newham 028	7		x	-	7
Havering 028	Thurrock 018	7	x		7	-
Havering 028	Newham 013	7		x	-	7
Havering 028	Newham 035	7		x	-	7
Havering 028	Havering 024	7	x		7	-
Havering 028	Barking and Dagenham 011	7		x	-	7
Havering 028	Newham 021	6		x	-	6
Havering 028	Havering 012	6	x		6	-
Havering 028	Basildon 011	6	x		6	-
Havering 028	Thurrock 017	6	x		6	-
Havering 028	Newham 034	6		x	-	6
Havering 028	Havering 009	6	x		6	-
Havering 028	Tower Hamlets 012	6		x	-	6
Havering 028	Tower Hamlets 028	6		x	-	6
Total					**756**	**429**
					63.8%	**36.2%**

Appendix E

Traffic Flow Diagrams

Traffic Flow Diagrams - Existing/Baseline Flows

Figure 1 - 2013 Existing Traffic (AM Peak Hour)

Key

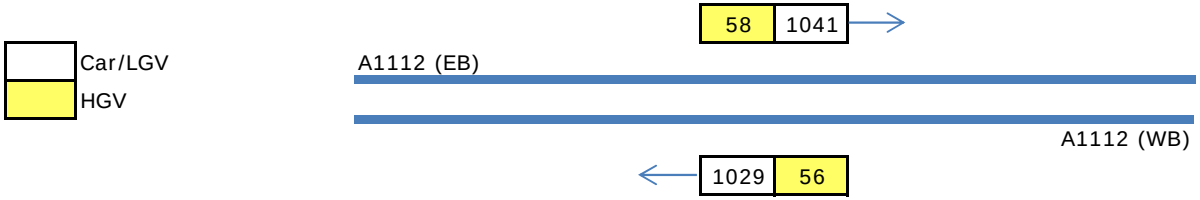
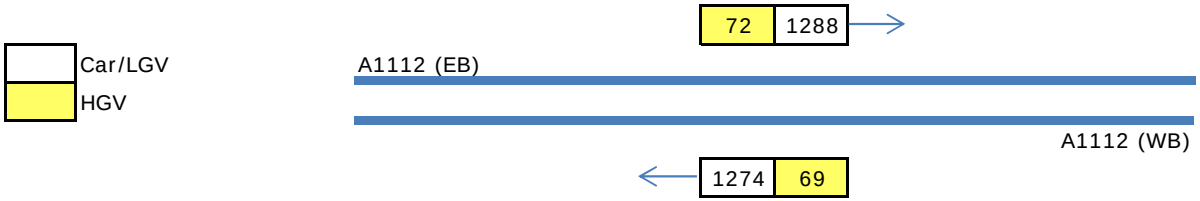


Figure 2 - 2031 Baseline Traffic (AM Peak Hour)

1.24 2013 to 2031 Peak Hour Growth Factor

Key



Traffic Flow Diagrams - Development Flows

Figure 3 - Proposed Development Distribution

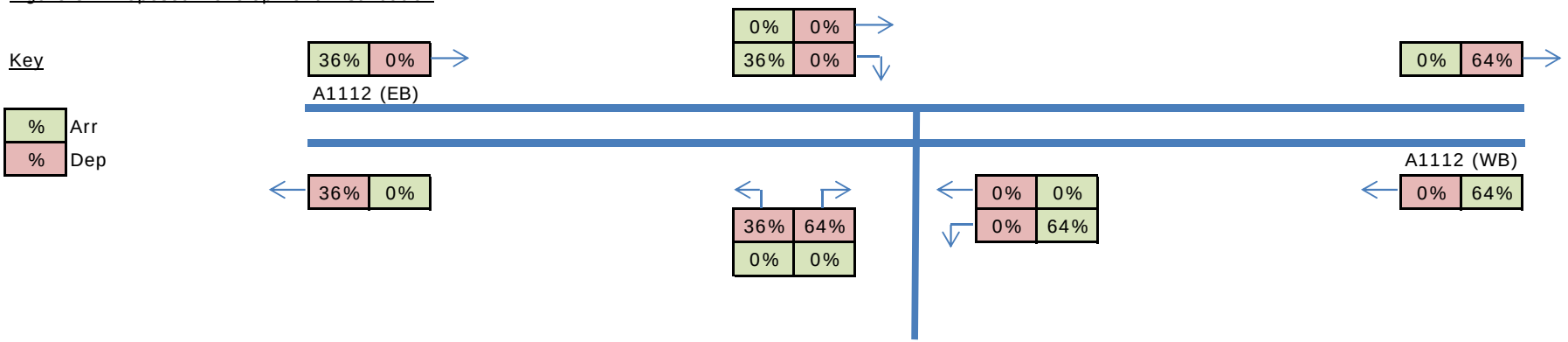
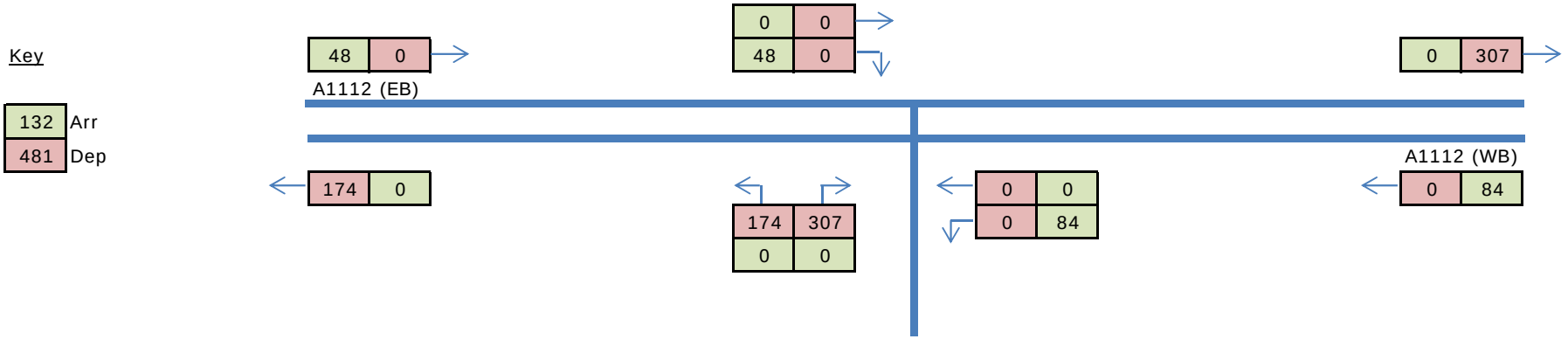


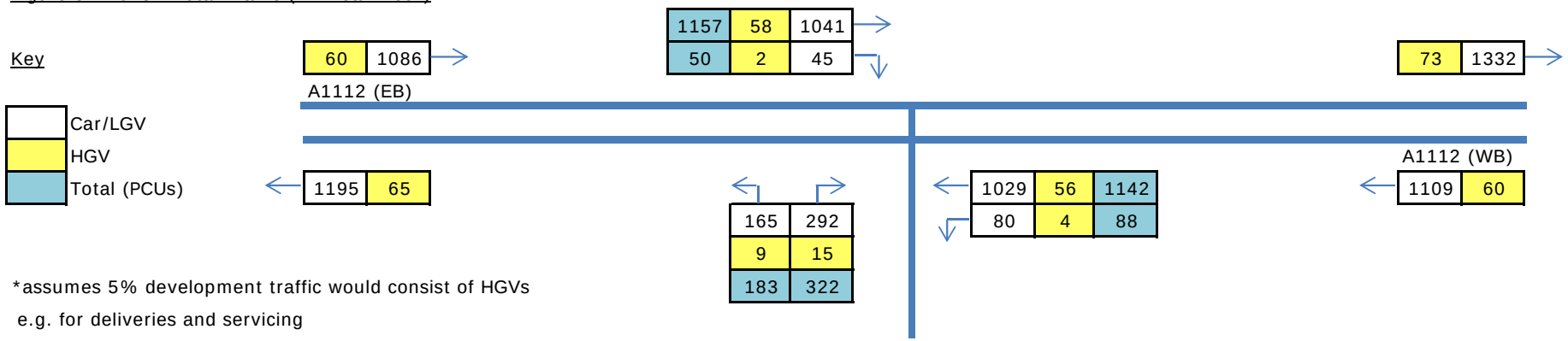
Figure 4 - Proposed Development Generation



Page 987

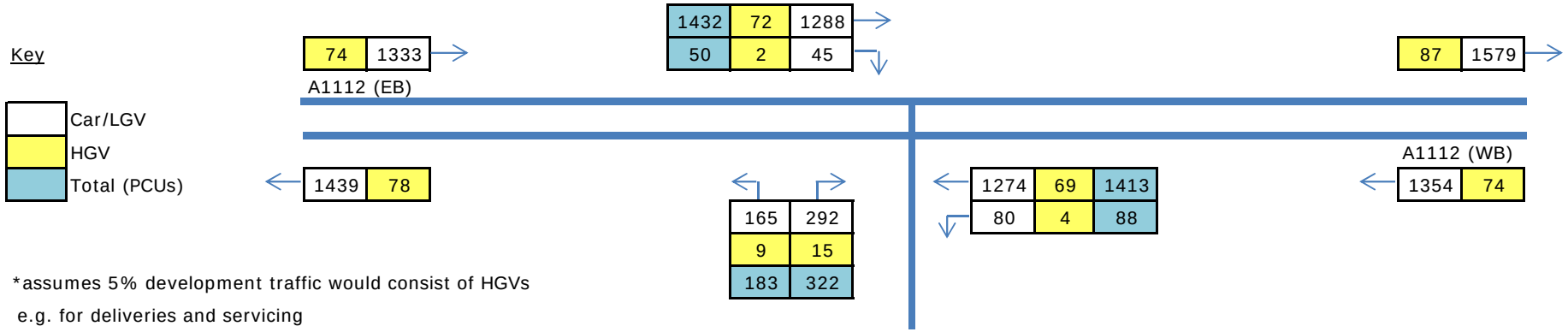
Traffic Flow Diagrams - Total Flows

Figure 5 - 2013 - Total Traffic (AM Peak Hour)



*assumes 5% development traffic would consist of HGVs
e.g. for deliveries and servicing

Figure 6 - 2031 - Total Traffic (AM Peak Hour)



*assumes 5% development traffic would consist of HGVs
e.g. for deliveries and servicing

Appendix F

ARCADY Outputs: Proposed Site Access Junction (Option 1)

ARCADY 8

Version: 8.0.0.296 [27 Feb 2012]
© Copyright Transport Research Laboratory 2015

For sales and distribution information, program advice and maintenance, contact TRL:
Tel: +44 (0)1344 770758 E-mail: software@trl.co.uk Web: http://www.trlsoftware.co.uk

The users of this computer program for the solution of an engineering problem are in no way relieved of their responsibility for the correctness of the solution

Filename: Mardyke Farm - Proposed Site Access Option.arc8
Path: Y:\ARDENT BID PROJECTS\W420 - Mardyke Farm, South Hornchurch\Transport\ARCADY
Report generation date: 04/03/2015 14:23:51

» (Default Analysis Set) - 2013 Peak + Dev, AM
» (Default Analysis Set) - 2031 Peak + Dev, AM

Summary of junction performance

	AM				
	Queue (Veh)	Delay (s)	RFC	LOS	Network Residual Capacity
	A1 - 2013 Peak + Dev				
A1112 (E)	3.12	7.20	0.76	A	12%
Site Access (S)	1.02	6.95	0.51	A	
A1112 (W)	5.01	12.01	0.84	B	[A1112 (W)]

Values shown are the maximum values over all time segments. Delay is the maximum value of average delay per arriving vehicle. Network Residual Capacity indicates the amount by which network flow could be increased before a user-definable threshold (see Analysis Options) is met.

"D1 - 2013 Peak + Dev, AM " model duration: 07:45 - 09:15
"D2 - 2031 Peak + Dev, AM" model duration: 07:45 - 09:15

Run using ARCADY 8.0.0.296 at 04/03/2015 14:23:50

File summary

File Description

Title	Proposed Site Access
Location	Mardyke Farm
Site Number	
Date	03/03/2015
Version	
Status	Preliminary
Identifier	
Client	Barratt London
Jobnumber	W420
Enumerator	ARDENTCE\cburlton
Description	

Analysis Options

Vehicle Length (m)	Do Queue Variations	Calculate Residual Capacity	Residual Capacity Criteria Type	RFC Threshold	Average Delay Threshold (s)	Queue Threshold (PCU)
5.75		✓	Delay	0.85	36.00	20.00

Units

Distance Units	Speed Units	Traffic Units Input	Traffic Units Results	Flow Units	Average Delay Units	Total Delay Units	Rate Of Delay Units

m	kph	Veh	Veh	perHour	s	-Min	perMin

(Default Analysis Set) - 2013 Peak + Dev, AM

Data Errors and Warnings

No errors or warnings

Analysis Set Details

Name	Description	Locked	Network Flow Scaling Factor (%)	Reason For Scaling Factors
(Default Analysis Set)			100.000	

Demand Set Details

Name	Scenario Name	Time Period Name	Description	Traffic Profile Type	Model Start Time (HH:mm)	Model Finish Time (HH:mm)	Model Time Period Length (min)	Time Segment Length (min)	Single Time Segment Only	Locked
2013 Peak + Dev, AM	2013 Peak + Dev	AM		ONE HOUR	07:45	09:15	90	15		

Junction Network

Junctions

Name	Junction Type	Arm Order	Grade Separated	Large Roundabout	Junction Delay (s)	Junction LOS
Proposed Site Access	Roundabout	A,B,C			5.57	A

Junction Network Options

Driving Side	Lighting	Road Surface	Network Residual Capacity (%)	First Arm Reaching Threshold
Left	Normal/unknown	(Mini-roundabouts only)	35	A1112 (W)

Arms

Arms

Name	Name	Description
A1112 (E)	A1112 (E)	
Site Access (S)	Site Access (S)	
A1112 (W)	A1112 (W)	

Roundabout Geometry

Name	V - Approach road half-width (m)	E - Entry width (m)	l' - Effective flare length (m)	R - Entry radius (m)	D - Inscribed circle diameter (m)	PHI - Conflict (entry) angle (deg)	Exit Only
A1112 (E)	7.00	7.40	10.00	30.00	60.00	31.00	
Site Access (S)	6.20	7.00	20.00	30.00	60.00	20.00	
A1112 (W)	7.00	7.60	7.00	20.00	60.00	39.00	

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

Pedestrian Crossings

Name	Crossing Type
A1112 (E)	Pelican
Site Access (S)	Pelican
A1112 (W)	Pelican

Pelican/ Puffin Crossings

Name	Amber time preceding red (s)	Amber time regarded as green (s)	Time from traffic red start to green man start (s)	Time period green man shown (s)	Clearance Period (s)	Traffic minimum green (s)	Space between crossing and junction entry (PCU)
A1112 (E)	3.00	2.90	1.00	6.00	6.00	7.00	3.00
Site Access (S)	3.00	2.90	1.00	6.00	6.00	7.00	1.00
A1112 (W)	3.00	2.90	1.00	6.00	6.00	7.00	3.00

Slope / Intercept / Capacity

Roundabout Slope and Intercept used in model

Name	Enter slope and intercept directly	Entered slope	Entered intercept (PCU/hr)	Final Slope	Final Intercept (PCU/hr)
A1112 (E)		(calculated)	(calculated)	0.657	2257.038
Site Access (S)		(calculated)	(calculated)	0.657	2200.262
A1112 (W)		(calculated)	(calculated)	0.634	2192.974

The slope and intercept shown above include any corrections and adjustments.

Traffic Flows

Demand Set Data Options

Default Vehicle Mix	Vehicle Mix Varies Over Time	Vehicle Mix Varies Over Turn	Vehicle Mix Varies Over Entry	Vehicle Mix Source	PCU Factor for a HV (PCU)	Default Turning Proportions	Estimate from entry/exit counts	Turning Proportions Vary Over Time	Turning Proportions Vary Over Turn	Turning Proportions Vary Over Entry
		✓	✓	HV Percentages	2.00				✓	✓

Entry Flows

General Flows Data

Name	Profile Type	Use Turning Counts	Average Demand Flow (Veh/hr)	Flow Scaling Factor (%)
A1112 (E)	ONE HOUR	✓	1169.00	100.000
Site Access (S)	ONE HOUR	✓	481.00	100.000
A1112 (W)	ONE HOUR	✓	1146.00	100.000

Pedestrian Flows

General Flows Data

Name	Profile Type	Average Pedestrian Flow (Ped/hr)
A1112 (E)	ONE HOUR	30.00
Site Access (S)	ONE HOUR	60.00
A1112 (W)	ONE HOUR	30.00

Turning Proportions

Turning Counts or Proportions (Veh/hr) - Proposed Site Access (for whole period)

	To			
		A	B	C

From	A	0.000	84.000	1085.000
	B	307.000	0.000	174.000
	C	1099.000	47.000	0.000

Turning Proportions (Veh) - Proposed Site Access (for whole period)

		To		
		A	B	C
From	A	0.00	0.07	0.93
	B	0.64	0.00	0.36
	C	0.96	0.04	0.00

Vehicle Mix

Average PCU Per Vehicle - Proposed Site Access (for whole period)

		To		
		A	B	C
From	A	1.000	1.050	1.050
	B	1.050	1.000	1.050
	C	1.050	1.050	1.000

Heavy Vehicle Percentages - Proposed Site Access (for whole period)

		To		
		A	B	C
From	A	0.000	5.000	5.000
	B	5.000	0.000	5.000
	C	5.000	5.000	0.000

Results

Results Summary for whole modelled period

Name	Max RFC	Max Delay (s)	Max Queue (Veh)	Max LOS
A1112 (E)	0.63	4.82	1.71	A
Site Access (S)	0.44	5.36	0.78	A
A1112 (W)	0.70	6.43	2.24	A

Main Results for each time segment

Main results: (07:45-08:00)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	880.08	877.08	35.24	22.59	2044.12	0.431	0.75	3.077	A
Site Access (S)	362.12	360.79	814.05	45.17	1441.23	0.251	0.33	3.327	A
A1112 (W)	862.77	859.36	230.27	22.59	1869.06	0.462	0.85	3.554	A

Main results: (08:00-08:15)

Total Demand	Entry Flow	Circulating Flow	Pedestrian Demand	Capacity		End Queue	Delay	

Name	(Veh/hr)	(Veh/hr)	(Veh/hr)	(Ped/hr)	(Veh/hr)	RFC	(Veh)	(s)	LOS
A1112 (E)	1050.91	1049.69	42.19	26.97	2037.92	0.516	1.06	3.637	A
Site Access (S)	432.41	431.84	974.26	53.94	1336.49	0.324	0.48	3.976	A
A1112 (W)	1030.23	1028.63	275.63	26.97	1843.94	0.559	1.25	4.406	A

Main results: (08:15-08:30)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	1287.09	1284.48	51.59	33.03	2028.94	0.634	1.71	4.818	A
Site Access (S)	529.59	528.36	1192.18	66.06	1198.80	0.442	0.78	5.360	A
A1112 (W)	1261.77	1257.84	337.23	33.03	1813.39	0.696	2.24	6.433	A

Main results: (08:30-08:45)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	1287.09	1287.09	51.75	33.03	2038.68	0.631	1.71	4.789	A
Site Access (S)	529.59	529.59	1194.61	66.06	1205.79	0.439	0.78	5.323	A
A1112 (W)	1261.77	1261.77	338.01	33.03	1827.70	0.690	2.24	6.361	A

Main results: (08:45-09:00)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	1050.91	1053.51	42.41	26.97	2049.82	0.513	1.06	3.624	A
Site Access (S)	432.41	433.63	977.81	53.94	1344.80	0.322	0.48	3.957	A
A1112 (W)	1030.23	1034.16	276.77	26.97	1860.56	0.554	1.25	4.376	A

Main results: (09:00-09:15)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	880.08	881.31	35.45	22.59	2055.24	0.428	0.75	3.071	A
Site Access (S)	362.12	362.69	817.99	45.17	1448.35	0.250	0.33	3.319	A
A1112 (W)	862.77	864.37	231.49	22.59	1881.63	0.459	0.85	3.543	A

(Default Analysis Set) - 2031 Peak + Dev, AM

Data Errors and Warnings

No errors or warnings

Analysis Set Details

Name	Description	Locked	Network Flow Scaling Factor (%)	Reason For Scaling Factors
(Default Analysis Set)			100.000	

Demand Set Details

Name	Scenario Name	Time Period Name	Description	Traffic Profile Type	Model Start Time (HH:mm)	Model Finish Time (HH:mm)	Model Time Period Length (min)	Time Segment Length (min)	Single Time Segment Only	Locked
2031 Peak + Dev, AM	2031 Peak + Dev	AM		ONE HOUR	07:45	09:15	90	15		

Junction Network

Junctions

Name	Junction Type	Arm Order	Grade Separated	Large Roundabout	Junction Delay (s)	Junction LOS
Proposed Site Access	Roundabout	A,B,C			9.21	A

Junction Network Options

Driving Side	Lighting	Road Surface	Network Residual Capacity (%)	First Arm Reaching Threshold
Left	Normal/unknown	(Mini-roundabouts only)	12	A1112 (W)

Arms

Arms

Name	Name	Description
A1112 (E)	A1112 (E)	
Site Access (S)	Site Access (S)	
A1112 (W)	A1112 (W)	

Roundabout Geometry

Name	V - Approach road half-width (m)	E - Entry width (m)	l' - Effective flare length (m)	R - Entry radius (m)	D - Inscribed circle diameter (m)	PHI - Conflict (entry) angle (deg)	Exit Only
A1112 (E)	7.00	7.40	10.00	30.00	60.00	31.00	
Site Access (S)	6.20	7.00	20.00	30.00	60.00	20.00	
A1112 (W)	7.00	7.60	7.00	20.00	60.00	39.00	

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

Pedestrian Crossings

Name	Crossing Type
A1112 (E)	Pelican
Site Access (S)	Pelican
A1112 (W)	Pelican

Pelican/ Puffin Crossings

Name	Amber time preceding red (s)	Amber time regarded as green (s)	Time from traffic red start to green man start (s)	Time period green man shown (s)	Clearance Period (s)	Traffic minimum green (s)	Space between crossing and junction entry (PCU)
A1112 (E)	3.00	2.90	1.00	6.00	6.00	7.00	3.00
Site Access (S)	3.00	2.90	1.00	6.00	6.00	7.00	1.00
A1112 (W)	3.00	2.90	1.00	6.00	6.00	7.00	3.00

Slope / Intercept / Capacity

Roundabout Slope and Intercept used in model

Name	Enter slope and intercept directly	Entered slope	Entered intercept (PCU/hr)	Final Slope	Final Intercept (PCU/hr)
A1112 (E)		(calculated)	(calculated)	0.657	2257.038
Site Access (S)		(calculated)	(calculated)	0.657	2200.262
A1112 (W)		(calculated)	(calculated)	0.634	2192.974

The slope and intercept shown above include any corrections and adjustments.

Traffic Flows

Demand Set Data Options

Default Vehicle Mix	Vehicle Mix Varies Over Time	Vehicle Mix Varies Over Turn	Vehicle Mix Varies Over Entry	Vehicle Mix Source	PCU Factor for a HV (PCU)	Default Turning Proportions	Estimate from entry/exit counts	Turning Proportions Vary Over Time	Turning Proportions Vary Over Turn	Turning Proportions Vary Over Entry
		✓	✓	HV Percentages	2.00				✓	✓

Entry Flows

General Flows Data

Name	Profile Type	Use Turning Counts	Average Demand Flow (Veh/hr)	Flow Scaling Factor (%)
A1112 (E)	ONE HOUR	✓	1427.00	100.000
Site Access (S)	ONE HOUR	✓	481.00	100.000
A1112 (W)	ONE HOUR	✓	1407.00	100.000

Pedestrian Flows

General Flows Data

Name	Profile Type	Average Pedestrian Flow (Ped/hr)
A1112 (E)	ONE HOUR	30.00
Site Access (S)	ONE HOUR	60.00
A1112 (W)	ONE HOUR	30.00

Turning Proportions

Turning Counts or Proportions (Veh/hr) - Proposed Site Access (for whole period)

		To		
		A	B	C
From	A	0.000	84.000	1343.000
	B	307.000	0.000	174.000
	C	1360.000	47.000	0.000

Turning Proportions (Veh) - Proposed Site Access (for whole period)

		To		
		A	B	C
From	A	0.00	0.06	0.94
	B	0.64	0.00	0.36
	C	0.97	0.03	0.00

Vehicle Mix

Average PCU Per Vehicle - Proposed Site Access (for whole period)

		To		
		A	B	C
From	A	1.000	1.050	1.050
	B	1.050	1.000	1.050
	C	1.050	1.050	1.000

Heavy Vehicle Percentages - Proposed Site Access (for whole period)

		To		
		A	B	C
From	A	0.000	5.000	5.000
	B	5.000	0.000	5.000
	C	5.000	5.000	0.000

Results

Results Summary for whole modelled period

Name	Max RFC	Max Delay (s)	Max Queue (Veh)	Max LOS
A1112 (E)	0.76	7.20	3.12	A
Site Access (S)	0.51	6.95	1.02	A
A1112 (W)	0.84	12.01	5.01	B

Main Results for each time segment

Main results: (07:45-08:00)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	1074.32	1069.94	35.21	22.59	2047.77	0.525	1.09	3.665	A
Site Access (S)	362.12	360.63	1006.96	45.17	1325.49	0.273	0.37	3.727	A
A1112 (W)	1059.26	1054.12	230.17	22.59	1873.73	0.565	1.29	4.366	A

Main results: (08:00-08:15)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	1282.84	1280.62	42.15	26.97	2049.65	0.626	1.65	4.668	A
Site Access (S)	432.41	431.67	1205.23	53.94	1201.88	0.360	0.56	4.670	A
A1112 (W)	1264.86	1261.67	275.52	26.97	1859.83	0.680	2.08	5.986	A

Main results: (08:15-08:30)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	1571.16	1565.29	51.38	33.03	2059.15	0.763	3.12	7.203	A
Site Access (S)	529.59	527.76	1473.15	66.06	1043.51	0.508	1.01	6.954	A
A1112 (W)	1549.14	1538.15	336.85	33.03	1847.08	0.839	4.83	11.267	B

Main results: (08:30-08:45)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	1571.16	1571.15	51.72	33.03	2073.17	0.758	3.12	7.170	A
Site Access (S)	529.59	529.59	1478.67	66.06	1049.38	0.505	1.02	6.925	A
A1112 (W)	1549.14	1548.43	338.01	33.03	1846.39	0.839	5.01	12.006	B

Main results: (08:45-09:00)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	1282.84	1288.75	42.64	26.97	2074.51	0.618	1.64	4.616	A
Site Access (S)	432.41	434.24	1212.89	53.94	1212.18	0.357	0.56	4.637	A
A1112 (W)	1264.86	1276.63	277.15	26.97	1888.13	0.670	2.07	5.998	A

Main results: (09:00-09:15)

Name	Total Demand (Veh/hr)	Entry Flow (Veh/hr)	Circulating Flow (Veh/hr)	Pedestrian Demand (Ped/hr)	Capacity (Veh/hr)	RFC	End Queue (Veh)	Delay (s)	LOS
A1112 (E)	1074.32	1076.51	35.49	22.59	2064.97	0.520	1.09	3.652	A
Site Access (S)	362.12	362.86	1013.14	45.17	1332.88	0.272	0.38	3.713	A
A1112 (W)	1059.26	1062.41	231.59	22.59	1894.73	0.559	1.28	4.342	A

Appendix G

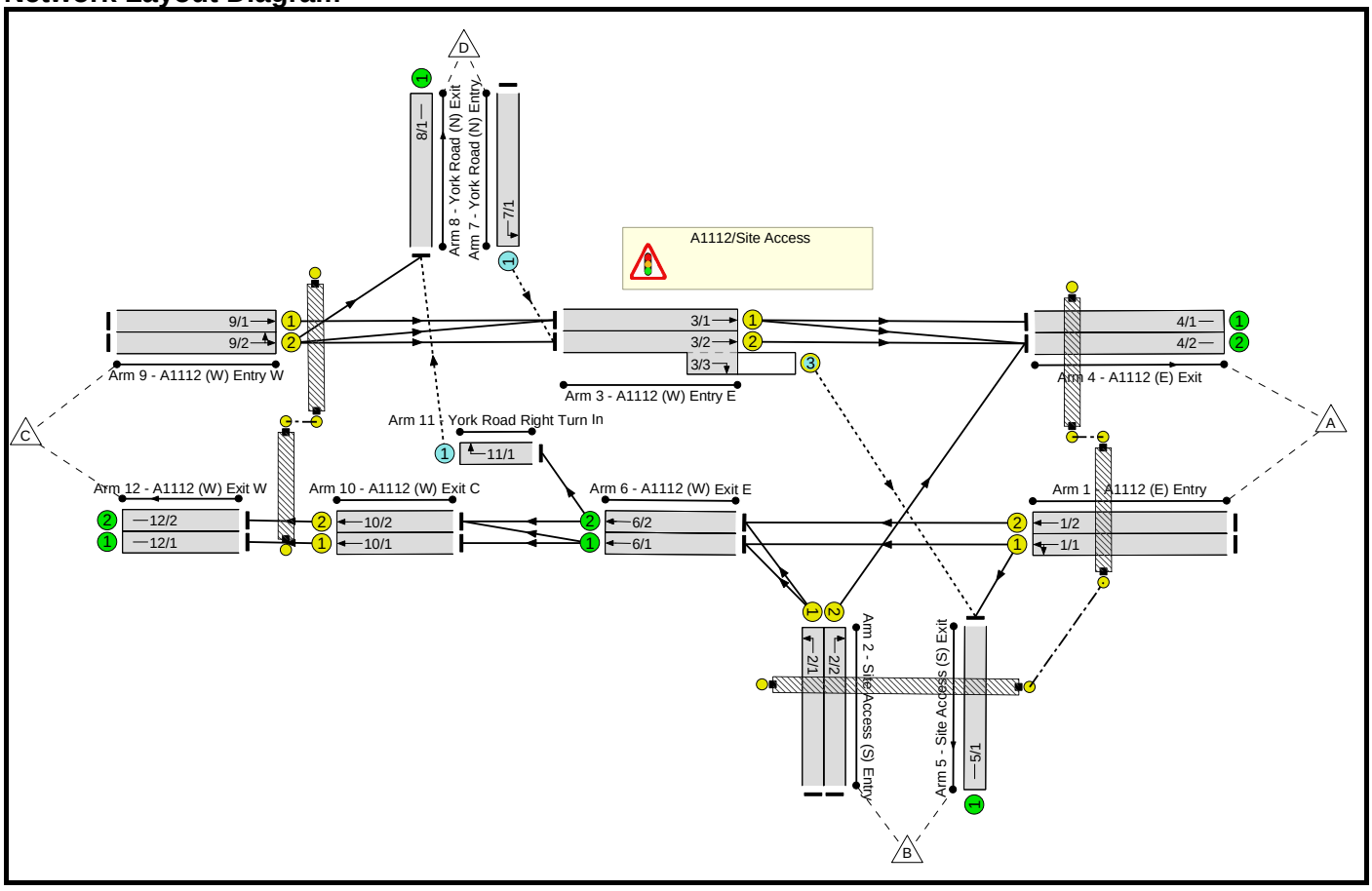
LINSIG Outputs: Proposed Site Access Junction (Option 2)

Full Input Data And Results

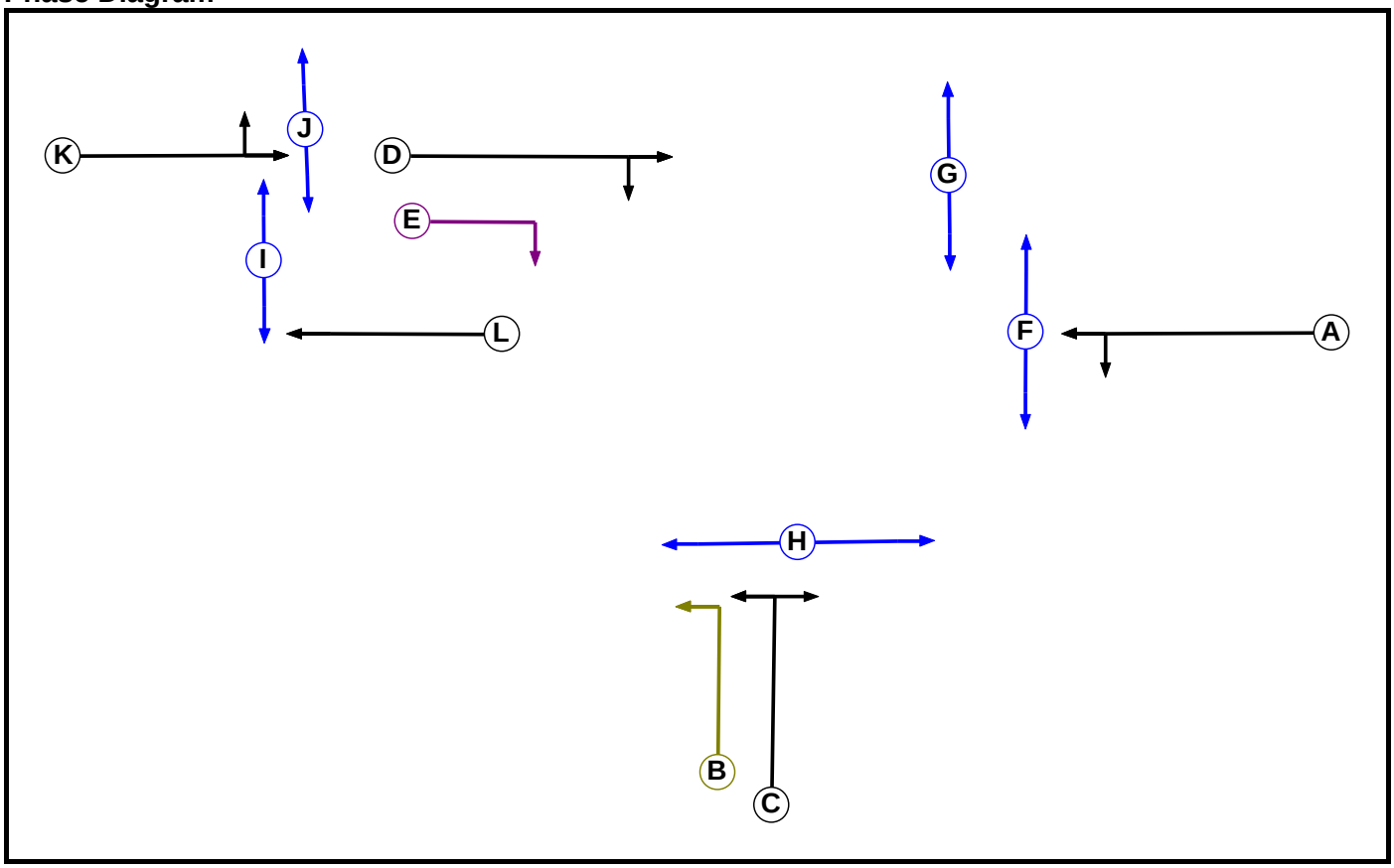
User and Project Details

Project:	**W420 Mardyke Farm**
Title:	**A1112/Site Access Junction**
Location:	London Borough of Havering
File name:	A1112_Site Access Junction_v6_040315.lsg3x
Author:	CB
Company:	Ardent
Address:	
Notes:	

Network Layout Diagram



Phase Diagram



Phase Input Data

Phase Name	Phase Type	Assoc. Phase	Street Min	Cont Min
A	Traffic		7	7
B	Filter	C	4	4
C	Traffic		7	7
D	Traffic		7	7
E	Ind. Arrow	D	4	4
F	Pedestrian		7	7
G	Pedestrian		7	7
H	Pedestrian		7	7
I	Pedestrian		7	7
J	Pedestrian		7	7
K	Traffic		7	7
L	Traffic		7	7

Full Input Data And Results

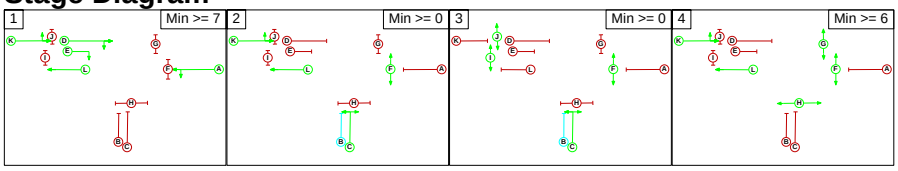
Phase Intergreens Matrix

		Starting Phase											
		A	B	C	D	E	F	G	H	I	J	K	L
Terminating Phase	A		6	5	-	-	5	-	7	-	-	-	-
	B	5		-	-	-	-	-	5	-	-	-	-
	C	5	-		5	5	-	7	5	-	-	-	-
	D	-	-	5		-	-	7	-	-	-	-	-
	E	-	-	5	-		-	-	7	-	-	-	-
	F	8	-	-	-	-		-	-	-	-	-	-
	G	-	-	7	7	-	-		-	-	-	-	-
	H	15	15	15	-	15	-	-		-	-	-	-
	I	-	-	-	-	-	-	-	-		-	-	8
	J	-	-	-	-	-	-	-	-	-		8	-
	K	-	-	-	-	-	-	-	-	-	5		-
	L	-	-	-	-	-	-	-	-	5	-	-	

Phases in Stage

Stage No.	Phases in Stage
1	A D E K L
2	C F K L
3	C F I J
4	F G H K L

Stage Diagram



Phase Delays

Term. Stage	Start Stage	Phase	Type	Value	Cont value
There are no Phase Delays defined					

Prohibited Stage Change

		To Stage			
		1	2	3	4
From Stage	1		5	5	7
	2	8		5	7
	3	8	8		8
	4	15	15	15	

Full Input Data And Results

Give-Way Lane Input Data

Junction: A1112/Site Access

Lane	Movement	Max Flow when Giving Way (PCU/Hr)	Min Flow when Giving Way (PCU/Hr)	Opposing Lane	Opp. Lane Coeff.	Opp. Mvmnts.	Right Turn Storage (PCU)	Non-Blocking Storage (PCU)	RTF	Right Turn Move up (s)	Max Turns in Intergreen (PCU)
3/3 (A1112 (W) Entry E)	5/1 (Right)	1439	0	1/1	1.09	All	4.00	-	0.50	4	4.00
				1/2	1.09	All					
7/1 (York Road (N) Entry)	3/2 (Left)	1439	0	9/1	1.09	To 3/1 (Ahead)	-	-	-	-	-
				9/2	1.09	All					
11/1 (York Road Right Turn In)	8/1 (Right)	1439	0	9/1	1.09	All	-	-	-	-	-
				9/2	1.09	All					

Lane Input Data

Junction: A1112/Site Access

Lane	Lane Type	Phases	Start Disp.	End Disp.	Physical Length (PCU)	Sat Flow Type	Def User Saturation Flow (PCU/Hr)	Lane Width (m)	Gradient	Nearside Lane	Turns	Turning Radius (m)
1/1 (A1112 (E) Entry)	U	A	2	3	60.0	Geom	-	3.50	0.00	Y	Arm 5 Left Arm 6 Ahead	10.00 Inf
1/2 (A1112 (E) Entry)	U	A	2	3	60.0	Geom	-	3.50	0.00	N	Arm 6 Ahead	Inf
2/1 (Site Access (S) Entry)	U	C B	2	3	60.0	Geom	-	3.25	0.00	Y	Arm 6 Left	10.00
2/2 (Site Access (S) Entry)	U	C	2	3	60.0	Geom	-	3.25	0.00	N	Arm 4 Right	11.00
3/1 (A1112 (W) Entry E)	U	D	2	3	60.0	Geom	-	3.00	0.00	Y	Arm 4 Ahead	Inf
3/2 (A1112 (W) Entry E)	U	D	2	3	60.0	Geom	-	3.00	0.00	N	Arm 4 Ahead	Inf
3/3 (A1112 (W) Entry E)	O	D E	2	3	3.5	Geom	-	3.00	0.00	N	Arm 5 Right	11.00
4/1 (A1112 (E) Exit)	U		2	3	60.0	Geom	-	3.00	0.00	Y		
4/2 (A1112 (E) Exit)	U		2	3	60.0	Geom	-	3.00	0.00	N		
5/1 (Site Access (S) Exit)	U		2	3	60.0	Geom	-	3.50	0.00	Y		
6/1 (A1112 (W) Exit E)	U		2	3	5.2	Geom	-	3.50	0.00	Y	Arm 10 Ahead	Inf
6/2 (A1112 (W) Exit E)	U		2	3	5.2	Geom	-	3.50	0.00	N	Arm 10 Ahead Arm 11 Ahead	Inf Inf
7/1 (York Road (N) Entry)	O		2	3	60.0	Geom	-	3.50	0.00	Y	Arm 3 Left	6.00
8/1 (York Road (N) Exit)	U		2	3	60.0	Geom	-	3.50	0.00	Y		
9/1 (A1112 (W) Entry W)	U	K	2	3	60.0	Geom	-	3.50	0.00	Y	Arm 3 Ahead	Inf
9/2 (A1112 (W) Entry W)	U	K	2	3	60.0	Geom	-	3.50	0.00	N	Arm 3 Ahead Arm 8 Left	Inf Inf

10/1 (A1112 (W) Exit C)	U	L	2	3	60.0	Geom	-	3.50	0.00	Y	Arm 12 Ahead	Inf
10/2 (A1112 (W) Exit C)	U	L	2	3	60.0	Geom	-	3.50	0.00	N	Arm 12 Ahead	Inf
11/1 (York Road Right Turn In)	O		2	3	1.4	Geom	-	3.50	0.00	N	Arm 8 Right	10.00
12/1 (A1112 (W) Exit W)	U		2	3	60.0	Geom	-	3.50	0.00	Y		
12/2 (A1112 (W) Exit W)	U		2	3	60.0	Geom	-	3.50	0.00	N		

Traffic Flow Groups

Flow Group	Start Time	End Time	Duration	Formula
1: '2013 AM Peak'	08:00	09:00	01:00	
2: '2031 AM Peak'	08:00	09:00	01:00	

Scenario 1: '2013 AM Peak' (FG1: '2013 AM Peak', Plan 1: 'Network Control Plan 1')

Traffic Flows, Desired

Desired Flow :

		Destination				
		A	B	C	D	Tot.
Origin	A	0	88	1142	15	1245
	B	322	0	183	0	505
	C	1157	50	0	15	1222
	D	30	0	0	0	30
	Tot.	1509	138	1325	30	3002

Traffic Lane Flows

Lane	Scenario 1: 2013 AM Peak
Junction: A1112/Site Access	
1/1	590
1/2	655
2/1	183
2/2	322
3/1	581
3/2 (with short)	656(In) 606(Out)
3/3 (short)	50
4/1	581
4/2	928
5/1	138
6/1	547
6/2	793
7/1	30
8/1	30
9/1	64
9/2	1158
10/1	73
10/2	1252
11/1	15
12/1	73
12/2	1252

Lane Saturation Flows

Junction: A1112/Site Access								
Lane	**Lane Width (m)**	**Gradient**	**Nearside Lane**	**Allowed Turns**	**Turning Radius (m)**	**Turning Prop.**	**Sat Flow (PCU/Hr)**	**Flared Sat Flow (PCU/Hr)**
1/1 (A1112 (E) Entry)	3.50	0.00	Y	Arm 5 Left	10.00	14.9 %	1922	1922
				Arm 6 Ahead	Inf	85.1 %		
1/2 (A1112 (E) Entry)	3.50	0.00	N	Arm 6 Ahead	Inf	100.0 %	2105	2105
2/1 (Site Access (S) Entry)	3.25	0.00	Y	Arm 6 Left	10.00	100.0 %	1687	1687
2/2 (Site Access (S) Entry)	3.25	0.00	N	Arm 4 Right	11.00	100.0 %	1830	1830
3/1 (A1112 (W) Entry E)	3.00	0.00	Y	Arm 4 Ahead	Inf	100.0 %	1915	1915
3/2 (A1112 (W) Entry E)	3.00	0.00	N	Arm 4 Ahead	Inf	100.0 %	2055	2055
3/3 (A1112 (W) Entry E)	3.00	0.00	N	Arm 5 Right	11.00	100.0 %	1808	1808
4/1 (A1112 (E) Exit)	3.00	0.00	Y				1915	1915
4/2 (A1112 (E) Exit)	3.00	0.00	N				2055	2055
5/1 (Site Access (S) Exit)	3.50	0.00	Y				1965	1965
6/1 (A1112 (W) Exit E)	3.50	0.00	Y	Arm 10 Ahead	Inf	100.0 %	1965	1965
6/2 (A1112 (W) Exit E)	3.50	0.00	N	Arm 10 Ahead	Inf	98.1 %	2105	2105
				Arm 11 Ahead	Inf	1.9 %		
7/1 (York Road (N) Entry)	3.50	0.00	Y	Arm 3 Left	6.00	100.0 %	1572	1572
8/1 (York Road (N) Exit)	3.50	0.00	Y				1965	1965
9/1 (A1112 (W) Entry W)	3.50	0.00	Y	Arm 3 Ahead	Inf	100.0 %	1965	1965
9/2 (A1112 (W) Entry W)	3.50	0.00	N	Arm 3 Ahead	Inf	98.7 %	2105	2105
				Arm 8 Left	Inf	1.3 %		
10/1 (A1112 (W) Exit C)	3.50	0.00	Y	Arm 12 Ahead	Inf	100.0 %	1965	1965
10/2 (A1112 (W) Exit C)	3.50	0.00	N	Arm 12 Ahead	Inf	100.0 %	2105	2105
11/1 (York Road Right Turn In)	3.50	0.00	N	Arm 8 Right	10.00	100.0 %	1830	1830
12/1 (A1112 (W) Exit W)	3.50	0.00	Y				1965	1965
12/2 (A1112 (W) Exit W)	3.50	0.00	N				2105	2105

Scenario 2: '2031 AM Peak' (FG2: '2031 AM Peak', Plan 1: 'Network Control Plan 1')

Traffic Flows, Desired

Desired Flow :

		Destination				
		A	B	C	D	Tot.
Origin	A	0	88	1413	15	1516
	B	322	0	183	0	505
	C	1432	50	0	15	1497
	D	30	0	0	0	30
	Tot.	1784	138	1596	30	3548

Traffic Lane Flows

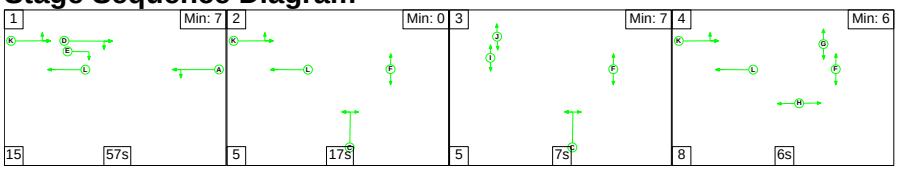
Lane	Scenario 2: 2031 AM Peak
Junction: A1112/Site Access	
1/1	722
1/2	794
2/1	183
2/2	322
3/1	712
3/2 (with short)	800(In) 750(Out)
3/3 (short)	50
4/1	712
4/2	1072
5/1	138
6/1	679
6/2	932
7/1	30
8/1	30
9/1	77
9/2	1420
10/1	85
10/2	1511
11/1	15
12/1	85
12/2	1511

Lane Saturation Flows

Junction: A1112/Site Access								
Lane	**Lane Width (m)**	**Gradient**	**Nearside Lane**	**Allowed Turns**	**Turning Radius (m)**	**Turning Prop.**	**Sat Flow (PCU/Hr)**	**Flared Sat Flow (PCU/Hr)**
1/1 (A1112 (E) Entry)	3.50	0.00	Y	Arm 5 Left	10.00	12.2 %	1930	1930
				Arm 6 Ahead	Inf	87.8 %		
1/2 (A1112 (E) Entry)	3.50	0.00	N	Arm 6 Ahead	Inf	100.0 %	2105	2105
2/1 (Site Access (S) Entry)	3.25	0.00	Y	Arm 6 Left	10.00	100.0 %	1687	1687
2/2 (Site Access (S) Entry)	3.25	0.00	N	Arm 4 Right	11.00	100.0 %	1830	1830
3/1 (A1112 (W) Entry E)	3.00	0.00	Y	Arm 4 Ahead	Inf	100.0 %	1915	1915
3/2 (A1112 (W) Entry E)	3.00	0.00	N	Arm 4 Ahead	Inf	100.0 %	2055	2055
3/3 (A1112 (W) Entry E)	3.00	0.00	N	Arm 5 Right	11.00	100.0 %	1808	1808
4/1 (A1112 (E) Exit)	3.00	0.00	Y				1915	1915
4/2 (A1112 (E) Exit)	3.00	0.00	N				2055	2055
5/1 (Site Access (S) Exit)	3.50	0.00	Y				1965	1965
6/1 (A1112 (W) Exit E)	3.50	0.00	Y	Arm 10 Ahead	Inf	100.0 %	1965	1965
6/2 (A1112 (W) Exit E)	3.50	0.00	N	Arm 10 Ahead	Inf	98.4 %	2105	2105
				Arm 11 Ahead	Inf	1.6 %		
7/1 (York Road (N) Entry)	3.50	0.00	Y	Arm 3 Left	6.00	100.0 %	1572	1572
8/1 (York Road (N) Exit)	3.50	0.00	Y				1965	1965
9/1 (A1112 (W) Entry W)	3.50	0.00	Y	Arm 3 Ahead	Inf	100.0 %	1965	1965
9/2 (A1112 (W) Entry W)	3.50	0.00	N	Arm 3 Ahead	Inf	98.9 %	2105	2105
				Arm 8 Left	Inf	1.1 %		
10/1 (A1112 (W) Exit C)	3.50	0.00	Y	Arm 12 Ahead	Inf	100.0 %	1965	1965
10/2 (A1112 (W) Exit C)	3.50	0.00	N	Arm 12 Ahead	Inf	100.0 %	2105	2105
11/1 (York Road Right Turn In)	3.50	0.00	N	Arm 8 Right	10.00	100.0 %	1830	1830
12/1 (A1112 (W) Exit W)	3.50	0.00	Y				1965	1965
12/2 (A1112 (W) Exit W)	3.50	0.00	N				2105	2105

Scenario 1: '2013 AM Peak' (FG1: '2013 AM Peak', Plan 1: 'Network Control Plan 1')

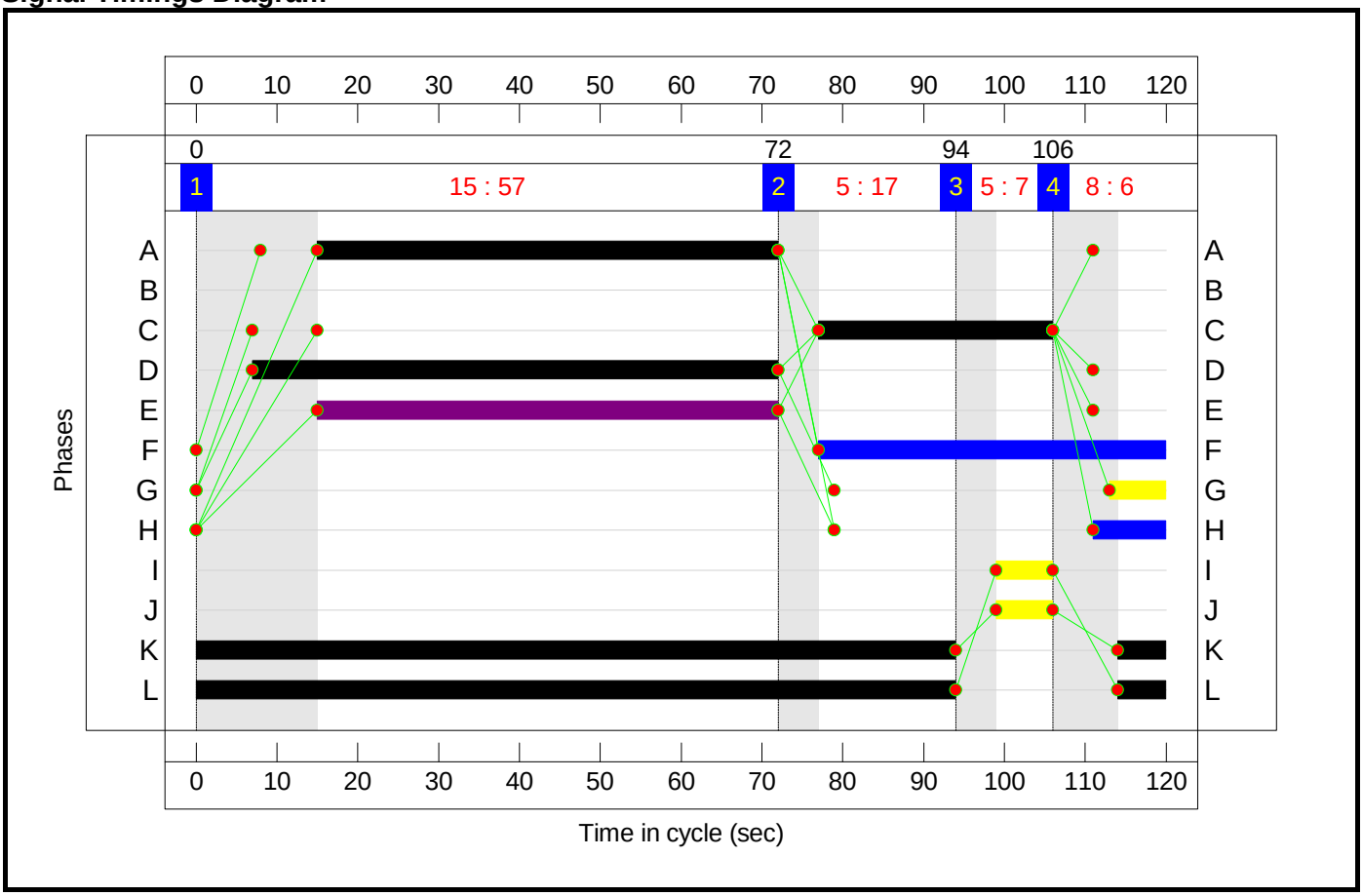
Stage Sequence Diagram



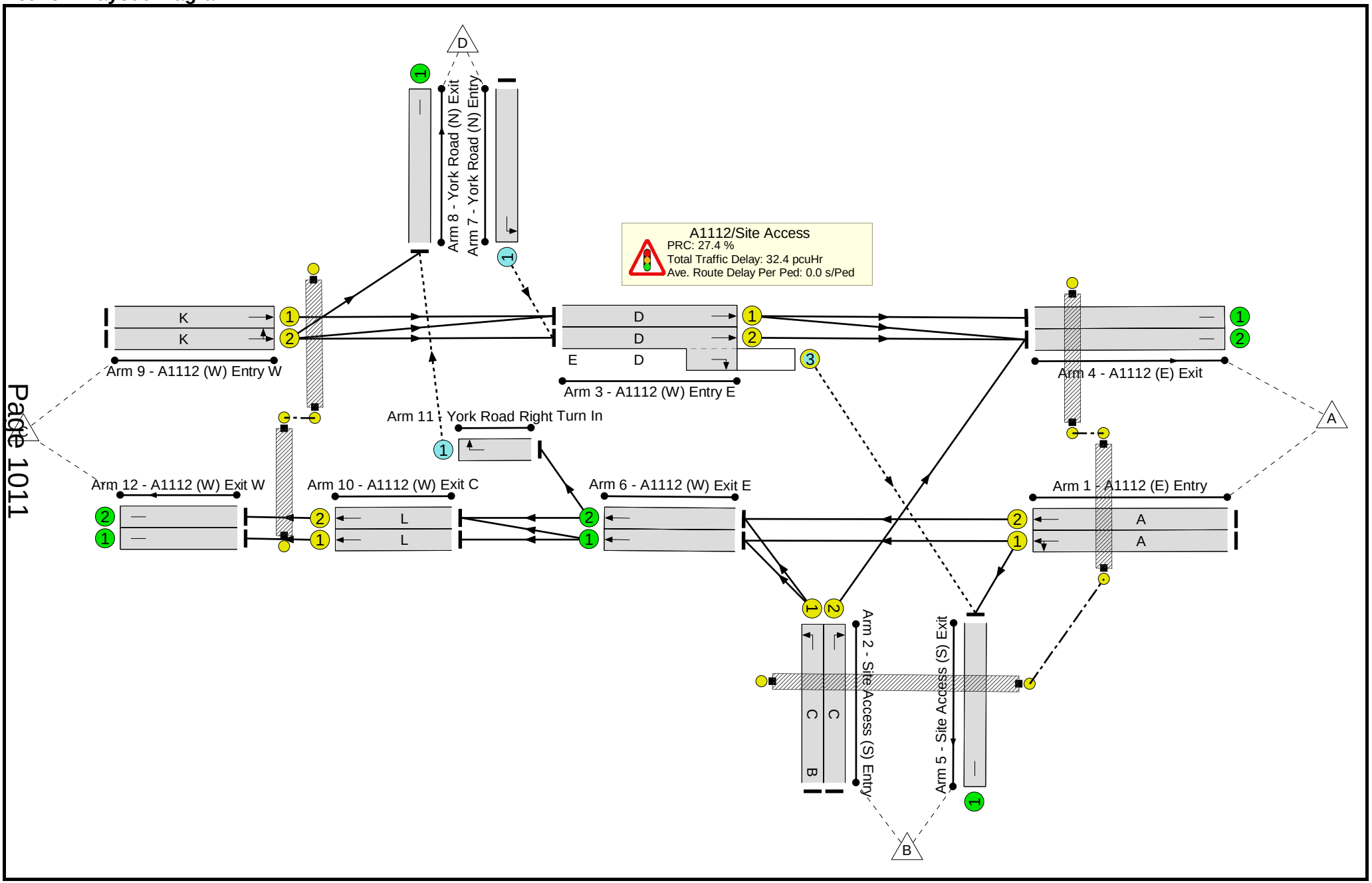
Stage Timings

Stage	1	2	3	4
Duration	57	17	7	6
Change Point	0	72	94	106

Signal Timings Diagram



Network Layout Diagram



Network Results

Item	Lane Description	Lane Type	Controller Stream	Position In Filtered Route	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)
Network: A1112/Site Access Junction	**-**	**-**	**N/A**	**-**	**-**		**-**	**-**	**-**	**-**	**-**	**-**	**70.7%**
A1112/Site Access	**-**	**-**	**N/A**	**-**	**-**		**-**	**-**	**-**	**-**	**-**	**-**	**70.7%**
1/1	A1112 (E) Entry Left Ahead	U	N/A	N/A	A		1	57	-	590	1922	929	63.5%
1/2	A1112 (E) Entry Ahead	U	N/A	N/A	A		1	57	-	655	2105	1017	64.4%
2/1	Site Access (S) Entry Left	U	N/A	N/A	C	B	1	29	0	183	1687	422	43.4%
2/2	Site Access (S) Entry Right	U	N/A	N/A	C		1	29	-	322	1830	457	70.4%
3/1	A1112 (W) Entry E Ahead	U	N/A	N/A	D		1	65	-	581	1915	1053	55.2%
3/2+3/3	A1112 (W) Entry E Ahead Right	U+O	N/A	N/A	D	E	1	65	57	656	2055:1808	1139	57.6%
4/1	A1112 (E) Exit	U	N/A	N/A	-		-	-	-	581	1915	1915	30.3%
4/2	A1112 (E) Exit	U	N/A	N/A	-		-	-	-	928	2055	2055	45.2%
5/1	Site Access (S) Exit	U	N/A	N/A	-		-	-	-	138	1965	1965	7.0%
6/1	A1112 (W) Exit E Ahead	U	N/A	N/A	-		-	-	-	547	1965	1965	27.8%
6/2	A1112 (W) Exit E Ahead Ahead2	U	N/A	N/A	-		-	-	-	793	2105	2105	37.7%
7/1	York Road (N) Entry Left	O	N/A	N/A	-		-	-	-	30	1572	318	9.4%
8/1	York Road (N) Exit	U	N/A	N/A	-		-	-	-	30	1965	1965	1.5%
9/1	A1112 (W) Entry W Ahead	U	N/A	N/A	K		1	100	-	64	1965	1654	3.9%

Full Input Data And Results

9/2	A1112 (W) Entry W Ahead Left	U	N/A	N/A	K		1	100	-	1158	2105	1772	65.4%
10/1	A1112 (W) Exit C Ahead	U	N/A	N/A	L		1	100	-	73	1965	1654	4.4%
10/2	A1112 (W) Exit C Ahead	U	N/A	N/A	L		1	100	-	1252	2105	1772	70.7%
11/1	York Road Right Turn In Right	O	N/A	N/A	-		-	-	-	15	1830	358	4.2%
12/1	A1112 (W) Exit W	U	N/A	N/A	-		-	-	-	73	1965	1965	3.7%
12/2	A1112 (W) Exit W	U	N/A	N/A	-		-	-	-	1252	2105	2105	59.5%
Ped Link: P1	A1112 (E) WB	-	N/A	-	F		1	43	-	0	-	0	0.0%
Ped Link: P2	A1112 (E) EB	-	N/A	-	G		1	7	-	0	-	0	0.0%
Ped Link: P3	Site Access (SB)	-	N/A	-	H		1	9	-	0	-	0	0.0%
Ped Link: P4	A1112 (W) WB	-	N/A	-	I		1	7	-	0	-	0	0.0%
Ped Link: P5	A1112 (W) EB	-	N/A	-	J		1	7	-	0	-	0	0.0%

Full Input Data And Results

Item	Arriving (pcu)	Leaving (pcu)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Uniform Delay (pcuHr)	Rand + Oversat Delay (pcuHr)	Storage Area Uniform Delay (pcuHr)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Max. Back of Uniform Queue (pcu)	Rand + Oversat Queue (pcu)	Mean Max Queue (pcu)
Network: A1112/Site Access Junction	**-**	**-**	**61**	**14**	**21**	**23.3**	**8.8**	**0.3**	**32.4**	**-**	**-**	**-**	**-**
A1112/Site Access	**-**	**-**	**61**	**14**	**21**	**23.3**	**8.8**	**0.3**	**32.4**	**-**	**-**	**-**	**-**
1/1	590	590	-	-	-	3.8	0.9	-	4.7	28.4	14.6	0.9	15.5
1/2	655	655	-	-	-	4.2	0.9	-	5.1	28.2	16.4	0.9	17.3
2/1	183	183	-	-	-	1.9	0.4	-	2.3	45.4	5.1	0.4	5.5
2/2	322	322	-	-	-	3.7	1.2	-	4.8	54.0	9.7	1.2	10.9
3/1	581	581	-	-	-	2.6	0.6	-	3.3	20.2	9.8	0.6	10.4
3/2+3/3	656	656	20	9	21	3.0	0.7	0.3	4.0	21.7	10.7	0.7	11.4
4/1	581	581	-	-	-	0.0	0.2	-	0.2	1.3	0.0	0.2	0.2
4/2	928	928	-	-	-	0.0	0.4	-	0.4	1.6	0.0	0.4	0.4
5/1	138	138	-	-	-	0.0	0.0	-	0.0	1.0	0.0	0.0	0.0
6/1	547	547	-	-	-	0.0	0.2	-	0.2	1.3	0.0	0.2	0.2
6/2	793	793	-	-	-	0.0	0.3	-	0.3	1.4	0.0	0.3	0.3
7/1	30	30	25	5	0	0.0	0.1	-	0.1	9.6	0.3	0.1	0.3
8/1	30	30	-	-	-	0.0	0.0	-	0.0	0.9	0.0	0.0	0.0
9/1	64	64	-	-	-	0.0	0.0	-	0.0	2.7	0.3	0.0	0.4
9/2	1158	1158	-	-	-	1.1	0.9	-	2.0	6.3	13.5	0.9	14.5
10/1	73	73	-	-	-	0.0	0.0	-	0.1	2.6	0.3	0.0	0.4
10/2	1252	1252	-	-	-	2.9	1.2	-	4.1	11.9	26.3	1.2	27.5
11/1	15	15	15	0	0	0.0	0.0	-	0.0	5.3	0.0	0.0	0.0
12/1	73	73	-	-	-	0.0	0.0	-	0.0	1.0	0.0	0.0	0.0
12/2	1252	1252	-	-	-	0.0	0.7	-	0.7	2.1	6.4	0.7	7.2
Ped Link: P1	0	0	-	-	-	-	-	-	-	-	-	-	-
Ped Link: P2	0	0	-	-	-	-	-	-	-	-	-	-	-
Ped Link: P3	0	0	-	-	-	-	-	-	-	-	-	-	-

Full Input Data And Results

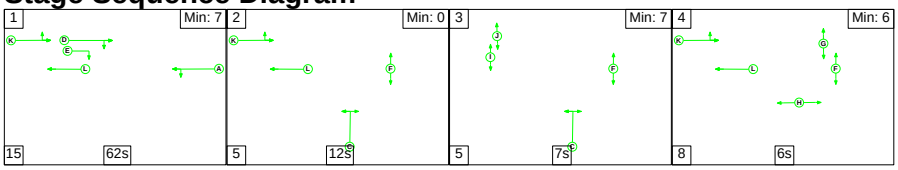
Ped Link: P4	0	0	-	-	-	-	-	-	-	-	-	-	-
Ped Link: P5	0	0	-	-	-	-	-	-	-	-	-	-	-

C1 PRC for Signalled Lanes (%): 27.4 Total Delay for Signalled Lanes (pcuHr): 30.39 Cycle Time (s): 120
PRC Over All Lanes (%): 27.4 Total Delay Over All Lanes(pcuHr): 32.42

Full Input Data And Results

Scenario 2: '2031 AM Peak' (FG2: '2031 AM Peak', Plan 1: 'Network Control Plan 1')

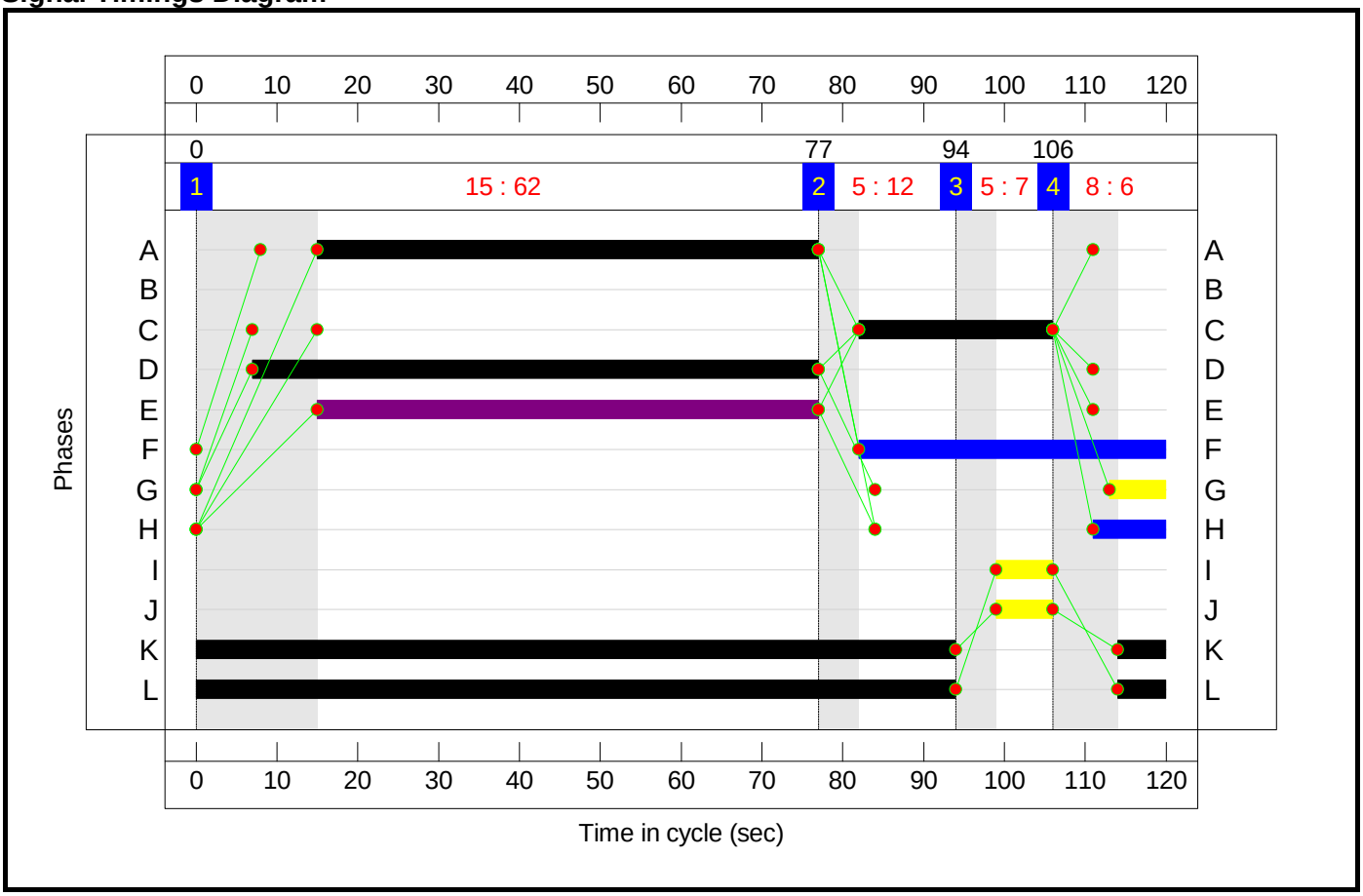
Stage Sequence Diagram



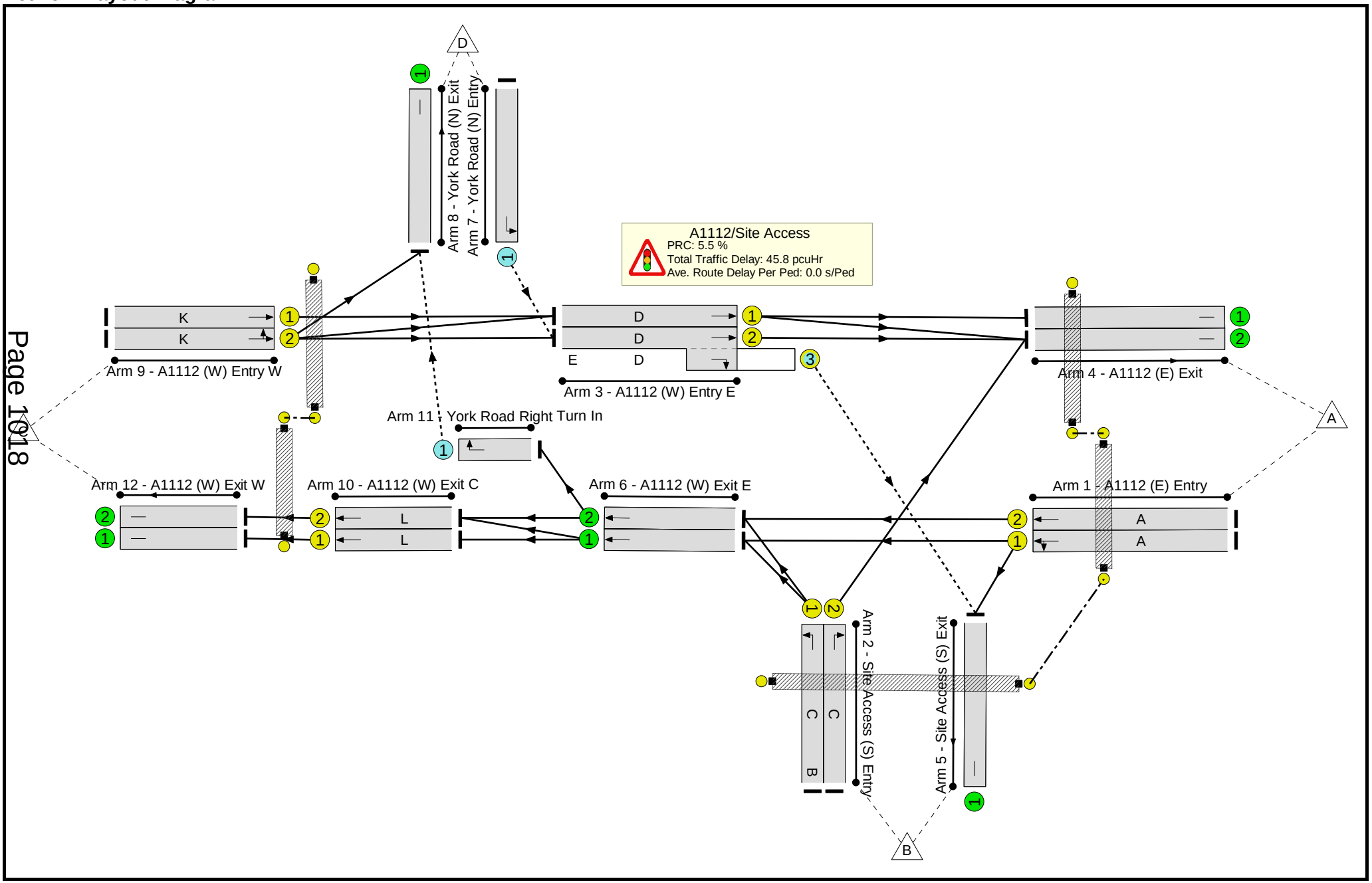
Stage Timings

Stage	1	2	3	4
Duration	62	12	7	6
Change Point	0	77	94	106

Signal Timings Diagram



Network Layout Diagram



Full Input Data And Results

Network Results

Item	Lane Description	Lane Type	Controller Stream	Position In Filtered Route	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)
Network: A1112/Site Access Junction	**-**	**-**	**N/A**	**-**	**-**		**-**	**-**	**-**	**-**	**-**	**-**	**85.3%**
A1112/Site Access	**-**	**-**	**N/A**	**-**	**-**		**-**	**-**	**-**	**-**	**-**	**-**	**85.3%**
1/1	A1112 (E) Entry Left Ahead	U	N/A	N/A	A		1	62	-	722	1930	1013	71.3%
1/2	A1112 (E) Entry Ahead	U	N/A	N/A	A		1	62	-	794	2105	1105	71.8%
2/1	Site Access (S) Entry Left	U	N/A	N/A	C	B	1	24	0	183	1687	351	52.1%
2/2	Site Access (S) Entry Right	U	N/A	N/A	C		1	24	-	322	1830	381	84.5%
3/1	A1112 (W) Entry E Ahead	U	N/A	N/A	D		1	70	-	712	1915	1133	62.8%
3/2+3/3	A1112 (W) Entry E Ahead Right	U+O	N/A	N/A	D	E	1	70	62	800	2055:1808	1225	65.3%
4/1	A1112 (E) Exit	U	N/A	N/A	-		-	-	-	712	1915	1915	37.2%
4/2	A1112 (E) Exit	U	N/A	N/A	-		-	-	-	1072	2055	2055	52.2%
5/1	Site Access (S) Exit	U	N/A	N/A	-		-	-	-	138	1965	1965	7.0%
6/1	A1112 (W) Exit E Ahead	U	N/A	N/A	-		-	-	-	679	1965	1965	34.6%
6/2	A1112 (W) Exit E Ahead Ahead2	U	N/A	N/A	-		-	-	-	932	2105	2105	44.3%
7/1	York Road (N) Entry Left	O	N/A	N/A	-		-	-	-	30	1572	249	12.1%
8/1	York Road (N) Exit	U	N/A	N/A	-		-	-	-	30	1965	1965	1.5%
9/1	A1112 (W) Entry W Ahead	U	N/A	N/A	K		1	100	-	77	1965	1654	4.7%

Full Input Data And Results

9/2	A1112 (W) Entry W Ahead Left	U	N/A	N/A	K		1	100	-	1420	2105	1772	80.1%
10/1	A1112 (W) Exit C Ahead	U	N/A	N/A	L		1	100	-	85	1965	1654	5.1%
10/2	A1112 (W) Exit C Ahead	U	N/A	N/A	L		1	100	-	1511	2105	1772	85.3%
11/1	York Road Right Turn In Right	O	N/A	N/A	-		-	-	-	15	1830	290	5.2%
12/1	A1112 (W) Exit W	U	N/A	N/A	-		-	-	-	85	1965	1965	4.3%
12/2	A1112 (W) Exit W	U	N/A	N/A	-		-	-	-	1511	2105	2105	71.8%
Ped Link: P1	A1112 (E) WB	-	N/A	-	F		1	38	-	0	-	0	0.0%
Ped Link: P2	A1112 (E) EB	-	N/A	-	G		1	7	-	0	-	0	0.0%
Ped Link: P3	Site Access (SB)	-	N/A	-	H		1	9	-	0	-	0	0.0%
Ped Link: P4	A1112 (W) WB	-	N/A	-	I		1	7	-	0	-	0	0.0%
Ped Link: P5	A1112 (W) EB	-	N/A	-	J		1	7	-	0	-	0	0.0%

Full Input Data And Results

Item	Arriving (pcu)	Leaving (pcu)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Uniform Delay (pcuHr)	Rand + Oversat Delay (pcuHr)	Storage Area Uniform Delay (pcuHr)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Max. Back of Uniform Queue (pcu)	Rand + Oversat Queue (pcu)	Mean Max Queue (pcu)
Network: A1112/Site Access Junction	**-**	**-**	**0**	**53**	**42**	**30.3**	**15.1**	**0.4**	**45.8**	**-**	**-**	**-**	**-**
A1112/Site Access	**-**	**-**	**0**	**53**	**42**	**30.3**	**15.1**	**0.4**	**45.8**	**-**	**-**	**-**	**-**
1/1	722	722	-	-	-	4.3	1.2	-	5.6	27.8	18.3	1.2	19.5
1/2	794	794	-	-	-	4.8	1.3	-	6.1	27.5	20.1	1.3	21.3
2/1	183	183	-	-	-	2.1	0.5	-	2.7	52.8	5.4	0.5	5.9
2/2	322	322	-	-	-	4.1	2.5	-	6.6	73.6	10.3	2.5	12.8
3/1	712	712	-	-	-	2.9	0.8	-	3.7	18.9	11.5	0.8	12.3
2/2+3/3	800	800	0	8	42	3.2	0.9	0.4	4.5	20.4	13.0	0.9	13.9
4/1	712	712	-	-	-	0.0	0.3	-	0.3	1.5	0.0	0.3	0.3
4/2	1072	1072	-	-	-	0.0	0.5	-	0.5	1.8	0.0	0.5	0.5
5/1	138	138	-	-	-	0.0	0.0	-	0.0	1.0	0.0	0.0	0.0
6/1	679	679	-	-	-	0.0	0.3	-	0.3	1.4	0.0	0.3	0.3
6/2	932	932	-	-	-	0.0	0.4	-	0.4	1.5	0.0	0.4	0.4
7/1	30	30	0	30	0	0.4	0.1	-	0.4	51.6	0.8	0.1	0.9
8/1	30	30	-	-	-	0.0	0.0	-	0.0	0.9	0.0	0.0	0.0
9/1	77	77	-	-	-	0.0	0.0	-	0.1	2.7	0.4	0.0	0.4
9/2	1420	1420	-	-	-	1.8	2.0	-	3.8	9.7	22.9	2.0	24.9
10/1	85	85	-	-	-	0.0	0.0	-	0.1	2.8	0.4	0.0	0.5
10/2	1511	1511	-	-	-	6.4	2.8	-	9.2	22.0	31.7	2.8	34.5
11/1	15	15	0	15	0	0.2	0.0	-	0.3	60.3	0.5	0.0	0.5
12/1	85	85	-	-	-	0.0	0.0	-	0.0	1.0	0.0	0.0	0.0
12/2	1511	1511	-	-	-	0.0	1.3	-	1.3	3.0	6.4	1.3	7.7
Ped Link: P1	0	0	-	-	-	-	-	-	-	-	-	-	-
Ped Link: P2	0	0	-	-	-	-	-	-	-	-	-	-	-
Ped Link: P3	0	0	-	-	-	-	-	-	-	-	-	-	-

Full Input Data And Results

Ped Link: P4	0	0	-	-	-	-	-	-	-	-	-	-	-
Ped Link: P5	0	0	-	-	-	-	-	-	-	-	-	-	-

C1 PRC for Signalled Lanes (%): 5.5 Total Delay for Signalled Lanes (pcuHr): 42.33 Cycle Time (s): 120
PRC Over All Lanes (%): 5.5 Total Delay Over All Lanes(pcuHr): 45.85

A **Bilfinger Real Estate** company

Report

Appendix E
Technical / Environmental Appraisal

1.0. Geo-Environmental

1.1 Introduction

This geo-environmental section presents a summary of the contamination status of the site, with respect to constraints for development. The current approved scheme boundary is much smaller than the original landfilled area, which extends beneath the playing fields [currently in the ownership of Havering] located beyond the SE site boundary. For the purposes of this report, the playing fields have been included.

1.2 Site History

The site has been the subject of localised ad hoc sand and gravel (Drift Flood Plain gravels) extraction over the centuries. Early Ordnance Survey plans dated 1860's show the agricultural use of the site and the presence of an old gravel pit in the middle of the current site. The 1939 Ordnance Survey plan shows commercial gravel exploitation in the central northern part of the site which extends across the entire site by the late 1950's. The resultant void was infilled with general undefined waste materials between 1961- 1969.

The subsequent restoration of the site was insufficient and the site was noted as being an "eyesore". Planning permission [P0186.93] was therefore granted on appeal in 1995 and an Environment Agency waste management license [EAWML 80124] issued in 1996 to allow the site to be restored by extensively raising the ground levels with inert materials in accordance with waste management licensing and recontouring the site to create an informal amenity landform for use by local people. The filling ceased in late 2003 and the site remained dormant. Extensive discussions with both the local authority and the Environment Agency [EA] to vary some of the original conditions within the waste management license/planning consent were successful. A s73 planning permission was granted in July 2010 [P0432.10 and updated in 2014 ref: P0455.14] and an environmental permit was issued by the EA in 2010 [EPR/QP3196NT] to allow the final phase of restoration of the site, which started in April 2011 and will be completed in 2017.

1.3 Ground Conditions

At depth the site is underlain by Chalk, which is protected by the overlying thickness of impermeable London Clay. The overlying Taplow Gravels (sands and gravels) have been commercially exploited at the site and were then replaced by a variable infill in the 1960's and a separate controlled restoration phase which is nearing completion.

The site has been restored using chemically inert soils from sources that provide, in advance of being accepted, both chemical and geotechnical certification to demonstrate that they inert and suitable and are within agreed acceptance criteria. The quality of the imported restoration soils has been specified by the Environment Agency's defined acceptance criteria within the licensing of the restoration process and the quality of the imported material continues to be monitored by an independent third party and also by the EA. The restoration soils are geotechnically suitable materials broadly classified as semi-impermeable. The thickness of restoration materials deposited

Registered in England No. 5448282

across the site varies from 12m to 1m deep. The deep thickness of restoration grade soils will allow the site profile to be changed if required to accommodate any new development proposal. The implications of this means that development can proceed without encountering the underlying 1960's landfill material and without the need to mitigate human health issues and associated high abnormal development costs.

1.4 Regulatory Compliance

The licensed restoration works were principally directed towards mitigating potential human health and environmental issues and have been undertaken using restoration materials.

In line with the EA licensing obligations the site has been, and continues to be, independently monitored on a monthly basis to check for any impact to groundwater quality and to measure any gases that are produced from the original 1960's landfill using purpose installed boreholes around the perimeter of the site. In addition, on an annual basis, the water quality in the River Beam is checked from positions up and downstream of the site to determine whether there is any impact. The detailed site data obtained from this monitoring has formed the basis of extensive discussions with both the local authority and the Environment Agency and has provided the technical justification to vary some of the original conditions within the waste management license/planning consent. For example, in the 1993 original approved scheme and in the EA license, a mitigation measure of a clay cap placed over the entire site was deleted which means that runoff in periods of heavy rain will not create issues with regards potential localised flooding.

Ground gas concentrations and flow rate monitoring continues to be undertaken in the perimeter boreholes using a portable landfill gas analyser with integrated flow cell which is verified by laboratory testing of gas samples on a specified regular basis. The gas data is assessed against target concentrations of carbon dioxide, methane and flow rate and reported to the EA. The ground gas data revealed that generally the 50+ year old fill from the 1960's was not generating significant concentrations and flows. However, in a small section of boundary immediately adjacent to the rear gardens of Thorogood Way, the ground gas data revealed elevated concentrations and variable sporadic flow rates in 5 boreholes.

Havering Borough commissioned an independent investigation by Enviros Ltd in 2009 [report ref: Can: LO0720009, 090915 Sept 2009] to establish whether ground gas was migrating from the site into the gardens and beyond at the NE boundary of the site. Monitoring of the 15 boreholes in the rear gardens of Thorogood Way did not reveal any 1960's waste materials under the extended gardens and did not measure significant ground gas concentrations or flows and concluded that significant gas migration from the site was not occurring and "the area classified as "Green" when assessed against the conservative CIRIA assessment for proposed residential development."

Nevertheless, as a contingency, a vent trench was installed [together with monitoring boreholes] along a length of the site perimeter which includes the 5 boreholes and is in the vicinity of the rear gardens of 5-17 Thorogood Way. [Plan – Figure 11]. The purpose of this vent trench is to intercept any ground gas that may migrate offsite towards the gardens of Thorogood Way. However, throughout the restoration process there has been no human health ground gas risk demonstrated.

Registered in England No. 5448282

The implications for development on the site would be that standard brownfield precautionary gas protection measures are incorporated in the building design following discussions with the authorities.

Groundwater quality monitoring has been and continues to be undertaken on six selected "compliance" representative perimeter boreholes in accordance with the EA permit requirements; groundwater samples are submitted for laboratory testing to an agreed suite of determinands to check for any deterioration in quality against target concentrations for key determinands. The results have shown that the 1960's fill has generally had a limited impact on groundwater quality and that the situation has not deteriorated over time even during the placement of the overlying inert materials. There have been sporadic episodes of exceeding some target concentrations, in isolated positions such as roughly half way along, adjacent to the ditch on the eastern boundary. Trial pit investigations in the vicinity of the boreholes demonstrating these sporadic exceedences did not reveal any obvious source[s]. The implication of these results will involve discussions with the EA who will likely require assessment and technical justification for long term options associated with the surrender of the Environmental permit.

Environmental permit surrender will be undertaken following completion of the restoration works and supplying the technical justification based on the monitoring data and detailed risk assessments to demonstrate that the site is not having an unacceptable environmental impact. The EA have indicated that they will require a period of two years monitoring post completion of the restoration of the site. Detailed discussions will be undertaken during that time to establish the lines of evidence required to satisfy their requirements and facilitate surrender of the license.

1.5 Hydrogeological Setting

The site lies at the side of a shallow river valley, one of several (the Roding, Beam and Ingrebourne) that trend north-southwards towards the main Thames west-east erosion channel. Most of these river valleys have an incised V-shape central section, with substantial granular outwash (sand and gravel) deposits and later more clayey Head and Brickearth deposits, before recent fluvial Alluvial deposits on river sides. The sands/gravels and the Brickearth deposits have been exploited historically, for aggregate and brick-making respectively.

The site actually sits between two historical north-south geologically incised valleys or 'channels', one occupied by the River Beam (and extending miles upstream) and a much smaller one on the eastern perimeter, which is a shallow incision that peters out at the northern extent of the landholding (beyond A125, Rainham Road). The eastern incised valley contains a low lying ephemeral ditch/stream which discharged to a piped/open ditch system, flowing southward towards the Thames estuary (picking up highway discharges en-route).

The commercial exploitation of the sands and gravels are likely to have used grab-line methods to excavate the granular material down to the London Clay surface, and to follow these inclines in the natural direction and thereby removing almost all from the centre of the site, but leaving granular

Registered in England No. 5448282

material in place beneath the western and eastern 'valleys' and also adjacent to the (dry) northern and southern land boundaries – which is confirmed by the 1995 perimeter boreholes.

It is these more permeable perimeter zones, and the impermeable Clay beneath the whole site, which govern the hydrogeological trends from permeating rainfall, directing the majority of underground flows around the perimeter and towards the River Beam channel. There will also be a subsidiary much smaller groundwater flow regime towards the eastern boundary and the south-east corner; underlying geological features suggest that this 'underflow' will eventually find a route southwards to join the flood plain of the Thames, if not artificially captured by man-made drainage.

There is no abstraction of these near-surface groundwaters in this area, but there is deep potable water abstraction from the Chalk strata underneath the London Clay. There is, however, no known vertical connectivity between the site and the Chalk aquifer, in rational geological or man-made terms, due to the inherent thickness of London Clay present.

Groundwater monitoring at the boreholes around the perimeter and in the centre of the site have shown that where gravels are still present, such as at the perimeter of the site; groundwater levels were variable from an average of 2m depth in the dry months to an average of 1m depth in the wet months. In the restoration soils, groundwater was found to be highly variable perched groundwater [i.e. discontinuous and often dry].

The implications of this situation from a development perspective are that recontouring of the ground to achieve required development formation levels should not encounter significant groundwater; nor should excavations require dewatering with the exception of those in the residual gravels at the periphery of the site, where inflows would be more likely especially in the winter. The nature of the restoration soils is likely to accommodate infiltration and hence SUDS is a likely opportunity associated with development of the site.

1.6 Hydrological Setting

From a hydrological perspective, a number of licensed discharges empty into the River Beam, the closest being a Consent for Essex & Suffolk Water Plc to discharge "Miscellaneous discharge" immediately to the north-west of the site.

The channel or ditch located along the eastern boundary of the site [described earlier] is typically be marshy for extended periods of the year and during heavy periods of precipitation, standing water has been noted in this area.

The River Beam flood plain, located on the western boundary of the site is shown to be within Flood Zones 2 and 3 on EA published plans. These flood zones also are shown to affect the southern end of the channel/ditch located on the eastern site boundary. The actual situation will be confirmed through discussion with the EA.

Such an indicative floodplain is defined as an area where there is a significant risk of flooding: the chance of flooding in any year is greater than 1.3% (1 in 75). The mitigating factors are that the site

is elevated with respect to the floodplain and the Thames tidal walls act as the first line of defence for much of the land to the south of this site, which is defined as being in Zone 3.

The implications of the proximity of Flood zones 2 and 3 to the south and in the south-eastern corner of the site with regards development of the site will be a material consideration in the design of the site drainage and determining suitable formation levels.

1.7 Summary and Conclusions

The site will be fully restored and ready for development without the need for remediation. The deep thickness of restoration grade soils [suitable inert material, which should be well consolidated] will allow the site profile to be changed if required to accommodate new development proposals. The implications of this means that development can proceed without encountering the underlying 1960's landfill material and without the need to mitigate human health issues and associated high abnormal development costs.

In line with the EA licensing obligations the site has been, and continues to be, independently monitored on a monthly basis to check for any impact to groundwater quality and to measure any gases that are produced from the original 1960's landfill using purpose installed boreholes around the perimeter of the site. In addition, on an annual basis, the water quality in the River Beam is checked from positions up and downstream of the site to determine whether there is any impact, none of which has been found.

The ground gas data revealed that generally the 50+ year old fill from the 1960's was not generating significant concentrations and flows. However, in a small section of boundary immediately adjacent to the rear gardens of Thorogood Way, the ground gas data revealed elevated concentrations and variable sporadic flow rates in 5 boreholes. As a contingency, a vent trench was installed [together with monitoring boreholes] along a length of the site perimeter which includes the 5 boreholes and is in the vicinity of the rear gardens of 5-17 Thorogood Way. The purpose of this vent trench is to intercept any ground gas that may migrate offsite towards the gardens of Thorogood Way. However, throughout the restoration process there has been no human health ground gas risk demonstrated. The implications for development on the site would be that standard brownfield precautionary gas protection measures are incorporated in the building design following discussions with the authorities.

Groundwater monitoring results have shown that the 1960's fill has generally had a limited impact on groundwater quality and that the situation has not deteriorated over time even during the placement of the overlying inert materials. There have been sporadic episodes of exceeding target concentrations, primarily NH4 and TPH in isolated positions such as one borehole located roughly half way along, adjacent to the ditch on the eastern boundary. Trial pit investigations in the vicinity of the boreholes demonstrating these sporadic exceedences did not reveal any obvious source[s]. The implication of these results will involve discussions with the EA who will likely require assessment and technical justification for long term options associated with the surrender of the Environmental permit.

Registered in England No. 5448282

Environmental permit surrender will be undertaken following completion of the restoration works. Detailed discussions will be undertaken during that time to establish the technical justification based on the monitoring data and detailed risk assessments and other lines of evidence needed to satisfy their requirements to demonstrate that the site is not having an unacceptable environmental and facilitate surrender of the license. This process can be undertaken in parallel with any development options. The outstanding planning conditions will also need to be discharged.

Groundwater monitoring at the boreholes around the perimeter and in the centre of the site have shown that where gravels are still present, such as at the perimeter of the site; groundwater levels were variable from an average of 2m depth in the dry months to an average of 1m depth in the wet months. In the restoration soils, groundwater was found to be highly variable perched groundwater [i.e. discontinuous and often dry]. The implications from a development perspective are that recontouring of the ground to achieve required development formation levels should not encounter significant groundwater; nor should excavations require dewatering with the exception of those in the residual gravels at the periphery of the site, where inflows would be more likely especially in the winter. The nature of the restoration soils is likely to accommodate infiltration and hence SUDS is a likely opportunity associated with development of the site

The implications of the proximity of Flood zones 2 and 3 to the south and in the south-eastern corner of the site with regards development of the site will be a material consideration in the design of the site drainage and determining suitable formation levels. . The actual situation will be confirmed through discussion with the EA.

Registered in England No. 5448282

Ecological Deliverability Report

Mardyke farm, Dagenham

Ebcliff Ltd

March 2015

Report status	Date	Prepared by	Authorised
Final	06/03/2015	H. Torr MCIEEM CEnv	Dr. M. Cowley MCIEEM CEnv

EAD Ecological Consultants
3 Colleton Crescent
Exeter
EX2 4DG
Tel: 01392 260420
Fax: 01392 434603
Email: info@eadconsult.co.uk
www.eadconsult.co.uk

Contents

1 Introduction **2**
1.1 Introduction *2*
1.2 Background *2*
1.3 Approach *2*
2 Ecological baseline **4**
2.1 Designated sites of nature conservation value *4*
2.2 Habitats *4*
2.3 Protected and notable species *5*
3 Ecological deliverability of the site **10**
3.1 Suitability of the site for development *10*
3.2 Ecological survey and assessment *11*
4 References **12**

Figures

Figure 1: Location Plan
Figure 2: Pre-restoration Phase 1 Habitat plan and Target notes

Appendices

Appendix 1: Designated sites of nature conservation value
Appendix 2: Species legislation and conservation status
Appendix 3: Pre-restoration species list
Appendix 4: Pre-restoration site photographs

1 Introduction

1.1 Introduction

EAD was commissioned by Ebcliff to prepare an Ecological Deliverability Report for land at Mardyke Farm, Dagenham, Essex (approximate central NGR TQ 509836; refer to Figure 1; hereafter 'the site'). The site is being promoted for residential development in the Havering Local Plan. The report details the ecological baseline for the site and considers the suitability of the site for future residential development. Indicative Masterplans for the site are contained in 'A Vision of Mardyke Farm, Havering' (Studio Egret Way 2015).

The work was undertaken by members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and in accordance with CIEEM's Code of Practice.

1.2 Background

The site comprises an inert landfill that is currently being restored in accordance with planning and Environment Agency waste management licensing obligations. Works include re-contouring the majority of the site to achieve the approved landform followed by landscaping an ecological enhancement. In the report, ecological conditions prior to the current restoration being commenced are referred to as 'pre-restoration'. The future baseline (following completion of the restoration) is referred to as 'post-restoration'.

1.3 Approach

The pre-restoration ecological baseline of the site was derived from desk study and ecological site surveys undertaken in 2008-10. The post-restoration ecological baseline was obtained with reference to the approved Landscape and Ecological Management Plan (EAD 2010) (hereafter 'LEMP') for site restoration.

1.3.1 Desk study

Biodiversity information was requested for a study area of 2km radius around the site (extended to 5km for previous records of bats) from Greenspace Information for Greater London. Information requested included the location and details of the following:

- designated sites of nature conservation value (extended to 15km for European Protected Sites, using MAGIC);
- previous records of protected and/or notable species, including Species of Principal Importance for Conservation in England ('Priority Species') and London and Havering Biodiversity Action Plan (BAP) Species.

Information was also obtained from the following websites:

- www.magic.gov.uk – information on protected sites; and
- www.naturalengland.co.uk – information on protected sites, Natural Area profiles and BAP Priority Habitats. .

The London and Havering BAPs were also reviewed.

1.3.2 Pre-restoration site surveys

An Extended Phase 1 Habitat survey of the site was undertaken on 14 and 15 July 2008, following Institute of Environmental Assessment Guidelines (1995) and JNCC Methodology (1993). This identified the habitats on the site and the presence/potential presence of protected or otherwise notable[1] species. The results of the survey were detailed on a Phase 1 Habitat plan. Target notes were used to identify specific features of ecological interest and a botanical species list was recorded, although no attempt was made to record every plant species on the site. There were no significant limitations on the results of the survey.

Surveys were undertaken during April-June 2010 to determine the presence/absence of great crested newt from seven ponds/ditches within and in the vicinity of the site. The surveys were undertaken according to Natural England Guidelines (English Nature 2001) and involved the use of three survey methodologies carried out over four site visits. As great crested newt were recorded within the ditch on the eastern boundary of the site, a further two site visits were undertaken to provide an estimate of population size.

A survey to determine the presence of reptiles on the site was undertaken following standard methodology (English Nature 1994; Froglife 1999). This involved deploying 300 artificial refugia (roofing felt tiles) across the site. The tiles were deployed in April 2011 and survey visits during May and early June 2011.

[1] Notable species are those which hold a specific conservation status e.g. Priority Species.

2 Ecological baseline

2.1 Designated sites of nature conservation value

2.1.1 Statutory designations

There are no statutory designations within the site although there are several within the 2km study area. These comprise two Sites of Special Scientific Interest (SSSI) and five Local Nature Reserves (LNR; refer to Appendix 1). The nearest SSSI is Ingrebourne Marshes, which is approximately 1.25km to the east of the site boundary. This was designated for freshwater marshland habitat and the presence of notable invertebrates and birds. The nearest LNR is Beam Valley, which is adjacent to the western site boundary. This was designated for its running water and associated wet grassland and ditches, which support a water vole population.

Epping Forest Special Area of Conservation (SAC) was the only European site within 15km of the site boundary and occurred approximately 11.7km to the north west. This was designated for its nationally outstanding assemblage of invertebrates, a major amphibian interest and an exceptional breeding bird community.

2.1.2 Non statutory designations

There are no non-statutory designations within the site although there are several within the 2km study area including 18 Sites of Importance for Nature Conservation (SINC) and two London Wildlife Trust reserves (refer to Appendix 1). The nearest SINC is Beam Valley South in Havering (HvBI17), which is adjacent to the western site boundary and is part of Beam Valley LNR.

2.2 Habitats

2.2.1 Pre-restoration habitats

Prior to commencement of restoration, the site comprised a mosaic of typical 'brown field' habitats. The majority of habitats were the result of natural colonisation of imported materials, including tall ruderal, ephemeral/short perennial, and dense and scattered scrub. In the central parts of the site these habitats were generally recently established; longer established habitats including semi-improved neutral grassland, and standing water were present around the site margins. Mature trees were recorded close to the western boundary. Other habitats recorded on site included bare ground, introduced scrub and swamp. The location of habitats within the site pre-restoration is shown on Figure 2. Appendix 3 lists the species including their scientific names; nomenclature follows Stace (1997). Photographs of the site pre-restoration are provided in Appendix 4.

2.2.2 Post-restoration habitats (future baseline)

The ecological objectives of the LEMP were as follows:

- maintain and enhance the great crested newt population associated with the ditches on the eastern boundary;
- retain the mature trees on the western side of the site, which provide suitable bat roosting habitat;
- retain the reptile population within the site;
- create sparse grassland to provide suitable habitat for ground-nesting birds and specialist invertebrates; and
- retain the presence of features such as sand banks, rubble piles, disturbed and sparsely vegetated ground and species-rich unmanaged tall-herb communities, which provide suitable habitat for invertebrates, including notable species.

In the approved restoration proposals, the majority of site would comprise open habitats, including wildflower meadow and sparse wildflower grassland with areas of mixed native scrub/trees and scrub-grassland mosaic. Scrapes, bare ground, low terraces/embayments and rubble piles would also be created.

2.2.3 Surrounding habitats

To the north, east and south of the site there was urban habitat, including residential development and roads. There was also amenity grassland (playing field) adjacent to the southern boundary. To the west there was the River Beam and adjacent fields, including ditches and wet grassland (refer to Section 2.1).

2.3 Protected and notable species[2]

A number of protected and/or notable species were identified by the desk study in the 2km study area or were recorded on the site during the surveys, as summarised below. The legislation and conservation status that applies to the species listed is provided in Appendix 2.

2.3.1 Plants

Desk study

Notable plants recorded in the study area are black poplar, which is a Priority Species under the London BAP and bluebell, which is legally protected from Sale.

Site survey

Japanese knotweed, giant hogweed and New Zealand pigmyweed, which are legally prohibited from planting or otherwise causing to grow in the wild, were recorded within

[2] The legislation and conservation status for the species listed is detailed in Appendix 3

the site. A programme to eradicate these invasive plant species from the site is being implemented and it is likely that they will no longer be present following completion of the restoration.

2.3.2 Invertebrates

Desk study

Notable invertebrates recorded in the study area include the following Priority Species and London BAP Priority Species:

- Stag beetle.
- 5-banded tailed digger wasp.
- Small heath butterfly.
- Mullein wave moth.
- Lackey moth.
- Cinnabar moth.

Site survey

Notable invertebrates recorded during pre-restoration site surveys were small heath butterfly and cinnabar moth. The site also provided suitable habitat for other notable invertebrates and the presence of such species was considered highly likely. The East Thames region is of nationally importance for invertebrates and waste ground and brown field sites in this region are known to support diverse invertebrate assemblages, including many Nationally Notable species. Features on the site that suggested it was of high value for invertebrates included unmanaged flower-rich habitats, sparsely vegetated ground and areas of exposed substrate and disturbed ground. Habitat for notable invertebrates was included in the post-restoration LEMP.

2.3.3 Amphibians

Desk study

Great crested newt, smooth newt and common frog have been recorded in the study area. Great crested newt is fully protected by UK and European legislation, and is a Priority Species, and London and Havering BAP Species. Smooth newt and common frog are legally protected from Sale.

Site survey

A ‘small’ population of great crested newt was recorded during the 2010 survey in a section of ditch on the eastern boundary of the site. Great crested newt (GCN) was absent elsewhere on the site and in immediately adjacent habitat. GCN are known to occur within the adjacent Beam Valley LNR, although the population in the LNR is effectively isolated from the site due to the barrier created by Beam River, which is several metres wide and has vertical banks over 1m high adjacent to the site.

A GCN translocation from habitats affected by the restoration works was undertaken in 2011 under a Natural England Development Licence. No GCN were found during the translocation, which is likely to be due to the sub-optimal nature of the affected habitats. The breeding pond and the key areas of terrestrial habitat in the east of the site are being retained and enhanced during site restoration and the value of this area for GCN is likely to improve.

2.3.4 Reptiles

Desk study

Slow-worm, grass snake and common lizard have been recorded within the study area. All native reptiles are legally protected and are Priority Species and London BAP Species. Slow-worm is a Priority Species under the Havering BAP.

Site survey

A 'low' population of grass snake and common lizard were recorded on site pre-restoration and the habitats within the site provided suitable foraging, sheltering and hibernating habitat for reptiles. A translocation was undertaken in 2011 and reptiles were captured and moved to retained habitats around the perimeter of the site.. Habitat retention and creation for reptiles was included in the restoration proposals (e.g. scrub/grassland mosaic).

2.3.5 Birds

Desk study

Notable birds have been recorded in the study area including seven species that are legally protected by special penalties (i.e. Schedule 1 species), 14 London BAP Priority Species and six RSPB Red List species. A summary of these records is provided in Table 1 below. All birds and their eggs, nests and young are legally protected.

Table 1: Summary of notable birds recorded in the study area.

Species	Schedule 1[3]	Priority Species	London BAP	Havering BAP	RSPB Red List
Black redstart	X		X		
Black-necked grebe	X				
Common tern		X	X		
Dunnock		X	X		
Fieldfare	X				

[3] Species listed on Schedule 1 of the Wildlife and Countryside Act (1981) (as amended).

Species	Schedule 1[3]	Priority Species	London BAP	Havering BAP	RSPB Red List
Green sandpiper	X				
Grey partridge		X	X		X
Herring gull			X		
House sparrow		X	X		X
Kingfisher	X				
Lapwing		X	X		
Linnet		X	X		X
Little ringed- plover	X				
Peregrine	X		X		
Song thrush		X	X	X	X
Starling		X	X		X
Turtle dove		X	X		X
Yellow hammer		X	X		X
Yellow wagtail			X		

Site survey

Notable birds recorded during the survey included linnet, skylark, grey partridge, starling, house sparrow and dunnock and it is likely that several of these species, including skylark, which is a Priority Species and Havering BAP Species, breed on the site. Potential nesting habitat included short vegetation, which is likely to be used by ground nesting species, and trees and shrubs. The presence of specifically protected (Schedule 1) birds as breeding species was considered unlikely. The restoration proposals included habitat for notable birds, including mixed native scrub and short-vegetation suitable for ground nesting species.

2.3.6 Mammals

Desk study

Serotine, Daubenton's, Leisler's, noctule and pipistrelle bats have been recorded in the study area. All bats and their roosts are fully protected under UK and European legislation and some are Priority Species under the London and Havering BAPs. Water vole, which is legally protected and a Priority Species and London and Havering BAP Species, and hedgehog, which is a Priority Species and London BAP Species have been recorded from the study area.

There are no records of otter or hazel dormice from the study area. These species are fully protected by UK and European legislation and are Priority Species and London BAP Species. There also are no records of badger, which is legally protected, from the study area.

Site survey

The mature trees provided potential roosting habitat for bats and several holes (e.g. old woodpecker holes) were noted. The site provided potential foraging and travelling habitat for bats although the lack of potential flight-lines in the central part of the site suggested that this area is likely to be of limited value. No evidence of badger was found and the site provided sub-optimal foraging habitat. The River Beam provided potential habitat for otters and it is possible that scrub within and adjacent to the site is used as a laying-up site. No potential habitat for a natal holt was recorded within the site. The site and adjacent habitats provided potential habitat for hedgehog. The standing water and swamp habitats within the site were considered unsuitable for water vole due to the limited depth and extent of water. No evidence of badger was found.

The mature trees with bat potential were retained within the restoration scheme. . The value of the site for otter, badger, hedgehog and water vole is likely to remain unchanged post-restoration.

3 Ecological deliverability of the site

3.1 Suitability of the site for development

3.1.1 Ecological constraints and opportunities

There are no over-riding ecological constraints to future residential development of the site in accordance with the principles set out in 'A Vision for Mardyke Farm'. None of the designated sites of nature conservation value in the vicinity would be directly impacted by the proposed works so their presence is considered unlikely to be a significant constraint. There is an opportunity to create a buffer along the west of the site which would avoid potential direct impacts to the Beam Valley LNR and indirect impacts (e.g. noise, visual disturbance and run-off) could be mitigated through appropriate timing of works, visual screening and sustainable site drainage as appropriate. With appropriate habitat creation within an 'ecological buffer' (as per 'A Vision for Mardyke Farm'), there would also be an opportunity to extend the habitats within the LNR into the site.

Epping Forest SAC occurred approximately 11.7km to the north west of the site. It is considered highly unlikely that potential adverse impacts would occur on this designated site from the proposed development e.g. recreation impacts.

3.1.2 Ecological design principles

The key ecological design principles that have informed 'A Vision for Mardyke' and would inform any future development proposals are detailed below.

- Retention and enhancement of significant areas of wildlife habitats, including Priority Habitats, and London BAP Habitats within Public Open Space on the site. The function of these areas would be as follows:
- to provide an 'ecological buffer' between the site and the adjacent Beam Valley LNR and the opportunity to provide habitats that extend and complement those within the LNR;
- to provide a buffer between the site and the protected great crested newt habitats along the eastern boundary and the opportunity to integrate enhanced breeding and terrestrial habitats for great crested newts, reptiles and other protected species into the landscape plans for the site. The existing area of protected great crested newt terrestrial and breeding habitat would be retained and suitable management implemented to maintain and enhance its ecological value for newts and other wildlife in accordance with the Natural England Development Licence conditions;
- to retain the mature trees on the western side of the site, including those with bat roost potential, and provide supplementary woodland/mixed native

scrub/native hedgerow and tree planting to create ecological corridors and extend current woodland and hedgerow habitats;

- to provide suitable ecological 'corridors' around the margins of the site and retain and enhance the ecological function of the site as part of local ecological network;
- to create areas of open habitats and features that are characteristic of the previous conditions on the site, including sparse wildflower grassland, scrapes, sandbanks, rubble piles and bare-ground ideal for notable invertebrates and birds. There would be the opportunity for such habitats to be analogous to 'Lowland Meadows' and 'Open Mosaic Habitats on Previously Developed Land', and London BAP Habitat 'Wasteland'; and
- adoption of a sensitive lighting scheme to prevent light-spill on to retained and adjacent habitats.

There is also the opportunity for the ecological design to integrate wildlife habitats into urban development, including wetland creation as part of sustainable urban drainage and bird and bat habitat integrated into new buildings.

In light of the above, it is considered that development of the site could meet the ecological objectives within the LEMP (refer to Section 2.2.2 above), and be undertaken in accordance with the following relevant biodiversity policies in the London Borough of Havering's Core Strategy and Development Control Policies Development Plan Document (adopted 2008) policies DC58 – Biodiversity and Geodiversity, and DC59 – Biodiversity in New Developments.

The development could also be undertaken in accordance with the biodiversity requirements of the National Planning Policy Framework.

3.2 Ecological survey and assessment

The ecological baseline for the site would be updated prior to submission of any future planning application. The survey results would be outlined in an Ecological Impact Assessment (EcIA) Report, following CIEEM (2006) Guidelines. This would detail the full ecological baseline for the site and the impacts of the proposals (beneficial and adverse) during and post construction and provide an appropriate mitigation and enhancement strategy.

4 References

EAD, 2010. Landscape and Ecological Management Plan, Mardyke Farm, Havering. Report on Behalf of Erith Group. EAD, Exeter.

English Nature, 2001. *Great Crested Newt Mitigation Guidelines*. English Nature, Peterborough.

English Nature, 2004. Species Conservation Handbook. English Nature, Peterborough.

Froglife, 1999. *Reptile survey: an introduction to planning, conducting and interpreting survey for snake and lizard conservation.* Froglife Advice Sheet 10, Froglife, Halesworth.

Chartered Institute of Ecology and Environmental Management, 2006. *Guidelines for Ecological Impact Assessment*. CIEEM.

Institute of Environmental Assessment. 1995. *Guidelines for Baseline Ecological Assessment*, E & F Spon, London.

JNCC 1993. *Handbook for Phase-1 Habitat Survey: a technique for environmental audit.* JNCC, Peterborough.

RSPB, 2002. *The Population Status of Birds in the UK: Birds of Conservation Concern: 2002-2007.* RSPB, Sandy**.**

Stace, C, 1997. *New Flora of the British Isles:* Second Edition. Cambridge University Press.

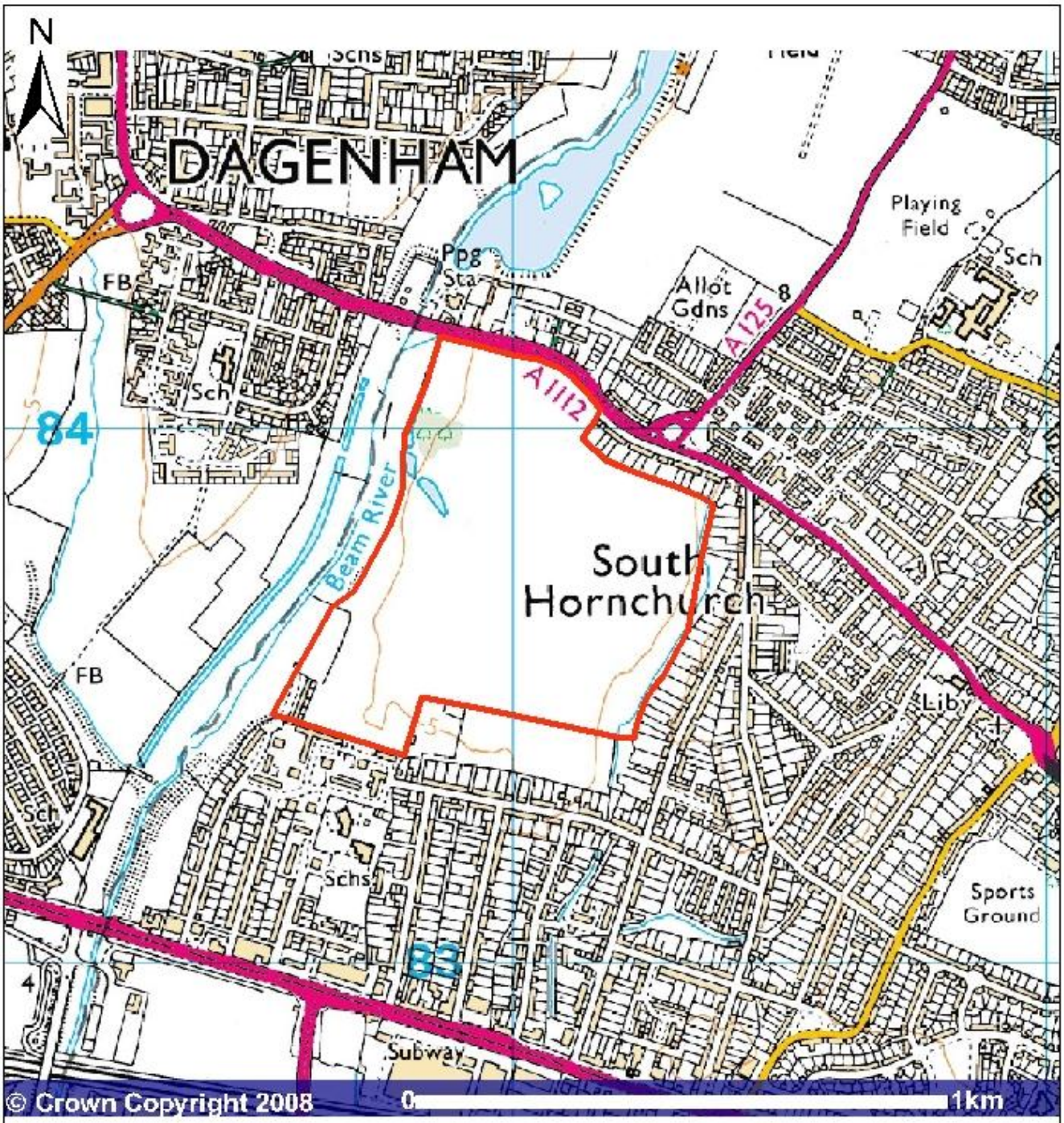
Websites

www.magic.gov.uk *(MAGIC)*

www.naturalengland.org *(Natural England)*

www.nbn.org.uk (*National Biodiversity Network)*

Figure 1: Site Location



Reproduced from Ordnance Survey map data by permission of Ordnance Survey, ©
Crown copyright. EAD OS Licence 100046104

Key

Site boundary

ead ecological consultants

Ebbcliff Ltd

Mardyke Farm, Havering

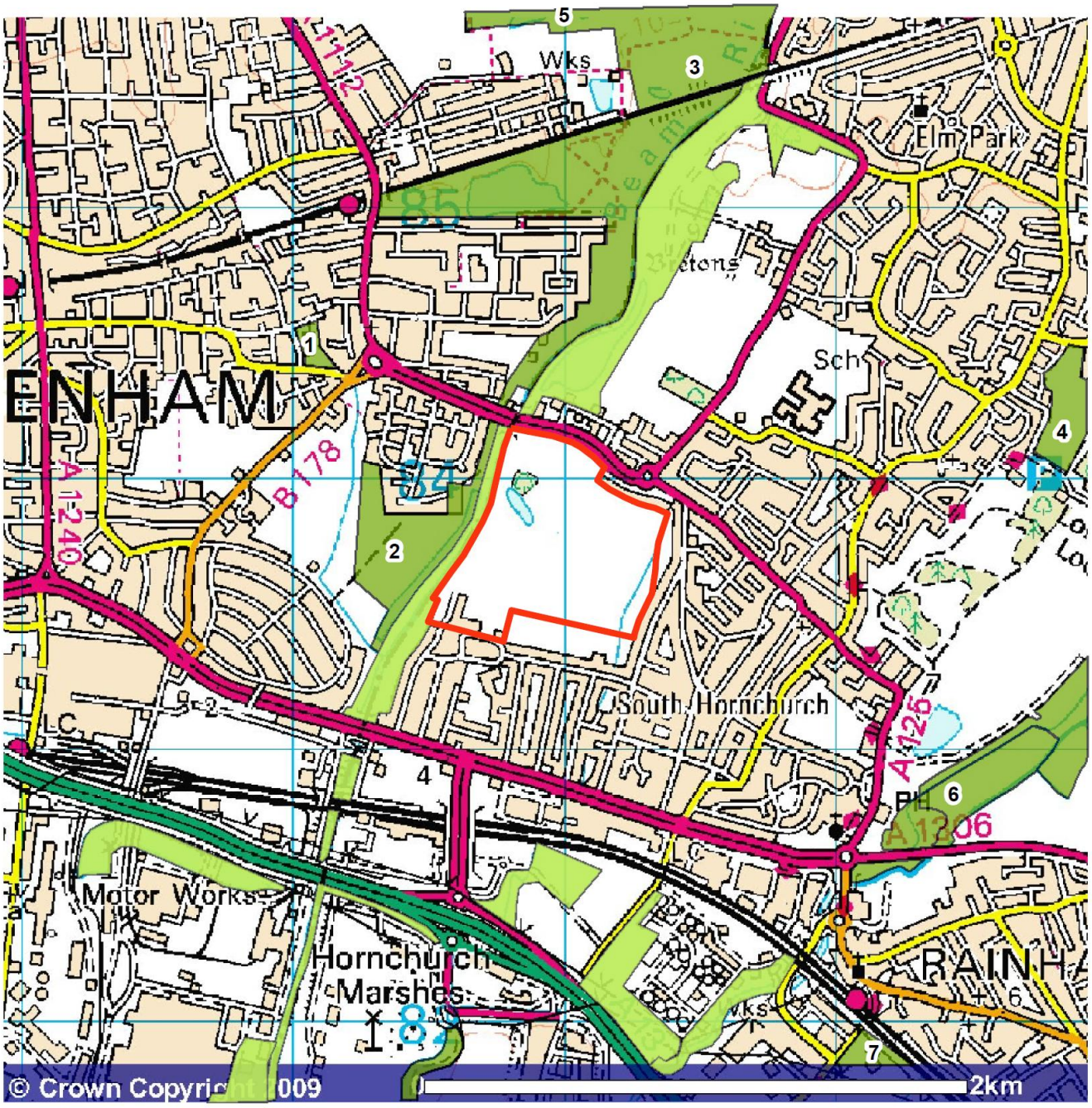
Figure 1: Location Plan

Figure 2: Phase 1 habitat plan and Target notes

Target notes	
1	Mature scrub dominated by hawthorn.
2	Species-poor semi-improved neutral grassland dominated by false-oat grass and cock's-foot.
3	Sand mound with bare ground associated with motorcycle use.
4	Mosaic of mature scrub and semi-improved neutral grassland along the site boundary.
5	Mature willow with bat roost potential.
6	Mature willow with bat roost potential with mature hawthorn scrub and dense stands of Japanese knotweed.
7	Mature willow with bat roost potential adjacent to an extensive stand of Japanese knotweed.
8	Mature willow with bat roost potential.
9	Mature willow with bat roost potential adjacent to a fallen dead tree.
10	Dense stands of common nettle.
11	Kestrel recorded foraging.
12	Sparsely vegetated ground that is likely to be seasonally wet.
13	Species-poor semi-improved grassland including abundant creeping thistle and dock.
14	Swamp dominated by reed canary grass.
15	Shallow ditch shaded by adjacent scrub with species including branched bur-reed, lesser bulrush and reed canary grass.
16	Swamp dominated by New Zealand pigmyweed.
17	Standing water with abundant New Zealand pigmyweed.

N
SI
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
0
100
200 Meters
Key
Bare ground
Dense scrub
Ephemeral - short perennial
Introduced shrub
Semi-improved neutral grassland
Scattered broadleaved trees
Scattered scrub
Site boundary
Standing water (eutrophic)
Swamp
Tall ruderal
Target note
ead
ecological consultants
Ebbcliff Ltd
Mardyke Farm, Havering
Phase 1 Habitat Plan

Appendix 1: Designated sites of nature conservation value



Reproduced from Ordnance Survey map data by permission of Ordnance Survey, © Crown copyright. EAD OS Licence 100046104

Key

Site Boundary

Sites of Importance for Nature Conservation

1- 7 Statutory Nature Conservation Sites

Statutory Sites

1 - Dagenham Village Churchyard (LNR)
2 - Beam Valley (LNR)
3 - The Chase (LNR)
4 - Ingrebourne Valley (LNR)
5 - East Brookend Country Park (LNR)
6 - Ingrebourne Marshes (SSSI)
7 - Inner Thames Marshes (SSSI)

ead ecological consultants

Ebbcliff Ltd

Mardyke Farm, Havering

Ecological Networks

Appendix 2: Species legislation and conservation status

Invertebrates

A number of UK invertebrates are protected by international and national legislation, including the EC Habitats Directive (1992) and the Wildlife and Countryside Act 1981 (as amended). In addition, numerous species are Priority Species.

Plants

All wild plants are protected against unauthorised removal or uprooting under Section 13 of the Wildlife and Countryside Act 1981 (as amended). Plants listed on Schedule 8 of the Act (e.g. stinking goosefoot, red helleborine, monkey orchid) are afforded additional protection against picking, uprooting, destruction and sale. Bluebell (*Hyacinthoides non-scripta*) is protected against sale only. Further species are also protected under the Conservation of Habitats and Species Regulations 2010 (as amended).

Notable plant species include those that are listed as:

- Nationally vulnerable **–** A taxon is Vulnerable when the best available evidence indicates that it meets any of the criteria A-E for Vulnerable, and is therefore considered to be facing a high risk of extinction in the wild (Cheffings C M & Farrell L (Eds) (2005) *Species Status No. 7 – The Vascular Red Data List for Britain*, JNCC (online)
- Nationally scarce – species recorded in 16-100 hectads in Great Britain
- Nationally rare – species occurring in 15 or fewer hectads in Great Britain

Section 14 of the Wildlife and Countryside Act 1981 (as amended) prohibits the planting of certain invasive plant species in the wild, or otherwise causing them to grow there. Prohibited plants are listed on Part 2 of Schedule 9 and include Japanese knotweed, Himalayan balsam and giant hogweed.

Amphibians

There are seven native amphibian species present in Britain. These are afforded varying degrees of protection under national and European legislation. Great crested newts and their habitat are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CRoW) Act 2000 and the Conservation of Habitats and Species Regulations 2010 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill a great crested newt.
- Damage or destroy any place used for shelter or protection, including resting or breeding places; or intentionally or recklessly obstruct access to such a place.
- Deliberately, intentionally or recklessly disturb great crested newts.

Great crested newt and common toad are Priority Species.

Reptiles
Slow-worm, viviparous/common lizard, adder and grass snake are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing and injuring. These species are also Priority Species.

Birds
The bird breeding season generally lasts from March to early September for most species. All birds are protected under the Wildlife and Countryside Act (1981) (as amended) and the Countryside & Rights of Way (CRoW) Act 2000. This legislation makes it illegal, both intentionally and recklessly, to:

- kill, injure or take any wild bird;
- take, damage or destroy the nest of any wild bird while it is being built or in use;
- take or destroy the eggs of any wild bird

Furthermore, birds listed on Schedule 1 of the Wildlife & Countryside Act 1981 (as amended) are protected against intentional or reckless disturbance whilst nest building and when at or near a nest containing eggs or young. Dependent young of Schedule 1 species are also protected against disturbance.

In addition to this legal protection, the leading governmental and non-governmental conservation organisations in the UK have reviewed the population status of the birds regularly found here and produced a list of birds of conservation concern. Of the 246 species assessed, 52 were placed on the Red List of high conservation concern, 126 on the Amber List of medium conservation concern and 68 on the Green List of low conservation concern:

- Red list species are those that are Globally Threatened according to IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and not shown a substantial recent recovery.
- Amber list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; and those with internationally important or localised populations.

Badgers
Badger (*Meles meles*) is a widespread and common species. However, they are legally protected under The Protection of Badgers Act 1992, due to animal welfare concerns. Under this legislation it is illegal to:

- Wilfully kill, injure, take, or cruelly ill-treat a badger, or attempt to do so
- Intentionally or recklessly interfere with a sett by disturbing badgers whilst they are occupying a sett, damaging or destroying a sett, or obstructing access to it.

A badger sett is defined in the legislation as "*any structure or place, which displays signs indicating current use by a badger*".

Bats

There are 18 species of bats found in the UK, 17 of which are known to breed here. The conservation status of these species is summarised in the table below:

Common name	Scientific name	IUCN Red List*	Priority Species
Greater horseshoe	*Rhinolophus ferrumequinum*	LC	Yes
Lesser horseshoe	*Rhinolophus hipposideros*	LC	Yes
Daubenton's	*Myotis daubentonii*	LC	No
Brandt's	*Myotis brandtii*	LC	No
Whiskered	*Myotis mystacinus*	LC	No
Natterer's	*Myotis nattereri*	LC	No
Bechstein's	*Myotis bechsteinii*	NT	Yes
Alcathoe bat	*Myotis alcathoe*	DD	No
Greater mouse-eared	*Myotis myotis*	LC	No
Common pipistrelle	*Pipistrellus pipistrellus*	LC	No
Soprano pipistrelle	*Pipistrellus pygmaeus*	LC	Yes
Nathusius's pipistrelle	*Pipistrellus nathusii*	LC	No
Serotine	*Eptesicus serotinus*	LC	No
Noctule	*Nyctalus noctula*	LC	Yes
Leisler's	*Nyctalus leisleri*	LC	No
Barbastelle	*Barbastellabarabastellus*	NT	Yes
Brown long-eared	*Plectorus auritus*	LC	Yes
Grey long-eared	*Plectorus austriacus*	LC	No

*IUCN categories: LC Least Concern, NT Near Threatened, DD Data Deficient

All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill a bat.
- Damage or destroy a bat roost; or intentionally or recklessly obstruct access to bat roosts.
- Deliberately, intentionally or recklessly disturb, a bat, including in particular any disturbance which is likely:
    - to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or
    - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
    - to affect significantly the local distribution or abundance of the species to which they belong.

A bat roost is defined in the legislation as "*any structure or place which a bat uses for shelter or protection*". Roosts are protected whether or not bats are present at the time.

Otter

Otters (*Lutra lutra*) are fully protected under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CRoW) Act 2000 and the Conservation of Habitats and Species Regulations 2010 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill an otter
- Damage or destroy any structure or place used for shelter or protection by an otter; or intentionally or recklessly obstruct access to such a place.
- Deliberately, intentionally or recklessly disturb an otter whilst it is occupying a structure or place which it uses for shelter or protection

Otter is listed as a Priority Species.

Water vole

Water vole are afforded full protection under the Wildlife and Countryside Act 1981 (as amended), which make it illegal to:

- Kill, injure or take a water vole.
- intentionally or recklessly destroy, damage or obstruct access to any structure or place that is used by a water vole for shelter or protection.
- intentionally or recklessly disturb a water vole whilst it is in a place used for shelter or protection.

Water vole is also a Priority Species.

Common/Hazel dormouse

The common dormouse is fully protected under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CRoW) Act 2000 and the Conservation of Habitats and Species Regulations 2010 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill a dormouse.
- Damage or destroy any structure or place used for shelter or protection by a dormouse; or intentionally or recklessly obstruct access to such a place.
- Deliberately, intentionally or recklessly disturb a dormouse whilst it is occupying a structure or place which it uses for shelter or protection

The dormouse is a Priority Species.

Appendix 3: Species list

Species List

Scientific Name	Common Name
	Trees and shrubs
Acer pseudoplatanus	Sycamore
Betula pendula	Silver birch
Buddleja davidii	Buddleia
Colutea arborescens	Bladder-senna
Cornus sanguinea	Dogwood
Crataegus monogyna	Hawthorn
Cytisus scoparius	Broom
Fraxinus excelsior	Ash
Laburnum anagyroides	Laburnum
Lavatera arborea	Tree mallow
Malus pumila	Cultivated apple
Populus tremula	Aspen
Prunus avium	Wild cherry
Prunus spinosa	Blackthorn
Quercus robur	Pedunculate oak
Rosa canina	Dog-rose
Rubus fruticosus agg.	Bramble/ Blackberry
Salix alba	White willow
Salix caprea	Goat willow
Salix cinerea	Grey willow
Salix fragilis	Crack willow
Sambucus nigra	Elder
Salix viminalis	Osier
	Grasses, sedges and rushes
Agrostis capillaris	Common bent
Agrostis stolonifera	Creeping bent
Alopecurus geniculatus	Marsh foxtail
Anisantha sterilis	Barren brome
Arrenatherum elatius	False-oat grass
Brachypodium sylvaticum	False brome
Bromus lepidus	Slender soft-brome
Carex pendula	Pendulous sedge
Carex spicata	Spiked sedge
Catapodium rigidum	Fern-grass
Cynosurus cristatus	Crested dog’s-tail
Dactylis glomerata	Cock’s-foot
Elytrigia repens	Common couch
Festuca arundinacea	Tall fescue

Scientific Name	Common Name
Festuca ovina	Sheep's fescue
Festuca rubra	Red fescue
Glyceria fluitans	Floating sweet-grass
Glyceria maxima	Reed sweet-grass
Holcus lanatus	Yorkshire fog
Hordeum murinum	Wall barley
Hordeum secalinum	Meadow barley
Juncus articulatus	Jointed rush
Juncus inflexus	Hard rush
Lolium perenne	Perennial rye-grass
Phalaris arundinacea	Reed canary-grass
Phleum bertoloni	Small-leaved timothy grass
Phleum pratense	Timothy
Phragmites australis	Common reed
Poa pratensis	Smooth meadow-grass
Vulpia myuros	Rat's-tail fescue
	Broadleaved Herbs
Achillea millefolium	Yarrow
Arctium. minus	Lesser burdock
Armoracia rusticana	Horse radish
Artemisia campestris	Field wormwood
Artemisia vulgaris	Mugwort
Ballota nigra	Black horehound
Blackstonia perfoliata	Yellow-wort
Bryonia dioica	White bryony
Calystegia sepium	Hedge bindweed
Centaurea nigra	Black knapweed
Chamerion angustifolium	Rosebay willowherb
Cichorium intybus	Chicory
Cirsium arvense	Creeping thistle
Cirsium vulgare	Spear thistle
Clematis vitalba	Traveller's-joy
Conium maculatum	Hemlock
Convolvulus arvensis	Field bindweed
Crassula helmsii	New Zealand pigmyweed
Crepis capillaris	Smooth hawk's-beard
Daucus carota	Wild carrot
Dipsacus fullonum	Teasel
Echium vulgare	Viper's bugloss
Epilobium hirsutum	Great willowherb
Equisetum hyemale	Rough horsetail

Scientific Name	Common Name
Fallopia japonica	Japanese knotweed
Foeniculum vulgare	Fennel
Geranium dissectum	Cut-leaved crane's-bill
Geranium molle	Dove's foot crane's-bill
Geum urbanum	Herb bennet
Glechoma hederacea	Ground ivy
Heracleum mantegazzianum	Giant hogweed
Heracleum sphondylium	Hogweed
Hieracium sp	Hawkweed species
Hypericum perforatum	Perforate St John's-wort
Hypochaeris radicata	Cat's ear
Iris pseudacorus	Yellow iris
Lactuca serriola	Prickly lettuce
Lathyrus latifolius	Broad-leaved everlasting-pea
Lathyrus pratensis	Meadow vetchling
Lepidium draba	Hoary cress
Linaria purpurea	Purple toadflax
Linaria vulgaris	Common toadflax
Lotus corniculatus	Common bird's foot trefoil
Lotus pedunculatus	Greater bird's foot trefoil
Lythrum salicaria	Purple loosestrife
Malva sylvestris	Common mallow
Medicago lupulina	Black medick
Medicago sativa	Lucerne
Melilotus albus	White melilot
Melilotus officinalis	Ribbed melilot
Odontites vernus	Red bartsia
Oenothera glazioviana	Large-flowered evening-primrose
Papaver rhoeas	Common poppy
Persicaria lapathifolia	Pale persicaria
Picris echioides	Bristly oxtongue
Plantago coronopus	Buck's-horn plantain
Plantago lanceolata	Ribwort plantain
Potentilla reptans	Creeping cinquefoil
Ranunculus repens	Creeping buttercup
Raphanus raphanistrum	Wild radish
Reseda lutea	Wild mignonette
Reseda luteola	Weld
Rumex conglomeratus	Clustered dock
Rumex obtusifolius	Broad-leaved dock
Saponaria officinalis	Soapwort

Scientific Name	Common Name
Senecio jacobaea	Common ragwort
Sonchus asper	Prickly sow-thistle
Sparganium erectum	Branched bur-reed
Tanacetum vulgare	Tansy
Tragopogon pratensis	Jack-before-noon
Trifolium arvense	Hare's-foot clover
Trifolium pratense	Red clover
Trifolium repens	White clover
Tripleurospermum inodorum	Scentless mayweed
Tussilago farfara	Colt's-foot
Typha latifolia	Bulrush
Urtica dioica	Common nettle
Verbena officinalis	Vervain
Vicia cracca	Tufted vetch
Vicia tetrasperma	Smooth tare
	Birds
Alauda arvensis	Skylark
Apus apus	Swift
Ardea cinerea	Grey heron
Carduelis cannabina	Linnet
Carduelis carduelis	Goldfinch
Corvus corone	Carrion crow
Falco tinnunculus	Kestrel
Passer domesticus	House sparrow
Perdix perdix	Grey partridge
Phylloscopus collybita	Chiffchaff
Pica pica	Magpie
Picus viridis	Green woodpecker
Prunella modularis	Dunnock
Streptopelia decaocto	Collared dove
Sylvia atricapilla	Blackcap
Sylvia communis	Whitethroat
Troglodytes troglodytes	Wren
Turdus merula	Blackbird
	Butterflies
Coenonympha pamphilus	Small heath
Inachis io	Peacock
Maniola jurtina	Meadow brown
Pararge aegeria	Speckled wood
Polygonia c-album	Comma
Pyronia tithonus	Gatekeeper

Scientific Name	Common Name
Thymelicus lineola	Essex skipper

Appendix 4: Pre-restoration site photographs (2008)

Photograph 1: Tall ruderal

Photograph 2: Tall ruderal and bare ground

Photograph 3: Semi-improved neutral grassland in the north part of the site.

Photograph 4: Adjacent habitats in Beam Valley LNR.

Photograph 5: Ephemeral/short perennial.

Photograph 6: Ephemeral/short perennial.

Photograph 7: Standing water on the eastern boundary of the site.

Photograph 8: Bare ground and tall ruderal in the central part of the site.

Photograph 9: Introduced shrub.

Photograph 10. Mature willow with bat roost potential.

ecological consultants

3 Colleton Crescent Exeter EX2 4DG
t: 01392 260420 f: 01392 434603
e: info@eadconsult.co.uk
w: www.eadconsult.co.uk

A **Bilfinger Real Estate** company

Report

Appendix F Green Belt Assessment / Methodology Framework

1. Green Belt Assessment Methodology

1.1 The purpose of this appendix is to set out the methodology applied in assessing Mardyke Farm's contribution towards the purposes of including land within the Green Belt.

1.2 Following a review of best practice in the assessment of Green Belt used within the industry, the criteria used to assess the Green Belt at Mardyke Farm were thoroughly justified and written in accordance with national policy. Studies demonstrate that the criteria to be used to undertake the Green Belt assessment needs to:

- Clearly define national policy terminology to inform the assessment criteria;
- Identify the objectives of each purposes against which the site is to be assessed, based on the definitions as set out above; and
- Take the form of a set of clear but specific questions to be answered for each purpose.

1.3 Accordingly, Table 1 below provides a consistent framework for assessment. Any interpretations made utilise the definitions stated.

Table 1: Green Belt Assessment Methodology

Purpose	Step 1: Definition of Terminology	Step 2: Define Green Belt Objectives	Step 3: Specific questions to determine whether site contributes towards Green Belt Purposes
To check the unrestricted sprawl of large built-up areas	**Sprawl** – 'spread out over a large area in an untidy or irregular way' (Oxford Dictionary). **Large Built-up areas** – in the context of the study, this focuses on Greater London, where outward expansion was controlled as an original purpose of the Green Belt.	The first purpose performs a barrier role. This purpose is assessed at the strategic level whereby it underpins the establishment of the Green Belt in the sense that the original strategic purpose was to check sprawl from London.	1) Does the parcel act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area? 2) Does the parcel contribute, as part of a wider network of parcels, to a strategic barrier against sprawl of these built-up areas?
To prevent neighbouring towns from merging	**Neighbouring towns** – LBH comprises a web of interconnected neighbourhoods without distinctive boundaries. The adopted Core Strategy does not identify a clear 'settlement hierarchy' within the borough and accordingly, the differentiation between the main built-up areas of neighbouring boroughs, rather than local neighbourhoods within LBH is considered to be the key consideration at the local level.	The second purpose performs an interstitial role, whereby gaps or spaces between settlements exist and have a clear role in preventing coalescence. This purpose is considered to play a significant role in maintaining the existing settlement pattern of towns.	3) Does the parcel provide, or form part of, a gap or space between existing 1st tier settlements (neighbouring towns/boroughs)? 4) What is the distance of the gap between the settlements? 5) Is there evidence of ribbon development on major route corridors?

Purpose	Step 1: Definition of Terminology	Step 2: Define Green Belt Objectives	Step 3: Specific questions to determine whether site contributes towards Green Belt Purposes
	Merging – this can be by way of general sprawl (above) or; **Ribbon Development** – The building of houses along a main road, especially one leading out of a town or village (Oxford Dictionary). This includes historical patterns or, or current pressures for, the spread of all forms of development along movement corridors, particularly major roads.		6) What is the visual perception of the gap between settlements from major route corridors? 7) Would a reduction in the gap compromise the separation of settlements in physical terms? 8) Would a reduction in the gap compromise the separation of settlements and the overall openness of the site visually?
To assist in safeguarding the countryside from encroachment	**Encroachment** – a gradual advance beyond usual or acceptable limits (Oxford Dictionary) **The countryside** – open land with an absence of built development and urbanising influences, and characterised by rural land uses including agriculture and forestry. Relevant landscape character or quality designations will be taken into account in assessing the role of the	The third purpose performs a protective role, to safeguard the countryside as defined above. Landscape characteristics also influence the perception of character and quality of countryside. The assessment therefore considers topography, woodland and tree cover and presence of hedgerows / boundary planting which can define views and perceptions of openness in	9) What countryside / rural characteristics exist within the site including agricultural or forestry land uses and how is this recognised in established national and local landscape designations? 10) Has there already been any significant encroachment by built development or other

Purpose	Step 1: Definition of Terminology	Step 2: Define Green Belt Objectives	Step 3: Specific questions to determine whether site contributes towards Green Belt Purposes
	Green Belt in safeguarding countryside in accordance with a 'functional' view of the countryside.	the landscape. Countryside, urban fringe and urbanising characteristics and influences have been taken into account as part of the assessment.	urbanising elements?
To preserve the setting and special character of historic towns	**Historic town** – settlement or place with historic features identified in local policy or through conservation area or other historic designation(s).	The fourth purpose performs a girdle role, as a green ring around historic settlements or to provide the landscape context to historic features that preserves setting by keeping land open. The purpose goes beyond a simple definition of historic towns and relates to the identification of all the key historic places across the study area in both urban and rural settings. Existing designations of historic value and interest such as conservation areas, historic parks and gardens and scheduled monuments have been used to identify historic 'places' relevant to this assessment. Both the physical and visual relationship with the Green Belt has been assessed.	11) What settlements or places with historic features exist within the site? 12) What is the relationship and connection (in the form of character, views and visual perception) between the site and historic features? 13) Does the site provide an open setting or a buffer against encroachment by development around settlements or places with historic features?

Purpose	Step 1: Definition of Terminology	Step 2: Define Green Belt Objectives	Step 3: Specific questions to determine whether site contributes towards Green Belt Purposes
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Urban Regeneration** – the aim of which the Core Strategy identifies as to revitalise areas of deprivation and preserve or enhance an areas heritage value through significant improvements to access to public services (including transport) and sensitive mixed use development to create balanced communities. **Recycling** – to use again (Oxford Dictionary) **Derelict and other urban land** – land in a very poor condition (Oxford Dictionary) which the Core Strategy identifies as falling within the category of Brownfield land or previously developed land. The NPPF encourages the effective reuse of such land, where it is not of a high environmental value.	The fifth purpose performs a local role to assist in the regeneration of specific local areas. Assisting urban regeneration, by encouraging the recycling of derelict and other urban land is perhaps the most complex purpose to assess because the relationship between the Green Belt and recycling of land is influenced by a range of external factors including local plan policies, brownfield land availability and the land and development market. Nonetheless a qualitative assessment of the sites contribution to local regeneration initiatives has been undertaken.	14) Is there a deliverable supply of derelict and other urban land available? 15) Does this parcel act, in itself, as a barrier to bringing other derelict and other urban land forward?

1.4 The above definitions of the primary objectives of the five purposes of the Green Belt is consistent with best practice cases within the industry and is therefore considered to represent a robust starting point from which to undertake an assessment of the site against Green Belt objectives.

1.5 In line with best practice, the assessment provides a qualitative assessment of Mardyke Farm against the purposes of including land within the Green Belt as defined within the NPPF based on the following classifications.

Green	Significant contribution to Green Belt Purposes
Orange	Partial contribution to Green Belt purposes
Red	Limited or no contribution to Green Belt purposes

1.6 The classification denotes the outcome of the assessment of the contribution the site makes to each of the Green Belt purposes.

1.7 For each purpose, the supporting text explains how the classification has been arrived at. The presentation of the classification for each purpose assists in understanding and assessing the value of the various roles performed by the site. This approach to individually assessing the national purposes allows for a clear and transparent evaluation that sets out the information needed to judge the overall contribution of Mardyke Farm to the purposes of the Green Belt.

Hornchurch
Masterplan Studies

23 March 2015

Formation Architects

Introduction

This document has been prepared by Formation Architects and Montagu Evans LLP to investigate development opportunities for the site currently occupied by the Cardrome Garage and Learner Centre and the Rom Skatepark, Upper Rainham Road, Hornchurch RM12 4EU.

The site extends over 4.8 hectares and is bordered by Upper Rainham Road to the east, a private residential development to the north and the public open space surrounding the River Beam and known as ‘The Chase’ to the south and west.

The site is currently designated as a Major Developed Site within the Green Belt.

The main and vehicular access is located along the eastern boundary, adjacent to an existing petrol station which does not form part of the site.

The area immediately to the north and west of the petrol station is occupied by a garage and a number of offices and structures including a tyre replacement centre, MOT centre, car wash and various vehicle repair units. In addition there are 5no. separate used car sites and related businesses occupying semi-mobile structures with established use status.

To the south of the petrol station is the skatepark, which occupies most of the south-east corner of the site and comprises of the main skating area and a number of associated ancillary buildings.

The skatepark has recently been listed by English Heritage for its cultural significance and will therefore be retained.

This document presents our initial masterplan studies for the redevelopment of the site for residential use. It is intended to provide an indication of the level of development that could be provided across the site and the associated planning benefits.

Site plan

Bancroft Chase
Turner Road
Upper Rainham Road
Acacia Avenue
Rom Skatepark
River Beam
Laburnum Avenue
The Chase

Site pictures

View of the northern boundary of the site, showing the steep drop in level from the neighbouring properties

View from the centre of the site looking north. In the background are the 3-storey houses on Bancroft Chase.

View from the centre of the site looking towards south-east. The three telecommunication masts are visible in the background.

View from the southern end of the site looking north. Rom Skate Park on the right.

View of the Rom Skatepark

View of the Rom Skatepark

View of petrol station

View of substation by the south-east corner of the site

View along Bancroft Chase

View along The Chase, looking west.

View along Upper Rainham Road, looking north.

View along Acacia Avenue, looking north.

Planning Policy

Introduction

The purpose of this section is to provide an overview of relevant planning policy that has informed the masterplan work.

We consider that the proposed scheme demonstrates a sympathetic approach in redeveloping the site for residential purposes. The high quality design of the scheme seeks to best utilise the site area whilst considering the complex planning challenges involved in responding to the setting of the heritage assets and the Major Development Site within the Green Belt designation.

The Site

The Site falls within the jurisdiction of the London Borough of Havering (LBH) and is located within Upper Rainham, Hornchurch. The site extends to approximately 4.85 hectares (11.98 acres).

The site is located on the western side of the A125 (Upper Rainham Road), which provides connections to Romford, approximately two kilometres to the north, and Dagenham via the A1112, approximately 3.5 kilometres to the south.

Elm Park station lies 1.5 kilometres to the south east of the site and provides connections to the wider Underground network via the Piccadilly line. Romford Railway Station provides direct links into London Liverpool Street and is about 2.5 kilometres to the north.

Harrow Lodge Park is located approximately 300m to the south east of the site. The park provides large outdoor amenity space, child play and areas of hard standing dedicated to recreational sports such as tennis and a boating lake.

A skatepark is located in the south eastern corner of the site. The skate park, which was constructed in 1978, has recently (July 2014) been listed as a Grade II listed structure.

Planning History

An online planning history search uncovered numerous applications at the site dating between 1987 and 2008. The majority of the applications related to the erection of telephone masts. The most recent application was for advertisement consent, the application was refused in 2008.

Existing Use

The majority of the broadly rectangular site is used as an off road learner driving centre. Multiple small scale commercial units are located in middle section of the site, along the eastern boundary, adjoining the petrol station which fronts onto Upper Rainham Road. The petrol station does not fall within the red line boundary of the site.

In light of the planning history set out above, we consider that the lawful use of the majority of the site as existing is Sui Generis, the skatepark is D2 (assembly and leisure), and the collection of commercial premises is B2 (Light Industrial).

Planning Policy Context

The statutory development plan for the site currently comprises:

- LBH Core Strategy and Development Control Policies Document (DPD) (2008);
- LBH Site Allocations DPD (2008);
- Saved policies from the Romford Area Action Plan (2008); and
- The London Plan (Consolidated with Alterations since 2011).

There are a number of planning guidance documents that are of particular relevance to the proposals:

- Planning Obligations (2013);
- Heritage (2011);
- Residential Design (2010); and
- Sustainable Design and Construction (2009).

Site Specific Designations

The Site is designated as a Major Developed Site within the Metropolitan Green Belt.

A strip of land bordering the western boundary of the site is designated as a Metropolitan Site of Nature Conservation Importance.

The site falls within Flood Zone 1, the lowest designation and is therefore considered unlikely to flood.

As noted above, the skatepark on site is Grade II listed.

National Planning Policy Framework (NPPF) (March 2012)

The National Planning Policy Framework (the "NPPF") was published on 27 March 2012 and supersedes previous national planning guidance contained in various Planning Policy Guidance and Planning Policy Statements. The NPPF sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications.

The NPPF states that "the purpose of the planning system is to contribute to the achievement of sustainable development" (NPPF, paragraph 6) and that it "should play an active role in guiding development to sustainable locations" (paragraph 8). It further states that this presumption in favour of sustainable development, should be seen as a golden thread running through decision-taking (paragraph 14).

In March 2014 the Government published the National Planning Practice Guidance (NPPG) which is a material consideration in relation to planning applications. The NPPG replaces a number of previous circulars and guidance to provide a simplified single source of guidance at the national level.

The NPPF outlines 12 core planning principles which state that planning should proactively drive and support sustainable economic development to deliver new homes; seek to secure high quality design; support the transition to a low carbon future; encourage the use of previously developed land; promote mixed-use developments; and focus significant development in sustainable locations.

The NPPF also sets out a number of policies. Of particular relevance to the Client's proposal are the following:

- Chapter 6 of the NPPF makes it clear that local authorities need to boost significantly the supply of housing to deliver a wide choice of high quality homes, and to widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- In planning decision making, housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (Paragraph 49).
- Chapter 7 attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (Paragraph 56). In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area (Paragraph 63).
- Chapter 9 of the NPPF sets out the protection afforded to Green Belts (Paragraph 79). The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (para 89).
- Paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- Chapter 12 of the NPPF sets out the national policy context in relation to the conservation of the historic environment. It states that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment (para 126). In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

London Plan (Consolidated with alterations since 2011)

The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport, and social framework for London over the next 20-25 years. It provides the context to which individual boroughs must set their planning policies. Policies of particular relevance are outlined below.

- Policy 3.3 'Increasing Housing Supply' of the London Plan recognises that there is a pressing need for more homes in London and states that Boroughs should seek to achieve and exceed annual average housing targets. This Policy seeks to deliver an annual average of 423,887 net additional homes across London over the plan period, with an annual monitoring target of 1,170 new homes in LBH.
- development proposals to optimise potential for housing, taking into account local context and character.
- Policy 3.5 (a) 'Quality and design of housing developments' adds that "Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, to protect and enhance London's residential environment and attractiveness as a place to live."

London Borough of Havering Local Plan: Core Strategy and Development Control Policites (2013)

- LBH Core Strategy Policy CP1 (Housing Supply) – states that LBH will provide a minimum of 535 new homes across the Borough each year between 2007/08 – 2016/17. However the revised London Plan has increased the housing target to 11,701 new dwellings for the next 10 years (2015 – 2025) equating to 1,170 per annum.
- LBH supports the principle of residential development within the Borough as does the NPPF which has the required to significantly boost the supply of housing at its core.
- In line with Policy DC2 (Housing mix and Density) a mix of housing types and sizes will be required in all developments and should contain primarily contain 1, 2 and 3 bedroom units. It should be noted that the exact mix on each site will vary according to the location of the development, the character of the surrounding area, and the objectively assessed need at the time of application.
- Policy DC6 'Affordable Housing' states that on developments of 10 or more homes or residential sites of 0.5 hectares LBH will seek to achieve 50% of all new homes to be affordable. The borough wide affordable tenure split of 70:30 social / intermediate is also sought. These targets are of course subject to site specific circumstances and financial viability.
- DC45 (Appropriate Development in the Green Belt) states that planning permission for new buildings will only be granted for certain purposes, one of which is it if involves the limited infilling or redevelopment on a site designated as a Major Developed Site in accordance with DC46.

Emerging Policy

LBH has commenced its review of its adopted planning policy. The Council is currently conducting an initial round of consultation on a new Local Plan. This stage seeks to determine the views on the key strategic priorities for the Borough over the next 15 years and how these priorities should be addressed. This has afforded the opportunity to promote the site as a suitable location for housing in order to meet an increase in housing need across the Borough.

Current aspirations are for the site to be released from the Green Belt in order to maximise the opportunities affected by the site in terms of securing the long term future of the recently listed skatepark and the contribution it can make to meeting the current strategic housing needs.

In addition to these two main benefits, the site also affords opportunities to:

- deliver a sustainable form of development in accordance with paragraph 14 of the NPPF
- biodiversity and ecological improvements
- enhances public access to the site and the Green Belt beyond
- enhanced tree belt to improve views from the Green Belt
- remediation across the site

This would create a policy basis against which an application could be brought forward without the need to demonstrate a case of 'very special circumstances'. The site affords opportunity to address a number of policy objectives. However as identified the main two are as follows:

The Principle of Residential Development on the Site

There is a significant need for housing across London including within LBH. This need is amplified given following the adoption of the further alterations to the London Plan in March 2015. This has resulted in an increase in the annual housing requirements for the Borough. A boost in the supply of housing is a theme also evidenced throughout the NPPF.

The recently adopted Further Alterations to the London Plan sets a target to deliver 11,701 new homes in LBH between 2015-2025 (equating to an annual requirement of 1,170 dwellings per annum). In light of this, LBH will need to identify additional land to accommodate the increase in targets.

The delivery of a significant number of units on this previously developed site should be given significant weight by the Council and the GLA. In addition, the site's location within a suburban area lends itself to proposing a residential led scheme of the scale, density and design proposed.

Within this provision there will also be significant affordable housing provision.

Heritage Considerations

There is a Grade II Listed asset on site – a skatepark.

The NPPF requires LPAs to plan positively for the conservation and enjoyment of the historic environment, conserving heritage assets in a manner appropriate to their significance. In doing so, the contribution to wider social, cultural and environmental benefits as well as local character and distinctiveness should be considered.

In addition, securing a viable use of listed buildings should be sought to continue the long term preservation.

The London Plan and local policy reflects the NPPF, seeking to protect and enhance historic assets and their settings and conserving their significance by being sympathetic to their form, scale, materials and architectural detail.

The proposals demonstrate an intention to incorporate the skatepark into the site. The proposals also envisage a method of subsidising the running of the skatepark. In doing so, the development will comply with policy at national, regional and local levels by ensuring the long term provision of the asset to the significant benefit of the local community.

Constraints and Opportunities

A number of constraints have been identified for the site:

- Potential noise disturbance from Upper Rainham Road and the existing garage (only along the edge).
- Potential overlooking from the neighbouring properties to the north.
- Relationship with the small grain of surrounding buildings.
- Potential visual impact on open space to west and south, although the impact would be very limited due to vegetation and level changes.
- Telecommunication masts (can be relocated).

At same time, the site also offers a number of opportunities:

- Poor quality of the existing buildings on site.
- Proximity to established residential area.
- Excellent access to daylight and sunlight.
- Good access to local buses, site is under 1 mile to Elm Park underground station and 1.6 miles to Romford overground train station.
- The site is largely clear of buildings and mostly flat.
- The proximity to the open land to the west can provide visual amenity.
- The changes in level along the northern edge could be exploited to achieve taller buildings.
- The Rom Skatepark can become a unique feature of the redevelopment and a community asset.
- Site can provide much needed housing in the local area.

Masterplan Approach

The size of the site gives the opportunity to create a focal point, in the form of a public central space. This would provide amenity and help create a sense of place. The natural position for the central square would be in the widest portion of the site, ideally close to the main access so that it can also serve as an arrival point.

Upper Rainham Road is quite trafficked and as such a buffer might be required to protect the houses. The idea is to place larger blocks of flats with quality sound insulation along the street so that the homes at the rear can enjoy more privacy and are shielded from vehicular noise.

The north-east corner of the site relates quite closely to the neighbouring buildings and as such it offers the opportunity to create a more urban edge to the development, with a strong corner. Once again, a block of flats in this position would serve the purpose better than a row of houses.

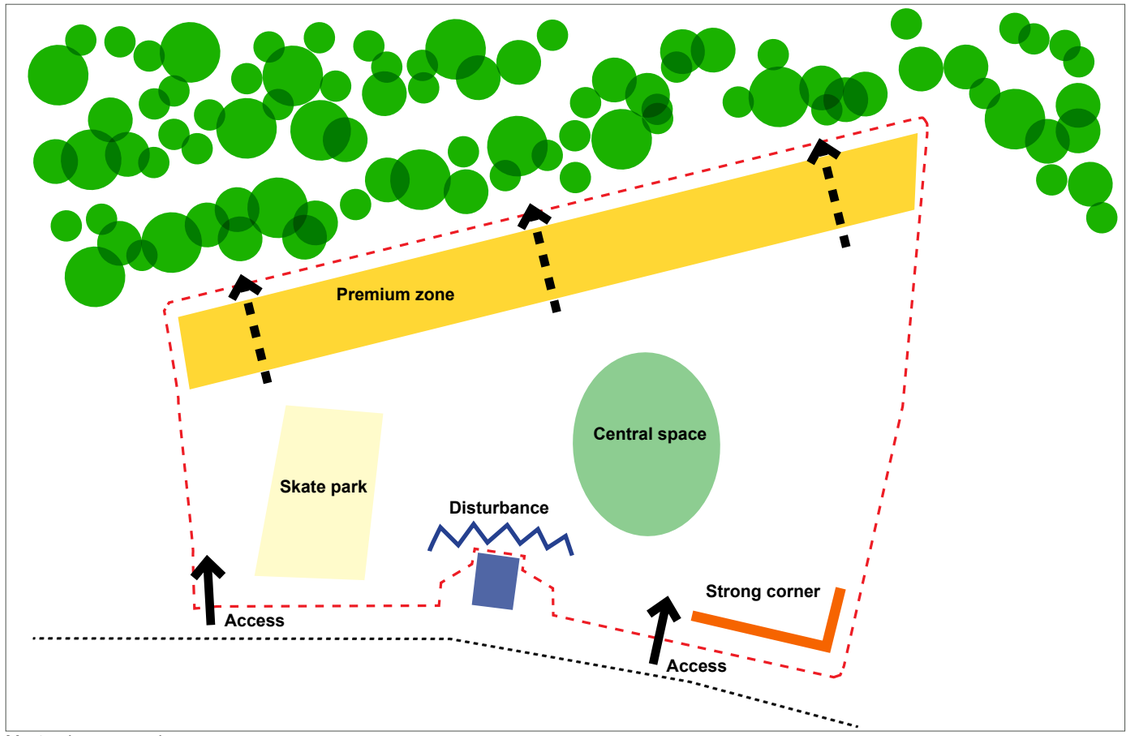
The proximity of the site to the large open space along the Rom River suggests that the western portion of the plot should be the most ‘prime’ area. It is in this location that the larger units will be placed, with direct visual access to the public open space and as far as possible from the road.

The Rom Skatepark is a key feature of the site and as such it should be well integrated within the masterplan. The nature of the operation makes it difficult to entirely open up the skate park to the rest of the site, nonetheless it could be part of the proposed network of footpaths and open spaces.

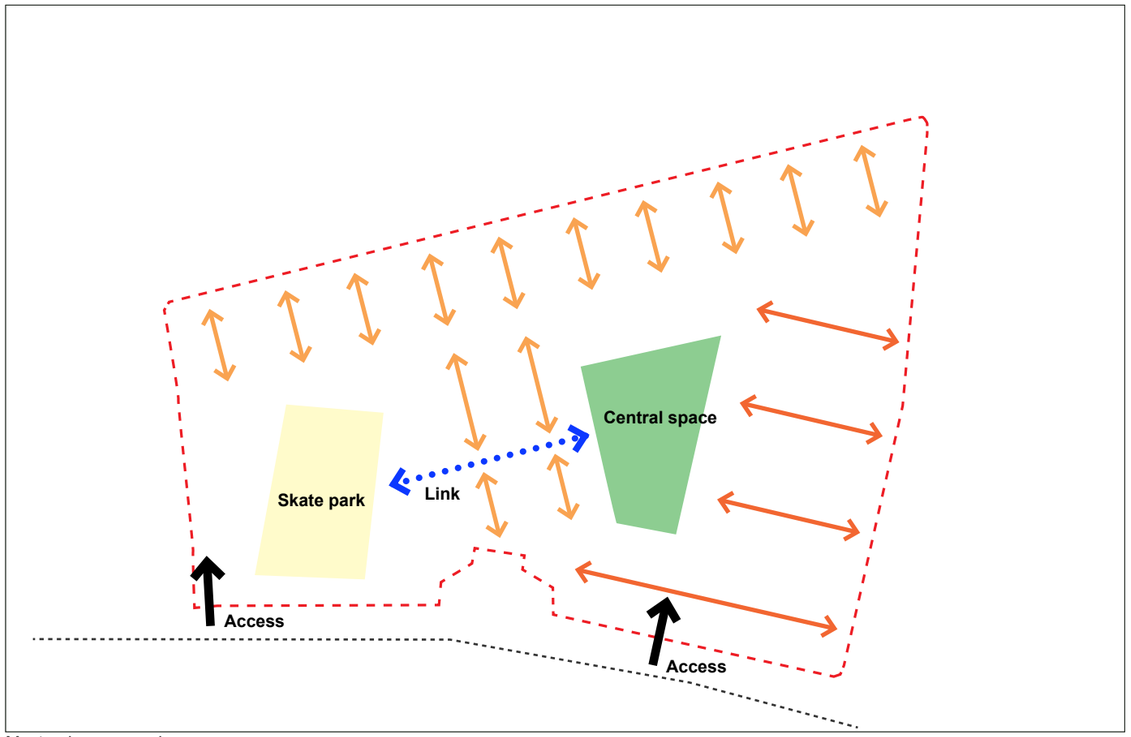
The diagram at the bottom of this page shows how the irregular shape of the site is dealt with by adopting two different alignments which converge in the central open space.

By doing so all buildings can retain a regular shape whilst still relating to the site boundaries.

All the studies contained in the following pages are based on the principles above and investigate alternative layouts with varying residential densities.



Masterplan approach



Masterplan approach

Previous studies

The principles described in the previous page have been applied to a number of studies aimed at establishing the appropriate density for the masterplan.

In Study 1 the different geometries converging into the central square correspond to two separate building typologies: the block aligned to the road are apartments and the rest are terraced houses.

This option generates the highest number of units with a large proportion made up of flats.

Study 2 reacts to the first option by turning almost all the blocks into rows of terraced houses, with the exception of two blocks of apartments along Upper Rainham Road.

The density is clearly affected and so is the urban form of the masterplan which becomes repetitive and dominated by a single typology.

Study 3 and 4 are a mix of the first two previous options and they seek to achieve a more balanced mix both in terms of typologies and quantum of development.

Study 4 in particular generates a more varied central space with houses along the northern and southern edges and flatted buildings on the eastern and western sides.

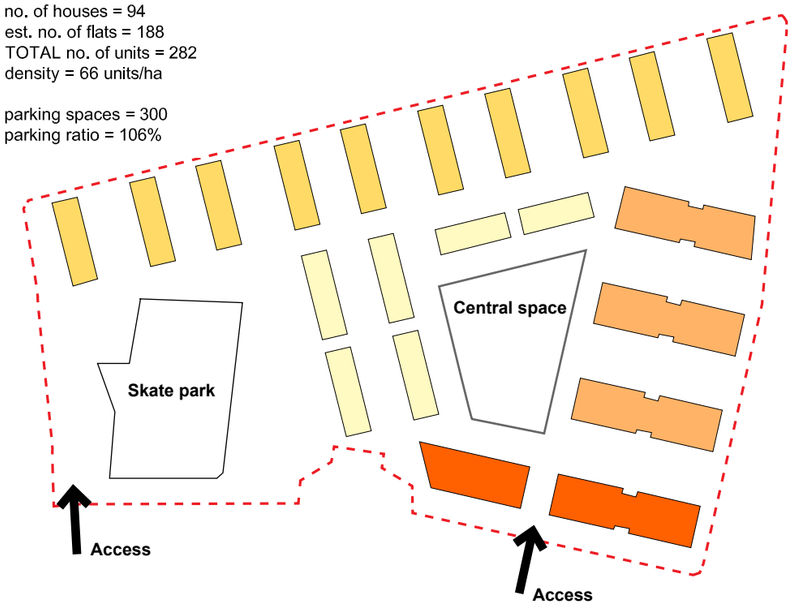
The final masterplan proposal has therefore been developed on the basis of Study 4, but with some alterations to the apartment blocks.

Study 1

SUMMARY

no. of houses = 94
est. no. of flats = 188
TOTAL no. of units = 282
density = 66 units/ha

parking spaces = 300
parking ratio = 106%

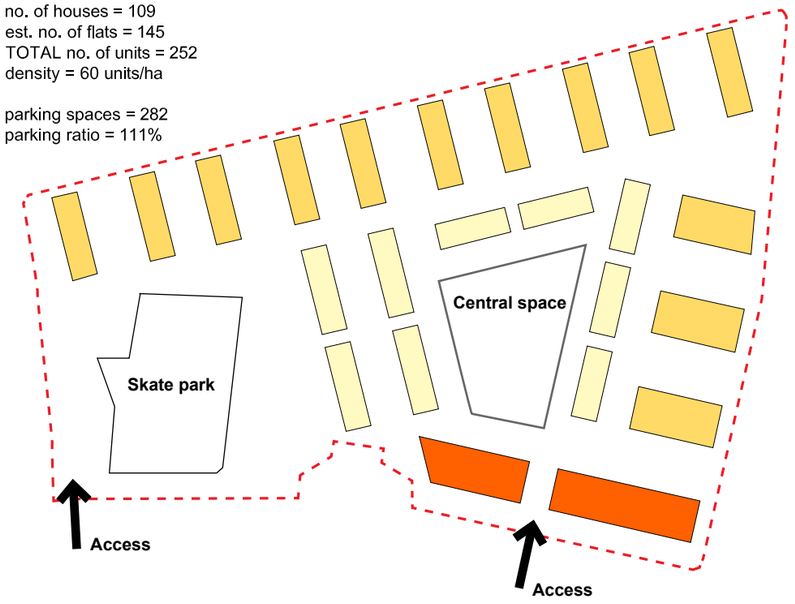


Study 3

SUMMARY

no. of houses = 109
est. no. of flats = 145
TOTAL no. of units = 252
density = 60 units/ha

parking spaces = 282
parking ratio = 111%

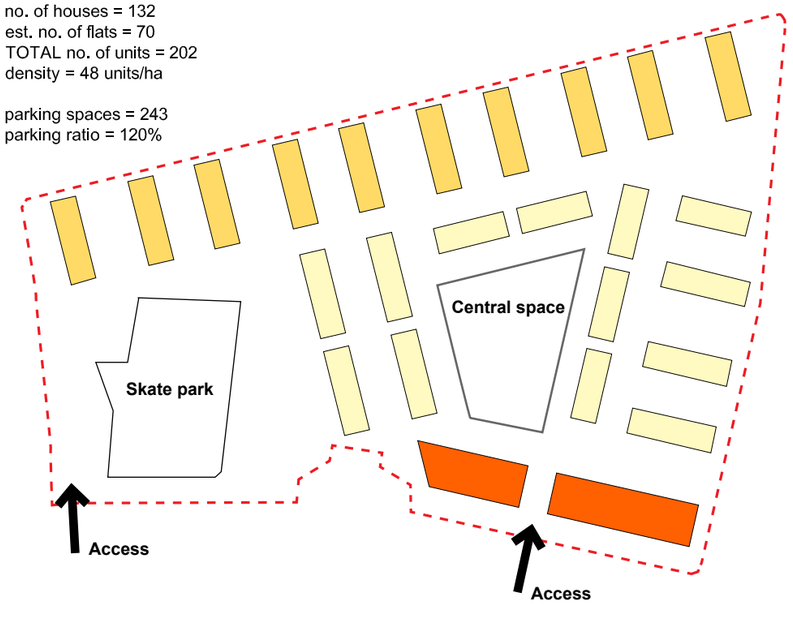


Study 2

SUMMARY

no. of houses = 132
est. no. of flats = 70
TOTAL no. of units = 202
density = 48 units/ha

parking spaces = 243
parking ratio = 120%

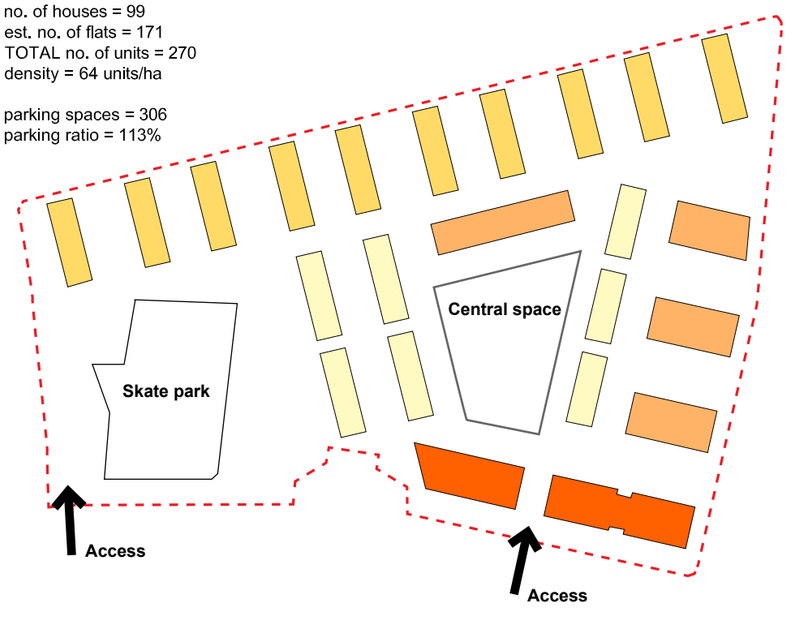


Study 4

SUMMARY

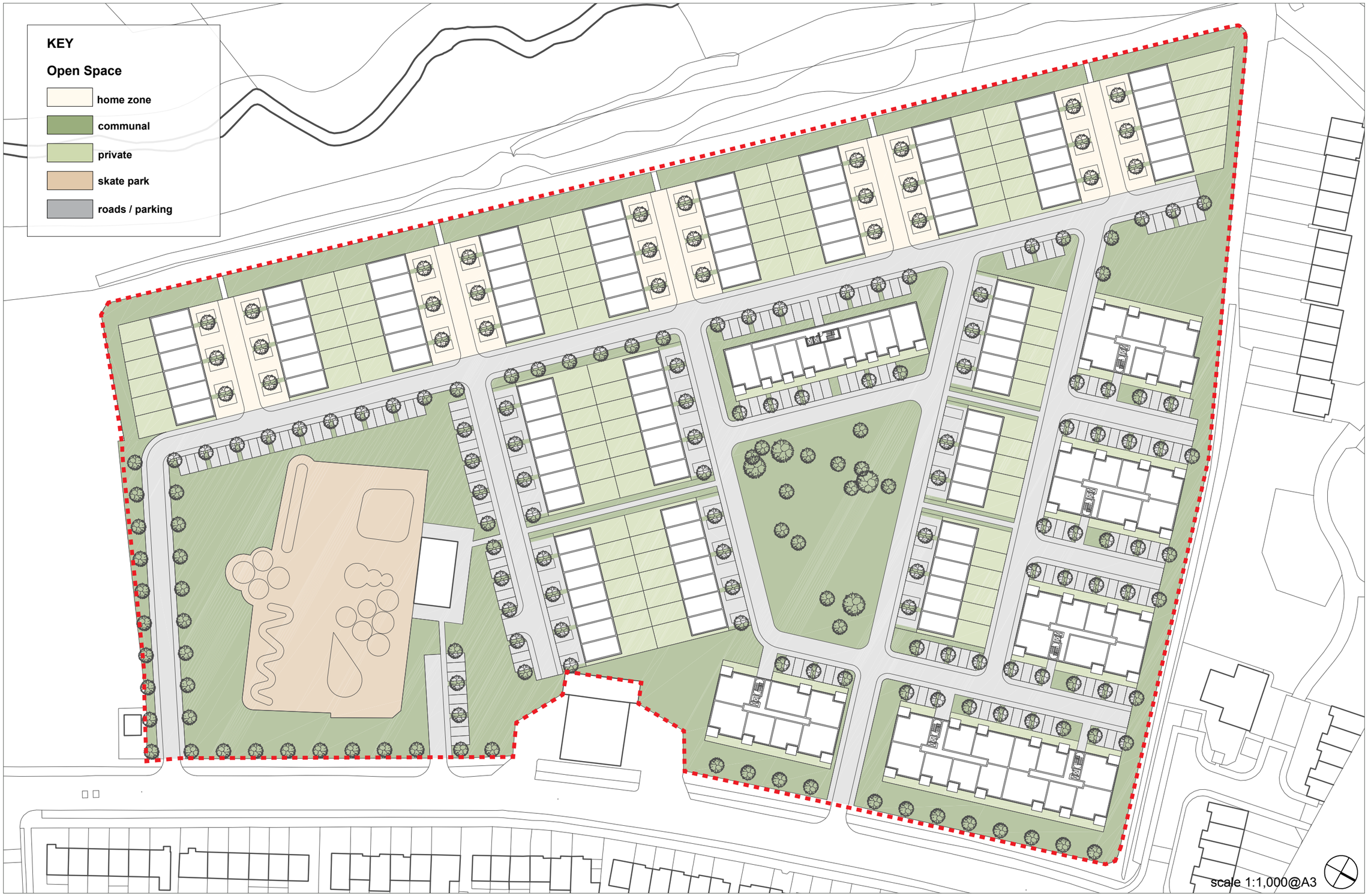
no. of houses = 99
est. no. of flats = 171
TOTAL no. of units = 270
density = 64 units/ha

parking spaces = 306
parking ratio = 113%



3b houses (2.5 floors)
4b houses (3 floors)
Blocks (3 floors)
Blocks (4 floors)

Proposed masterplan



Masterplan Concept

As stated above, the final masterplan has been based on Study 4. Due to further design development the blocks in the masterplan have been reduced from four floors to three floors and therefore the number of units and mix have been altered accordingly.

The diagram on this page illustrates the main features of the proposal:

- Building Heights
- Unit Types
- Vehicular Circulation
- Open Space

The proposal delivers 242 residential units with a range of sizes and typologies.

60x1bed flats

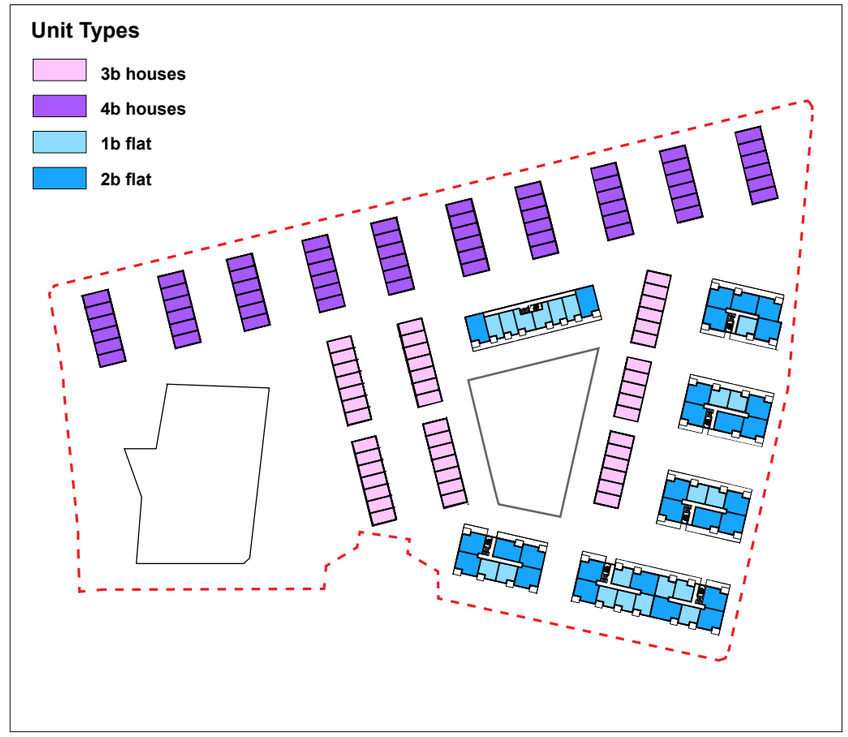
77x2bed flats

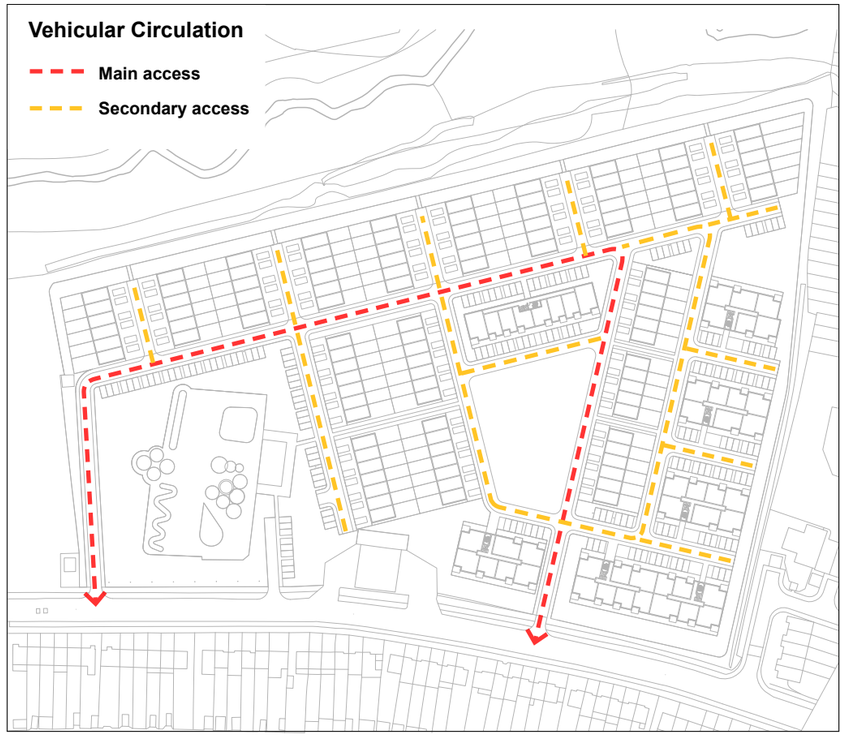
45x3bed houses

60x4bed houses

The current mix generates a density of about 57 units/ hectare.

The parking provision is 281 spaces (116%).





Hard standing

Although included within the Green Belt, the site is not an undeveloped green field and includes a large proportion of hard standing, comprising the skate park and the learner centre facilities and tracks.

The soft landscape area is also of little ecological value, being largely made up of informal mown lawn grass with no trees.

The diagrams on this page compare the proposed masterplan and the existing conditions on the basis of built area, hard standing and grass areas.

The proposed hard standing is roughly the same as the existing, but the soft landscaping will be of vastly superior quality, comprising of private gardens and communal landscaped areas with semi-mature trees.

Existing landscaping

Built footprint

Hard landscaping

Soft landscaping

Site area	**48,280 sqm (100%)**
Built footprint	**1,393 sqm (3%)**
Hard landscaping	**25,967 sqm (54%)**
Soft landscaping	**20,920 sqm (43%)**

Proposed landscaping

Site area	**48,280 sqm (100%)**
Built footprint	**9,714 sqm (20%)**
Hard landscaping	**17,985 sqm (37%)**
Soft landscaping	**20,581 sqm (43%)**

3D Views

Birds's eye view of the proposed masterplan, from south-east.

Birds’s eye view of the proposed masterplan, from north-east.

Formation Architects - precedents

Cambridge City Football Club

Formation Architects submitted a detailed planning application for the redevelopment of this site close to the city centre of Cambridge on behalf of Crest Nicholson in May 2014.

Formation Architects were appointed by Crest Nicholson in September 2013 and submitted the scheme for planning after winning unanimous support from the Cambridge Design and Conservation Panel and the support from the officers after 6 months of pre-planning consultation.

The scheme comprises of 106 units including 53 apartments and 51 houses for families.

The masterplan revolves around a central square as a focal point for the new neighbourhood.

All houses have gardens and upper floor terraces, all flats have generous balconies or roof terraces. Floor to ceiling heights are 2.7m throughout.

The landscaping is inspired by the use of the site as the former Cambridge City Football Ground.

Key

- Public open space
- Private gardens
- Terrace
- Shared surface
- Road
- Parking
- Sedum roof on bin and storage units

Bolingbroke Park, Enfield

Formation Architects have designed a major housing development for London and Quadrant Group on a 4.5 hectare site in London Borough of Enfield.

The project comprises 231 new dwellings of which 69 will be terraced and semi-detached houses; the remainder will be 1, 2 and 3 bed flats in 4 storey high apartment buildings.

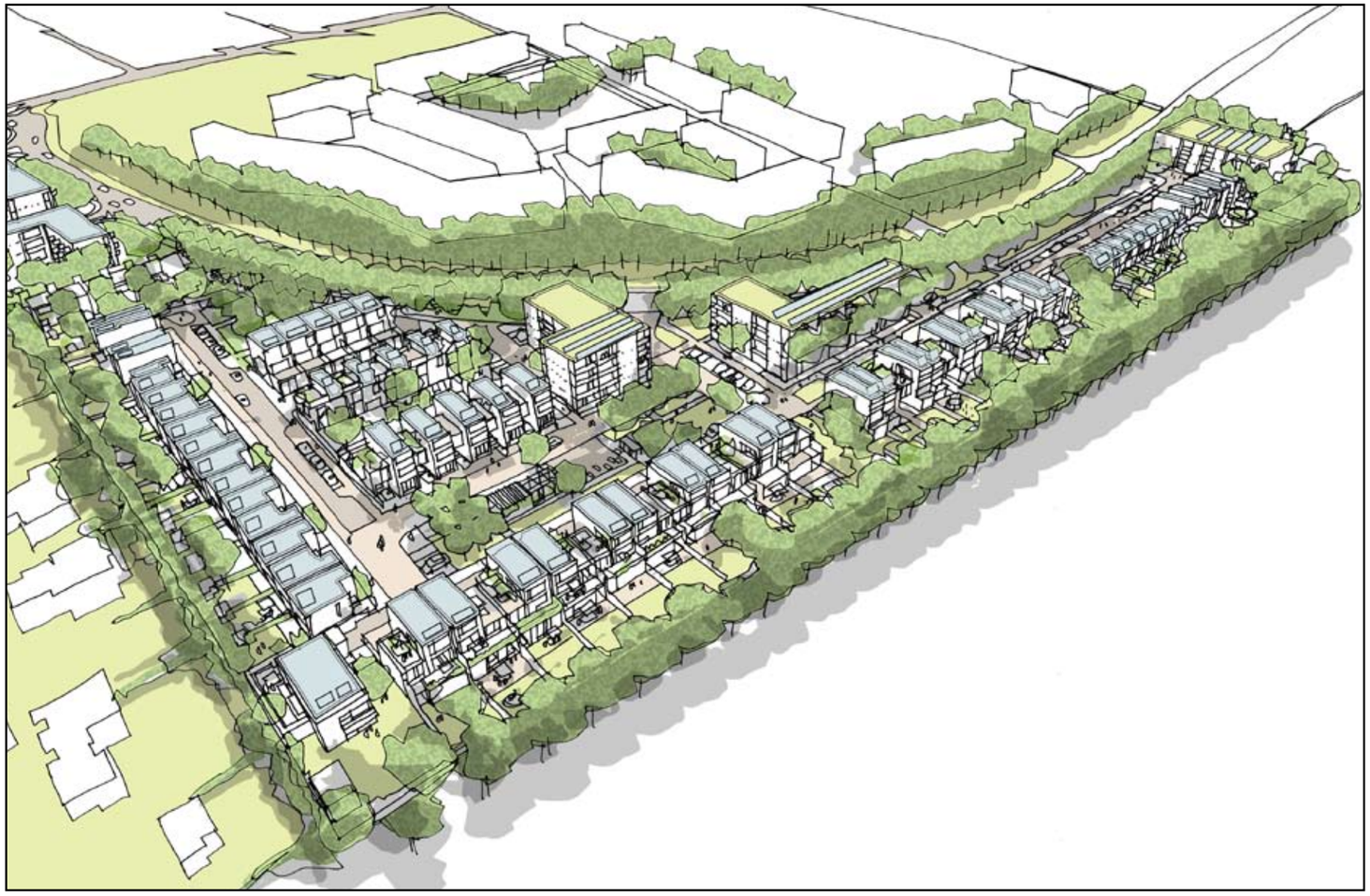
The development will be known as Bolingbroke Park and has been designed to take advantage of the established woodland setting of the site. The high quality of its details and materials will make a positive contribution to the local built environment. It will feature a number of energy saving features including photo-voltaic roof panels to generate electricity.

The site, which is surrounded by mature trees, generated a layout that reflects its sloping topography and maximizes sunlight and daylight to all dwellings. Formation Architects have been appointed by Quadrant Construction (part of the London & Quadrant Group) to develop the design information towards construction.

Seven Acres, Cambridge

The site forms part of the Great Kneighton (formerly known as Clay Farm) masterplan at the southern border of Cambridge and comprises 128 units including 70 houses and 58 apartments. All dwellings are designed to Code for Sustainable Homes Level 4 and one prototype house to Code Level 5. All units have a floor to ceiling height of 2.7m with 2.9m in the larger 4-bed house types living-rooms. The specifications are being developed in line with Skanska's emerging brand which builds on the Scandinavian heritage of the company.

Ideal Home of the Year Award at the Blue Ribbon Awards 2013. 2013 Gold Best What House? Award, 2013 Bronze Best Sustainable Development What House? Awards 2013. Recognised by Building for Life 12. Overall Winner of the Best Development Multiple Units, UK for the International Property Awards 2012. Shortlisted for The Housing Design Awards 2012. Commended for the Sunday Times British Homes Awards 2012. Highly commended for the House Builder Awards 2012.



Maiden Lane

The site is located on a former light industrial estate at the western edge of the Crayford Marshes. About two thirds of the 6.3ha site is designated as an emergency flood reservoir which offers the opportunity to create a new open space for local residents.

The layout comprises 254 units of which 160 are apartments and 94 are terraced houses, offering a mix of typologies and tenures within the scheme. The key driver was to benefit from the views towards the open land north and east of the site and to ensure a maximum amount of sunlight and privacy to the residents. This has been achieved through a simple legible street layout with the main access road on the north side of the site connecting to traditional tree-lined streets with on street parking. On the southern perimeter of the site is a more intimate shared “home-zone” type of environment.

Formation Architects have worked intensively with a variety of consultants and the client to develop a masterplan on a difficult site that delivers a contemporary approach to suburban habitation.

The delivery of the project hinged on the construction of the *Europa Gym* as part of the Section 106 agreement for the residential development.

Risebridge Close
Havering

Report for:
Ptarmigan Land Limited

INTRODUCTION

Overview

AA Environmental Limited (AAe) has been commissioned to produce an Ecological Constraints & Opportunities Note for the site off Risebridge Close, Havering. The aim of this document is to evaluate the ecological constraints on the site, which are summarised below and shown on the attached Constraints Plan (Figure 1), along with providing a range of ecological mitigation and enhancement measures.

This assessment has been based on a walk-over survey of the site and surrounding land, where access was possible (completed on Friday 11 September 2015) a desktop study including a data request from Greenspace Information for Greater London (GiGL) and a brief review of internet resources (e.g. MAGIC, Google Earth aerial imagery and Natural England's websites).

Site Description and Proposals

The site is located to the north of Romford, located off Risebridge Close and is centred at National Grid Reference: TQ 515913. The site is bordered by areas of semi-improved grassland, a golf course, residential properties within Chase Cross and associated roads.

The site itself is dominated by rough grassland (semi-improved), with some boundary hedgerows, woodland belts and scrub present. A restricted area of traditional orchard is also present in the north-eastern corner of the site. A review of the Google Earth imagery suggests that the land use has largely remained unchanged since at least 2006, with the site appearing more managed between 1999 and 2002. The proposals are to develop the site for residential use along with associated infrastructure and Public Open Space (both formal and informal).

ENVIRONMENTAL INFORMATION

Desk-top Study

There are no statutory ecological designated sites on or directly adjacent to the site, according to GiGL or the Multi-agency website, and there are no records of protected or notable species on the site, according to the data search. The nearest ecological statutory designated site is The Manor Local Nature Reserve, which is located approximately 3 km to the north-east of the site. However, Rise Park Stream HvL13, a non-statutory designated Site of Importance for Nature Conservation (SINC), is located adjacent to the western boundary of the site. There are a further fourteen SINCs within 2 km of the site. Further details are provided in Table1 attached. In addition, although not recorded within the GiGL data search, there is an area of Deciduous Woodland (within the SINC) and an area of Traditional Orchard, both of which are both Priority Habitats under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*.

Walk-over Survey

The site is dominated by rough grassland, with boundary vegetation mainly comprising dense and scattered scrub and tall ruderal vegetation. Hedgerows formed the majority of the field boundaries, with a woodland belt and restricted areas of dense scrub also present. There were a number of drainage ditches along the site boundaries, although the majority of these were dry at the time of the survey. There were also a number of ponds recorded within nearby habitat.

Species

Badgers
Evidence of badgers, in the form of a run with badger hair found and a dung pit, was recorded on the site (TNs 1 and 2 on Figure 1). Although no setts were recorded during the initial walk-over, it is important to note that not all of the site was covered and, as badgers are active, setts could still be found during subsequent visits. The site does provide foraging habitat for badgers.

Bats
Although there were only a few buildings present on the site (land currently tenanted with no access permitted), depending upon the proposals further bat surveys on any buildings scheduled to be demolished will need to be completed to confirm presence/absence of any roosts. In addition, there are a number of mature trees that do have features, such as rot holes and split bark and limbs that do provide roosting opportunities for bats and again further assessment would be required in order to confirm any roosts if any of these trees require felling (locations are shown on Figure 1).

The majority of the site, being dominated by rough grassland with established boundary hedgerows, woodland belts and woodland areas, provides areas of good foraging for bats, with bat activity likely to be concentrated at the field boundaries.

There are no records of bats on the site itself, according to the data search; however, there are records of brown long-eared (*Plecotus auritus*), noctule (*Nyctalus noctula*) and leisler's bat (*Nyctalus leisleri*) located within habitat to the north of the site.

Dormice
There are no known records of dormice within 2 km of the site. The majority of the site does not provide suitable habitat for dormice but the established woodlands, interconnecting hedgerows and areas of dense scrub do provide suitable habitat.

Herpetofauna (amphibians and reptiles)
There are a number of ponds present within adjacent land, which may support breeding populations of amphibians (shown on the attached plan). As the site is dominated by rough grassland, with scrub and woodland, it provides suitable habitat for herpetofauna.

The nearest great crested newt (*Triturus cristatus*) record is 0.58 km to the north of the site. There are no known records of reptiles on the site itself, with the nearest reptile being a slow-worm (*Anguis fragilis*) recorded 0.72 km to the west of the site.

Water Voles
Although there are a series of drainage ditches along a number of the hedgerows, these remain dry for long periods and do not provide any habitat for water voles. There are no records of water voles within 2 km of the site.

Other Wildlife
Evidence of fox and deer were recorded. In addition, a few common species of bird, either recorded on the site or flying overhead, including Blackbird (*Turdus merula*), Robin (*Erithacus rubecula*), Carrion Crow (*Corvus corone*), Blue Tit (*Cyanistes caeruleus*), Mistle Thrush (*Turdus viscivorus*), Magpie (*Pica pica*) and Wood Pigeon (*Columba palumbus*), were also recorded.

CONSTRAINTS/FOLLOW-UP SURVEY WORK

Habitats

Apart from an area of traditional orchard present in the north-eastern corner of the site and the woodland belt along the western boundary, no habitats on the site are specifically protected for ecological reasons,

although there may be other constraints such as TPO's on trees and local/national policies (such as retention of hedgerows).

Species

Badger
Follow-up checks for badger could be carried out during other phase 2 surveys to ensure there are no unrecorded setts within the land were access was not permitted. Irrespective of any findings, as badgers are known to be active in the area, standard controls will have to be implemented including:

- any temporary and permanent fencing to be installed should be raised slightly off the ground (200 mm), to allow badgers unrestricted access throughout the site;
- any deep excavations that are to be left open overnight should include a means of escape for any animals that may fall in;
- where possible, works should be limited to the hours from dawn to one hour before sunset;
- the creation of large stock piles of earth should be avoided as these may prove attractive for badgers to excavate new setts;
- badger corridors will be maintained to allow badgers access to adjacent habitat; and
- new landscape planting to include species known to provide a food source for badgers.

Bats
On a scheme of this scale where hedgerows are potentially being removed and there are potential impacts from lighting etc., evening/dawn transect surveys are typically requested to demonstrate the level of bat activity on the site and to identify any mitigation measures that may be required. Bat Conservation Trust guidelines currently state for sites of **medium habitat quality** that one visit and transect must be undertaken during each month that bats are active (April-September). Additional requirements may be to leave a static detector out on site to record any evidence of bat activity.

Standard mitigation should also be implemented such as the use of a sensitive lighting scheme and retention of key hedgerows with dark corridors provided, where practicable.

Breeding Birds
As the site provides some areas of suitable bird nesting habitat, both for ground nesting and within the woodland and hedgerows, it may be necessary to carry out a breeding bird survey. In accordance with standard BBS methodology, three repeat visits are required (first visit is a scoping survey, which we have already completed) and should be carried out during suitable weather in April and May. Evidence of breeding activity by each species will be identified and mapped using standard coding for breeding activity. The criteria used to identify whether or not a species is breeding will be that used for the 1993 national breeding bird atlas (Gibbons, Reid and Chapman, 1993).

In addition to this, any site works likely to affect potential bird nesting habitat should be timed to avoid the main bird nesting season, which, in general, runs from March to August inclusive. If this is not possible, a check should be carried out prior to any clearance works to ensure there are no active nests present, including a check of the buildings on site.

Herpetofauna
As the site supports amphibian and reptile habitat, further surveys at the appropriate time of year and following standard methodology should be carried out to confirm presence/absence of reptiles. It might be necessary to carry out surveys of nearby ponds to confirm presence/absence of great crested newts (an alternative is to carry out eDNA testing). The results of any further surveys would determine whether any specific mitigation/enhancement measures are necessary.

Reptile surveys may be carried out between April and September, however they are optimal in April, May, June and September. Artificial refugia (corrugated tin and felt sheets measuring approximately 1 m^2) will be positioned within suitable habitat present on the site. The use of artificial refugia is thought to be the most efficient and effective method for recording the presence of reptiles. The artificial refugia will be left undisturbed for a period of seven days before returning to the site. A number of repeat lifts will then be

carried out on seven separate days and conducted during suitable weather conditions in order to record the maximum number of reptiles basking on or sheltering under the sheets.

Summary

The main constraints on the site identified during the walk-over survey were for herpetofauna, as well as potential survey work for bats, breeding birds and dormice. Ideally the scope of any further Phase II surveys should be discussed and agreed with the LPA's ecologist.

OPPORTUNITIES

Habitats

Enhancement of the existing hedgerows to be retained and planting of new species rich hedgerows.

Also the existing woodland areas could be enhanced with new native planting and sensitive management – e.g. selective thinning to open up areas for the benefit of ground flora, allowing good tree specimens to grow to maturity whilst implementing a coppicing regime on other suitable species and introduce buffer planting with scalloped edges.

As part of the development, certain areas of the site could be managed sympathetically for the benefit of wildlife. Where practicable, grass margins could be allowed to become established as wildflower habitat, and cut less frequently to provide cover for a range of species, allowing plants to set seed and certain invertebrates to complete their life cycle. Allowing certain areas of the site to become less managed will increase the diversity and abundance of insects, which in turn will support more bird life and provide ideal foraging habitat for a range of species. All arisings from management operations should be collected and removed to dedicated composting areas, which could be provided on the site. Any features required to augment the site drainage (as part of Sustainable Urban Drainage Systems), could also be designed to benefit wildlife, such as allowing the establishment of aquatic and marginal vegetation to improve foraging/breeding opportunities for invertebrates and herpetofauna.

Species

Badgers
Retention and strengthening of existing hedgerows and/or replacement species rich hedgerows provided with species known to provide food sources for badgers. Introduction of a sensitive lighting scheme, with dark corridors provided.

Bats
Retention and strengthening of existing hedgerows and woodland areas and/or replacement species-rich hedgerows provided. A series of bat boxes could be installed on some of the established vegetation to be retained or incorporated into the new build to provide enhanced roosting opportunities. New planting could include species of known value for wildlife and the retention and enhancement of existing watercourses and provision of new waterbodies on the site would improve foraging opportunities. Introduction of a sensitive lighting scheme, with dark corridors provided.

Licence application and proportionate mitigation if any confirmed roosts are found and are to be lost to the proposals.

Breeding Birds
Retention and enhancement of existing woodlands, woodland belts and hedgerows and/or replacement species-rich hedgerows provided along with new habitats created as part of the overall landscape strategy. A series of bird boxes could be installed on some of the established vegetation to be retained or incorporated into the new build to provide enhanced nesting opportunities.

In order to retain suitable habitat for ground-nesting birds, areas of the site should be left un-managed, especially during sensitive times of year such as the breeding season (March to August).

Dormice
Retention and enhancement of existing woodlands, woodland belts and hedgerows and/or replacement species-rich hedgerows provided along with new habitats created as part of the overall landscape strategy. This could include thinning tall trees in the existing woodland areas to encourage growth of understorey and the production of more fruits, nuts and insects for food. These areas could be further enhanced using plant species with a known benefit for dormice (such as hazel, oak or honeysuckle). If habitats are isolated, new planting should create links so that there is uninterrupted habitat suitable for dormice.

A series of dormouse nest boxes could be installed on some of the established vegetation to be retained to provide enhanced nesting opportunities

Herpetofauna (amphibians and reptiles)
Measures to enhance the site for herpetofauna could include: introduction of suitable waterbodies located adjacent to natural habitats, provision of rough grassland/wildflower type habitat, allowing scrub to establish and construction of hibernacula. If any confirmed breeding ponds for great crested newts are to be lost then a licence application and proportionate mitigation would need to be provided.

Other wildlife
A range of further enhancement measures could be incorporated into the scheme in order to provide suitable foraging habitat and shelter for brown hares, such as:

- production of flower-rich verges, headlands and beetle banks;
- roadside fencing, or wildlife tunnels; and
- structured landscape buffers.

Author:
Caroline Airson
E caroline.airson@aae-llp.com

Office:
AA Environmental Limited
Units 4-8
Cholswell Court
Shippon, Abingdon
OX13 6HX

Company Number. 8474322
info@aae-llp.com
T 01235 536042
F 01235 523849

CONSTRAINTS PLAN

KEY

- Site Boundary (Indicative)
- Deciduous Woodland Priority Habitat* (SINC)
- Traditional Orchard Priority Habitat*
- Tree of Value for Bats (Indicative Location)
- Target Note
- Waterbody

* Indicative boundary of these areas.

Rev.	Details	Drawn / Chkd.	Date

PROJECT

153320
Risebridge Close
Havering

TITLE

Constraints Plan

AA Environmental Ltd
Units 4-8
Cholswell Court
Shippon Abingdon
Oxon OX13 6HX

T: 01235 536042
F: 01235 523849
info@aae-llp.com
www.aae-llp.com

Scale	Date	Drg No.	Rev.
As shown	Sep'15	Figure 1	
	Drawn: CA / Chkd.: ARB		

TABLE 1: DATA SEARCH SUMMARY

Designated Sites		
Description	**Protection/designation**	**Distance and direction from site**
Deciduous Woodland	Priority Habitat	On site
Traditional Orchards	Priority Habitat	On site
Rise Park Stream	Site of Importance for Nature Conservation (Local Importance)	Adjacent to western site boundary
Bedfords Park	Site of Importance for Nature Conservation (Metropolitan Importance)	0.15 km to the N
Bob's Lane and Ash Lane	Site of Importance for Nature Conservation (Local Importance)	0.3 km to the S and 0.4 km to the E
Bower School Wood	Site of Importance for Nature Conservation (Borough Importance Grade 2)	0.55 km to the NNW
Romford Golf Course	Site of Importance for Nature Conservation (Borough Importance Grade 1)	0.6 km to the SE
Raphael Park	Site of Importance for Nature Conservation (Local Importance)	0.65 km to the S
Immanuel School Wood	Site of Importance for Nature Conservation (Borough Importance Grade 2)	0.7 km to the NNW
Noak Hill Archery Club field	Site of Importance for Nature Conservation (Borough Importance Grade 2)	0.8 km to the E
Bellvue	Site of Importance for Nature Conservation (Borough Importance Grade 1)	1.1 km to the NE
Havering Country Park	Site of Importance for Nature Conservation (Metropolitan Importance)	1.2 km to the NW
Bedford's Farm Wood	Site of Importance for Nature Conservation (Borough Importance Grade 2)	1.3 km to the NE
Broxhill Road Wood	Site of Importance for Nature Conservation (Borough Importance Grade 2)	1.75 km to the NE
South Park Plantation	Site of Importance for Nature Conservation (Borough Importance Grade 2)	1.8 km to the N
River Rom in North-west Havering	Site of Importance for Nature Conservation (Borough Importance Grade 2)	1.8 km to the W
Protected/notable Species		
Description	**Protection/designation**	**Distance and direction from site**
House Sparrow (*Passer domesticus*)	Priority Species	0.21 km to the N
Starling (*Sturnus vulgaris*)	Priority Species	0.37 km to the SW
Bullfinch (*Pyrrhula pyrrhula*)	Priority Species	0.4 km to the N
Herring Gull (*Larus argentatus*)	Priority Species	0.45 km to the N
Great crested newt (*Triturus cristatus*)	European Protected Species, Protected Species & Priority Species	0.58 km to the N
Song Thrush (*Turdus philomelos*)	Priority Species	0.6 km to the N
Brambling (*Fringilla montifringilla*)	Protected Species	0.6 km to the N
Redwing (*Turdus iliacus*)	Protected Species	0.6 km to the N
Kingfisher (*Alcedo atthis*)	Protected Species	0.61 km to the N
West European hedgehog (*Erinaceus europaeus*)	Priority Species	0.69 km to the N
Slow-worm (*Anguis fragilis*)	Protected Species & Priority Species	0.72 km to the W

Fieldfare (*Turdus pilaris*)	Protected Species	0.78 km to the N
Noctule bat (*Nyctalus noctula*)	European Protected Species, Protected Species & Priority Species	0.86 km to the N
Skylark (*Alauda arvensis*)	Priority Species	Within 1 km of the site (no Grid Reference provided)
Yellowhammer (Emberiza citrinella)	Priority Species	Within 1 km of the site (no Grid Reference provided)
Reed Bunting (*Emberiza schoeniclus*)	Priority Species	Within 1 km of the site (no Grid Reference provided)
Lapland Bunting (*Calcarius lapponicus*)	Protected Species	Within 1 km of the site (no Grid Reference provided)
Grass snake (*Natrix natrix*)	Protected Species & Priority Species	1.04 km to the W
Dunnock (*Prunella modularis*)	Priority Species	1.05 km to the N
Tree Pipit (*Anthus trivialis*)	Priority Species	1.15 km to the N
Cuckoo (*Cuculus canorus*)	Priority Species	1.15 km to the N
Lesser Spotted Woodpecker (*Dendrocopos minor*)	Priority Species	1.15 km to the N
Grasshopper Warbler (*Locustella naevia*)	Priority Species	1.15 km to the N
Yellow Wagtail (*Motacilla flava*)	Priority Species	1.15 km to the N
Spotted Flycatcher (*Muscicapa striata*)	Priority Species	1.15 km to the N
Lapwing (*Vanellus vanellus*)	Priority Species	1.15 km to the N
Red Kite (*Milvus milvus*)	Protected Species	1.15 km to the N
Greenshank (*Tringa nebularia*)	Protected Species	1.15 km to the N
Common Crossbill (*Loxia curvirostra*)	Protected Species	1.15 km to the N
Common pipistrelle (*Pipistrellus pipistrellus*)	European Protected Species & Protected Species	1.16 km to the W
Leisler's bat (*Nyctalus leisleri*)	European Protected Species & Protected Species	1.31 km to the N
Brown long-eared bat (*Plecotus auritus*)	European Protected Species, Protected Species & Priority Species	1.76 km to the N
Grey Partridge (*Perdix perdix*)	Priority Species	1.82 km to the N
Ring Ouzel (*Turdus torquatus*)	Priority Species	1.82 km to the N
Merlin (*Falco columbarius*)	Protected Species	1.82 km to the N
Whimbrel (*Numenius phaeopus*)	Protected Species	1.82 km to the N
Osprey (*Pandion haliaetus*)	Protected Species	1.82 km to the N
Honey-buzzard (*Pernis apivorus*)	Protected Species	1.82 km to the N
Wryneck (*Jynx torquilla*)	Protected Species & Priority Species	1.82 km to the N
Turtle Dove (*Streptopelia turtur*)	Priority Species	1.85 km to the SW
Wood Warbler (*Phylloscopus sibilatrix*)	Priority Species	1.91 km to the NW
Marsh Tit (*Poecile palustris*)	Priority Species	1.91 km to the NW
Eurasian badger (Meles meles)	Badgers Act (1992)	Within 2 km of the site (confidential record)
European Protected Species = species listed under The Habitats Directive Annexes II and IV Protected Species = species listed under the Wildlife and Countryside Act 1981 (as amended) Schedules 1, 5 and 8 Priority Species = species listed under the Natural Environment and Rural Communities (NERC) Act 2006 Section 41		

Development Framework Document
Land at Risebridge Chase, Romford
Ptarmigan

5 October 2015

PTARMIGAN

[iceniprojects]

CONTENTS

1 Introduction

2 Site Location

3 Strategic Accessibility and Opportunities

4 Site Opportunities and Constraints

5 Concept Masterplan and Deliverability

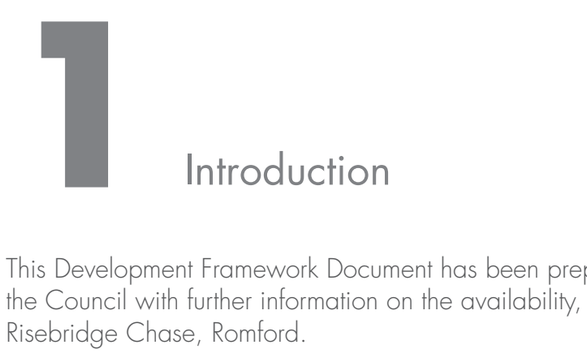
1 Introduction

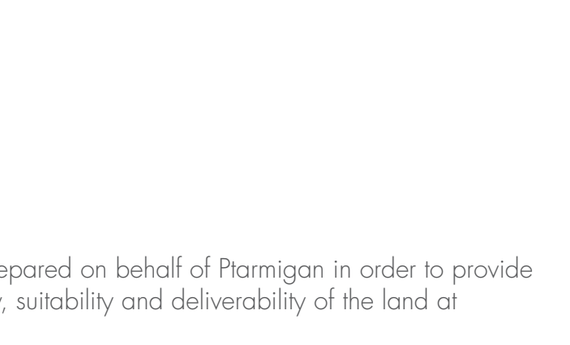
This Development Framework Document has been prepared on behalf of Ptarmigan in order to provide the Council with further information on the availability, suitability and deliverability of the land at Risebridge Chase, Romford.

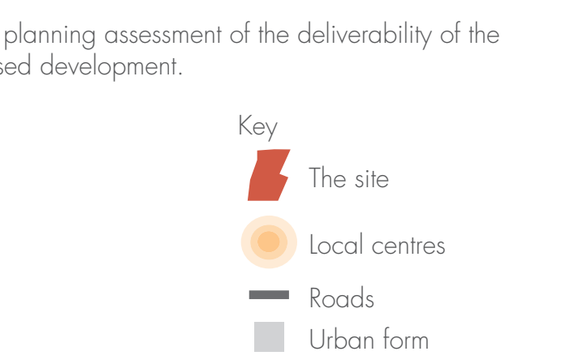
It provides an overview of the detailed technical and planning assessment of the deliverability of the site that will guide the design approach to the proposed development.

It sets out:-

2. Site Location
3. Strategic Accessibility and Opportunities
4. Site Opportunities and Constraints
5. Concept Masterplan and deliverability







Images showing the range of residential character in the area

Context

2 SITE LOCATION

The site is located to the north of Romford town centre in the suburb of Chase Cross. The site lies on the edge of the urban area and is surrounded by urban forms, with housing surrounding the boundaries of the site to the north, east and west. The Risebridge golf course lies to the south east, providing separation between the site and the developed areas of Harold Hill.

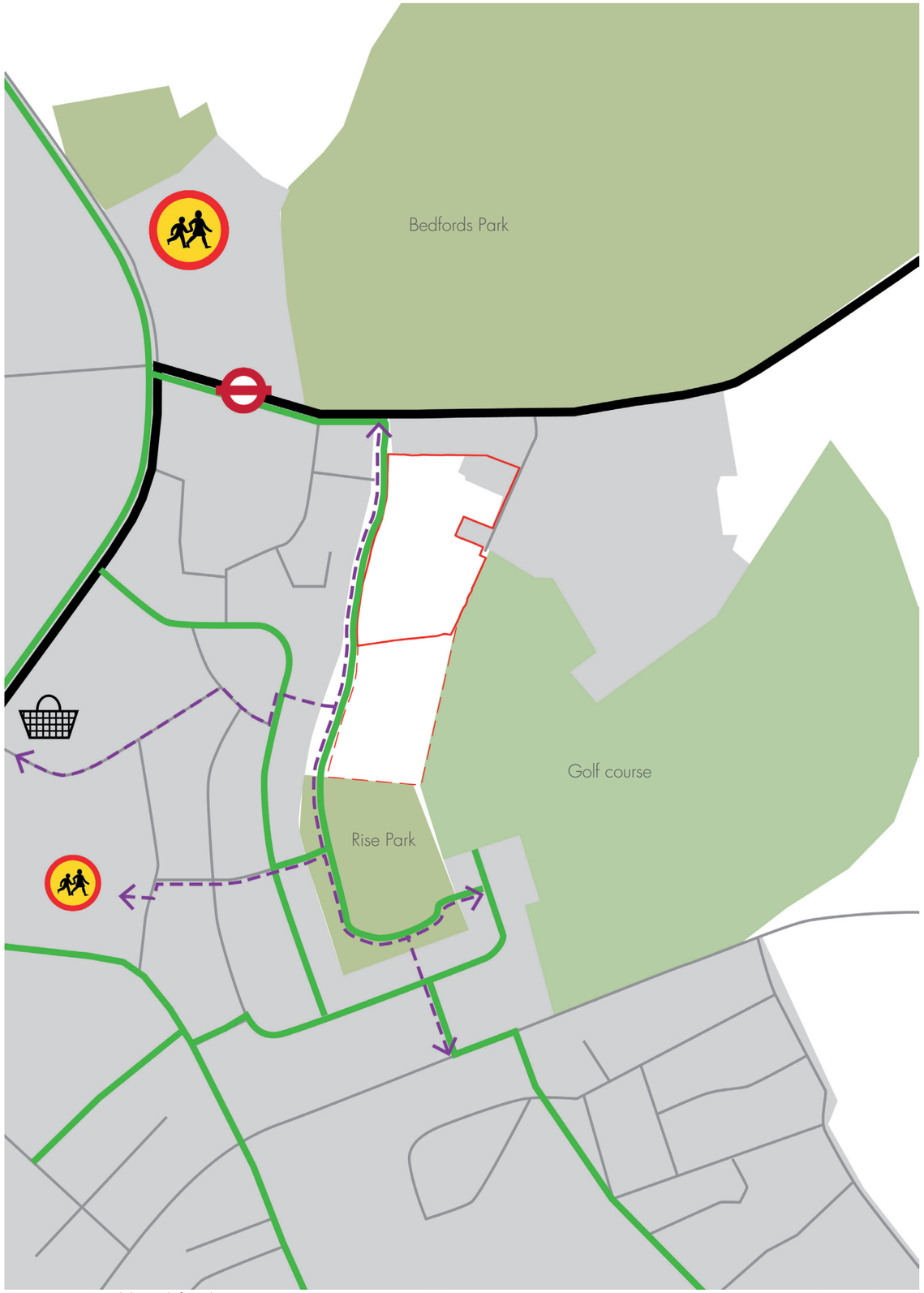
To the north of Lower Bedfords Road lies Bedfords Park which is accessible via a public footpath that runs along the western boundary of the site. The land to the south of the site is currently unused scrubland to the north of Rise Park. The development of the site would provide an opportunity to open up the land to the south for development and provide an opportunity to create a direct and attractive link between Rise Park and Bedfords Park.

There are a number of services, shops and amenities in the local centres at Gobian's Avenue, Moray Way, Pettits Boulevard and Chase Cross Road, all of which are within easy walking distance of the site. The local highway and footpath network also provides access to the facilities and amenities of the larger centres of Romford, Gidea Park and Harold Wood.

Key

- The site
- Further opportunity land
- Local bus stop
- Bus route
- Local shops
- Infant school
- Academy school
- Pedestrian access
- Quiet and off-road cycle routes
- Local parks

From the south, the site is completely framed by hedgerow. Bedfords Park woodland is to the rear.



Transport and local facilities

3 STRATEGIC ACCESSIBILITY AND OPPORTUNITIES

The site is one of the potential options being considered to accommodate new growth. It is located within the Green Belt, but is well contained and provides an opportunity to accommodate development within the context of the existing urban area. As a result, the site is considered to serve a very limited Green Belt function.

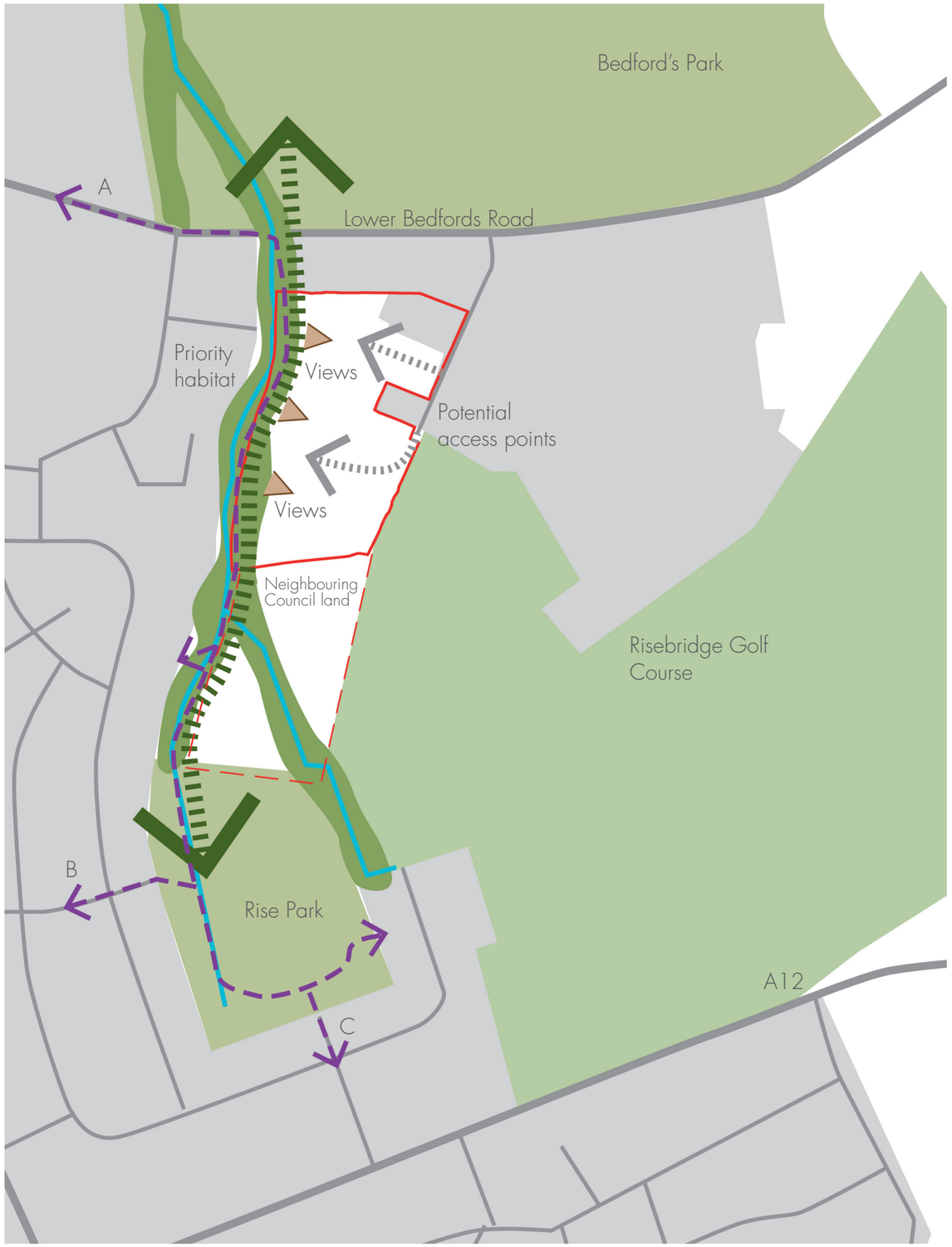
The site is well located in terms of the strategic public transport network, with local bus service number 499 to Romford. The local cycle route network provides access to Romford town centre and Collier Row. The railway stations at Romford, Gidea Park and Harold Wood are on the Greater Anglia Railway Line and are part of the Crossrail network. These stations are approximately 2.5 to 3km away and easily accessible by bicycle. The site is well located to provide access to a range of education facilities. The nursery school at Rise Park and secondary school Bower Park Academy are all accessible.

The alternative Green Belt sites being considered by the Council are distributed fairly evenly around the fringes of the Borough. The alternative sites include a mix of large sites that are situated away from existing urban boundaries or within more rural settings with limited services and facilities.

Key

A	Bower Park Academy 600m
B	Park Rise Infant School 700m
C	Raphael Park 1 km

Sequence of open spaces, from Bedford Park, along the ecology corridor to Rise Park.



Site orientation, open space network and the pedestrian links through the area.

4 SITE OPPORTUNITIES AND CONSTRAINTS

The site is well enclosed and benefits from a band of mature trees that follows the water course and hedgerows. There is low visual impact from Lower Bedfords Road and views from footpaths to the south are framed by a number of hedgerows. The gentle fall of land to the south would provide a good opportunity for passive solar gain, whether for the daylight amenity of homes or for the generation on on-site renewable energy. The ecology corridor to the west can provide the opportunity to increase the areas biodiversity whilst providing wetland and sustainable drainage.

The site has the potential to make a positive contribution to housing choice within the area, providing new residents with easy access to a number of public open spaces. The site can contribute to these landscape assets by enhancing the ecology setting of the western boundary strengthening the ecology link between parks.

The development of the site would provide the opportunity to unlock further land to the south. This further land, currently without access, could also strength southern links to Rise Park.

The enclosure by existing mature trees and hedgerows shows it to be a site with minimal visual intrusion on the setting of existing houses in the area. The combination of landscape setting and low impact on neighbours provides a compelling setting for new housing.

Key

The site excluding lease land

A Entrance creating a sense of arrival

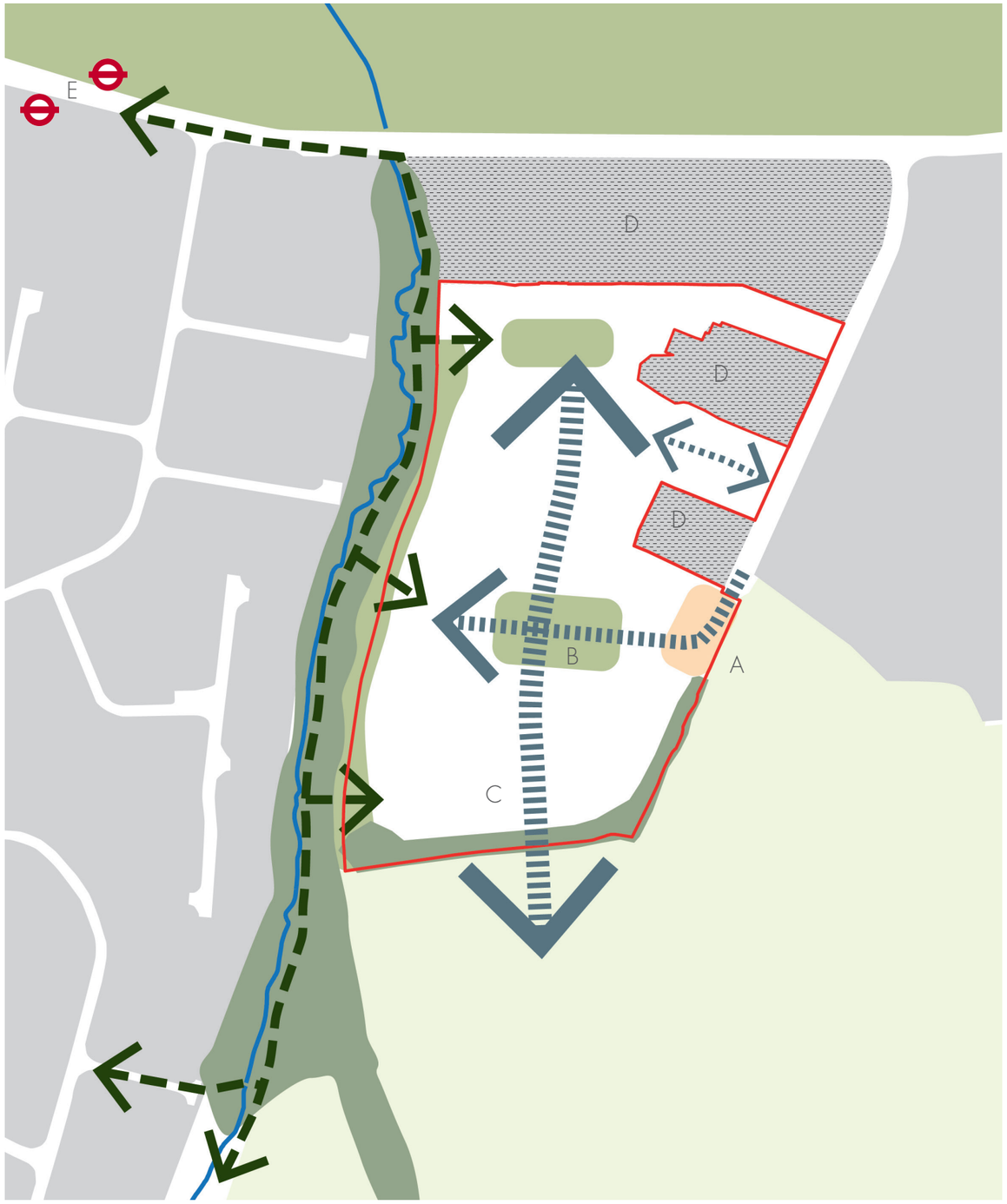
B Central Green linking to the western ecology corridor

C Potential route south to allow for the future opportunities on Council owned land

D Setting of existing neighbouring properties requiring sensitive treatment

E Easy access to bus stops only 230m from site

Pedestrian links



Site opportunities and constraints

5 CONCEPT MASTERLAN AND DELIVERABLES

This detailed assessment has confirmed that the site is available and suitable for development and is deliverable within the next five years.

The concept Masterplan for the site identifies opportunities to:

- Locate development in an accessible location, with a range of modes of travel available including bus, rail, the local footpath and cycle routes;
- Maximise ecological assets at the site and enhance biodiversity; and,
- Provide a wider range of housing in a location that serves a limited Green Belt function.

Concept masterplan

Iceni Projects
Flitcroft House
114–116 Charing Cross Road
London
WC2H 0JR

t: 020 3640 8508
f: 020 3435 4228
w: www.iceniprojects.com
Follow us on Twitter and LinkedIn

[iceniprojects]

i-Transport LLP
4 Lombard Street
London
EC3V 9HD
Tel: 020 7190 2820
Fax: 020 7190 2821
www.i-transport.co.uk

TECHNICAL NOTE

Project No:	**ITL11193**
Project Title:	**Land at Risebridge Chase, Havering**
Title:	**Site Highways Appraisal**
Ref:	**JD/ITL11193-001 TN**
Date:	**8 September 2015**

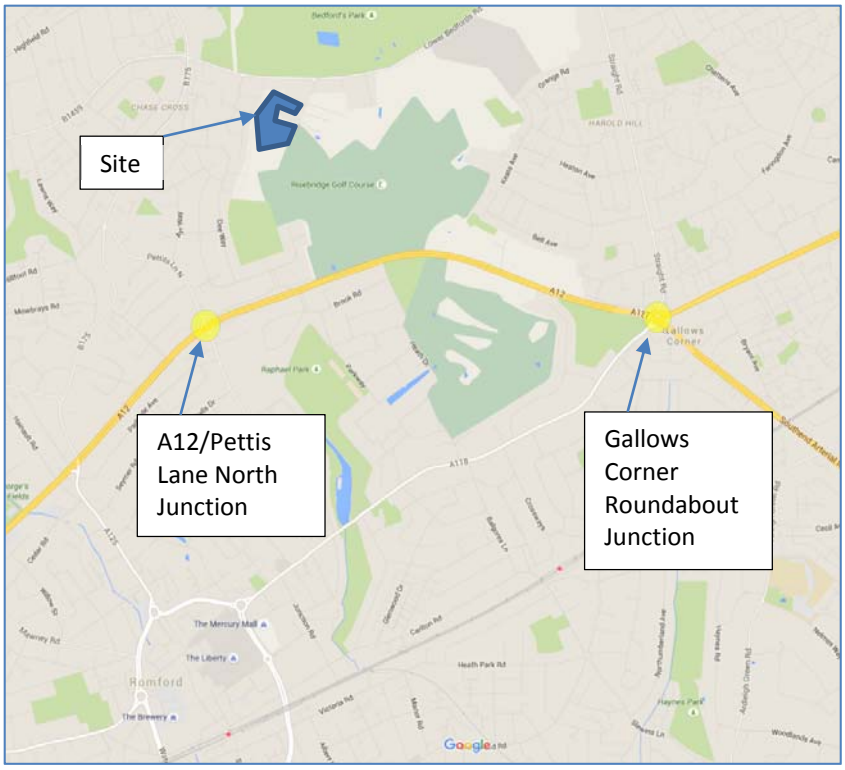
1.1 Introduction

1.1.1 i-Transport has been commissioned by Ptarmigan Land Limited to provide traffic and transport advice in relation to their potential development site, land at Risebridge Chase, in the London Borough of Havering.

1.1.2 The information in this note has been produced after a detailed site visit conducted on Wednesday 2nd September 2015 during the PM peak hour.

1.1.3 The site lies to the north of Romford, immediately north of the A12 and adjacent to Risebridge golf course.

Figure 1.1: Site Location



SECTION 2 Highway Network

2.1.1 The site is in close proximity to the strategic road links, the A12 and A127.

2.1.2 The routes to/from the strategic road network are described below:

- The site is accessed from the A12 and A127 east via the Gallows Corner roundabout junction, Straight Road, Lower Bedford Road and Risebridge Chase; and
- The site is accessed from the A12 west via the A12/Pettits Lane North junction, Havering Road (B175), Lower Bedford Road and Risebridge Chase.

2.1.3 Gallows Corner roundabout junction is congested during peak times and any traffic entering from Straight Road has to accept small gaps in order to access the roundabout.

2.1.4 Straight Road is an urban 30mph 2-way single carriageway residential road running north/south with at least 2.0m footways and a long bus only lane in the southbound direction on the approach to Gallows Corner.

2.1.5 Where Straight Road meets Lower Bedford Road a new junction is currently under construction. The previous junction arrangement took the form of a staggered four arm signalised junction. The proposed that the new junction arrangement will be a four arm roundabout.

2.1.6 According to TfL, the junction was selected for review because of a history of complaints about motor traffic congestion, a relatively poor casualty record and because of locally committed and expected development in the Harold Hill area and especially the residential development of the former Whitworth Centre (Persimmon) and the proposed Broxhill Park on the former Broxhill Centre.

2.1.7 Lower Bedford Road is an east/west 40mph 2-way single carriageway road, more rural in nature with a single 2m footway running along its southern side and a small width of verge and hedgerow on its northern side.

2.1.8 On the approach to Risebridge Chase from the east, Lower Bedford Road reduces from 40mph to 30mph.

2.1.9 Risebridge Chase forms a mini roundabout where it meets with Lower Bedford Road. The junction is small and it is difficult to egress when the westbound flow is heavy. It is likely that this junction will need upgrading, although this can be assessed in any transport assessment.

2.1.10 Risebridge Chase runs up to the boundary of the site. It is a rural access road that provides access to a handful of residential properties, a farm and the Risebridge golf course. Risebridge Chase has verge and footways on either side of the carriageway with existing lighting, as shown in **Figure 2.1**.

Figure 2.1: Risebridge Chase, Showing Footways and Verge

SECTION 3 Existing Access To the Site

3.1.1 As stated earlier in the note, footways exist on Risebridge Chase and Lower Bedford Road. The closest bus stops are located on Lower Bedford Road to the West of the site and are approximately 580m from the southern end of Risebridge Chase. Please note that these are further than the 400m walk distance usually required for bus stop access to new developments.

3.1.2 The sites PTAL is 1a which is poor. More bus stops and services are located to the West but they are beyond the maximum walk distance cut off.

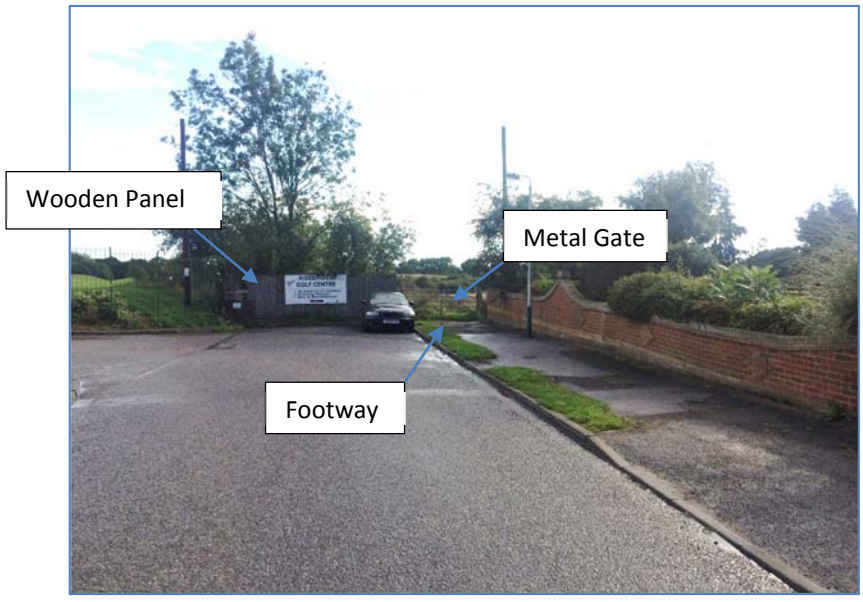
3.1.3 A public footpath exists on the western boundary of the site and connects to Rise Park, Lower Bedford Road and other residential areas to the south and west of the site. Where the public footpath meets Lower Bedford Road there is a Puffin Crossing allowing safe crossing to a footway on the northern side of the carriageway. A connection to the public footpath from the site could provide a shorter route from the development to Lower Bedford Road and the existing bus stops.

3.1.4 Romford lies within the Thames Gateway Area and will benefit from the following sustainable transport improvements:

- East London Transit – Transport for London – 2012/2017;
- Crossrail – Cross London Rail links – 2017;
- c2c Improvements – c2c Railway;
- Network Rail, Department for Transport Rail Group (no date yet fixed);and
- London bus network improvements – Transport for London.

3.1.5 Currently the site doesn't have a formal vehicular access, although the site can be accessed through a gate across a footway. A wooden panel is located next to the metal gate and both are located between the southern end of Risebridge Chase and the site boundary, and can be seen in **Figure 3.1** below.

Figure 3.1: Existing Site Access



3.1.6 The metal gate is set at 90 degrees to the existing house at the bottom of Risebridge Chase and is wide enough for only one car to pass through.

3.1.7 Behind the wooden panel is a large drainage channel, about 1m wide that runs south along the eastern edge of the site.

3.1.8 **Figure 3.2** shows a photo taken looking at the aforementioned metal gate and behind the fence panel. A fencepost can be seen marking the top of the drainage channel.

Figure 3.2: Ditch Location

SECTION 4 Future Vehicular Access

4.1.1 Section 6 of the London Borough of Havering supplementary residential design guidance states the following, on Movement and Accessibility:

> "The access to and circulation through a development should integrate with and improve the existing movement patterns of the wider area. A network of well-connected streets should be provided that offers a choice of routes with easy access to local amenities, open space, the public transport network and established routes.

> Infill developments should pay particular attention to the way they link together the areas that surround the site to avoid creating isolated enclaves of development. However, the need for permeability should still maintain safety, security and privacy. Routes into and through a development should minimise areas where the private activities of residents are visible to the public, and all access points should be clearly visible."

4.1.2 The guidance therefore references Manual for Streets 1 and advises against cul-de-sac arrangements.

4.1.3 Due to the sites location, integration with the surrounding movement pattern is only really possible on the sites eastern side where Risebridge Chase is located and the sites western side if a connection to the existing public footpath is made.

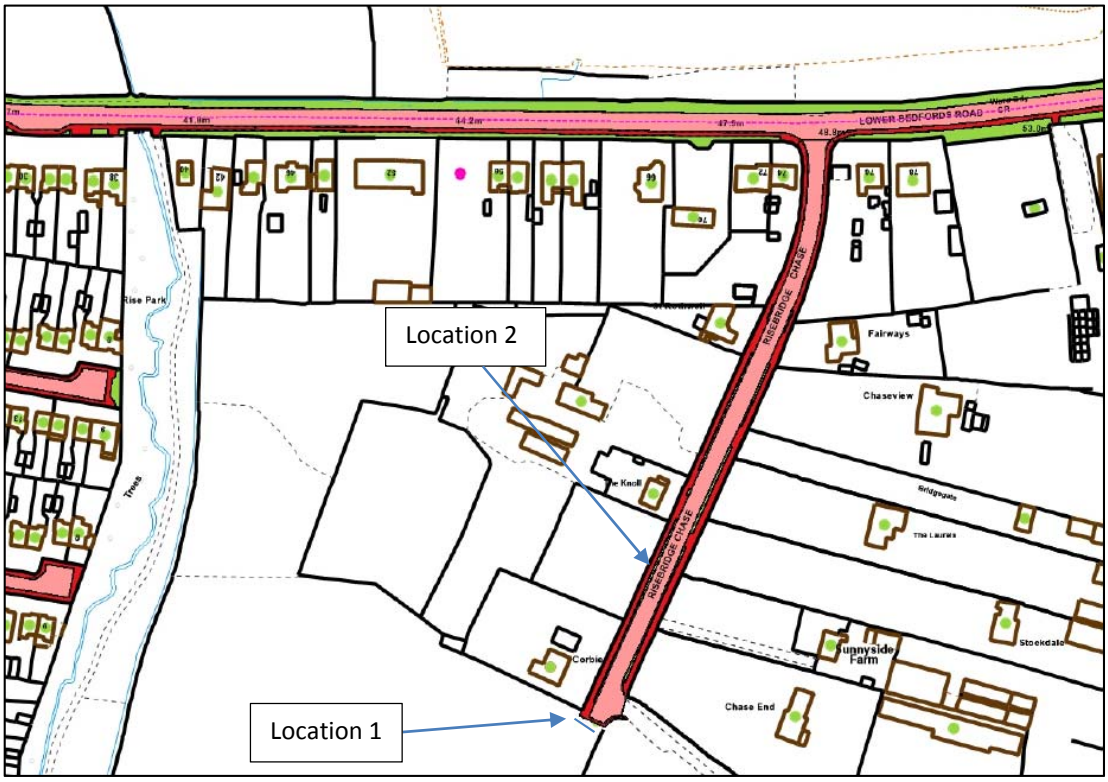
4.1.4 The design guide goes on to state ,

> "…ensure new design and layout is oriented around the needs of pedestrians, cyclists and connectivity to the public transport network. Ensure new residential layouts are easy to understand and navigate around.."

4.1.5 It is most likely that the highway authority will require a two-way vehicular access of 5.5m with at least one 2-2.5m footway adjoining Risebridge Chase. This would result in a minimum of a 7.5m access width onto Risebridge Chase.

4.1.6 This access width is possible in two locations as shown on **Figure 4.1**.

Figure 4.1: Possible Vehicular Access Location



4.1.7 The site access in location 1 would take the form of a priority junction with Risebridge Road.

4.1.8 The junction is possible in terms of visibility, width and connection to the public highway, hatched in pink in Figure 4.1. However, a junction in this location would require building carriageway over the existing drainage ditch that runs along the eastern boundary of the site, topographic survey is required to understand the impact of the drainage ditch on the access works.

4.1.9 **Figure 4.2** shows what the access junction would look like.

Figure 4.2 Site access example, location 1

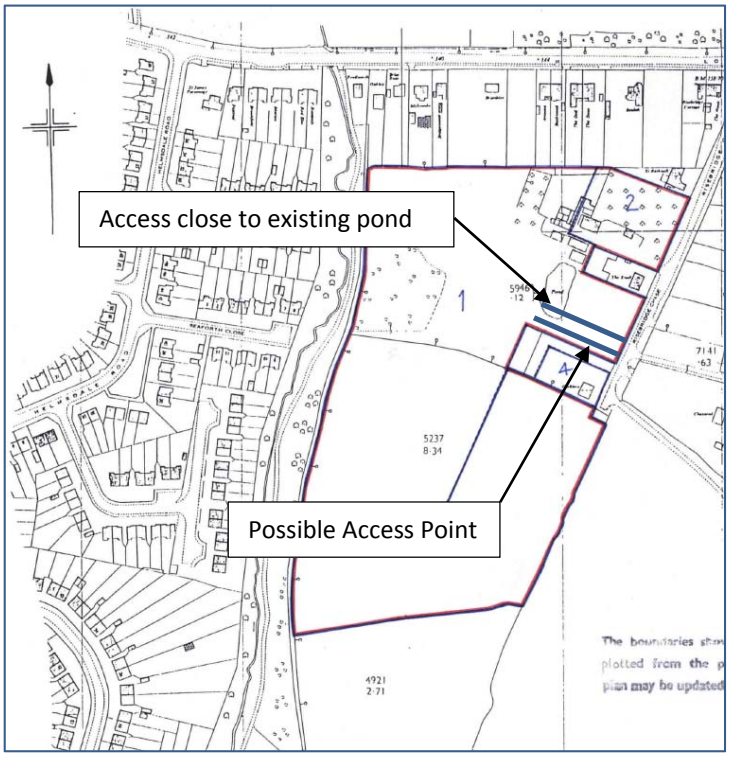
4.1.10 An alternative location for the site access is shown at location 2 shown in figure 4.1. The site access would take the form of a priority junction with Risebridge Road.

4.1.11 The junction is possible in terms of visibility, width and connection to the public highway, there are some utilities in the existing footway but they look to be easily avoided. It is most likely that a footway on either side of the access road would be required at this location.

4.1.12 The access road at this point will come into conflict with an existing pond, the extent of this should be investigated, and it was not accessible due to heavy vegetation during the site visit.

4.1.13 Figure 4.3 shows the potential location and width of the access, it also highlights the potential conflict with the pond.

Figure 4.3 Site access example, location 2



SECTION 5 Conclusions

5.1.1 A summary of the main findings are set out below:

- The site is located in a PTAL of 1A which is poor in terms of public transport accessibility, the nearest bus stop is over 400m away.
- There is an existing public footway to the west of the site, it may be possible to connect to this to improve the accessibility;
- The local authority will be looking for contributions to improve the accessibility of the site;
- The site visit identified two locations for potential vehicular access. Either location is possible in highways terms;
- Both potential access junction locations require topographical information in order to work up any access designs as both have existing water features;
- The access junction will require 2-way traffic movement and at least one footway with a minimum total width of 7.5m;and

- The junction onto the Lower Bedford Road is currently a mini-roundabout, due to the heavier flows on Lower Bedford Road, traffic will have difficulty exiting Risebridge Chase. The junction may need upgrading, although a larger roundabout is not possible due to the lack of available highway land. An alternative would take the form of a signalised junction.

LAND ADJACENT IVY HOLT NORTH ROAD HAVERING ATTE BOWER RM4 1PS

Introduction

This statement has been prepared to allow The London Borough of Havering to consider the above site for future development and to justify the scheme against relevant planning policies.

Development Description

This proposed use of the site would be for residential purposes and vehicular access to any dwellings/dwellings would be taken from new crossovers along North Road.

Planning Considerations

The local LDF seeks to ensure that new developments are satisfactorily located and are of a high standard of design and layout which is compatible with the character of the surrounding area and does not prejudice the environment of the occupiers or adjacent properties.

The general thrust of national and regional is to secure sustainable patterns of development and regeneration through the efficient re-use of previously developed urban land, concentrating development at accessible locations and transport nodes. The councils emerging LDF reinforces this through stating a presumption for the redevelopment of non designates sites within the urban area for residential use.

It is considered that in principle, the site is well placed for residential development in planning terms. It is located in close to a range of community, service and recreational facilities with public transport connections linking the site to Romford and Epping and further afield to London.

In accordance with the aims of sustainable regeneration, the proposal of the construction of new sustainable residential accommodation will assist in the regeneration of the wider area. It will provide much needed new housing in this part of the borough and will contribute to meeting the councils housing requirements of new dwellings per annum.

It also represents an efficient use of the site, which will allow the proposed development to integrate with the existing properties and buildings in proximity of the surrounding area.

At present the site is adjacent Ivy Holt and has been used as a builder's yard/ merchants for many years. This use is still in operation.

The proposed new use would be a great improvement on the current situation as it would be more in keeping with this residential area. It also should be noted next to the site is a school.

The site is situated within easy reach of many local amenities including schools, shops, supermarkets, places of worship, public open spaces, social venues and a large number of employment areas.

Ivy Holt Site North Road Stapleford Abbotts

Yard and School

Yard 1

Yard 2

LAND AT NORTH ROAD HAVERING ATTE BOWER RM4

Introduction

This statement has been prepared to allow The London Borough of Havering to consider the above site for future development and to justify the scheme against relevant planning policies.

Development Description

This proposed use of the site would be for residential purposes and vehicular access to the dwellings would be taken from new crossovers along North Road.

Planning Considerations

The local LDF seeks to ensure that new developments are satisfactorily located and are of a high standard of design and layout which is compatible with the character of the surrounding area and does not prejudice the environment of the occupiers or adjacent properties.

The general thrust of national and regional is to secure sustainable patterns of development and regeneration through the efficient re-use of urban land, concentrating development at accessible locations and transport nodes. The councils emerging LDF reinforces this through stating a presumption for the redevelopment of non designates sites within the urban area for residential use.

It is considered that in principle, the site is well placed for residential development in planning terms. It is located in close to a range of community, service and recreational facilities with public transport connections linking the site to Romford and Epping and further afield to London.

In accordance with the aims of sustainable regeneration, the proposal of the construction of new sustainable residential accommodation will assist in the regeneration of the wider area. It will provide much needed new housing in this part of the borough and will contribute to meeting the councils housing requirements of new dwellings per annum.

It also represents an efficient use of the site, which will allow the proposed development to integrate with the existing properties and buildings in proximity of the surrounding area. The site is an infill of land between 19 North Road and Liberty cottages.

The site is situated within easy reach of many local amenities including schools, shops, supermarkets, places of worship, public open spaces, social venues and a large number of employment areas.

19 North Road Stapleford Abbotts

Site 1

Site 2

Site 3

Liberty Cottages

GB51 – Land north of Eastern Avenue East, Romford, London Borough of Havering

Additional planning policy information submitted by Old Libertians War Memorial Charitable Trust - March 2016

1. Introduction

This written representation is intended to assist with the assessment by the London Borough of Havering of the suitability for development of this 4.1ha site, currently within the Metropolitan Green Belt. It is accompanied by a Technical Note prepared by Mayer Brown, which outline the opportunities and constraints of this site and consequently the development potential. It contains a plan demonstrating the suitability of the site for development in light of the opportunities and constraints identified.

The site is deliverable (suitable, available and viable) and offers the opportunity to accommodate a high quality development of up to 150 homes alongside community facilities and associated green infrastructure.

The site is not in agricultural use and is unconnected to a farming unit. There is a temporary sports field (used for weekend youth football) with associated club building on the site but no formal designation for amenity or recreation.

The site has the potential to secure formal public open space, permanent public access and provision of high quality all-weather sports for a wider range of users than is currently the case. There are several options to relocate the grass playing pitches within the wider area.

2. Location

The site lies on the edge of Romford, adjoining the Harold Hill District of the town. Residential areas lie immediately to the north and east. There is vacant land (Meadow Farm) next to a scrapyard to the west. A mature hedgerow and tree belt partially screens the A12 (Eastern Avenue East), which runs immediately to the south.

The site has a key locational advantage over many other Metropolitan Green Belt sites in the District; it does not project out from the built up area into the open countryside. Instead, it comprises undeveloped land that is visually contained by an existing dual carriageway. Development of the site would infill this land to meet this existing physical barrier. South of the dual carriageway, the Romford Golf Club and the Gidea Park Sports Ground would still maintain the openness between the Harold Hill and Gidea Park Districts of the town.

Its location between existing housing and the A12 also provides an opportunity to increase densities as part of a noise mitigation strategy of benefit to existing residents.

3. Accessibility

The nearby Gidea Park and Harold Wood stations (under 2km) are served by the Great Eastern Main Line, which runs into Liverpool Street. Bus routes connect with these stations and various town and District centres.

There are local centres including Masefield Crescent within 400m. Hilldene School Grange Road is within 1km and a Tesco supermarket within 800m. There are many recreational facilities including the local Keats Avenue playsite within 400m to the west and the well-equipped Gidea Park Sports Ground within 800m to the south east. Romford town contains a District Centre and plentiful employment sites.

4. Designations

There are no environmental designations (either ecological or landscape).

The site does not lie close to a conservation area or listed building, or within an area of special character.

5. Green Belt function

The site makes a limited contribution to the purposes of including land within the Green Belt, therefore its value in Green Belt policy terms is limited (the release of the site from Green Belt is therefore not likely to give rise to significant harm). The table below provides a summary against the national functional criteria.

Purpose	Criteria	Assessment
1. to check the unrestricted sprawl of large built-up areas;	(a) Land parcel is at the edge of one or more distinct large built up areas (b) Prevents the outward sprawl of a large built up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	**GB51 is a relatively small site which adjoins the settlement boundary of Romford, and the developed surroundings are part of a single built-up area. Development of the land would effectively be infill as the surrounding development is part of the same settlement. GB51 is characterised by a number of urbanising features, including the A12 and surrounding housing.** **Development of site GB51 would not represent sprawl, as it is contained by existing development. Development could help to round off the settlement pattern.** **Land beyond this area to the west, which is designated as Park/Open Space as well as Green Belt, along with a strong woodland boundary, would prevent ribbon development along the A12.**
2. to prevent neighbouring towns merging into one another;	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	**The land is not between settlements and so has no role in separating neighbouring towns**

Purpose	Criteria	Assessment
3. to assist in safeguarding the countryside from encroachment;	Protects the openness of the countryside and is least covered by development.	**The countryside is afforded little protection by the designation of GB51 as Green Belt. Neighbouring land uses include, residential; road infrastructure; and recreation/parkland. This site is detached from the wider open countryside.**
4. to preserve the setting and special character of historic towns; and	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	**Surrounding development in the form of relatively modern housing and the A12 dominate the character of the site. It has no role in preserving the setting or special character of the local townscape.**
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	All Green Belt achieves this purpose if the amount of land within urban areas that could be developed has already been factored in before identifying Green Belt land.	**The Council is already encouraging the maximum potential for urban regeneration in their policies and bearing in mind the large unmet housing need, the maintenance of this site as Green Belt is unlikely to fulfil this Green Belt purpose.**

LAND NORTH OF EASTERN AVENUE EAST,
ROMFORD, LONDON BOROUGH OF HAVERING

TECHNICAL NOTE

MARCH 2016

the journey is the reward

LAND NORTH OF EASTERN AVENUE EAST, ROMFORD, LONDON BOROUGH OF HAVERING

TECHNICAL NOTE

MARCH 2016

Project Code:	**X/LaPOldLib.1**
Prepared by:	**AP**
Approved by:	**PZ**
Issue Date:	**March 2016**
Status:	**Final**

Mayer Brown Limited, Zellig 204, The Custard Factory, Birmingham B9 4AT
Telephone 0121 224 7630 birminghamoffice@mayerbrown.co.uk
www.mayerbrown.co.uk

Land North of Eastern Avenue East
Romford, London Borough of Havering
Technical Note

LIST OF CONTENTS

Sections

1 Introduction 1
2 Transport.....2
3 Drainage 4
4 Ecology 7
5 Landscape 9
6 Noise.....11
7 Ground Conditions 15
8 Conclusion 16

Appendices

Plan 1: Site Location Plan
Appendix A: Opportunities and Constraints Plan

1 Introduction

1.1 Mayer Brown have been instructed by Old Libertians War Memorial Charitable Trust to undertake a technical review of the Old Libertians Foundation Sports Ground to outline the opportunities and constraints of this site with regards to development potential.

1.2 The site is located to the north of Eastern Avenue East in Romford, Greater London. Refer to **Plan 1**. The approximate grid reference for the site is E_552873, N_190730.

1.3 The site is bound by hedgerows and trees, with residential dwellings sited to the north and east, Eastern Avenue East to the south, and farmland located to the west.

1.4 The site is currently a sports ground, with buildings located in the south east corner of the site.

1.5 This technical note has been produced to outline the opportunities and constraints of this site and consequently the development potential. A plan has been produced which demonstrates the suitability of this site for development in light of the opportunities and constraints identified, refer to **Appendix A**.

2 Transport

Access arrangements

2.1 The Old Libertarians ground is currently accessed directly from Masefield Close, via a priority junction. Masefield Close is a residential cul-de-sac with a carriageway width of approximately 6m. Parking bays are marked on both sides of the road, with vehicles being permitted to park partly on the footway. This is a common arrangement in this part of London to prevent blocking of the carriageway by parked cars and will assist in ensure that clear access remains to the development site.

2.2 Masefield Close is currently the only access point available to the site. The junction is located on the outside of a sharp bend so has good visibility in both directions. At present, the access is around 4.0m. To enable the greatest level of development, this entrance should be widened to around 6m carriageway width plus at least one footway, to ensure that a safe and suitable access is provided for all users.

2.3 Other access locations have also been considered. The cul-de-sac arrangement of Ramsey Gardens adjoins the site on the eastern side. This is understood to be a private road and therefore access is unlikely to be achievable in this location.

2.4 The A12 Eastern Avenue runs along the south side of the site. This is a dual carriageway with a central reserve, and this particular section has limited direct access points. At an appropriate time it may be beneficial to discuss the option for a left-in left-out entrance with the highways authority, possibly with slip roads depending on speeds and volumes on the A12, in case they would be amenable to this arrangement.

2.5 Should the adjacent sites become available (Meadow Farm and Park Farm), so that all three sites can be developed together, there is scope to re-use the existing entrance which serves the two farms directly onto the A12. This arrangement would require upgrading to meet current design standards, but could provide a left-in left-out junction with good visibility splays, suitable for traffic from a large residential development.

2.6 An alternative option to access the wider sites may be to link via Keats Avenue, which forms a stub arm arrangement at present. This currently provides an access to a park, which is understood to be managed by Havering Council. Any public open space lost by providing an access through this area would need to be replaced on-site. Also, careful design in line with Manual for Streets standards would need to be given to the highway through this area, as it is likely to split an equipped play area from an open playing field and therefore slow traffic speeds and safe crossing points would be essential.

Accessibility

2.7 Footways are provided along the majority of local residential roads, and a network of residential roads provide cycle routes to surrounding areas. The rail stations at Gidea Park and Harold Wood are both within an easy cycling distance, via quieter roads, with off-road paths provided around the A12 grade separated junction at Gallows Corner.

2.8 Bus stops are available on Straight Road, approximately 500m to the east of the Masefield Close site entrance. These stops are served by route 174, between Dagenham and Harold Hill, 499 between Gallows Corner and Heath Park Estate, and the night service N86 between Harold Hill and Stratford.

2.9 There is a parade of local shops at the eastern end of Masefield Crescent, within 350m of the site entrance on Masefield Close including a newsagent, convenience store and pharmacy, enabling future residents to walk to this location for “top up” shopping. Additionally, there is a large supermarket approximately 1km from the site on the A12 Colchester Road, which is within walking and cycling distance.

2.10 Overall access to the site is achievable with accessibility and sustainability criteria meant.

3 Drainage

Flood Risk

3.1 The site is located in Flood Zone 1, and hence the risk of flooding from rivers and sea at the site is low. Refer to the EA Flood Map for Planning (Rivers and Sea) in **Figure 3.1**.

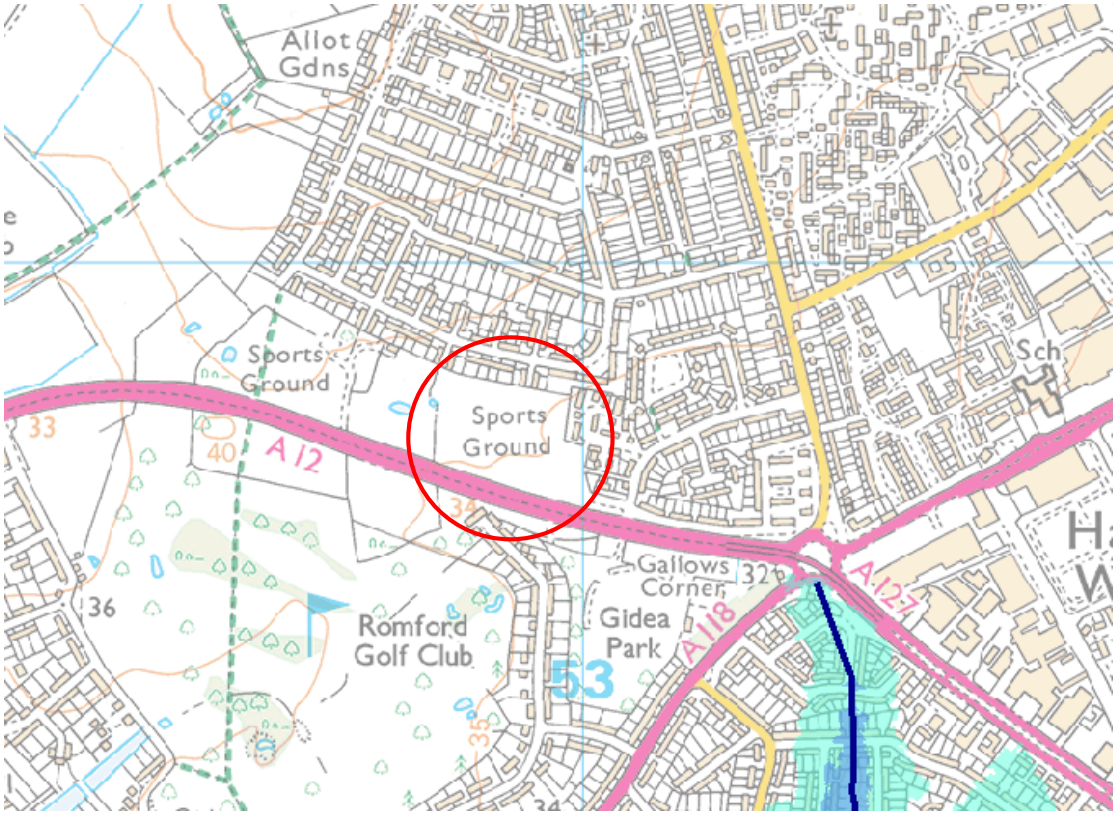


Figure 3.1. EA Flood Map for Planning (Rivers and Sea)

3.2 EA mapping displaying the risk of flooding from surface water indicates that the majority of the site is at a 'very low' risk of flooding from surface water, but small pockets of the site are at a 'low,' 'medium' or 'high' risk of flooding from surface water. Refer to **Figure 3.2**.

3.3 EA mapping indicates that there is no risk of flooding to the site from reservoirs.

Figure 3.2. EA Risk of Flooding from Surface Water

Drainage Strategy – Best Practice

3.4 As the proposed residential dwellings will be sited on a Greenfield site, the development will increase the impermeable area on site. As new developments should not increase flood risk elsewhere, the runoff rate from the new development site would be restricted to the Green Field Equivalent runoff rate (QBAR). To achieve this, attenuation would be provided to at least limit the runoff rate to QBAR, with an aim of reducing the runoff rate to lower than QBAR.

3.5 Regarding the discharge of surface water, Building Regulations Part H prescribes a hierarchal approach to surface water discharge. In order of preference, surface water should be discharged as follows:

- Via infiltration
- To watercourse
- To public sewer

3.6 The Geology of Britain viewer indicates that the site's bedrock geology is clay, silt and sand. Soakaway testing would be undertaken to determine the precise permeability of the ground and therefore the suitability of discharging via infiltration.

3.7 Regarding discharging surface water via a watercourse, **Figure 3.3** demonstrates that there are no watercourses within close proximity of the site.

3.8 If the above solutions are both deemed inappropriate, surface water can be discharged to a public sewer, subject to approval from the Regional Water Authority.

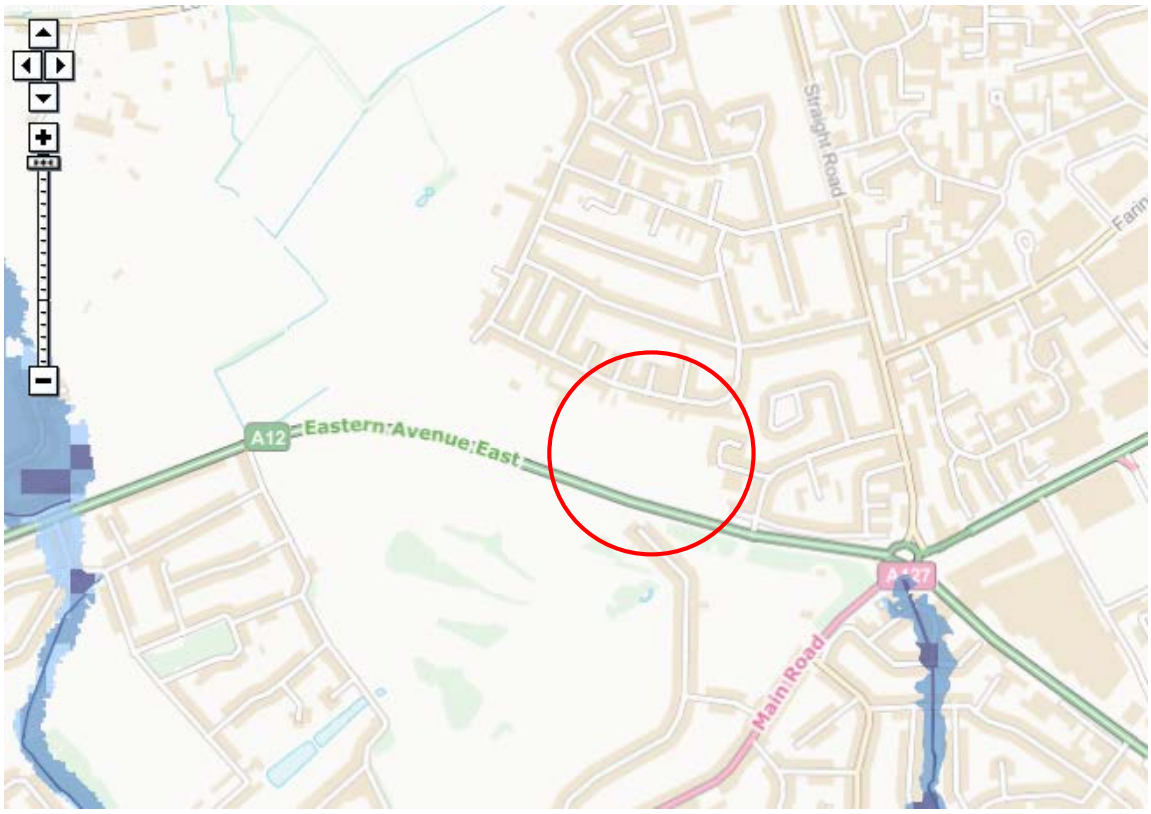


Figure 3.3. EA Risk of Flooding from Rivers and Sea

4 Ecology

Designated Wildlife Areas

4.1 The whole site is within metropolitan green belt; the Local Plan (Policy DC46) states that the council will promote uses in the green belt that have a positive role in fulfilling green belt objectives.

4.2 There are no statutory designated sites within 2 km of the site.

Site Habitats, Species and Further Assessment Required

4.3 The following is based on aerial photography and requires confirmation; an extended phase 1 habitat survey and data search should be undertaken to categorise the site's habitats and assess the habitats' suitability for supporting protected species.

4.4 The site is formed of three fields, two are fallow land and one is a sport field. All three are most likely former arable land. There are tree lines / hedgerows at most field boundaries.

4.5 The two fallow fields appear to be rough grassland with some light scrub. These areas could support reptiles, amphibians, breeding birds and badgers. The phase 1 habitat survey will identify badger setts and scope the need for reptile surveys (reptiles that may occur at the site are protected from harm) or bird surveys (specially protected birds are unlikely to occur here).

4.6 There is one pond within the site and nine within 250 m of the site; these should all be assessed for great crested newts. An initial suitability assessment will be required, followed by further surveys as appropriate. (Great crested newts are European Protected Species (EPS); the animals and their habitats are protected). Most of these ponds are on the far side of the A12, and so the impacts to newts in these ponds may be scoped out after the initial assessment. If that is the case, then only two ponds – one site pond and one pond to the west of the site may support newts which would be effected by development of the site. Direct impacts to both of these ponds can be avoided in the scheme design and appropriate compensation for newts can be achieved through creation of an enhanced wildlife area in the west of the site.

4.7 The site includes buildings. These should be assessed for their suitability for roosting bats (EPS), and subject to phase 2 surveys as appropriate.

Key Site Constraints and Opportunities for Enhancement

- Development should aim to achieve net gain to biodiversity in line with national policy.
- To achieve this, part of the site should include an area or areas for wildlife conservation. In particular, development massing should avoid the western part of the site, retaining this area for wildlife enhancement. This may also be needed to provide a receptor site and mitigation if reptiles or great crested newts are found to be present.
- Retain trees and hedgerows where possible.
- Include wetland planting within SUDs.
- There are two potential wildlife corridors in the existing site – a tree / hedge line that runs north – south through the middle of the site and the boundary planting along the A12; these should be retained and enhanced within a wide greenspace buffer.
- The eastern field appears to be the least ecologically significant, and there are fewer constraints to development here.

5 Landscape

Introduction

5.1 The site is located to the south of Bell Avenue and to the north of the A12 Eastern Avenue. To the east is the existing club house of the Old Libertians Foundation and Masefield Close. To the west is an area of open space and natural regenerating woodland.

5.2 The proposed site comprises of an existing sports ground bounded by semi mature trees and understorey vegetation to the north and west. The southern boundary comprises gappy trees and scrub with intermittent views into the proposed site. The eastern boundary has dwellings on Masefield Close, the club house and car park overlooking the existing sports pitches. Beyond the western site boundary are two pasture fields and a small industrial area on the northern boundary.

Landscape Character and Visual Sensitivities

5.3 The potential landscape and visual sensitivities are described below:

- The site is currently a sports ground so there will be a loss of local facilities and the character of the landscape will change from recreation to urban;
- The existing landscape character is of a semi rural landscape bound by mature and semi mature trees and vegetation;
- There will be a visual impact of the proposed development from surrounding urban grain, particularly from Bell Avenue and Masefield Close. The views will mainly be from upper storey windows only as the existing vegetation helps to screen views; and
- The proposed development will be seen from the A12 as there are gaps in the existing vegetation along the A12 Eastern Avenue. Hedgerows and mature trees which provide visual unity and ecological connectivity.

Landscape Mitigation Guidelines

5.4 The following measures should be incorporated into a mitigation strategy for the proposed development:

- Conserve the veteran tree resource, promoting management of the existing resource and planting to ensure succession and habitat continuity;
- Restore hedgerow boundaries to provide visual unity and intactness and increase biodiversity, linking agricultural land with woodland. Promote growth of hedgerow trees;
- Consider opportunities for further tree (in-field) and woodland planting to reduce the visual impact of urban development;
- Provision of adequate mitigation shelter belt planting to reduce visual impact from neighbouring dwellings particularly on Masefield Close and from the A12 Eastern Avenue;
- Provision of a buffer with the existing Green Belt on the western boundary;
- Provide public open space for benefit of new community and existing urban fringe dwellings; and
- Provide ecological wildlife corridors within the site.

6 Noise

Site Constraints

6.1 The site adjoins the A12 (Eastern Avenue) to the south. As such, the noise climate at the site is dominated by road traffic noise:

Figure 6.1: Site Constraints - Noise

6.2 Whilst DEFRA noise maps do not extend fully to the site area, available data indicates that the noise levels at the southern boundary of the site are in the region of 70-75dB $L_{den.}$ This noise levels is likely to correspond to a daytime sound level of 65-70 dB $L_{Aeq,16hour}$. The night-time noise level at the southern boundary of the site is indicated to be in the region of 60-65 dB $L_{Aeq,8hours}$.

6.3 Noise levels will reduce across the site (due to the natural attenuation of sound over increasing distance). The available noise maps indicate that noise levels at the northern boundary of the site may be approximately 10-15dB(A) lower than those at the southern boundary of the site, closest to the A12.

Significance of Existing Noise Levels

BS 8233: 2014; "Sound Insulation and Noise Reduction for Buildings

6.4 BS 8233: 2014 *"Sound Insulation and Noise Reduction for Buildings"* offers the following design guidance for indoor ambient noise levels within dwellings:

Activity	Location	07.00 to 23.00 hours	23.00 t0 07.00 hours
Resting	Living Room	35dB $L_{Aeq,16hour}$	--
Dining	Dining Room/Area	40dB $L_{Aeq,16hour}$	--
Sleeping (daytime resting)	Bedroom	35dB $L_{Aeq,16hour}$	30dB $L_{Aeq,8hour}$

Table 6.1: BS 8233 Indoor Ambient Noise Level Design Guidance

6.5 Given that an open window will provide an outside to inside sound reduction of around 10-15dB(A), it is clear that, if unmitigated, existing noise levels at the site could have a significant adverse noise impact on building occupants, most particularly for any buildings site close to the southern boundary of the site.

"Guidelines for Community Noise" (World Health Organisation, 1999)

6.6 The criteria outlined in this document provide a summary of research regarding the effects of noise on the community.

6.7 With regard to ***'annoyance'***, section 3.8 of the Guidelines states:

> *"Annoyance in populations exposed to environmental noise varies not only with the acoustical characteristics of the noise (source, exposure), but also with many non-acoustical factors of social, psychological, or economic nature. These factors include fear associated with the noise source, conviction that the noise could be reduced by third parties, individual noise sensitivity, the degree to which an individual feels able to control the noise (coping strategies) and whether the noise originates from important economic activity."*

6.8 Section 4.2.7 of the Guidelines further states that:

> *"The annoyance response to noise is affected by several factors, including the equivalent sound pressure level and the highest sound pressure level of the noise, the number of such events, and the time of day. Methods for combining these effects have been extensively studied. The results are not inconsistent with the simple, physically based energy equivalent energy theory, which is represented by the L_{Aeq} noise index.*
>
> *…….*
>
> *During the daytime, few people are seriously annoyed by activities with L_{Aeq} levels below 55dB; or moderately annoyed with L_{Aeq} levels below 50dB".*

6.9 It is clear that existing noise levels at the southern boundary of the site exceed WHO guideline values by a significant margin. If unmitigated, existing noise levels at the site could therefore have a significant adverse noise impact on future external amenity spaces. However, levels towards the northern boundary of the site are significantly lower and, even if unmitigated, should provide reasonable conditions for external amenity spaces.

Opportunities

6.10 The site provides a number of opportunities for mitigating the impacts of road traffic noise. Potential development strategies could include:

- The use of noise barriers running parallel to the A12 to reduce noise propagation across the site;
- Using the massing of future buildings to provide acoustic screening;
- Ensuring that future buildings offer an appropriate level of sound insulation (for example, by the specification of effective glazing/alternative means of ventilation);
- Locating amenity areas as far as practicable from the A12 and/or locating such areas to take advantage of the natural screening afforded by barriers/buildings.

6.11 With appropriate mitigation, the existing acoustic constraints of the site can be overcome to enable the site to be satisfactorily developed for future residential use.

6.12 In addition to the development site provided an opportunity for future sustainable residential accommodation, the development of the site would also provide benefits (i.e. reduce existing levels of traffic noise) to the existing residential area to the north of the site (Bell Avenue).

7 Ground Conditions

7.1 The Geology of Britain viewer indicates that the site's bedrock geology is as classified as London Clay Formation – Clay, Silt and Sand; refer to **Figure 7.1.**

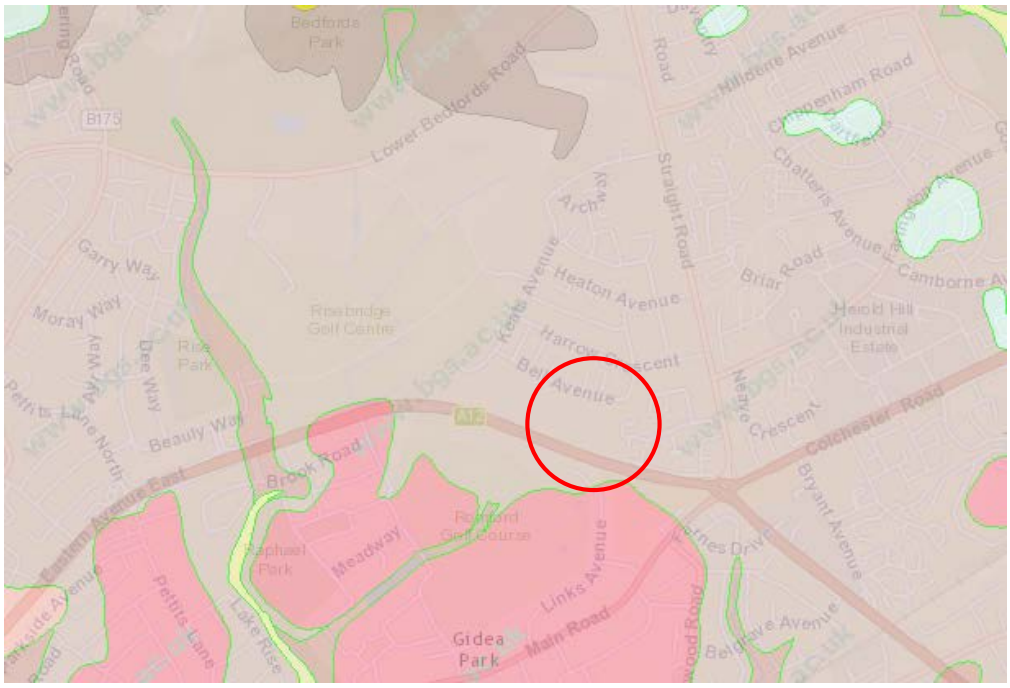


Figure 7.1. Geology of Britain viewer

7.2 As a result we do not expect any delivery issues with development matters. The precise permeability of the ground will be determined by soakaway testing.

8 Conclusion

8.1 The site is located to the north of Eastern Avenue East in Romford, Greater London. Refer to **Plan 1**. The approximate grid reference for the site is E_552873, N_190730.

8.2 Mayer Brown have considered the following disciplines to provide an initial view of the site and the development potential;

- Transport
- Landscape
- Drainage
- Ecology
- Ground Conditions
- Noise

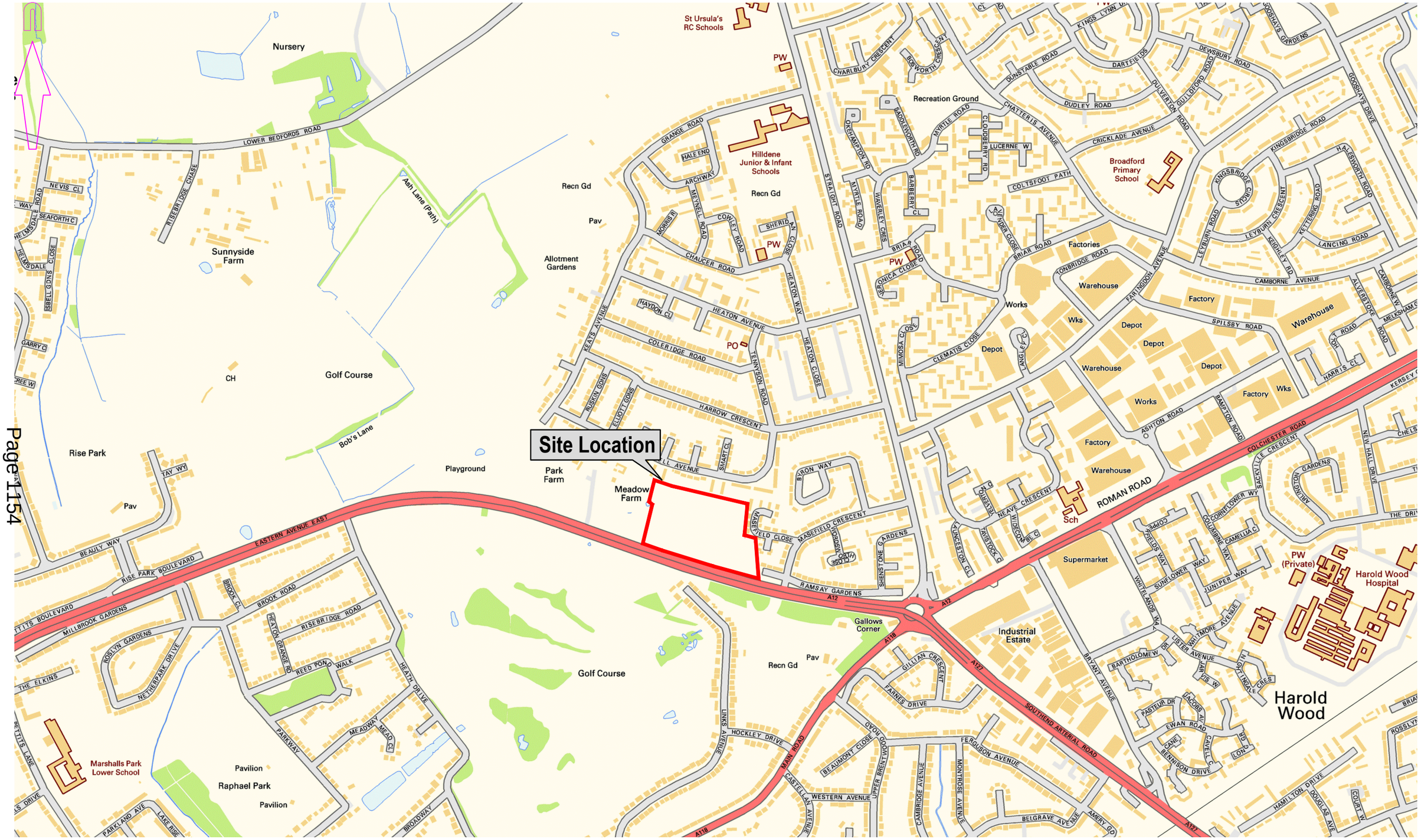
8.3 In overall terms the site has limited constraints and of those identified onsite offer some betterment to local residents to reduce the noise impact of the A12 as it currently exists.

8.4 Access is achievable via the existing access arrangement, widened to accommodate the level of development.

8.5 The ground conditions indicate an onsite drainage solution is practical and possible creating a platform for sensitive and responsible development without causing impact on the surrounding area, or resources.

8.6 As a result we believe this site is worthy of consideration for development.

Plan 1: Site Location Plan



© Crown copyright, all rights reserved. 2016. Licence number 100002189.

mayer brown

Mayer Brown Limited
Zellig 204 The Custard Factoy Birmingham B9 4AA
Telephone 01212 247 630
birminghamoffice@mayerbrown.co.uk www.mayerbrown.co.uk

client
Land and Partners Ltd.

project
Romford, Havering

title
Plan 1 - Site Location Plan

scale	N. T. S.	drawn by	LP	checked by	AP
date	MARCH 2016	cad file	Site Location Plan.dwg		

drawing number
X/LaPOldLib.1/01

rev.

Appendix A: Opportunities and Constraints Plan

Private Road Preventing Access

Existing Buildings

Maintain and Buffer Treeline
(10m Landscape Buffer along Eastern Avenue East)

Existing Pond to be Maintained and Enhanced for Ecological Purposes

Sensitive Visual Edges

Road Traffic Noise

Existing Access Point

N

Opportunities and Constraints Plan

APPRAISAL OF SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT

OAK ROYAL NURSERIES 355A FRONT LANE

UPMINSTER ESSEX RM14 1LW

This appraisal has been prepared by Cris Lancaster BATp MSc MRTPI. Cris Lancaster is a chartered town planner with over thirty years experience of planning including site promotion, research, submission and negotiation of applications, providing expert evidence at public inquiries, informal hearings and written representations.

Telephone: 07432086936

Email: zaporojekiev@yahoo.co.uk

INTRODUCTION

The purpose of this document is to advance the merits of this site for inclusion as a suitable, available and sustainable housing site to assist the Council in maintaining a rolling programme of housing land.

The site is in single ownership meaning that there are no problems of site assembly.

SITE LOCATION AND DESCRIPTION

The site is located on the edge of the Upminster settlement area on the western side of Front Lane. It lies south of Junction 29 of the M25 motorway and the A127 Arterial Road.

It has an area of approximately 0.4 ha. It is currently in nursery use. There are a group of buildings to the south east corner. Access is between Nos. 355 and 357 Front Lane. No. 355 is a two storey semi-detached house. No. 357 is a single storey bungalow. The access is narrow and is restricted by a weeping willow and a mature hedge.

The site is bounded to the east and south and partly to the north by residential development. To the west is open land and mature woodland (Pot Kiln Wood)

There is a power line crossing the southern section of the site, with a large pylon located just to the west.

This part of Upminster is a mature residential area of mixed character. Front Lane is a busy road which includes bus routes. There is a local shopping area some 300 metres to the south at the junction with Avon Road.

PLANNING POLICY

Planning policy comprises three levels, National, Strategic and Local.

<u>National Planning Policy Framework (March 2012)</u>

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities

The NPPF seeks to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business

The NPPF recognises that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.

The NPPF states that local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and;
- set out their own approach to housing density to reflect local circumstances.

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply

of deliverable housing sites. Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three

The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. Appendix 2 of the NPPF provides a definition of 'Previously developed land'

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

The NPPF emphasises that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The site does not fall within the definition of 'previously developed land'. It would therefore be considered as a 'greenfield' site for the purposes of determination of a planning application.

<u>The London Plan</u>

Greater London is administered by the Greater London Authority, which is the strategic authority for the area under the control of the Mayor of London.

The following policies of the Greater London Plan are particularly relevant to the site:

Policies 3.3 (increasing housing supply), 3.8 (housing choice), 7.6 (architecture), 7.16 (green belt) of the 2011 London Plan are relevant.

The Plan makes it clear that the strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance

Core Strategy and Development Control Policy Development Plan Document

The site is within the area administered by the London Borough of Havering

Policies DC2 (Housing Mix and Density), DC3 (Housing Design and Layout), DC33 (Car Parking), DC36 (Servicing), DC45 (Appropriate Development in the Green Belt), DC61 (Urban Design) of the LDF Core Strategy and Development Control Policies DPD are considered relevant. The Adopted Residential Design SPD is also relevant.

The site is situated within the Metropolitan Green Belt where development is restricted in order to restrict the sprawl of urban settlements, safeguard the countryside from encroachment and preserve the setting and character of historic towns. The settlement area boundary runs just to the south of the site

GREEN BELT BOUNDARY

HOUSING LAND SUPPLY

London Borough of Havering's target is 4,850 units for the period 2012/13 to 2016/17. The current projected supply is 5,307 units. On this basis, the Council will meet be able to deliver a five year housing land supply. However, this is a rolling programme and the Council should continue to invite owners to advance sites that are genuinely available and suitable for residential development.

SITE SPECIFIC CONSIDERATIONS

Any intensification of development is likely to require upgrading of the access. It is considered that this is achievable on land within the control of the owners of the site.

POWER LINE

The proximity of a power line is noted. The National Grid has produced guidelines for development near power lines. It has sometimes been suggested that minimum distances between properties and overhead lines should be prescribed. National Grid does not consider this appropriate since each instance must be dealt with on its merits. However, it has always sought to route new lines away from residential property on grounds of general amenity. Since the only limitation on new development has been the statutory safety clearances, a large amount of residential and other development has been carried out subsequently beneath and adjacent to overhead lines.

Where development takes place and how it is designed are principally matters for the landowner, developer and the local planning authority to determine. National Grid should be consulted at an early stage on proposals for development near lines and substations, when it is more likely that National Grid's advice and guidance on development near to electricity lines issues can be taken into account

INFRASTRUCTURE CONTRIBUTIONS

The London Borough of Havering has adopted a Supplementary Planning Document (SPD) setting out the requirements for infrastructure contributions payable by development. In the case of residential development this is £6,000 per dwelling. In addition a payment of £20 per square metre (net internal) is made through Community Infrastructure Levy adopted by the Mayor of London. This is to assist in the funding of Crossrail. It is appreciated that this position may have changed by the time an application is submitted but the owner accepts that, in principle, this form of contribution is an acceptable and reasonable requirement to allow the public authorities to absorb the wider impacts of development on the local and strategic environment.

WILDLIFE AND NATURE CONSERVATION

The site has been extensively worked as a nursery and it is unlikely that any wildlife or nature conservation interests will be affected by redevelopment. It is accepted, however, that an ecological report would be appropriate in the event of an application for redevelopment being submitted.

OTHER USES OF THE LAND

Planning policy does allow re-use of existing buildings in the Green Belt and it is recognised that re-use often represents the most sustainable form of development. There are no buildings suitable for conversion to residential use and it is considered that in order to achieve a comprehensive scheme redevelopment offers the most appropriate option.

SUITABILITY OF THE SITE FOR RESIDENTIAL REDEVELOPMENT

There is no doubt that the site is well-located for facilities and public transport and, in this sense, it is 'sustainable'. However, sustainable development comprises three elements – economic, environmental and social. It is recognised that an application is currently likely to fail on the environmental consideration of protection of the Green Belt. Residential development is 'inappropriate'. Conversely, the existing use is 'appropriate'.

However, it adjoins an existing residential area and offers an obvious opportunity for an extension of residential development on land which is already intensively developed and available.

It is well-served by public transport and is a short distance from local services and facilities.

CONCLUSION

The site is genuinely available and is in a single ownership. The site is highly sustainable being located on a bus route and close to services and facilities. It offers a natural extension of the existing residential area. A development can be advanced which respects the character and design of existing local housing. Detailed design could achieve a scheme which would offer a suitable transition between the existing housing development and the countryside. This could, if appropriate, include green links to the countryside which would be of benefit both to the local population and to wildlife.

It is trusted that the Council will give careful consideration to identification of this site as a suitable housing site to assist in meeting its commitment to achieve a balanced community.

Development Planning
London Borough of Havering
Town Hall
Main Road
Romford
RM1 3BD

Andrew Ransome
Plainview Planning
Oliver House
Hall Street
Chelmsford
CM2 0HG

andrew@plainview.co.uk
01245 201226
Our Ref: 0696/AR
Date: 13th October 2015

Dear Sir/Madam,

Land at Tomkyns Manor, Tomkyns Lane, Upminster, RM14 1TP

The following comments are in support for the release of land at Tomkyns Manor from the Green Belt. I understand that this land has already been submitted for consideration, so please accept this letter as additional evidence in support of this site.

The landowner has submitted this land as four separate sites:

- Site 1 – the site has an existing barn that is currently used as a stables. It is the landowners intention to convert this existing barn into residential accommodation.
- Site 2 – a site of approximately 10 acres (4ha), but given the characteristics of the area would be suitable for a scheme of 10-12 dwellings. This site would be suitable for a specific self-build allocation.
- Site 3 – a site of approximately 6 acres (2.4ha), but given the characteristics of the area would be suitable for a scheme of 6-8 dwellings. This site would also be suitable for a specific self-build allocation.
- Site 4 – a site of approximately 4 acres (1.6ha), but given the characteristics of the area would be suitable for a scheme of 4-6 dwellings. This site would also be suitable for a specific self-build allocation.

Green Belt

The four sites at Tomkyns Manor are all located on land designated as Green Belt.

Copyright © Plainview Planning Ltd. All Rights Reserved
Clarendon House, 42 Clarence Street, Cheltenham, GL50 3PL. Registered - No. 06563374
www.plainview.co.uk

PLAINVIEW

Paragraph 79 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl and to maintain their openness and their permanence. Paragraph 83 states that Green Belt boundaries should only be altered in exceptional circumstances. It is anticipated that the Council will have to release land within the Green Belt to meet the objectively assessed need for the Borough and wider housing market area, which would amount to an exceptional circumstance. This need will be set out in the emerging Strategic Housing market Area.

The sites at Tomkyns Manor are collectively enclosed with no degree of existing openness and in this respect these sites do not fulfil the requirements of the NPPF. The eastern and western boundaries of the wider site are characterised by mature landscaping which prevent views across the site. The eastern and western boundary of the site contains a mature thick tree belt that also provides a defensible Green Belt boundary. The land to the south of the site is enclosed by mature trees and landscaping in the surrounding area. The only views of the site from the surrounding area are from Tomykins Lane, however the thick mature boundary prevents views into the site.

Paragraph 80 of the NPPF states that the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

As will be explained below, neither of the sites at Tomykins Manor, fulfils the purposes of the Green Belt.

Unrestricted Sprawl

With regard to the aim to protected unrestricted sprawl, the site is located towards the eastern edge of the built-up area and is located in a semi-urban area that is characterised by a scattering of large residential dwellings. Tomkyns Lane and the mature landscaping on the eastern boundary of the wider site acts as a barrier physically and visually separates the site from the surrounding area. It is considered that the containment of the site by the mature landscaping along the boundary edges

Copyright © Plainview Planning Ltd. All Rights Reserved
Clarendon House, 42 Clarence Street, Cheltenham, GL50 3PL. Registered - No. 06563374
www.plainview.co.uk

represents an important characteristic that ensures that development of the site would not represent unrestricted urban sprawl.

In defining Green Belt boundaries, Paragraph 85 of the NPPF states that local planning authorities should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent and could include roads and tree lines. It is considered that the mature landscaping would act as a robust and defensible boundary to the Green Belt.

The enclosed nature of this site ensures that its development would not represent unrestricted urban sprawl and the containment of the site is an important characteristic.

Coalescence

The second purpose of the Green Belt is to prevent neighbouring towns from merging into one another. With regard to the second purpose, development of the site would only marginally bring the built up area of Romford closer to Brentwood, which at its closest point is over 2 miles to the east. The proposed development would therefore only be located marginally closer to this settlement. Furthermore, the mature landscaping along the applications eastern boundary, together with a number of physical boundaries, such as the M25 motorway and various significantly wooded areas would prevent Romford and Brentwood from ever merging.

Development these sites would not result or contribute towards Romford and Brentwood merging into each other.

Safeguarding the Countryside

The third purpose of the Green Belt seeks to assist in safeguarding the countryside from encroachment. The wider site is largely separated from the rest of the countryside by the mature landscape boundaries on all sides.

The Setting and Special Character of Historic Towns

Point 4 requires the preservation of the setting and special character of historic towns. The historic core of Romford is centred along South Street in the town centre. Historically, Romford has developed by building on open land to the north and east of the town centre, such that the original historic core is surrounded by more modern development. In these circumstances, the site does not perform a function in preserving the setting of the historic centre of Romford.

Copyright © Plainview Planning Ltd. All Rights Reserved
Clarendon House, 42 Clarence Street, Cheltenham, GL50 3PL. Registered - No. 06563374
www.plainview.co.uk

PLAINVIEW

Urban Regeneration

Point 5 states that the Green Belt is required to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. There are a lack of development opportunities within the wider built-up area of Havering to meet the objectively assessed need for the borough and wider housing market area. Consequently the tightly drawn Green Belt boundary restricts housing delivery and results in the housing objectives of the London Plan not being met.

Development at the Tomkyn Manor sites would therefore not impact upon the regeneration of urban sites, but it would positively contribute to meeting the Council's wider housing objectives.

Self-Build Development

The landowner has indicated that he would be willing to put these sites forward as specific self-build allocations.

Over recent years, the Government has expressed strong support for custom and self-build schemes through a comprehensive legislative framework. Self-build housing is now embedded into national planning policy. Paragraph 50 of the NPPF states:

> *"To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: - plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes) [our emphasis]"*

In March 2015, Planning Minister Brandon Lewis wrote to local authorities to stress the government's pledge to make custom home building simpler and more affordable, stating:

> *The government has a vision to increase diversity in the housing market; custom and self-build homes can play a crucial role as part of a wider package of measures to achieve this goal.*

Furthermore, the Planning Minister stressed a warning to local authorities who do not help promote this new form of house building, noting:

Copyright © Plainview Planning Ltd. All Rights Reserved
Clarendon House, 42 Clarence Street, Cheltenham, GL50 3PL. Registered - No. 06563374
www.plainview.co.uk

> *National planning policy and guidance is clear that local planning authorities should identify and plan for local demand for custom and self-build housing. Planning inspectors will want to see evidence that consideration of demand for custom and self-build housing has been taken into account when they examine local plans. Failure to provide sufficient evidence may lead to plans being found unsound.*

The Self-Build and Custom House Build Act 2015, now places a duty on all authorities to keep a register on individuals and community groups interested in building their own homes. Furthermore, councils will need to take into account this self-build need in their local plan making and show this demand in their SHMA report.

At present, the Council does not have any self-build policies or initiatives and does not appear to have set up its self-build register as required by the Self-Build and Custom House Build Act 2015.

In light of this, the sites at Tomkyns Manor would provide an important location to meet this self-build need that would not be possible in an established urban area given the lack of suitable self-build sites.

I trust that the comments made above will be considered alongside the submissions that have already been submitted in support of the sites at Tomkyns Manor. Should you have any further questions please feel free to contact me directly.

Yours faithfully,

Andrew Ransome

T: 01245 201226
E: andrew@plainview.co.uk
A: Oliver House, Hall Street, Chelmsford, CM2 0HG

Copyright © Plainview Planning Ltd. All Rights Reserved
Clarendon House, 42 Clarence Street, Cheltenham, GL50 3PL. Registered - No. 06563374
www.plainview.co.uk

Chelmsford

Strutt & Parker LLP
Coval Hall, Rainsford Road
Chelmsford, Essex, CM1 2QF
Telephone 01245 258201

chelmsford@struttandparker.com
www.struttandparker.com

Mr Lukas Vandersteen
Development Planning Team
London Borough of Havering
Town Hall
Main Road
Romford
RM1 3BD

Direct dial: 01245 254610
Email: james.firth@struttandparker.com

24th August 2016

By Email and by Post

Dear Lukas,

Havering Local Plan – Call for Sites
Land west of Lodge Lane, Romford

Further to our recent discussions I write to formally submit details of our Client's land holding at Lodge Lane, Romford for consideration as part of the emerging Local Plan. Strutt & Parker are acting on behalf of Scott Properties with regards to the site.

As we discussed I understand that work on the emerging Local Plan and evidence base is progressing. I have therefore provided below details of the site and emerging proposals. I would request that these are please considered as work on the Local Plan progresses.

The site at Lodge Lane covers a total area of approximately 7ha. The site is split by an existing area of raised land and it is proposed that this is maintained to form a buffer between the proposed area of development and the portion of the land which will be provided as public open space. This site division is also in line with the existing limit of built development on the site of the adjacent Forest Row Centre and Litten Close south of this. The overall area proposed for development to accommodate the care village covers an area of approximately 3.9ha.

The site benefits from good connectivity with the existing community. Buses also run from outside the site, approximately every 10 minutes between Havering Park and Harold Hill, calling at Romford, Gidea Park and Harold Wood stations. These provide access to both National Rail and London Underground services in and out of Central London and other nearby centres. As well as the local facilities provided along Colliers Row which are approximately 0.5 miles from the site, Romford is approximately 2.5 miles away and offers a wide range of larger scale services and facilities. Access to the site is available from Abridge Gardens and Portmore Gardens, from Lodge Lane.

Strutt & Parker LLP is a limited liability partnership and is registered in England and Wales with registration number OC334522.
A list of members' names is open to inspection at our registered office: 13 Hill Street London W1J 5LQ.

It is proposed that the site provides for a high quality retirement community to meet housing needs and in particular assist in meeting the needs of the ageing population. The nature of the proposal will of course generate only limited traffic and is anticipated to provide in excess of 120 jobs. The proposal will therefore have very significant benefits in terms of the social and economic aspects of sustainable development. Additionally the land to the west of the site, is proposed to be retained as open space and provides opportunities for environmental enhancement.

Background

As you will be aware the NPPF highlights the need for the planning system to support *"strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being*".

The framework promotes healthy communities and seeks to "*deliver a wide choice of quality homes, widen opportunity for home ownership and create sustainable, inclusive and mixed communities*" by planning of a *"mix of housing based on current and future demographic trends, market trends and the need of different groups in the community*" such as older people. Older people are defined within the NPPF as "*people over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs".*

In relation to health and social care facilities, Policy 3.17 of the adopted London Plan sets out that the Mayor will support the provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs. Policy 3.17 sets out that development proposals, which provide high quality health and social care facilities will be supported in areas of identified need, particularly in places easily accessible by public transport, cycling and walking.

There is a recognised need for housing to support the needs of older people within Havering. The London Strategic Housing Market Assessment (2013) which notes at 3.58 that the projected 2036 population has a much older average age, which has a very large effect on projected household growth. The SHMA notes that: "*Using the same set of household representative rates (DCLG rates extended to 2036), the projected 2036 population (the red line) would result in 4.27 million households, while the same number of people distributed according to the 2011 age distribution (the green line) would result in 3.96 million households.*"

It will therefore be important for the new Havering Local Plan to ensuring homes provided in borough meet the needs of the future ageing population and in this context opportunities such as that provided by the site at Lodge Lane are particularly relevant.

The proposed care village is strongly supported by Policy 3.17 of the adopted London Plan and the acute need for this facility is considered to provide very special circumstances for the release of this land from the Green Belt.

Retirement Community

The proposed development will comprise a retirement community which will offer three types of accommodation:

- Care Bedrooms – located in the Care Centre at the heart of the community and are suited to the person dependant on a 24/7 level of care;
- Serviced Care Suites – offer a greater degree of privacy and independence than a Care Bedroom, whilst still providing the client with the necessary level of care as required; and
- Close Care Apartments/Cottages – offer an independent lifestyle and are designed to make life as easy and enjoyable for the client as possible. These units are more suited to a more physically able couple where one partner may need some assistance with daily activities.

In addition to the care units, a complex (main house) will be provided centrally within the site that will contain a number of facilities to serve the proposed care units. These facilities will likely include a dining area, bar, lounge, library, spa and hydrotherapy pool, hobbies room, care services, staff and service. These facilities will not only be offered to the future residents of the retirement community, but also to the wider community, thereby allowing the development to integrate into the local area in a cohesive manner.

The community will also have the ability to cater for a variety of specialist care requirements. These include, but are not limited to:

- Dementia care;
- Palliative care;
- Respite care – offers care givers short term breaks. It helps care givers (including families) to reenergize, reduce stress and address personal needs that may have become neglected because of care responsibilities; and
- Convalescent care – offers care to people that are recovering from an illness or operation, taking strain away from the NHS.

It is envisaged that the village will be able to offer variable levels of care to meet a range of needs. This will support the generation of an inclusive community and maximise the benefits that the village will be able to provide to the wider area.

Many traditional retirement housing operators offer few advantages and benefits to older people over staying in their existing homes and are closely associated with residential housing falling under Use Class C3. A care village provides an environment which still forms part of the wider community but offers a distinguished new environment with clear cut benefits. It is intended that this will make leaving existing homes a feasible consideration and ensure that people are in the best environment to suit their needs.

Research - Continuing Care Retirement Community

Aston University published results of a study on a Midlands based Continuing Care Retirement Community (CCRC), comparing and contrasting the health outcomes of a group of 195 residents who elected to move into the development against a group who elected to stay in their existing homes. The results were dramatic on a number of levels. Key findings of the research included:

- NHS costs for the CCRC residents were cut by 38 per cent over 12 months compared with their costs when they first moved in;
- The CCRC residents experienced a significant reduction in the duration of unplanned hospital stays from 8-14 days to 1-2 days;
- Routine GP appointments for the CCRC residents fell 46 per cent after a year;
- Numbers of people with clinical levels of depression fell by 64.3 per cent over 18 months;
- Measures of depression symptoms were reduced by 14.8 per cent after 18 months for new CCRC residents and those with low mobility showed the greatest improvement in this 'mood measure';
- The cost of providing higher level social care was £4,556 (26 per cent) less per person, per year than providing the same level of care in the local community; and
- In-depth, 'autobiographical' memory improved by 10.1 per cent for the CCRC residents after 18 months.

Research – The International Longevity Centre – The state of the Nation's housing

The key points from the report relating to the need for elderly housing are summarized below:

- The population ageing is leading to rising care needs, but these care needs are not being met. In 2012/13 there were 1.86 million people over the age of 50 in England who had unmet needs - an increase of 120,000 people (or 7%) since 2006/7. This means that around 1 in 10 people aged over 50 in England has an unmet care need;
- The rate of construction of new housing for older people has varied over the years. It peaked in 1989 at 30,000 units but has since fallen back dramatically - averaging around 7,000 new units a year over the last decade;
- There are around 515,000 specialist retirement and extra care homes in England. However, this means that there is only enough specialist housing to accommodate 5% of the over-65 population;
- According to our calculations, there could be a retirement housing gap of 160,000 retirement housing by 2030 if current trends continue. By 2050, the gap could grow to 376,000; and
- Nearly 9 in 10 of the 65-79 age group live in under-occupied housing - over 50% live in homes with two or more excess bedrooms.

Sustainable transport

A care village will generate 25% of the traffic movements of a residential development of an equivalent scale, due to the majority of residents using the transport facilities provided by the care village (minibus and fleet cars), or also in this case the easily accessible public transport options.

Exceptional design

As part of a development integrating successfully into it's setting, design is key. The Care Village model focuses on exceptional design, with each development being bespoke responding to the local design features through the use of materials, and paying close attention to the existing built environment.

The double housing benefit

The new Care Village being proposed will provide a range of care accommodation to meet the needs of up to 300 older people requiring care and support. This will contribute towards alleviating the chronic shortage of elderly care facilities in the Epping Forest District along with freeing up larger, under occupied, family homes; a double benefit.

The local economy

A new care facility would not only provide full and part time employment opportunities for nursing care and administrative staff, but also cooks, waiters, gardeners, lecturers, hairdressers, event organisers and office staff. It is hoped that as many people as possible will come from the local community. The proposals are anticipated to provide in excess of 120 jobs.

Along with the economic benefits associated with the construction phase of the project, there will be significant benefits felt by the local economy through the additional spend from residents, employees and visitors to the care village.

Conclusion

The subject site presents a rare opportunity to utilise land which does not currently contribute significantly to the green belt or the surrounding built environment for a specialist use, which will not only help towards meeting the immediate chronic shortage of care and elderly accommodation, but also contribute positively to the local economy moving forward.

Both my clients and myself would be more than happy to meet with you and discuss the Care Village model in more detail. A Vision Document will be submitted in the near future, that will be informed by a number of technical reports; the purpose of this document will be to demonstrate a higher level of deliverability.

Should you require any other information at this stage please do not hesitate to contact me.

Yours sincerely

James Firth BA(Hons) MSc MRTPI
Associate Partner

Enc Site location plan – wider context
Site red line plan
Proposed development area plan

cc Martyn Thomas, Development Planning, London Borough of Havering
Rob Scott, Scott Properties

PREPARED BY

WS PLANNING & ARCHITECTURE

For

Jardin Smith INTERNATIONAL

WS PLANNING & ARCHITECTURE
Europe House, Bancroft Road, Reigate,
Surrey, RH2 7RP
T: 01737 225711
F: 01737 226311
www.wspa.co.uk
admin@wspa.co.uk

RTPI RIBA

Land at South of Lower Bedfords Road East Reservoir Romford

Our Reference: J002131/SF/J - April 2017

CONTENTS

SECTION 1	**INTRODUCTION**	**3**
SECTION 2	**RELEVANT HISTORY**	**4**
SECTION 3	**SITE**	**5**
	- Site location plan	5
	- Site Photographs	6
	- Site Constraints	10

1.0 INTRODUCTION

1.1 WS Planning & Architecture have been instructed by Jardin Smith International to prepare a document to support the submission of the site, land at Upper Bedfords Farm, Romford, Essex, in regards to the Councils call for sites.

1.2 The purpose of this report is to promote the site for development, in doing so the report will assess the:

- Relevant History
- The Site Details
- Development Management Constraints
- Heritage Constraints
- Infrastructure Constraints
- Site Access
- Environmental Constraints
- Other Constraints
- Development Potential.

2.0 RELEVANT HISTORY

2.1 In June 2015, WS Planning & Architecture submitted an application to the Council under the Towns and Country Planning (Environmental Impact Assessment) Regulation 2011, for a mixed use development comprising residential of 50+ dwellings, community uses and open spaces. No formal response would appear to have been received.

2.2 The site has also been actively promoted through the "call for sites" consultation carried out by the Greater London Authority in January 2013.

2.3 In addition, in July 2014 WS Planning & Architecture undertook an in-house Housing Needs Assessment for the London Borough of Havering. The purpose of this report was to provide background evidence in support of any planning application as at that time the Council had not produced any up to date evidence on the objectively assessed housing needs for the district.

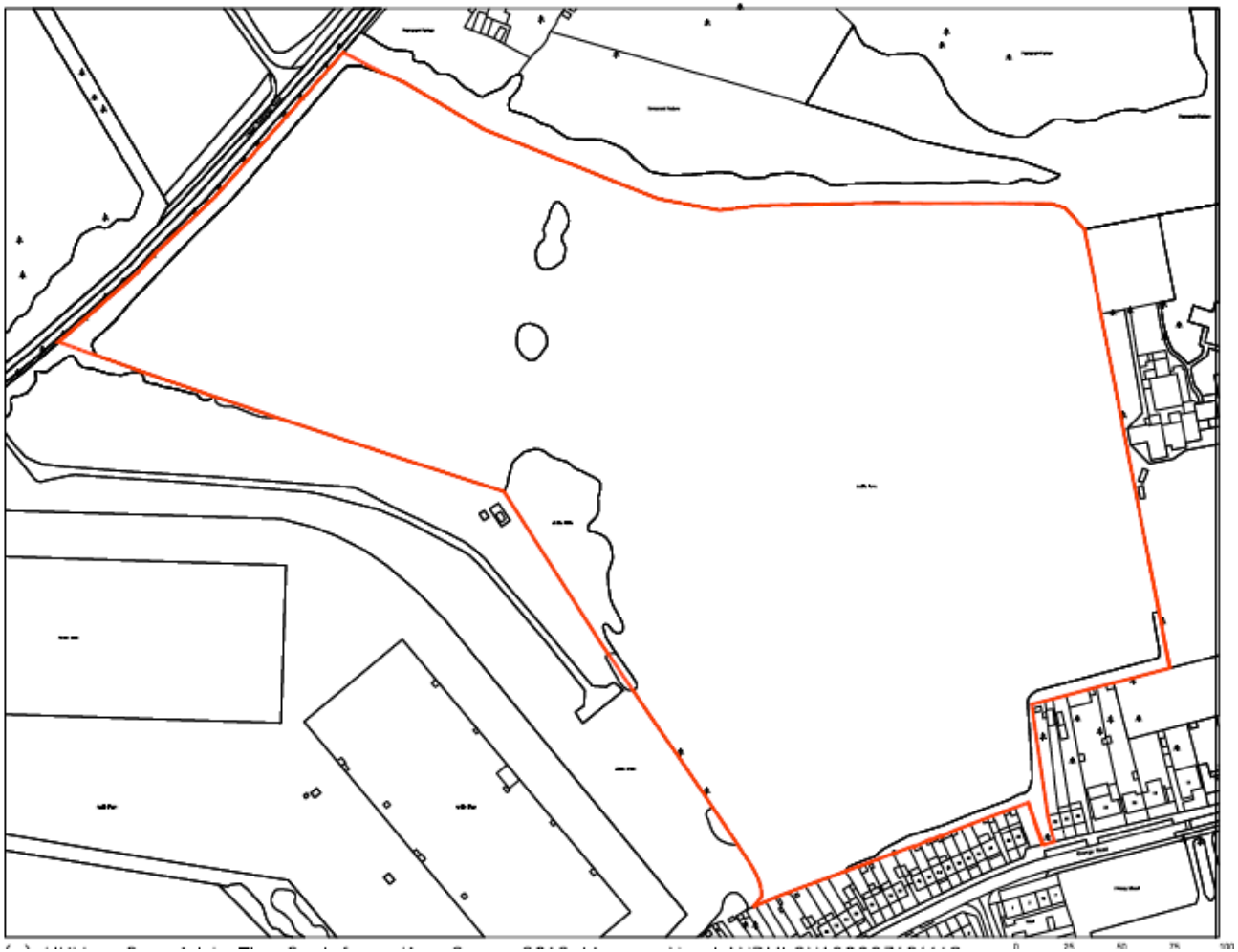
3.0 SITE

3.1 The site is located on the south of Lower Bedford Road within the Green Belt area of Romford. The site comprises a large parcel of land (10.45 hectares) which was formerly part of Upper Bedford Farm before being sold to in 2010.

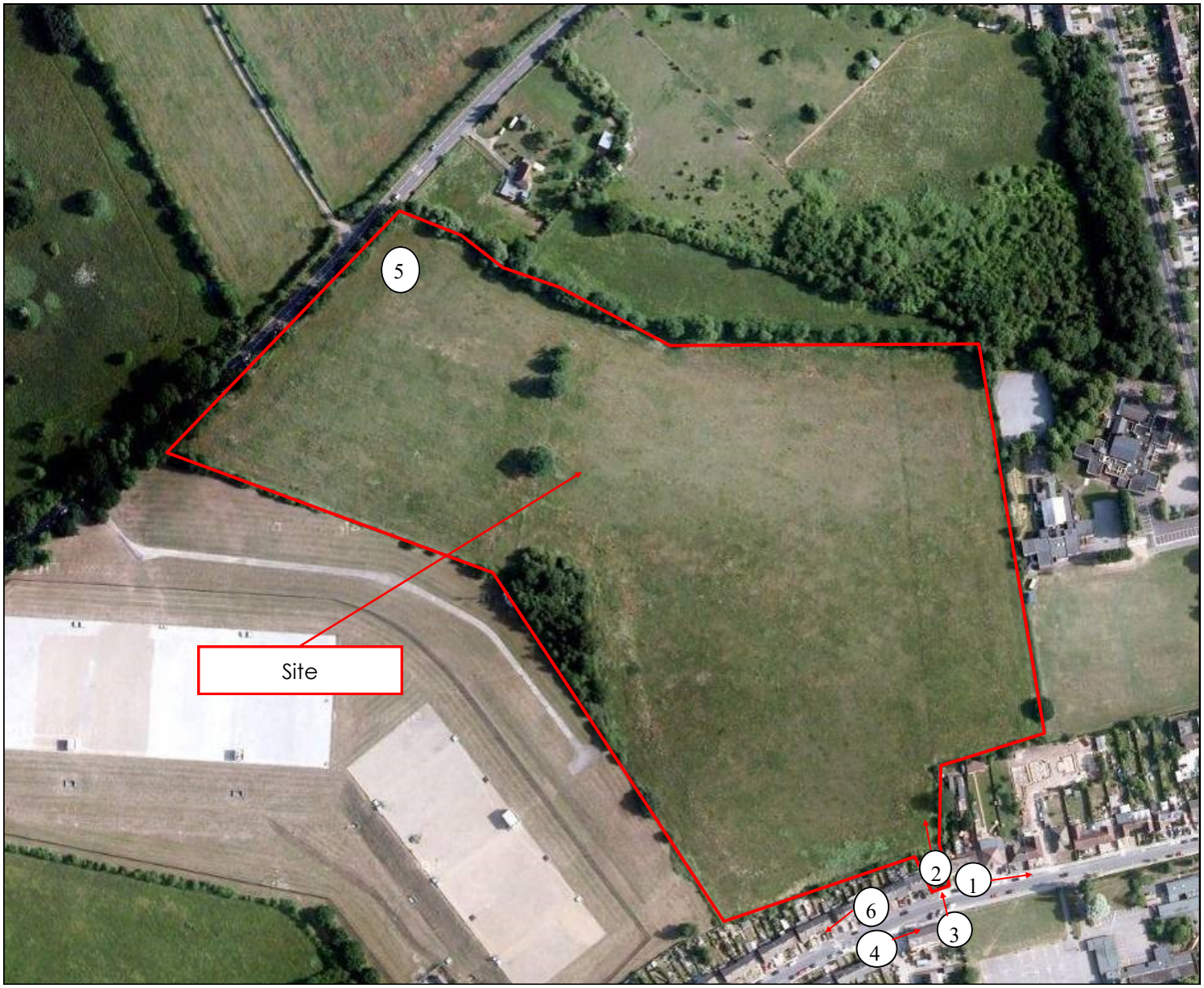
3.2 The site is abutted by housing to the south and on the edge of the urban area of Harold Hill. To the south of Harold Hill is the A12, to the east the M25 motorway.

3.3 A school lies to the southeast of the site together with an area of land designated as Borough Site of Special Scientific Interest. Access can be gained via Lower Bedford Road and there is an access to the land from Grange Road at the southern end of the site.

3.4 There are bus stops located in Straight Road next to St Ursula;s School and in Grange Road all within easy walking distance which provide a regular service to Noak Hill Dagnam Park Square and Gallows Corner.



Site photographs



1 - Sight line East from existing access on Grange Road

2 - Access to site from Grange Road

3 - Entrance to site from Grange Road

4 - Row of retail opposite site along Grange Road

5 - Panoramic view from Lower Bedfords Road access

6 - View West along Grange Road

Site constraints Assessment

3.5 - Site details	
Site address:	Land at South of Lower Bedfords Road, East Reservoir, Romford.
Site area:	10.45 hectares
How much of the site is suitable for development:	10.45 hectares
Is the site occupied or vacant:	Vacant
Existing use:	Grazing land
Is the site leased:	No
When could the site be made available for development:	Within 5 years
Are there any buildings on the site:	No

3.6 - Development Management Constraints
The site is constrained by its Green Belt designation. There are no other constraints.

3.7 - Heritage Constraints	
Conservation Area	No
Listed Buildings	Not within the site – Upper Bedfords Farmhouse is a Grade 2 listed building located to the north of the site. (See figure 1)
Special Character Area	No
Archaeological Interest	Not known

3.8 - Infrastructure constraints	
Bus stops	The site is within easy walking distance to several bus stops. Located in Straight Road and in Grange Road all of which provide a regular service to Noak Hill Dagnam Park Square and Gallows Corner. (See figure 2)
Railway Stations	The nearest stations are Harold Wood and Gidea Parkv which are approximately 3.35Km and 3.84km respectively . (See Figure 3)
Shops	Yes—various shops
Schools	Yes - St Ursula's infant and Junior schools, Hilldene Primary School.
Community facilities	Yes - various community facilities in the area.

Figure 1 - Upper Bedfords Farmhouse — Grade ii listed building.

Figure 2 - Bus Stops

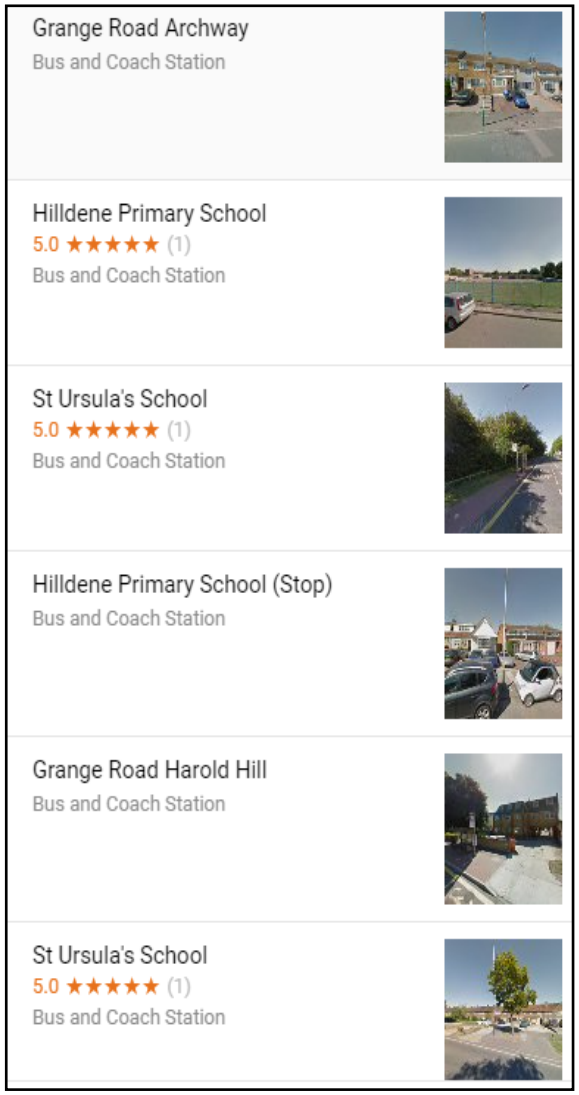


Figure 3 - Railway stations

3.9 - Site Access/Highway	
Does the site have a road frontage:	Yes - Lower Bedford Road and Grange Road.
Does the site have existing access.	There are two existing access points. One from Lower Bedford Road and a second point of access from Grange Road . (See figure 4).
Would the demolition of existing buildings be required to gain access to the site:	No
Do you own, or have unrestricted rights over, the existing proposed access to the site:	Yes

3.10 - Environmental Constraints	
EA Flood Zone:	No
Strategic Flood Risk Assessment:	Yes—SuDs applicable.
Potential contamination:	Unknown
Biodiversity/Ecology:	Yes – sites adjacent to areas of nature conservation interest. Ecology surveys are currently being undertaken.
Air Quality Management Area:	Yes
Open Space Deficiencies:	No
Environmental Protection Areas (within 5km):	No

Figure 4 - Existing Accesses.

3.11 - Other Constraints
There are several trees marking the boundaries and a small group of trees to the south west. An arboricultural survey is currently being undertaken.

3.12 - Development potential.	
Location:	The site is adjacent to the settlement boundary and could be a natural extension to the urban area.
What type of development would the site be suitable for:	Residential
How many dwellings could the site accommodate:	Approximately 130 dwellings. However this could be increased if deemed appropriate for the area.
Would the site accommodated a mix of market and affordable housing:	It is estimated that the site could comprise 83 market houses comprising 22 x 4/5 bed, 45 x 3 bed and 16 x 2 bed, together with 47 affordable house comprising 9 x 3 bed, 36 x 2 bed together with 2 blocks of flats of 1 and 2 bed. (See figure 5 for indicative layout plan)

Figure 5: Indicative layout plan.

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

DUTY TO CO-OPERATE STATEMENT 2017

Duty to Co-operate Reg 19 position statement

1. Introduction 3
1.1 The importance of planning across boundaries 3
1.2 Legal context 3
1.3 Policy context 4
1.4 Structure of this statement 4

2. Summary of Local Plan engagement stages 5

3. Strategic context for Havering 6

4. Strategic planning issues for Havering 7
4.1 Introduction 7
4.2 Housing need and delivery 8
4.3 Employment and retail 10
4.4 Green Belt 11
4.5 Transport 13
4.6 Infrastructure 15
4.7 Flood risk and rivers 16
4.8 Natural environment 18
4.9 Minerals 20

Annex

A. Key relationships and bodies 21
A.1 Statutory organisations 21
A.2 Local authorities 23

B. Audit trail 28

C. London Plan context 34

1 Introduction

1.1 The importance of planning across boundaries

1.1.1 The Council recognises that planning across boundaries is an important aspect of the plan-making process. This relates to the management of development and infrastructure impacts that are likely to affect more than one local authority area. The Council is committed to the Duty to Co-operate and working effectively with neighbouring authorities and other bodies to make sure that it has dealt with issues that do not stop at administrative boundaries.

1.1.2 The Duty to Co-operate (hereafter: the Duty) is embedded in the Localism Act 2011 and relates to sustainable development or use of land that would have a significant impact on at least two local planning areas, otherwise described as strategic matters and requires:

- Councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policies;
- Councils to set out planning policies to address such issues; and
- Councils to consider joint approaches to plan making.

1.1.3 All local planning authorities are expected to demonstrate evidence of having successfully co-operated to plan for issues with cross-boundary impacts when their local plans are submitted for examination. However, The Duty is not a 'duty to agree'. The key requirement is therefore to demonstrate clear 'outcomes' emerging from the 'process' of cooperation that has taken place.

1.1.4 The Council is required to demonstrate evidence of having effectively co-operated with Duty-bodies to plan for issues with cross-boundary impacts throughout the preparation of the Local Plan. As co-operation is a continuous process of engagement, this statement provides an update towards this evidence base at the time of the publication of the proposed-submission version of the Havering Local Plan. The Council will update and finalise this statement to reflect the results of the engagement during the consultation on the proposed submission version of the Local Plan and prior to submission.

1.1.5 This statement accords with the Duty to Co-operate Statement Template published by the Planning Advisory Service (PAS) in August 2015.

1.2 Legal context

1.2.1 The Localism Act 2011 makes strategic planning the responsibility of local authorities, which are expected to address strategic issues in Local Plans and demonstrate how this has been managed through the 'Duty to Co-operate'. The 'Duty' is set out in Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act).

1.2.2 As well as applying to all local planning authorities and county councils in England, the Duty also applies to a number of other 'prescribed' bodies, that Local Authorities should co-operate with in preparing Local Plans. Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out who those 'prescribed' bodies are. These are set out below:

- The Environment Agency;
- The Historic Buildings and Monuments Commission for England (known as English Heritage);
- Natural England;
- The Mayor of London;
- The Civil Aviation Authority;
- The Homes and Communities Agency;
- Clinical Commissioning Groups;
- National Health Service Commissioning Board
- The Office of Rail Regulation;
- Transport for London;
- Each Integrated Transport Authority;

- Each highway authority; and
- the Marine Management Organisation.

1.2.3 The Local Enterprise Partnership (LEP) and Local Nature Partnership (LNP) are also included as a prescribed body as part of a separate clause 33a (9).

1.3 Policy context

1.3.1 The requirements for the Duty are set out in paragraphs 178-181 of the National Planning Policy Framework, and in the Planning Practice Guidance (PPG). The Duty particularly relates to the strategic priorities identified in paragraph 156 of the NPPF.

1.3.2 Two tests of soundness identified in the NPPF (paragraph 182) relate directly to the Duty, as follows:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical to do so consistently with the presumption in favour of sustainable development; and
- **Effective** – the plan should be deliverable over its period and based on effective joint-working on cross-boundary strategic priorities.

1.4 Structure of this statement

1.4.1 The Duty to Co-operate statement is structured in the following way:

- Section 2 provides an overview of the engagement stages throughout the preparation of the Local Plan
- Section 3 sets out the strategic planning context for Havering within London and the sub-region
- Section 4 provides an overview of the strategic planing issues for Havering and how strategic working has influenced the Local Plan

1.4.2 The statement is supported by Annex A: 'Key relationships and bodies' which details the engagement with individual statutory organisations and local authorities and Annex B: 'Audit trail' which provides an audit trail of key milestones for each strategic issue covered in Section 4.

2 Summary of Local Plan engagement stages

2.0.1 The Local Plan has been prepared in accordance with the stages identified in The Town and Country Planning (Local Planning) (England) Regulations 2012. Engagement with relevant stakeholders has taken place throughout the preparation of the Local Plan. The table below summarises the key interactions that the Council has initiated to fulfil the Duty to Co-operate for the Local Plan.

Table 2.1 Key engagement stages for the Havering Local Plan

Date	Event/occurrence	Target	Purpose
9 February until 23 March 2015	Havering Local Plan Issues and Priorities consultation (Reg 18). This included a Duty event with Local Authorities.	All stakeholders including local authorities, statutory bodies and the public	To provide an opportunity for bodies and members of the public to be engaged in the early stages of the Local Plan process and provide comments on the Issues and Priorities document. Engagement included a workshop for local authorities to identify and discuss cross boundary issues that affect the preparation of the Local Plan.
10 February 2016	Local Plan Duty to Co-operate update letter circulated	Local authorities, statutory bodies	To update bodies on the Local Plan progress and invite to discuss strategic issues.
28 November 2016	Direction of Travel published and circulated. This included a Duty event with Local Authorities.	All stakeholders including local authorities, statutory bodies and the public	To update bodies and the public on the progress and content of the Local Plan and invite stakeholders to raise any issues. Engagement included a workshop for local authorities to present progress on the Local Plan and ongoing evidence base work, and discuss ongoing cross boundary issues.
28 February 2017 and 28 June 2017	Draft Local Plan shared with neighbouring local authorities on a confidential basis	Local authorities, GLA	To provide neighbouring authorities the opportunity to informally review and comment on the Local Plan prior to the Regulation 19 consultation.
Summer 2017	Havering Local Plan Proposed Submission consultation (Reg 19)	All local authorities, statutory bodies and the public	To provide stakeholders the opportunity to address any soundness issues with the Proposed Submission version of the Local Plan.

2.0.2 Engagement with individual bodies has taken place on an ongoing and regular basis, and the Council will continue to do so as the Havering Local Plan progresses towards adoption. Other local authorities in the sub-region are also progressing Local Plans. Engagement has therefore also occurred through initiatives arranged by other local authorities. Annex A: 'Key relationships and bodies' sets out how the Council has engaged with individual bodies, and also provides more detail on the workshops and partnerships relevant for the Local Plan.

3 Strategic context for Havering

London Plan context

3.0.1 The Mayor's London Plan sets the strategic policy context for Havering. It is the overall strategic plan for London, covering a range of issues of strategic importance for the Greater London area. The Local Plan is required to be in general conformity with the London Plan, which is also part of the development plan for Havering.

3.0.2 The first London Plan was published in 2004. The latest alterations took place in 2015/16 and are known as Minor Alterations to the London Plan 2015. The Mayor is currently preparing a new London Plan, which is envisaged to be completed and adopted after the Local Plan.

3.0.3 The London Plan sets out the strategic context for growth and development as well as the key areas for growth and also covers a range of more detailed issues. Strategic issues covered in the London Plan that the Local Plan cannot change are included in Annex C: 'London Plan context'.

Sub-regional context

3.0.4 Havering is an Outer London Borough located on the London Essex border. It is adjoined by the London Boroughs of Redbridge and Barking & Dagenham to the west, and Bexley to the south beyond the River Thames. Havering also adjoins the Essex County Council and the local authorities of Brentwood Borough Council to the east, Epping Forest District Council to the north. The unitary authority of Thurrock Council is located to the southeast of Havering. All neighbouring authorities are currently in the process of preparing new Local Plans for their areas and are at various stages of plan preparation.

Joint Waste Development Plan for East London

3.0.5 Together with other East-London Boroughs, the Council adopted a Joint Waste Development Plan in 2012. This sets out a strategy for sustainable waste management until 2021 and provides policy steer as to additional facilities required and, as appropriate, preferred locations for such development. The Joint Waste Development Plan forms part of the each Borough's development plan and the policies within are used to determine waste related applications and help deliver sustainable waste management in accordance with relevant national guidance and targets set within the London Plan.

4 Strategic planning issues for Havering

4.1 Introduction

4.1.1 In this section is set out how the Council has engaged with other bodies to address the strategic planning issues for Havering. These have been identified early on in the Local Plan process, and updated to reflect ongoing discussions with stakeholders. The strategic planning issues for Havering relate to:

1. Housing need and delivery
2. Employment and retail
3. Green Belt
4. Transport
5. Infrastructure
6. Flood risk and rivers
7. Natural environment
8. Minerals

4.1.2 Within Annex B: 'Audit trail' an overview is provided of the key meetings and decisions that impact on the above strategic issues. This provides more detail on how engagement has taken place and when decisions were taken.

4.2 Housing need and delivery

Table 4.1 Housing need and delivery

1. **Strategic Planning issue** The NPPF sets out that local authorities meet "the full, objectively assessed needs for market and affordable housing in the housing market area". Havering shares the housing market area with the London Boroughs of Barking and Dagenham and Redbridge. The Council therefore has to co-operate with these authorities to identify the housing need in the housing market area. In line with the NPPF the Council also has to work together with other local authorities in the sub-region for this exercise. The Planning Policy for Traveller sites sets out that local authorities should plan positively for Gypsy and Traveller sites. The London Plan does not contain a policy direction on provision for Gypsy and Traveller accommodation. The Council should therefore seek to meet the needs for the Gypsy and Traveller population in the Local Plan, and work with neighbouring authorities on this issue.
2. **London Plan context** The GLA's Strategic Housing Market Assessment 2013 identifies a need for a minimum of 490,000 new homes in London between 2015-2026 (or 49,000 new homes per annum). In comparison, the GLA Strategic Housing Land Availability Assessment 2013 found that London has capacity for at least 420,000 additional homes or 42,000 per annum. The London Plan identifies that Havering should seek to achieve and exceed the relevant minimum 10 year housing target of 11,700, which translates into 1,170 per annum. This has been informed by the London Strategic Housing Market Assessment (SHLAA) 2013. The London Plan identifies Romford as a metropolitan centre, which together with the six district centres in the borough should be the focus for intensification and housing growth. In addition, in the south of the borough the London Riverside Opportunity Area is identified in the London Plan, which extents into he London Borough of Barking and Dagenham. The Council therefore has to take a strategic approach to housing delivery, working closely together with the GLA, Barking and Dagenham and other neighbouring local authorities.
3. **Evidence base** • GLA Strategic Housing Land Availability Assessment (2013) • London Strategic Housing Market Assessment (SHMA) (2013) • Outer North East London Strategic Housing Market Assessment (update November 2016) • Gypsy and Traveller Accomodation Assessment (2017) • Housing Position Statement • Draft Statement of Common Ground - LB Redbridge and LB Havering
4. **Strategic Partners** • Greater London Authority (GLA) / Mayor of London • London Borough of Barking and Dagenham • London Borough of Redbridge • London Borough of Newham • Local authorities in the sub-region of Brentwood, Basildon, Epping Forest, Thurrock and Chelmsford • Essex County Council • London Gypsy and Traveller Unit (LGTU) • Showmen's Guild (London Section)
5. **Actions taken** • Jointly prepared the Outer North East London SHMA with the London Boroughs of Redbridge, Barking and Dagenham and Newham. Other neighbouring local authorities have participated in the preparation of the SHMA • Engagement with the GLA on development in Rainham and Beam Park Strategic Development Area

- Engagement with the GLA on development in Romford Strategic Development Area
- Engagement with neighbouring authorities, LGTU and the Showmen's Guild during the preparation of the Gypsy and Traveller Accommodation Assessment

6. **Outcomes from strategic working**

The London Boroughs of Barking and Dagenham, Havering, Newham and Redbridge jointly commissioned a Strategic Housing Market Assessment (SHMA) to establish the Objectively Assessed Need (OAN) for housing across the area. This included Waltham Forest, which was not a commissioning borough but shared a housing market area with Newham. Neighbouring local authorities have been consulted throughout the preparation of the SHMA. The SHMA concluded that Havering falls within the Outer North East London housing market area, consisting of Barking and Dagenham, Havering and Redbridge. The SHMA found that the OAN for Havering is above the London Plan housing target at 1,366 homes per annum.

The Council has agreed a Statement of Common Ground with Redbridge. While both boroughs are unable to meet in full their locally derived objectively assessed need (OAN) for housing, it has been agreed that both boroughs will be seeking to meet the minimum housing targets set out in the current London Plan while closing the gap on their OAN. A similar approach has been agreed by the GLA and boroughs in the sub-region. The Council recognises that this issue is dealt with at a London-wide regional level through the London Plan. The Housing Position Statement sets out in more detail the Council's approach to housing needs and delivery in the Local Plan.

The Council has engaged extensively with the GLA and other stakeholders to speed up the delivery of homes in the Rainham and Beam Park Strategic Development Area and Romford Strategic Development Area. The Council has placed succesful bids with the GLA for Housing Zones in both areas. This helps unlock development in these areas. Planning frameworks for these areas have been developed in consultation with residents and relevant stakeholders.

Gypsy and Traveller needs

Consultants ORS were was commissioned to undertake the Gypsy and Traveller Accommodation Assessment (GTAA) for Havering. Through regular meetings with neighbouring authorities it was found that several other authorities are performing or updating their needs assessments, and were mainly looking to meet their own need within their local authority boundary. ORS also engaged with neighbouring authorities, LGTU and the Showmen's Guild to identify cross boundary issues. The GTAA concludes that there are no cross boundary issues affecting the provision for Gypsy and Travellers. The GTAA provides in more detail how engagement on this issue has taken place. The Council is looking to meet its own needs with regards to Gypsy and Traveller accommodation in the Local Plan and has communicated this with neighbouring authorities.

7. **Ongoing cooperation**

The Council will continue to engage with the GLA, and other stakeholders to ensure the delivery of homes in the Rainham and Beam Park and Romford Strategic Development Areas. The Council is also engaging with the GLA on the Strategic Housing Market Assessment (SHLAA) and Strategic Housing Land Availability Assessment (SHMA) and other housing issues throughout the preparation of the new London Plan.

4.3 Employment and retail

Table 4.2 Employment and retail

1. **Strategic Planning issue** The London Plan identifies several Strategic Industrial Locations in the borough. The London Plan also identified strategic outer London development centres in the borough. The Council needs to work with partners to ensure sufficient employment land is allocated to meet local and sub-regional employment needs. Provision also needs to be made of the right type of workspace, and the creation of jobs and improvement of skills to strengthen local employment opportunities. Ensuring the growth of Havering's economy including its town centres whilst recognising the wider regional context and the economic role of central London is therefore a key strategic issue for the Local Plan. Romford is identified in the London Plan as a metropolitan centre, playing an important function for the sub-region. The Council has to work with partners to make sure that Romford continues to provide this sub-regional shopping function. There are also six district centres in the borough. The London Plan notes that the designation of two of these district centres are at risk. It is therefore important to work with partners and in the wider sub-region including the GLA to make sure that the primary shopping functions of these town centres are maintained.
2. **Evidence base** • Havering Employment Land Review (2015) • Retail and Commercial Leisure Study (2015) • London Riverside Opportunity Area Planning Framework (2015)
3. **Strategic Partners** • Neighbouring local authorities • Greater London Authority • Strategic Retail Group • North East London Partnership
4. **Actions taken** • Discussions with the GLA and individual boroughs • Attendance of meetings with the Strategic Retail Group at the officer level including Thurrock Council, Dartford Borough Council, Gravesham Borough Council, Kent County Council, Medway Council, GLA, Sevenoaks District Council, London Borough of Bexley, and Swale Borough Council.
5. **Outcomes from strategic working** Engagement with the GLA has resulted in support for the designation of the Freightmaster Estate as a Strategic Industrial Location, in line with the recommendations of the Havering Employment Land Review and the London Riverside Opportunity Area Planning Framework. Discussions with the Strategic Retail Group and individual engagement with local authorities has lead to up-to-date knowledge of the plans ambitions of neighbouring authorities with regards to retail and employment and a general support for the approach in the Local Plan underpinned by the Havering Employment Land Review and Retail and Commercial Leisure Study.
6. **Ongoing cooperation** The Council will continue to attend meetings of the Strategic Retail Group and engage with the GLA and neighbouring authorities on the preparation of their Local Plans an the review of the London Plan.

4.4 Green Belt

Table 4.3 Green Belt

1. **Strategic Planning issue** Over half of Havering is part of the Metropolitan Green Belt. The NPPF states that Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans. Preparation of a new Local Plan provides the opportunity to review the extent of the Green Belt. Once established, Green Belt boundaries can only be altered in exceptional circumstances, through the preparation or review of a Local Plan (NPPF paragraph 83). Throughout the Local Plan process almost 80 sites have been submitted for potential release from the Green Belt. The Council has undertaken a review of the Green Belt to make sure the Green Belt land in the borough fulfils the purposes set out in the NPPF and in case any exceptional circumstances for Green Belt release will be identified throughout the Local Plan preparation. Several neighbouring boroughs are also reviewing the extent of their Green Belts in preparation of their Local Plans. Working across boundaries is an essential part of a Green Belt review as Green Belt parcels might overlap with neighbouring authorities, and for the role that the Green Belt plays in preventing the merging between towns. The Mayor of London has expressed a clear support for the current extent of the Green Belt, as contained in Policy 7.16 in the London Plan. Engagement with the Mayor is therefore an important part of the Green Belt review process.
2. **Evidence base** • Green Belt Study 2016 • Housing Position Statement • Outer North East London Strategic Housing Market Assessment (2016)
3. **Strategic Partners** • Greater London Authority • London Borough of Redbridge • London Borough of Barking and Dagenham • Brentwood Borough Council • Epping Forest District Council • Thurrock Council • Basildon Council • Essex County Council
4. **Actions taken** • Engagement with neighbouring local authorities in their Green Belt reviews. • Engagement with neighbouring local authorities during the preparation of the Green Belt Study.
5. **Outcomes from strategic working** Neighbouring authorities were informed of the intention to undertake a Green Belt Study in regular Duty to Co-operate meetings, where the Council was also kept up-to-date on progress of Green Belt reviews of neighbouring local authorities. Methods for Green Belt reviews of neighbouring authorities have been considered in the formulation of the method for Havering's Green Belt Study. The Council has engaged with neighbouring authorities during the various stages, for instance on the classification of settlements, to make sure there are no discrepancies with other authorities' methods. As many parcels overlap with Thurrock and they were preparing a Green Belt Study at the same time, it was decided to use similar assessment methods and have Green Belt parcels assessed by the same landscape architect. This assured that the boundaries of overlapping parcels matched and that they were generally awarded the same score across authority

boundaries. The approach was presented at the 19 Duty to Co-operate workshop with Local Authorities following the publication of the Havering Local Plan Direction of Travel document. A final draft of the Green Belt Study report was shared with neighbouring local authorities including the GLA and Essex County Council for comments, to inform the final report. Engagement with the GLA and neighbouring local authorities has confirmed that no exceptional circumstances could be identified to release Green Belt through the Local Plan.
6. **Ongoing cooperation** The Council is continuing to be involved in the preparation of Green Belt studies of neighbouring authorities currently underway, namely Brentwood and Thurrock, and will continue to engage with neighbouring authorities on Green Belt matters. The Council will also engage with the GLA on the London Plan review and any discussions concerning a strategic Green Belt review.

4.5 Transport

Table 4.4 Transport

1. **Strategic Planning issue** The level of development in Havering and adjoining boroughs has an impact on the capacity of the transport network. Different bodies have responsibilities for the transport network in Havering, specifically Transport for London, Highways England and the Council as the Local Highways Authority. Co-operation with other bodies, including in the sub-region, is therefore crucial to make sure that any transport impact of new development is appropriately mitigated and that the opportunities that new development provides to enhance transport links are realised. Specific issues for Havering are the connectivity in and to the Strategic Development Areas and the impact of growth on sub-regional routes such as the A127.
2. **Evidence base** • Infrastructure Delivery Plan • Transport Topic Paper • Statement of Common Ground with Essex County Council, neighbouring Essex authorities and Thurrock Council (in preparation)
3. **Strategic Partners** • Transport for London • Highways England • Neighbouring authorities • Essex County Council • London City Airport • Network Rail
4. **Actions taken** • Engagement with neighbouring local authorities, TfL and Highways England to discuss the transport implications of the Local Plan on the transport network, the preparation of the Transport Topic Paper and agree a Statement of Common Ground. • Involvement in the A127 Growth Corridor working group led by Essex County Council • Engagement with Highways England on the Lower Thames Crossing project and capacity improvement options for Junction 28 on the M25. • Frequent meetings with TfL, the East Sub Regional Transport Panel and neighbouring authorities to discuss a variety of topics, including, strategic planning issues, School Travel Planning across London, and general road safety education. • Engagement with the GLA, Network Rail and TfL on the new Beam Park Station. • Meetings have taken place with the Leader of the Council and Crossrail in regards to improvements works to Romford Station.
5. **Outcomes from strategic working** To accommodate growth in Havering a strategic transport modelling work package was commissioned. This has been prepared in co-operation with Transport for London (TfL), and the results have been shared with adjoining authorities. Engagement with the GLA has also taken place to optimise the benefits from Crossrail for the borough and Romford specifically, including improvements to Romford station. To unlock development in the Rainham and Beam Park Strategic Development Area a new station has been proposed at Beam Park. Engagement with Network Rail and TfL has resulted in support for the station to be delivered by 2020. In a meeting with Essex County Council on the Local Plan wider sub-regional transport issues were discussed. This included the transport impact on neighbouring authorities as Havering has raised potential transport issues during the consultations of the Draft Local Plans of Brentwood and Basildon. Havering agreed to work with partners to produce a Transport Topic Paper which sets out Havering's transport context, challenges and strategic aspirations the Council believe are needed to support the growth and development expected

over the next 15 years. A presentation and discussion on the progress of the topic paper took place at the Duty to Co-operate workshop for neighbouring authorities . Part of these discussions has included an agreement that Havering will continue to work with with Essex County Council and other local authorities and stakeholders outside the Local Plan process on a number of strategic transport issues including looking at the A127 Growth Corridor. A meeting has already taken place between Havering, Essex, neighbouring district authorities and Transport for London specifically to discuss the A127 Corridor. It is anticipated that further such discussion will be held on an intermittent basis.

A Statement of Common Ground (SoCG) has been prepared jointly between the London Borough of Havering, Essex County Council, Brentwood Borough Council, Basildon Borough Council, Thurrock Council (Unitary Authority), and Highways England. The purpose of this SoCG is to inform the Planning Inspectors and other parties of the agreed way forward on any issues that remain outstanding at the point of Local Plan submission. This includes agreed joint working on a number of strategic transport issues:

- A127 Corridor between Gallows Corner and Southend
- Lower Thames Crossing
- Communication of Works
- Improvements to Junction 28 of M25

The Council also engages on a regular basis with TfL and Highways England and other London Boroughs on particular transport projects and issues. Specific issues include river crossings, operational transport matters, junction improvements, road safety and school travel planning. In addition, the Council has started a dialogue with TfL on the Strategic Transport interventions that support the new corporate Vision. The engagement with stakeholders on transport schemes is reflected in the transport priorities in the Local Plan.

6. **Ongoing cooperation**

The Council will continue to be engaged with stakeholders to address transport issues. Specifically, Havering and Essex Council Council have an agreement that Havering will continue to be involved in the A127 Growth Corridor discussions. Highways England has agreed to have a continued dialogue with Havering regarding proposals which are developed for Junction 28 of the M25 and the Lower Thames Crossing. Through sub-regional meetings the Council will continue to meet with TfL on a quarterly basis.

4.6 Infrastructure

Table 4.5 Infrastructure

1. **Strategic Planning issue** Appropriate facilities and services will be needed to support the level of growth over the plan period and the needs of the changing population. The Council will have to work with providers across a range of infrastructure types to assure adequate provision within Havering and in the sub-region.
2. **Evidence base** • Infrastructure Delivery Plan (IDP) • Education Commissioning Plan (2016)
3. **Strategic Partners** • London Borough of Havering • Havering Clinical Commissioning Group (CCG) • London Healthy Urban Development Unit (HUDU) • NHS commissioning group • Essex County Council • Neighbouring local authorities • Greater London Authority • Infrastructure providers
4. **Actions taken** • Engagement with a range of infrastructure providers through the preparation of the Infrastructure Delivery Plan (IDP) • Engagment with Havering CCG, HUDU and the Council's Public Health department on health provision in the borough • Discussions with neighbouring boroughs on education provision
5. **Outcomes from strategic working** The IDP has been prepared with the co-operation of service providers across a range of sectors. This has resulted in an up-to-date overview of infrastructure needed to support the growing and changing population over the plan period. The Council has worked with Barking and Dagenham and the GLA regarding the provision of infrastructure for the Rainham and Beam Park Strategic Development Area, which have been reflected in the IDP. The Council has worked closely with the Health Department at the Council, Havering CCG and the NHS Commissioning Board to provide a clear view of the needs for health facilities over the plan period. With the use of the HUDU model, the requirments for health facilities in the borough have been identified, on a strategic scale. The identified needs have been identified in the IDP and reflect the policy position in the Local Plan. The issue of overflow between boroughs regarding education was brought up on regular meetings with neighbouring boroughs. The Development Planning team consequently engaged with colleagues in the Education Department of the Council to address this issue. As the Education Departments of Havering are in regular contact with colleagues at Essex County Council and neighbouring boroughs, they were aware of this issue and have addressed this in the school place projections.
6. **Ongoing cooperation** The Council will continue to regularly engage with education colleagues at Essex County Council regarding school place projections. In addition, the Council will continue to engage with the CCG and NHS to review the need for health facilities and set up a mechanism for delivery. Possible sites for health and school facilities will be identified in the Site Specific Allocations Local Plan. The IDP will be under regular review, for which engagement with providers and stakeholders will take place on a regular basis.

4.7 Flood risk and rivers

Table 4.6 Flood risk and rivers

1. **Strategic Planning issue** There are four watercourses in Havering and the borough has a large proportion of London's floodplains. Fluvial flood risk is a particular issue in the borough. Strategic working with the Environment Agency and the Local Flood Authority is required to assure the risks of flooding are appropriately assessed and addressed in the Local Plan through the location of development and the formulation of policies. As the borough is located on the River Thames it should establish a Thames Policy Area (London Plan Policy 7.29). This should be done in co-operation with neighbouring boroughs to make sure development with a direct relation to the River Thames is aligned.
2. **Evidence base** • Strategic Flood Risk Assessment - Level 1 (2016) • Flood Risk Management Strategy 2015 • Thames Estuary 2100 Plan
3. **Strategic Partners** • Environment Agency (EA) • Lead Local Flood Authority (LLFA) - London Borough Of Havering • London Borough of Barking and Dagenham • London Borough of Bexley • Greater London Authority (GLA) • Marine Management Organisation (MMO)
4. **Actions taken** • Engagement with the LLFA and EA on the updating of the Strategic Flood Risk Assessment Level 1. • Engagement with the LLFA and EA on the preparation of Local Plan policies. • Engagement with Barking and Dagenham and Bexley on the establishment of the Thames Policy Area boundary. • Engagement with the MMO
5. **Outcomes from strategic working** In the early stages of the Local Plan preparation Havering has worked with the Environment Agency (EA) and the Lead Local Flood Authority to update the Strategic Flood Risk Assessment (SFRA), which was completed in 2014. Recent shifts in the EA's climate change allowances require an update of this evidence. As the Local Plan does not contain site allocations a SFRA Level 2 would not normally be required at this stage. However, as the Local Plan proposes two key growth areas which comprise parts of flood zone 2 and 3, it has been agreed with the EA to provide more detail for these areas in an Annex of the SFRA Level 1, to bridge the gap to a Level 2 which will be prepared for the Site Specific Allocations Local Plan. This informed policies flood management policies in the Local Plan. The EA and Lead Local Flood Authority have been engaged with throughout the various stages of preparing the updated SFRA Level 1, which was formerly signed off by the EA in late 2016. Neighbouring local authorities were kept informed of the process of updating the SFRA in regular meetings and were notified upon publication of the report. The Council has shared part of the modelling work for the SFRA with the London Borough of Barking and Dagenham, as some river catchments overlap and because of the co-operation between the boroughs on London Riverside. The Council has heavily engaged outside of the statutory consultation stages with the EA and colleagues representing the LLFA in the formulation of Local Plan policies. This has made sure that issues as drainage, flood risk management, water quality and river enhancement are sufficiently addressed in the Local Plan.

The Council has aproached the London Boroughs of Bexley and Barking and Dagenham with regards to the establishment of the Thames Policy Area (TPA) boundary. Both boroughs had not yet identified the TPA for their borough. Havering proposed to continue to use the boundary as established in 'The Town and Country Planning (Mayor of London) Order 2008'. Both Bexley and Barking and Dagenham support this approach. The Marine Management Organisation (MMO) is in the process of preparing the South East Marine Plan. This affects Havering as the River Thames is a tidal river. The Council has engaged with the MMO to make sure the appropriate links are made between terrestrial planning and marine planning in the Local Plan.
6. **Ongoing cooperation** The Council will continue to engage with the EA and the LLFA through the preparation of the SFRA Level 2 for the Detailed Sites Local Plan, and for any potential review of the SFRA Level 1 in line with the review criteria contained in the report. The Council will continue to engage with the MMO on the preparation of the South East Marine Plan.

4.8 Natural environment

Table 4.7 Natural environment

1. **Strategic Planning issue** Havering is one of the greenest boroughs in London with a large number of designated nature conservation sites. The borough has four Sites of Specific Scientific Interest (SSSIs), of which one is geological. The Council has to make sure that the local designations are up-to-date and development does not adversely impact upon these sites and protected species and habitats. It therefore has to work closely together with local partners and statutory organisations to make sure the Local Plan policies and designations are robust.
2. **Evidence base** • All London Green Grid Supplementary Planning Guidance (GLA) • Mayor's Biodiversity Strategy (GLA) • Havering Nature Conservation and Biodiversity Strategy • Open Space Assessments Report and Strategy • Site of Importance for Nature Conservation (SINC) Review Paper 2017 • Habitat Regulations Assessment (HRA) Screening Report
3. **Strategic Partners** • Natural England • Environment Agency • Thames Gateway Local Nature Partnership • Greater London Authority – London Local Nature Partnership • London Borough of Havering • Havering Wildlife Project • London Wildlife Sites Board
4. **Actions taken** • Engagement with the relevant Local Nature Partnerships (LNPs) • Engagement with Natural England on the preparation of policies • Engagement with the Environment Agency on the preparation of policies • Engagement with neighbouring local authorities and relevant stakeholders on the production of the Green Infrastructure Strategy • Engagement with Havering Wildlife Project and London Wildlife Sites Board on the SINC review • Draft HRA Screening Report shared with neighbouring authorities and Natural England
5. **Outcomes from strategic working** Both the London LNP and Thames Gateway LNP are not active Local Nature Partnerships as they do not benefit from funding to fulfil their roles. In London the role of the LNP is covered by a policy framework provided by the London Plan, Supplementary Guidance Documents and strategies. The Council has made sure that the policies in the Local Plan are in line with this policy framework, and the concept of the All London Green Grid specifically as mentioned in the Green Infrastructure Policy. Following early engagement with Thames Gateway LNP it was agreed that the Fanns Landscape Partnership is being referred to in the Green Infrastructure policy of the Local Plan. Natural England has made the Council aware of the particular issues and opportunities regarding nature conservation in the borough and particularly around SSSI's. The Council has shared draft policies with Natural England prior to the Reg 19 consultation which resulted in broad support for the policies and themes covered in the Local Plan.

Through various meetings and email contact the Environment Agency has provided comments to various draft policies prior to the Reg 19 consultation. This has strengthened policies in the 'Green Places' theme such as the inclusion of a river enhancement policy, mention of the Roding and Beam Catchment Partnership in the 'Green Infrastructure' policy and a clear emphasis on water and land pollution in the 'Managing Pollution' policy. The Council has engaged with Havering Wildlife Project (HWP) which represents local organisations and specialists with an interest in nature conservation in the borough. Specifically, the Council worked with HWP to review the list of Sites Of Nature Conservation Importance (SINC). Proposed changes to sites at the Metropolitan level designations were discussed with the London Wildlife Sites Board (part of the GLA). Support from the London Wildlife Sites Board was given for the promotion of the North Ockendon Pit to Metropolitan level. The Council has also engaged with the London Borough of Barking and Dagenham with regards to the promotion of the Beam Valley SINC to Metropolitan level. Engagement with Natural England and neighbouring authorities during the preparation of the Habitat Regulations Assessment Screening Report has resulted in general support for the approach.
6. **Ongoing cooperation** The Council will continue to work in partnership with statutory organisations, neighbouring authorities and locally active partnerships to identify opportunities to enhance the natural environment in the borough.

4.9 Minerals

Table 4.8 Minerals

1. **Strategic Planning issue** Havering is one of only four London Boroughs to have a land won aggregate landbank apportionment as set out in the London Plan. The London Plan provides the strategic context for aggregates to support continued growth for London and sets a landbank for the Borough of at least 1.75 million tonnes, throughout the plan period (or until 2031). The Council has a designated Minerals Safeguarding Area within which such development would, in general, be supported subject to no significant environmental or amenity impacts. The Safeguarding Area also seeks to prevent undue sterilisation of reserve.
2. **Evidence base** • London Aggregates Monitoring Report 2014 & 2015 (September 2016) • Havering Authority Monitoring Report (AMR) 2015-16 • Havering Local Aggregate Assessment (LAA) (October 2014) • London Plan (March 2016)
3. **Strategic Partners** • Essex County Council (as the minerals authority for Essex) • Greater London Authority • London Aggregate Working Party • Thurrock Council
4. **Actions taken** • Regular meetings with the London Aggregate Working Party
5. **Outcomes from strategic working** The Council regularly attends meetings organised by the London Aggregate Working Party, proving feedback on applications received and trends identified from the Authority Monitoring Report. The Council has recently provided information for incorporation to a London-wide LAA, follow a decision that such a LAA would provide a more useful picture to the London situation rather than separate LAAs from the four Boroughs with an apportionment. Through regular attendance of meetings held by the London Aggregate Working Party the Council has been able to provide updates on the current position within the borough and discuss why the borough has not been able to meet its landbank in recent years. The Council feels, through meetings attended and information shared, that a good understand of both borough and London-wide issues and the general needs and desires of the industry/market has been established.
6. **Ongoing cooperation** The Council will continue to attend meetings with the London Aggregrate Working Party to co-operate on minerals planning issues.

Annex A: Key relationships and bodies

A.1 Statutory organisations

A.1 Engagement with the bodies prescribed in Regulation 4 of The Town and Country Planning (Local Planning) (England) Regulations 2012 is set out in this section of the report.

Table A.1 Summary of engagement with statutory organisations

Prescribed body	Summary of engagement	Outstanding issues
Environment agency	The Council has extensively engaged with the Environment Agency (EA) on the development of evidence and policies for the Local Plan. Several meetings with the EA were set up to discuss the progress on flood risk evidence and the development of policies. This has led to the agreement of the updated SFRA and the amendment of draft polices to include comments and suggestions by the EA, which have been informally agreed.	There are no outstanding issues.
Historic England	The Council has engaged with Historic England throughout the various stages of the Local Plan. Comments provided during the Reg 18 consultation have been taken on board to inform the draft policies of the Local Plan. Historic England have also provided comments to the Havering Local Plan Direction of Travel document. The Heritage Assets policy has also been shared with Historic England prior to the Reg 19 consultation, with the opportunity to provide comments.	There are no outstanding issues.
Natural England	The Council has engaged with Natural England beyond the statutory consultation stages. Within these engagement opportunities Natural England have expressed a general support for the approach to nature conservation in the Local Plan. Draft policies have been shared with informal agreement on the content being reached.	There are no outstanding issues.
Mayor of London (GLA)	The Council has engaged with the GLA beyond the statutory consultation stages. A number of specific meeting have been held with GLA officers on the Havering Local Plan. Discussions have covered all aspects of the Havering Local Plan but in particular have focused on housing delivery, infrastructure provision and the protection of the Green Belt. The Council are also actively engaged with the GLA in relation to the delivery of the the Romford and Rainham and Beam Park Housing Zones.	There are no outstanding issues.
Civil Aviation Authority	The Council has sought contact with the CAA on multiple occasions, but has not received any responses on requests to engage. It is therefore assumed that there are no strategic issues between the Council and the CAA and the Council therefore believes it has fulfilled the Duty with the CAA.	There are no outstanding issues.
Homes and Communities Agency	The functions of the Homes an Communities Agency (HCA) have in the London Region been taken over by the Greater London Authority (GLA) (as of 1 April 2012). The Council is therefore liasing with the GLA on housing matters rather than the HCA. The section above on the Mayor of London covers the engagement with the GLA.	There are no outstanding issues.

Prescribed body	Summary of engagement	Outstanding issues
Primary Care Trust	The Council has engaged with the Havering CCG, NHS Commissioning Board and Public Health to identify health needs over the Local Plan period. Several meetings have taken place to discuss future health provision, and the role the Local Plan can play with this. The health needs in the borough are reflected in the Infrastructure Delivery Plan. It has been agreed to keep the needs for health facilities and the mechanisms to deliver these under review.	There are no outstanding issues.
Office of Rail Regulation	The Council has sought contact with the ORR throughout various stages of the preparation of the Local Plan but has not received any responses. Instead the Council has worked extensively with Transport for London and Network Rail regarding Crossrail and the new Beam Park Station. The Council therefore believes that it has fulfilled the Duty with the ORR.	There are no outstanding issues.
Integrated Transport Authorities	Transport for London (TfL) is the Integrated Transport Authority in London. The Council has regular meetings with TfL where transport and planning issues are being discussed. The Council specifically co-operated with TfL in regard to the transport modelling undertaken which forms part of the evidence base for the Local Plan. TfL has been involved in Duty to Co-operate meetings with neighbouring boroughs and with Highways Authorities to explain the modelling work and discuss the delivery of strategic transport priorities identified in the Local Plan. The Council has co-operated with TfL on the preparation of the Transport Topic Paper, outlining the transport issues and priorities for Havering.	There are no outstanding issues.
Highways authorities	The highways authorities in Havering are Highways England, Transport for London (see above) and the Council. Regular meetings have taken place with Highways England to discuss particular transport issues and projects, such as the Lower Thames Crossing and Junction 28 of the M25, and to discuss the approach in the Local Plan towards transport. Highways England has also been involved in the preparation of the Transport Topic paper for the Local Plan and been kept up-to-date of its progress. The Higways Department at the Council has been involved in the preparation of the Transport Topic Paper supporting the Local Plan and involved in discussions with the other highways authorities. Evidence was jointly developed with the Highways Department regarding parking provision. The Local Highways Authority is therefore supportive of the Local Plan policies and has made sure the underpinning evidence base is robust.	The Council is in the process of agreeing a Statement of Common Ground with Highways England on strategic transport issues.
Marine Management Organisation	The Council has worked constructively with the MMO to make sure links with marine planning documents were appropriately made in the Local Plan. A representative of the MMO has provided a presentation at Havering offices to Development Planning and Economic Development officers on the links between marine and terrestrial planning. Background information and example policies were exchanged which has resulted in the inclusion of a reference to the relevant Marine Planning documents	There are no outstanding issues.

Prescribed body	Summary of engagement	Outstanding issues
	in the River Enhancement policy. The Council will continue to engage with the MMO with regards to the preparation of the South East Marine Plan.	
Local Enterprise Partnership	The London LEP is chaired by the Mayor of London. Engagement with the LEP is therefore part of the constructive and ongoing contact with the GLA, which is summarised in the 'Mayor of London' section above.	There are no outstanding issues.
Local Nature Partnerships	The whole of the borough is covered by the London LNP and the southern part of the borough is part of the Thames Gateway LNP. Both LNPs do not receive any funding from the Department for Environment Food & Rural Affairs and no longer fully fulfil their functions. In London LNP issues and objectives are covered by the policy framework by the London Plan policies, the All London Green Grid and the Mayor's biodiversity strategy. As the Council is not able to consult the LNP as aprt of the Local Plan preperation, the Council has fulfilled its duty to co-operate with the London LNP by assuring the Local Plan is consistent with this policy framework and other key statutory bodies are consulted. Contact with the Thames Gateway LNP has made clear that they are currently exploring how to fund their role and has no resources to comment on specific plans or projects. The Council is in regular contact with the Thames Gateway LNP on a project basis and has on its request included reference to the Land of the Fanns Landscape Partnership in the Green Infrastructure Policy.	There are no outstanding issues.

A.2 Local authorities

A.2 This sections sets out how the Council has engaged with neighbouring councils and other relevant local authorities. Engagement has taken place via:

- Specific Duty to Co-operate events for the Local Plan organised by the Council, as specified in Table A.2 'Havering Local Plan Duty to Co-operate events';
- Regular liaison meetings in the (sub-)region, as specified in Table A.3 'Regular liaison meetings relevant to the Havering Local Plan'; and
- Individual engagement with local authorities and through working structures for the development of (joint) evidence base, as specified in Table A.4 'Summary of engagement with relevant local authorities'.

A.3 This section does not tend to repeat detail to topic specific issues that are already covered in 4 'Strategic planning issues for Havering'.

Table A.2 Havering Local Plan Duty to Co-operate events

Event	Date	Attendees	Purpose
Duty to Co-operate workshop - Issues	25 February 2015	LB Bexley, Chelmsford City Council, Epping Forest District Council,	To kick-start the Local Plan process by presenting the

Event	Date	Attendees	Purpose
and options (Reg 18)		Thurrock Council, LB Barking and Dagenham, LB Redbridge, Brentwood Council, Basildon Council.	approach and identifying the strategic issues relevant to the preparation of the Local Plan.
Duty to Co-operate workshop - Direction of Travel (pre-Reg 19)	28 November 2016	GLA, LB Barking and Dagenham, LB Redbridge, Brentwood Borough Council. Thurrock Council, Basildon Council, Essex County Council, LB Waltham Forest, LB Bexley, Transport for London.	To discuss the proposed approach in the Havering Local Plan Direction of Travel document, provide more detail on ongoing evidence base work, discuss strategic issues, and discuss Local Plan progress from other local authorities.
Programme of individual dedicated DtC meetings	Throughout 2016-17	GLA, Brentwood Borough Council, Basildon Council, Thurrock Council, LB Redbridge, LB Barking and Dagenham, Essex County Council.	To discuss and address particular strategic issues between Havering and individual local authorities.

Table A.3 Regular liaison meetings relevant to the Havering Local Plan

Meeting Name	Frequency	Representatives	Purpose
Association of London Borough Planning Officers Development Plans and Policy Officers sub-group	Quarterly	London Boroughs, GLA, London Councils and various other stakeholders depending on the agenda	Meetings to discuss latest planning issues, share experience, best practice and keeps boroughs up-to-date on the progress of Local Plan preparation.
Co-operation for Sustainable Development (Officers') Group	Quarterly	Local authorities in northwest Essex and local authorities in the proximity, as well as other relevant stakeholders	To promote cross boundary working and discuss other Duty to Co-operate issues.
London Aggregate Working Party meeting	Quarterly	Local authorities and representatives from the aggregates industry and other stakeholders including the GLA and DCLG	To monitor the supply and demand for aggregates, rocks or building material to be used in construction.
Strategic Retail Group	Bi-annually	Local authorities in the Thames Gateway and the GLA	To discuss cross boundary issues in the Thames Gateway, Local Plan progress and retail issues specifically.
Thames Gateway Strategic Group	Quarterly	Members of local authorities and other stakeholders within the Thames Gateway	Discussions on Member level to discuss strategic issues in the area with a focus on transport.

Table A.4 Summary of engagement with relevant local authorities

Neighbouring authority	Summary of engagement	Outstanding issues
London Borough of Barking and Dagenham	The London Borough of Barking and Dagenham (LBBD) is in its early stages of Local Plan preparation. The Council has engaged with LBBD on a regular and ongoing basis. LBBD was one of the joint commissioning boroughs for the SHMA and shares the Housing Market Area with Havering and Redbridge boroughs. The Council has actively engaged with LBBD on this matter. The Council is working in partnership with LBBD in relation to the London Riverside Opportunity Area, which includes parts of both boroughs. The Council has heavily engaged with LBBD, the GLA and TfL in the preparation of the London Riverside Opportunity Area Planning Framework, and the London Riverside Development Infrastructure Funding Study. The Council has co-operated with LBBD on the establishment of the Thames Policy Area in the borough and on other detailed issues.	There are no outstanding issues.
London Borough of Bexley	The London Borough of Bexley (LBB) is preparing its Growth Strategy which will form the basis for a new Local Plan. The Council has engaged with LBB on a regular and ongoing basis. Although the boroughs are adjoining, it was agreed that there were few strategic issues that affect both boroughs due to the Thames operating as a barrier between the boroughs. It was agreed that the key strategic issue is the proposed River Crossing between Belvedere and Rainham, which would link the two boroughs. As a decision regarding this is beyond the scope and control of the Local Plan this discussion will remain ongoing. The Council has co-operated with LBB on the establishment of the Thames Policy Area in the borough.	There are no outstanding issues.
London Borough of Newham	The London Borough of Newham (LBN) has adopted its Detailed Sites and Policies DPD in 2016 and is working on a review of the Core Strategy (2012). LBN was one of the commissioning boroughs for the SHMA, but falls within a separate Housing Market Area (together with Waltham Forrest). The Council has therefore engaged with LBN on the preparation of the SHMA. The Council has engaged with LBN on a regular basis. However, no other strategic issues have been raised by LBN and the Council therefore believes it has met the Duty with LBN.	There are no outstanding issues.
London Borough of Redbridge	The London Borough of Redbridge (LBR) is slightly ahead of Havering in terms of the preparation of their Local Plan with Local Plan examination taken place in June 2017.	There are no outstanding issues.

Neighbouring authority	Summary of engagement	Outstanding issues
	LBR was one of the joint commissioning boroughs for the SHMA and shares the Housing Market Area with Havering and Barking and Dagenham boroughs. The Council has actively engaged with LBR on this matter and agreed a Statement of Common Ground regarding housing need. The Council has engaged with LBR on the preparation of the Green Belt Study.	
London Borough of Waltham Forest	The London Borough of Waltham Forest (LBWF) is in the early stages of preparing its Local Plan. LBWF was not one of the commissioning boroughs of the SHMA. However, as LBWF shares the Housing Market Area with Newham borough, the SHMA also covers LBWF. The Council has engaged with LBWF on a regular and ongoing basis. However, no particular strategic issues have been identified.	There are no outstanding issues.
Epping Forest District Council	Epping Forest District Council (EFDC) has published a Draft Local Plan (Reg 18) in October 2016. The Council has mainly engaged with EFDC via the Co-operation for Sustainable Development (Officers') Group, where planning issues were discussed on a regular basis. No particular strategic issues have been identified between the Council and EFDC. The Council has engaged with LBR on the preparation of the Green Belt Study.	There are no outstanding issues.
Brentwood Borough Council	Brentwood Borough Council (BBC) is currently preparing the Reg 19 version of its Local Plan. The Council has engaged with BBC on a regular and ongoing basis, and has provided comments to BCC's Draft Local Plan consultation in early 2016. The Council has initiated meetings with Brentwood to discuss progress on both Local Plans and cross boundary issues. Issues as Green Belt, Gypsy and Traveller provision, education and distribution of growth were discussed in individual meetings. The Council has engaged with BBC on the preparation of the Green Belt Study.	The Council is in the process of agreeing a Statement of Common Ground with BBC on strategic transport issues.
Chelmsford City Council	Chelmsford City Council (CCC) is in the early stages of Local Plan preparation. CCC has participated in the two Duty workshops and responded to the Reg 18 consultation. The Council and CCC share the position that there are no particular strategic issues between the local authorities. CCC is together with Havering involved in the A127 transport corridor working group.	There are no outstanding issues.

Neighbouring authority	Summary of engagement	Outstanding issues
Basildon Council	Basildon Council (BC) is working towards Reg 19 version of its Local Plan. The Council has engaged with BBC on a regular and ongoing basis, and has provided comments to BC's Draft Local Plan consultation in early 2016. The main strategic issues discussed were transport, Green Belt and distribution of growth. BC is together with Havering involved in the A127 transport corridor working group.	The Council is in the process of agreeing a Statement of Common Ground with BC on strategic transport issues.
Thurrock Council	Thurrock Council (TC) is in the early stages of preparing a new Local Plan. The Council has engaged with TC on a regular and ongoing basis. The main issues discussed with Thurrock have been the distribution of growth, transport and Green Belt. The Council has engaged with TC on the preparation of the Green Belt Study, by ensuring used methods were aligned in both authorities.	The Council is in the process of agreeing a Statement of Common Ground with TC on strategic transport issues.
Essex County Council	Essex County Council (ECC) has a responsibility for strategic planning as well as transport, minerals and waste. The Council has worked closely with ECC on the transport evidence for the Local Plan. The Council is engaged in the A127 transport corridor partnership initiated by ECC to align development and transport in this corridor. The Council has engaged with ECC on the planning for school places through Education departments.	The Council is in the process of agreeing a Statement of Common Ground with ECC on strategic transport issues.

Annex B: Audit trail

B.1 The tables below provide an overview of key milestones for each strategic issue.

Table B.1 Issue 1: Housing need and delivery

#	Action	Date
1	Initiation of the potential joint preparation of a Strategic Housing Market Assessment (SHMA) with East London Boroughs.	7 August 2014
2	Follow-up meeting to discuss the SHMA brief and approach with relevant the boroughs.	9 December 2014
3	First engagement with Basildon, Brentwood, Chelmsford and Thurrock Councils on the SHMA process.	Early 2015
4	ORS commissioned to undertake SHMA.	April 2015
5	SHMA stakeholder event including neighbouring local authorities.	24 June 2015
6	Interviews with neighbouring authorities and other stakeholders as part of the preparation of the SHMA.	Spring/summer 2015
7	Meeting with commissioning boroughs and the GLA to discuss draft SHMA.	25 August 2015
8	Rainham and Beam Park Planning Framework stakeholder event.	6 October 2015
9	Draft SHMA Report of Findings issued.	16 October 2015
10	Meeting to discuss SHMA approach with London Boroughs of Barking and Dagenham, Redbridge and Newham.	7 November 2015
11	Meeting with the GLA to discuss approach to and strategy of the Local Plan in general and several strategic issues including housing.	2 February 2016
12	Meeting with the LB Redbridge to discuss Redbridge's unmet housing need and other Local Plan issues.	7 March 2016
14	Email conformation from the GLA on the approach to housing targets and meeting local need.	21 July 2016
15	Meeting with the GLA to discuss strategic issues concerning the Local Plan.	21 September 2016
16	Engagement with neighbouring authorities by ORS for the preparation of the GTAA.	Autumn 2016
17	Presentation and discussion on housing including SHMA and GTAA at Duty workshop with neighbouring authorities.	28 November 2016
18	Meeting with the GLA on the Local Plan with an emphasis on housing issues.	6 February 2016
19	Meeting with the GLA on the Local Plan with an emphasis on housing issues.	13 March 2016
20	Meeting with Thurrock Council to update progress on the Local Plans and discuss growth in Thurrock.	24 May 2017

Table B.2 Issue 2: Employment and retail

#	Action	Date
1	Attended the North East London Partnership meeting to discuss the Troubled Families funding criteria and provision.	19th May 2016
2	Attended the North east London Partnership workshop to discuss delivery of provision in boroughs.	31st May 2016
3	Attendance of Strategic Retail Group meeting at Thurrock Council with neighbouring local authorities and other retail stakeholders.	21 September 2016
4	Meeting with the GLA to discuss strategic issues concerning the Local Plan.	21 September 2016
5	Attended the North East London Partnership launch of the Troubled Families Programme and the providers.	6th December 2016
6	Meeting with the GLA to discuss approach to employment and retail and other strategic issues.	2 February 2017

Table B.3 Issue 3: Green Belt

#	Action	Date
1	Attendance of Green Belt workshop at Epping Forest District Council.	8 February 2016
2	Commissioning of Peter Brett Associates to operate as 'Critical Friends' for the Green Belt Study.	June 2016
3	Discussed approach to Green Belt study with Basildon Council in Duty meeting.	28 June 2016
4	Commissioning of Peter Brett Associates and Enderby Associates to assist with the parcel assessments stage of the Green Belt Study.	July 2016
5	Discussed approach to Green Belt study with Thurrock Council in Duty meeting.	15 July 2016
6	Discussed approach to Green Belt study with Brentwood Borough Council in Duty meeting.	2 August 2016
7	Discussed approach to Green Belt with GLA in Duty meeting.	21 September 2016
8	Green Belt study methodology shared with neighbouring local authorities and the GLA on a confidential basis.	20 October 2016
9	Green Belt method explained and discussed at Duty to Co-operate workshop with neighbouring local authorities.	28 November 2016
10	Final draft of Green Belt Study reviewed by 'Critical Friend' and shared with Cabinet Members and Members of the Green Belt Topic Group.	End of 2016
11	Green Belt Study Report shared with neighbouring local authorities and the GLA for information and comments.	30 January 2017

Table B.4 Issue 4: Transport

#	Action	Date
1	Crossrail inter-London meetings.	Bi-monthly
2	East and South East Regional Panel with TfL and East London Boroughs to discuss sub regional transport issues and TfL's strategic planning issues.	Quarterly
3	Pan London Smarter Travel events with TfL and London Boroughs to discuss School Travel planning issues across London.	Quarterly
4	London Road Safety Council with TfL and London Boroughs to discuss road safety education issues across London.	Quarterly
5	Crossrail High Level Forum - Meeting with London Boroughs on Crossrail for Members.	Annually (November)
6	Transport for London - East London River Crossings.	29 January 2015, 25 August 2015, 27 October 2015, 14 January 2016
7	Meeting with London Mayor and London Boroughs to discuss infrastructure requirements to support London Plan delivery.	28 April 2015
8	Meeting with TfL on proposals for East London river crossings.	14 January 2016
9	Meeting of Thames Gateway Strategic Group to discuss strategic transport issues in the wider Thames Estuary.	19 January 2016, 21 March 2016, 11 October 2016, 2 March 2017
10	Meeting of the Leader of the Council with the Crossrail Chief Executive with regards to Romford Station.	17 February 2016
11	Meeting with Essex County Council to discuss the Local Plan including transport issues and evidence.	8 June 2016
12	Meeting with Highways England regarding the J28/M25 scheme.	8 June, 11 July and 10 November 2016
13	Bilateral meetings (Members and officers) with Highways England to discuss the Lower Thames project.	7 January 2015, 17 September 2015, 30 August 2016
14	Meeting (Members and officers) with Transport for London regarding Gallows Corner.	7 June 2016
15	A127 Growth Corridor Workshop organised by Essex County Council.	18 August 2016
16	Meeting with the GLA to discuss strategic issues concerning the Local Plan.	21 September 2016
17	On-going engagement and dialogue through Sub Regional Transport Panel / Plan and specific meetings with individual boroughs initiated by TfL.	28 September 2016, 20 February 2017
18	Engagement with TfL on the preparation of transport evidence for the Local Plan.	Autumn 2016 - Winter 2016/17

#	Action	Date
19	Presentation and discussion on progress of the transport evidence at the Duty to Co-operate workshop with neighbouring authorities and TfL.	28 November 2016
20	Meeting with Transport for London to discuss strategic transport aspirations for the borough.	3 November 2016, 31 March 2017
21	Meeting with Transport for London, Essex County Council, Highways England and the Council's Highways Department on the Local Plan, the Council's strategic transport aspirations and transport modelling.	19 January 2017
22	Senior management engagement with London Borough of Bexley to discuss strategic transport interventions.	31 January 2017
23	Agreed to progress a Statement of Common Ground on Transport issues with Essex County Council, neighbouring Essex authorities and Thurrock Council in a meeting on the Local Plan.	22 March 2017
24	Draft Statement of Common Ground circulated with Essex County Council, neighbouring Essex authorities and Thurrock Council.	22 May 2017
25	Meeting with Thurrock Council to discuss transport issues and progress on both Local Plans.	24 May 2017
26	Draft Transport Topic Paper shared with Essex County Council, neighbouring Essex authorities and Thurrock Council.	26 May 2017

Table B.5 Issue 5: Infrastructure

#	Action	Date
1	Engagement with infrastructure providers regarding the Infrastructure Delivery Plan.	Throughout 2016-2017
2	Engagement with Public Health officers on the Health Impact Assessment.	Spring 2016
3	Contact with Havering CCG, Public Health department, Local Transport Authority, Lead Local Flood Authority, other departments at the Council and external providers to gain insight in the future infrastructure needs in the borough as part of the preparation of the Infrastructure Delivery Plan.	Summer 2016 - Winter 2016/17
4	Meeting with the GLA to discuss strategic issues concerning the Local Plan.	21 September 2016
5	Meeting with Havering CCG and HUDU to jointly produce evidence regarding future health provision in the borough.	21 November 2016
6	Meeting with Havering CCG and the Council's Public Health team regarding the provision of sexual health facilities in the borough.	31 January 2017
7	Follow up meeting with the Havering CCG and the Council's Public Health team to update on the evidence regarding future health provision in the borough.	31 January 2017

Table B.6 Issue 6: Flood risk and rivers

#	Action	Date
1	Strategic Flood Risk Assessment agreed with the Environment Agency (EA) and published on the Council's website.	October 2014
2	Agreed to update the 2014 Strategic Flood Risk Assessment Level 1 and Annex on strategic development areas (SFRA) in a meeting with the EA.	14 March 2016
3	Commissioning of the update of the SFRA to Jacobs consultants.	March 2016
4	Progress on the SFRA and other issues for the Local Plan were discussed in a meeting with the Environment Agency.	29 June 2016
5	First draft of the SFRA was shared with the EA and with officers at the Council representing the Local Flood Authority.	August 2016
7	Draft version of the SFRA was agreed with officers of the Council representing the Local Flood Authority and by officers leading on the two Housing Zones.	September 2016
8	Meeting with the GLA to discuss strategic issues concerning the Local Plan.	21 September 2016
9	Meeting with the Council and EA to discuss the final draft SFRA Level 1 and annex, and Local Plan policies.	28 October 2016
10	Final version of the SFRA was approved by the EA.	16 December 2016
11	Draft Local Plan policies related to flooding and the environment were shared with the EA for comments.	23 December 2016
12	Comments on draft policies received from the EA with suggested amendments.	12 January 2017
13	SFRA published on the Council's website and shared with neighbouring local authorities and other key bodies.	19 December 2017
14	Lead Local Flood Authority Tri-borough meeting between the Council, the London Borough's of Barking and Dagenham and Redbridge and the Environment Agency.	8 June 2017
15	Email contact with the Marine Management Organisation to update on the South East Marine Plan progress as well as the Local Plan.	27 June 2017

Table B.7 Issue 7: Natural environment

#	Action	Date
1	Engagement with neighbouring local authorities, statutory bodies and locally active partnerships for the production of the Green Infrastructure Strategy.	Winter 2015/16
2	Contact with the GLA to clarify position regarding Local Nature Partnership in London.	June 2016

#	Action	Date
3	Contact with the Thames Gateway LNP to discuss engagement throughout the Local Plan process.	June 2016
4	Email contact with Natural England to update on Local Plan progress and how the issues raised during Reg 18 response have been addressed.	June 2016
5	Workshop with the GLA and officers from different departments to present the Green Infrastructure Strategy and discuss the approach to Green Infrastructure in the Local Plan.	18 July 2016
6	Meeting with the GLA to discuss strategic issues concerning the Local Plan.	21 September 2016
7	Telcon with Natural England to provide an update on the Local Plan and its strategy and agree steps for further engagement.	23 January 2017
8	Meeting with Havering Wildlife Project to discuss the approach to the natural environment in the Local Plan.	25 January 2017
9	Email from Natural England expressing broad support for 'Green Places' policies.	13 March 2017
10	Confirmation from the London Wildlife Sites Board for support for the promotion of the North Ockendon Pit to the Metropolitan level.	27 March 2017
11	Draft Habitat Regulations Assessment report shared with neighbouring authorities.	13 April 2017
12	Comments received via email from Natural England on the draft Habitat Regulations Assessment expressing support for the approach.	9 June 2016
13	Support from Barking and Dagenham regarding promotion of Beam Valley SINC to SMI.	20 June 2016

Table B.8 Issue 8: Minerals

#	Action	Date
1	London Aggregate Working Party meeting.	8 January 2016
2	London Aggregate Working Party meeting.	5 August 2016
3	London Aggregate Working Party meeting.	2 December 2016

Annex C: London Plan context

C.1 Strategic issues covered in the London Plan that the Havering Local Plan cannot change include:

- The minimum 10 year housing target for Havering 11,700 dwellings as a rolling target
- The identification of London Riverside as an opportunity area
- The classification of the metropolitan and district centres:
    - Romford Metropolitan Centre
    - District centres of Collier Row, Elm Park, Harold Hill, Hornchurch, Rainham and Upminster.
- The designation of Strategic Industrial Locations:
    - Harold Hill Industrial Estate
    - King George Close Estate, Romford
    - Rainham Employment Area
- Identification of Havering as a Strategic Outer London Development Centre
- Location of Havering within the Thames Gateway National Growth Area
- Strategic benchmarks for specialist accommodation for older people in Havering, set at 135 for private sale, 50 for intermediate sale and 0 for affordable rent
- The identification of Havering as a Mineral Planning Authority in London with a landbank appointment of at least 1.75 million tonnes of land won aggregates up to 2031

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

HEALTH IMPACT ASSESSMENT

Planning for health and wellbeing in Havering: Health Impact Assessment of the Proposed Submission Version of the Local Plan

Document details	
Name	Health Impact Assessment of the Proposed Submission Version of the Local Plan
Creation date	June 2017
Status	Final
Authors	LBH Public Health Service LBH Development Planning Team
Lead Directors	Mark Ansell, Acting Director of Public Health Steve Moore, Director of Neighbourhoods

Contents

Context 3
1.0 Introduction 4
1.1 Purpose of this Report 4
1.2 What is the Local Plan? 4
1.3 What is a Health Impact Assessment (HIA)? 4
2.0 Health Impact Assessment Process 5
2.1 Screening 5
2.1.1 Establishing the need for HIA 5
2.1.2 Selecting HIA approach 5
2.2 Scoping 6
2.3 Appraisal 6
2.4 Recommendations 7
3.0 Conclusion 8
4.0 Monitoring and evaluation 8
5.0 Next Steps 8
Appendix 1: Wider determinants of health, and the impact of the built environment on health 10
Appendix 2: Havering's Population Profile and Health Needs 11
Appendix 3: Key Appraisal Findings 15
(i) Housing quality and design 15
(ii) Access to healthcare services and other social infrastructure 15
(iii) Access to open space and nature 16
iv. Air quality, noise and neighbourhood amenity 17
(iv) Accessibility and active travel 17
(v) Crime reduction and community safety 18
(vi) Access to healthy food 18
(vii) Access to work and training 18
(viii) Social cohesion and lifetime neighbourhoods 19
(ix) Minimising the use of resources 20
(x) Climate change 20
Appendix 4: 21

Context

The natural and built environments are really important for the health and wellbeing of the community. Around the globe there are numerous examples where carefully planned environments provide the circumstances where good health and wellbeing can be more easily achieved. The benefits can have positive effects on both established and incoming communities - which can last for generations. Good planning can result in, for example, less opportunity for criminal behaviour and stronger community cohesion, as well as further health benefits such as less likelihood of obesity, and better mental health.

The big question is how to provide sufficient homes for a growing and changing population, whilst at the same time promoting health and wellbeing. We know that Havering as a place is changing. The population is destined to grow, and there is a need to build more homes and develop the infrastructure to accommodate this growing and changing population.

One of the ways to influence and promote health and wellbeing through development is to ensure that the Local Plan is sufficiently robust to maximise health gains and, where there is a risk of negative impact, to mitigate against this. Undertaking a health impact assessment (HIA) on Havering's Local Plan has helped to make the Local Plan more robust in this respect. The HIA of the Local Plan has resulted in a raft of policies being revised, new guidance being drafted and a proposed new policy that requires developers of all major developments to undertake their own HIA pre-application. In order to equip developers and planning teams to take this forward, the Public Health Service will be developing detailed guidance for developers and delivering training to planners.

It has become evident that the synergies known to be present between public health and planning have been incorporated into this piece of work. This is confirmation of the value of public health being transferred into the local authorities and it has resulted in the development of strategic plan that has incorporated concepts of health and healthy living from the outset.

1.0 Introduction

1.1 Purpose of this Report

During 2016-2017 London Borough of Havering Planning Department and the Public Health Service conducted a Desktop Health Impact Assessment (HIA) of the Local Plan. This purpose of this report is to describe the steps and actions that were taken as a result. This report is set out as follows:

- brief descriptions of a Local Plan, and an HIA
- processes followed in undertaking the HIA
- appraisal findings, and immediate actions taken to strengthen the Local Plan
- additional recommendations

The report concludes with:

- a reflection on the value of the HIA
- proposals for monitoring and evaluation

1.2 What is the Local Plan?

The Local Plan for Havering guides future growth and development within the borough over the next 15 years, until 2031. The Plan sets out the Council's vision and strategy, and the policies that are needed to deliver them. The Plan indicates the broad locations in Havering for future housing, employment, retail, leisure, transport, community services and other types of development. The policies in the Local Plan will help ensure that the needs of the borough over the next 15 years are sustainably met. The Local Plan and Proposals Map together with the London Plan, the Joint Waste Development Plan Document (DPD) for the East London Waste Authority Boroughs and Havering's forthcoming Detailed Sites Plan will comprise the Development Plan for the borough and will be the primary basis against which planning applications are assessed.

The Local Plan must be consistent with the National Planning Policy Framework (NPPF) 2012 and in general conformity with the London Plan 2016 (consolidated with alterations since 2011). The NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The London Plan includes policies on improving health and addressing health inequalities, and health and social care facilities. The London Plan was subject to a full Integrated Impact Assessment which included a Health Impact Assessment.

1.3 What is a Health Impact Assessment (HIA)?

HIA is a process that can help to evaluate the health effects of a plan or project. It is used for plans or projects such as transport or land use, i.e. plans that are not primarily concerned with health or the delivery of health services. HIAs should provide practical recommendations for enhancing positive health impacts of a project, and for minimising negative impacts.

The HIA approach recognises that where we live, how we travel, and how we gain access to green space or leisure activities can all have a significant impact on health and wellbeing. HIA provides an opportunity to ensure that the potential impacts on health and wellbeing, particularly where there may be inequalities in outcomes for marginalised or disadvantaged groups, are addressed from the outset and mitigated where possible.

There are many HIA tools available; all follow a similar approach which is:

- Screening: identifying whether an HIA would be useful
- Scoping: planning the HIA
- Assessment: identifying groups/populations affected and quantifying health impacts

- Recommendations: suggesting practical actions to promote positive health and minimise negative effects
- Reporting: presenting the results of the HIA
- Monitoring and evaluation: determining the HIA's impact on the decision and health status

2.0 Health Impact Assessment Process

2.1 Screening

The screening stage considers the need for and type of HIA required.

2.1.1 Establishing the need for HIA

While there is no statutory requirement to undertake a HIA when preparing a Local Plan, national and regional policy and local strategy all recognise the important connections between planning and the health of communities, and led to the decision to proceed with HIA:

> National Planning Practice Guidance says, *"Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure*".
>
> The London Plan says, "*The impacts of major development proposals on the health and wellbeing of communities should be considered, for example through the use of Health Impact Assessments (HIA)".*
>
> Havering's Health and Wellbeing Strategy recognises the importance of addressing the wider determinants to improve health and wellbeing, including factors such as the impact of the local environment, and the interplay between the environment and social conditions. See Appendix 1: Wider determinants of Health, for a description of the many factors that interact to influence health status and the Dahlgren and Whitehead illustration "Rainbow of Determinants".

2.1.2 Selecting HIA approach

There are three main approaches for HIA:

- Prospective – at the start of a development of a project, proposal or plan
- Concurrent – runs alongside the implementation of the project
- Retrospective – assesses the effect of an existing project and can be used as an evaluation tool. Retrospective assessments can also be made of unexpected events

Within any of the above, HIA can take one of three different forms, depending on the focus, the time and resources available:

- Desktop HIA – encompassing a small number of participants around a table using existing knowledge and evidence
- Rapid HIA – through establishing a steering group and participatory stakeholder workshop(s) – typically involving a brief investigation of health impacts, including literature reviews and gathering of knowledge and further evidence from a number of local stakeholders
- Comprehensive HIA – in-depth, and carried out over months, with extensive literature searches and collection of primary data

Planners and Public Health Specialists jointly agreed to undertake a Prospective Desktop HIA because:

- National guidance and London Policy, described that it is most useful to undertake HIA at the very start of Local Plan development (thus prospective approach)
- There was already available considerable knowledge and evidence to inform the HIA, including evidence from the Local Joint Strategic Needs Assessment, knowledge of the impact of wider determinants on health, and knowledge of policies that underpinned the Local Plan
- The need to take into account a high number of underpinning policies made workshops impractical and it was planned to conduct a wider consultation on the Local Plan as is required under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

2.2 Scoping

This step defines the scope and scale of the HIA. The following details were identified and agreed:

- timescales
- the team of assessors; individuals with the necessary knowledge and skills. These were drawn from the Council's Development Planning Team and Public Health Service
- the assessors' individual roles and responsibilities for collecting/analysing the information
- specific HIA tool[1] to be used

The HIA tool selected was the London Healthy Urban Development Unit (HUDU) model. This model was chosen as it had been identified as suitable for high-level HIA of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning application. The tool had been cited in the Mayor for London guidance documents, and had recently been used elsewhere in London and shown to be effective. The HUDU Rapid HIA tool is also minimally resource intensive.

2.3 Appraisal

The third step consists of the impact study, using information about the characteristics of the project, program or policy, information of a scientific nature obtained by reviewing the literature and consulting with experts about the potential effects of the project, program or policy, and by taking into account the profile of the population that is likely to be affected.

The HIA tool helps identify those determinants of health which are likely to be influenced by a specific development proposal. It assumes that policies, programmes and projects have the potential to change the determinants of health. Changes to health determinants then leads to changes in health outcomes or the health status of individuals and communities. It does not identify all issues related to health and wellbeing, but focuses on the built environment and issues directly or indirectly influenced by planning decisions.

Applying the HUDU tool, the Local Plan and all of the underpinning policies were assessed according to the following eleven topics:

(i) Housing quality and design
(ii) Access to healthcare services and other social infrastructure
(iii) Access to open space and nature
(iv) Air quality, noise and neighbourhood amenity
(v) Accessibility and active travel
(vi) Crime reduction and community safety
(vii) Access to healthy food

[1] There are a range of tools available, including the Healthy Urban Development Unit, the Wales Health Impact Assessment Support Unit, the Department of Health, as well as those used in other countries as described by the World Health Organization

(viii) Access to work and training
(ix) Social cohesion and lifetime neighbourhoods
(x) Minimising the use of resources
(xi) Climate change

Under each of the topics above, the HUDU tool poses a range of questions against which the draft Local Plan and supporting policies were considered, taking into account Havering's population profile and health needs (questions listed in Appendix 4).

The HIA process highlighted where there were possible gaps in policies, where there was a need for further guidance to be developed, and where some areas could be further strengthened. The process also helped to identify those policies that appeared to have no gaps and thus needed no changes. Appendix 3 summarises the key appraisal findings. It is worth noting that the policies included in the HIA of the Local Plan are also supported and enhanced by a raft of other national and local policies, such as Social Housing Regulation, Building Regulations, Licensing Policy, Education Policy etc. which in themselves have been developed to benefit the community. These wider policies and regulations were not considered through the HIA assessment.

The Local Plan has been prepared to be purposely focused and concise and it does not repeat policies that are already set out within the London Plan and National Planning Policy Framework. Policies within these documents are not re-assessed as part of this HIA.

In response to the findings and recommendations of the HIA revisions were made to the Local Plan. Some of the key actions taken were:

- Embedding health and wellbeing throughout the Local Plan, recognising that the health challenges of non-communicable diseases[2], health inequities and inequalities are hugely influenced by the environment
- Developing a specific Health and Wellbeing Policy to highlight the importance of health and wellbeing to those wishing to develop and invest in the borough
- Ensuring strong support for active travel options
- Supporting developments which improve access to open spaces via walking and cycling paths
- Including requirements for car clubs
- Strengthening policy support for independent living and adaptations to facilitate this

2.4 Recommendations

As described above, findings and recommendations were made throughout the iterative HIA process, and appropriate revisions made. In addition, it is also recommended that HIA be embedded in the approach to planning through the following three actions:

(a) Ongoing joint working between planners and public health, to include:
    - Continued consideration of health in all future policies and plans such as Site Specific Allocations and Supplementary Planning Documents
(b) A requirement for all major developments[3] to include a Health Impact Assessment stage, which should be commensurate of the scale of the development and take into account HIA principles, for example:

[2] Non communicable diseases include, for example, cardiovascular disease (heart attacks, stroke), cancer, chronic respiratory diseases, and diabetes

- be supported by good evidence of the needs of the local population, as an integral part of the development application
- include particular attention to the impacts that may increase inequalities in health outcomes experienced by marginalised or disadvantaged groups
- include a consultation process to engage with the local community, with particular consideration given to inequalities by taking into account the views of more vulnerable groups
- consider the preservation and provision of green and other open space
- consider how social cohesion and community safety can be enhanced through good design and provision of social infrastructure to meet the needs of diverse population groups.

(c) Promoting use of HIA for smaller developments, as even modest developments can add value to health and wellbeing

3.0 Conclusion

Meeting the local need for housing and necessary infrastructure means that development and growth are inevitable. It is essential that this development and growth are carefully planned in order to optimise the benefits and to mitigate any negative impacts. The Local Plan provides the opportunity to undertake this careful planning, particularly when shaped by, and scrutinised through the lens, of a HIA.

As the HIA of the Havering Local Plan has shown, the rigour of undertaking HIA has not only helped to identify and address gaps in the Local Plan, but has also contributed to assurances that many of the underpinning policies and planning processes had already taking into account the relationship between planning and health and thus required no modification.

The HIA of the Local Plan has helped to demonstrate at a local level the impact that development can have on health and wellbeing, and where there are opportunities to enhance health gains and mitigate against negative impacts. This in turn has led recommendations to further embed HIA in the planning processes.

4.0 Monitoring and evaluation

The Council is required to publish an Authority Monitoring Report (AMR) on an annual basis which reports on the extent to which the policies set out in Local Plan are being achieved. The proposed submission version of the Local Plan includes an indicator to monitor how many major applications are submitted with a Health Impact Assessment.

The Local Plan will influence the broader determinants of health, and as a result will make an important contribution to the overall long-term health and wellbeing of the borough's residents. It is expected that high level health and wellbeing outcomes will continue to be monitored by the Health and Wellbeing Board.

When the local plan is reviewed either in part or full, the HIA should be revisited to ensure it is still fit for purpose.

5.0 Next Steps

This HIA supports the Proposed Submission version of the Local Plan which is currently subject to public consultation. Following the receipt of the representations on the Proposed Submission version of the Local Plan, the

[3] A major development is defined as any residential scheme of 10 or more units, or any schemes of 1,000 square feet

Council will consider the representations prior to submitting the documents to the Secretary of State for Communities and Local Government for examination by an independent Planning Inspector. The HIA will be updated to reflect any changes made to the Local Plan before it is submitted to the Secretary of State.

Following the examination, the Council will consider the Inspector's Report prior to adopting the new Local Plan. Should the inspector require any changes to the Local Plan during the examination process, the HIA will be revisited and further updated in order to reflect the changes.

Appendix 1: Wider determinants of health, and the impact of the built environment on health

Figure 1 below reproduces Dahlgren and Whitehead's representation of the wider determinants of health. It illustrates the many factors that interact to influence health status.

Whilst we are powerless to alter such central factors as our age, sex and genetically inherited propensity to disease, the interaction between our individual characteristics and the environment in which we live, not just our immediate surroundings but also the socio-political and cultural environment, is key to determining health.

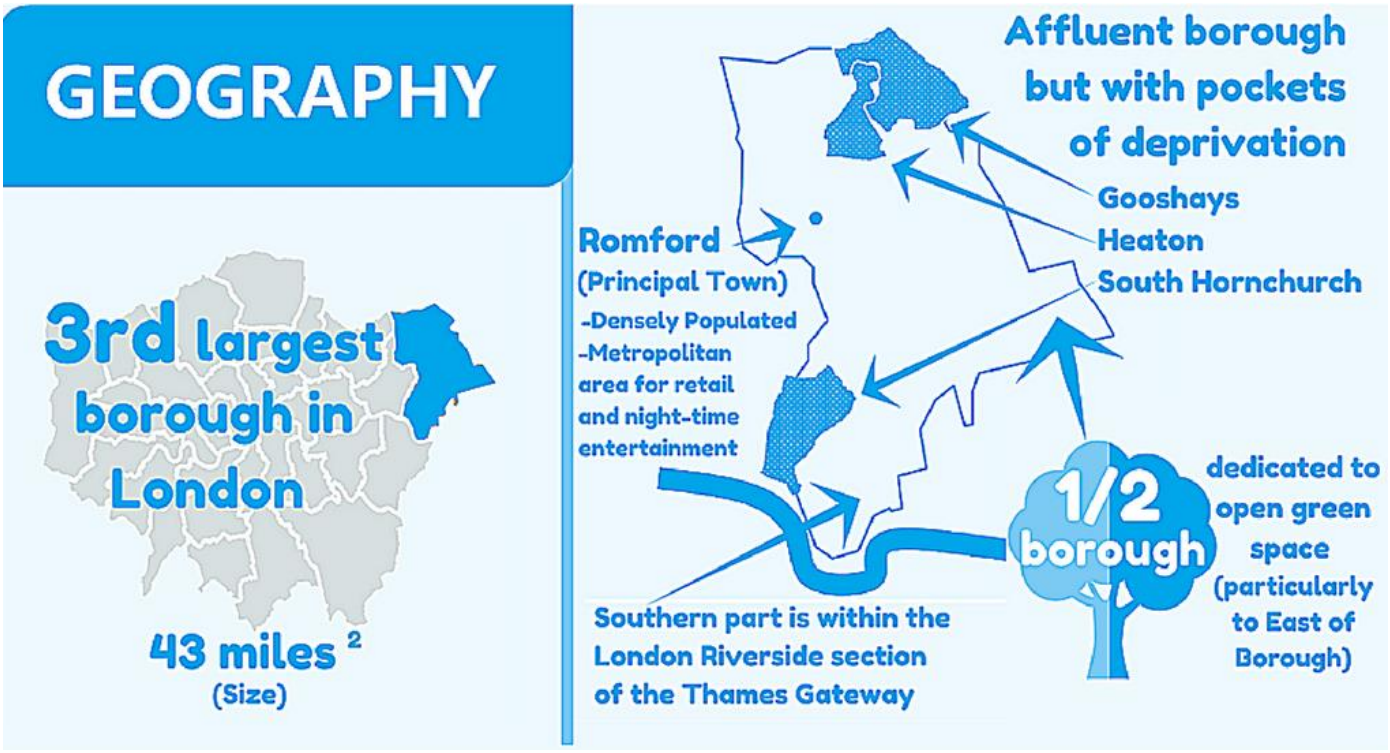
Figure

People living in areas of deprivation, with potentially poor housing conditions, overcrowding, high levels of unemployment, on low incomes, and poor education, live significantly shorter lives than their more affluent counterparts. For example, in England, a person in the quintile of lowest deprivation can expect to live around 7 years longer than a person in the quintile of highest deprivation. The environmental aspects of the local place also interplay with the social conditions; large networks of streets or estates can impact on our ability to access green and open spaces, important not just for physical activity, but for our mental health and wellbeing too. The design and density of housing, access to shops, supermarkets, leisure facilities and other retailers can affect the quality of our diet and lifestyle, including how we build and maintain our social relationships. Also, how we travel through our environments, whether there are traffic calming measures, safe places for children to play and the impact of traffic pollution on our air quality are important factors.

Appendix 2: Havering's Population Profile and Health Needs

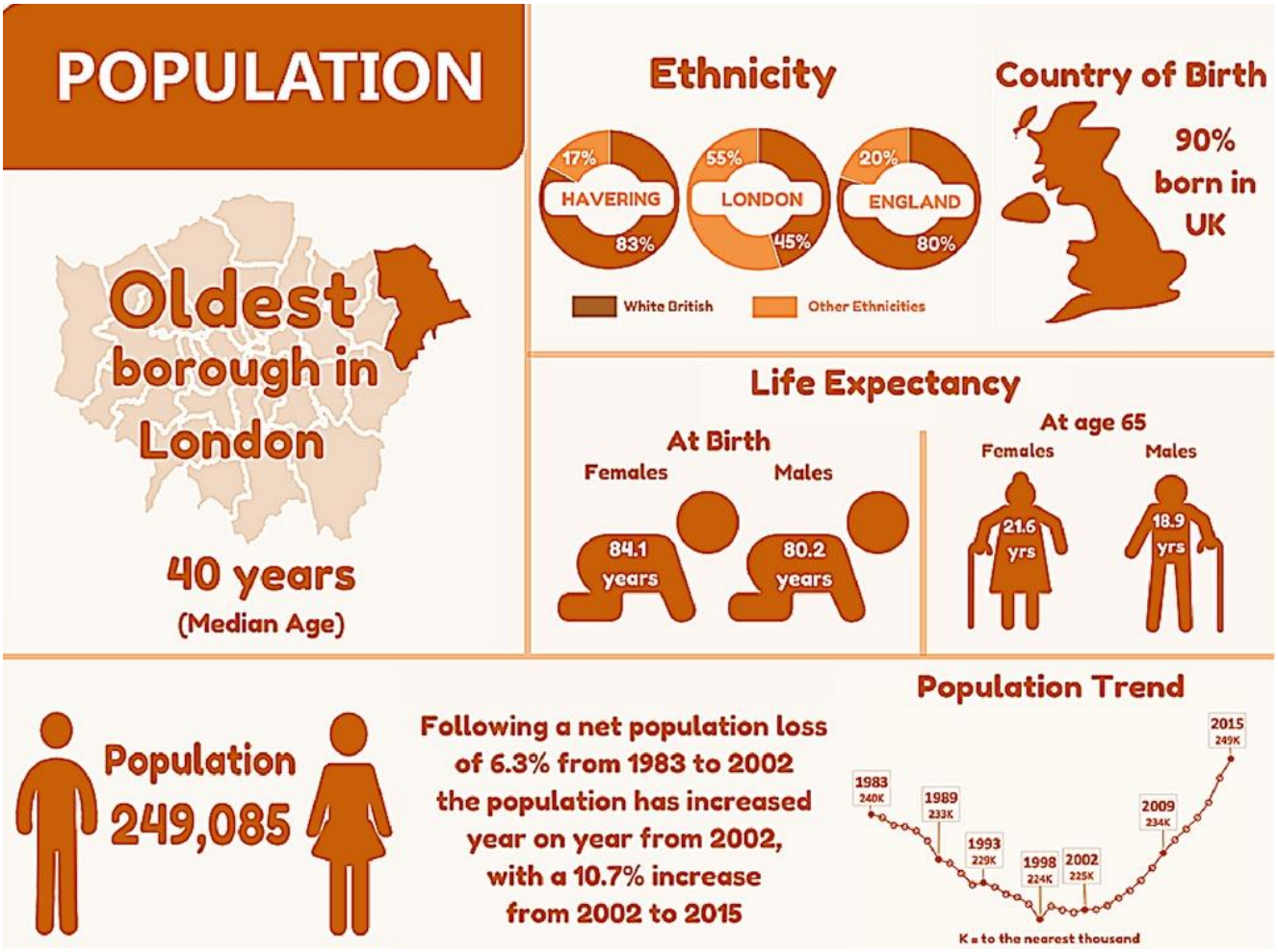
The following is a snapshot of the key population and health attributes of Havering. For full details, please refer to the document "*This is Havering: a demographic and socio-economic profile*[4]".

The London Borough of Havering is the third largest borough in London (43 square miles) and contains 18 electoral wards, with a total estimated population of 249,085. Havering is mainly characterised by suburban development, with almost half of the area dedicated to open green space, particularly to the east of the borough. The principal town (Romford) is densely populated and is an area of major metropolitan retail and night time entertainment. The southern part of Havering is within the London Riverside section of the Thames Gateway redevelopment area and will be an area of increasing development and population change. Havering is a relatively affluent local authority but there are pockets of deprivation to the north (Gooshays and Heaton wards) and south (South Hornchurch) of the borough.

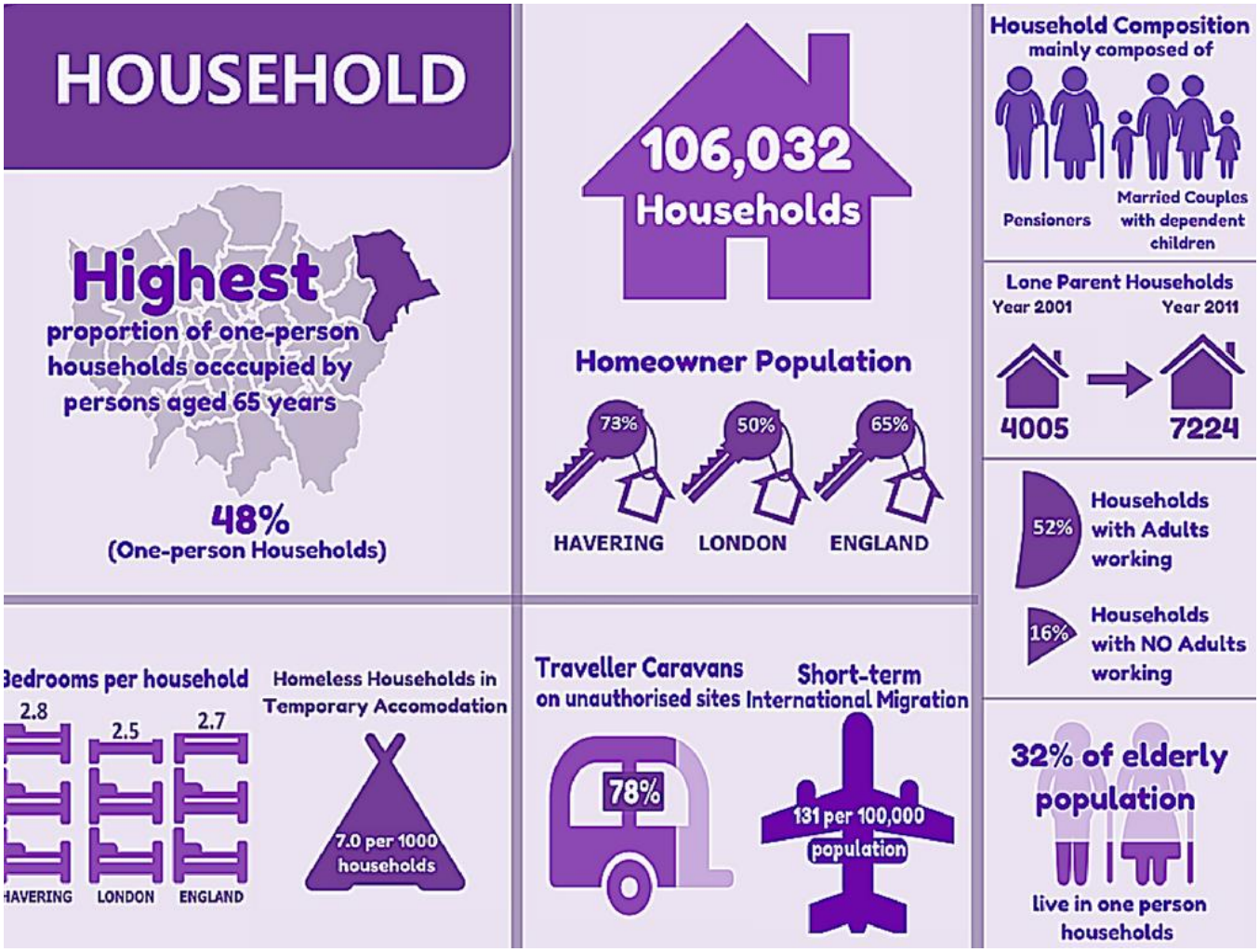


Havering has the oldest population out of all the London boroughs, with a median age of approximately 40 years old, and 18.4% of the population aged 65 years or over. The life expectancy at birth for people living in Havering is 80.2 years for males and 84.1 years for females. With a predicted 24% increase in those aged between 65 and 84 years and 45% increase in those aged 85 years or over by 2032 (compared to 2017), the health needs of older people is an important consideration.

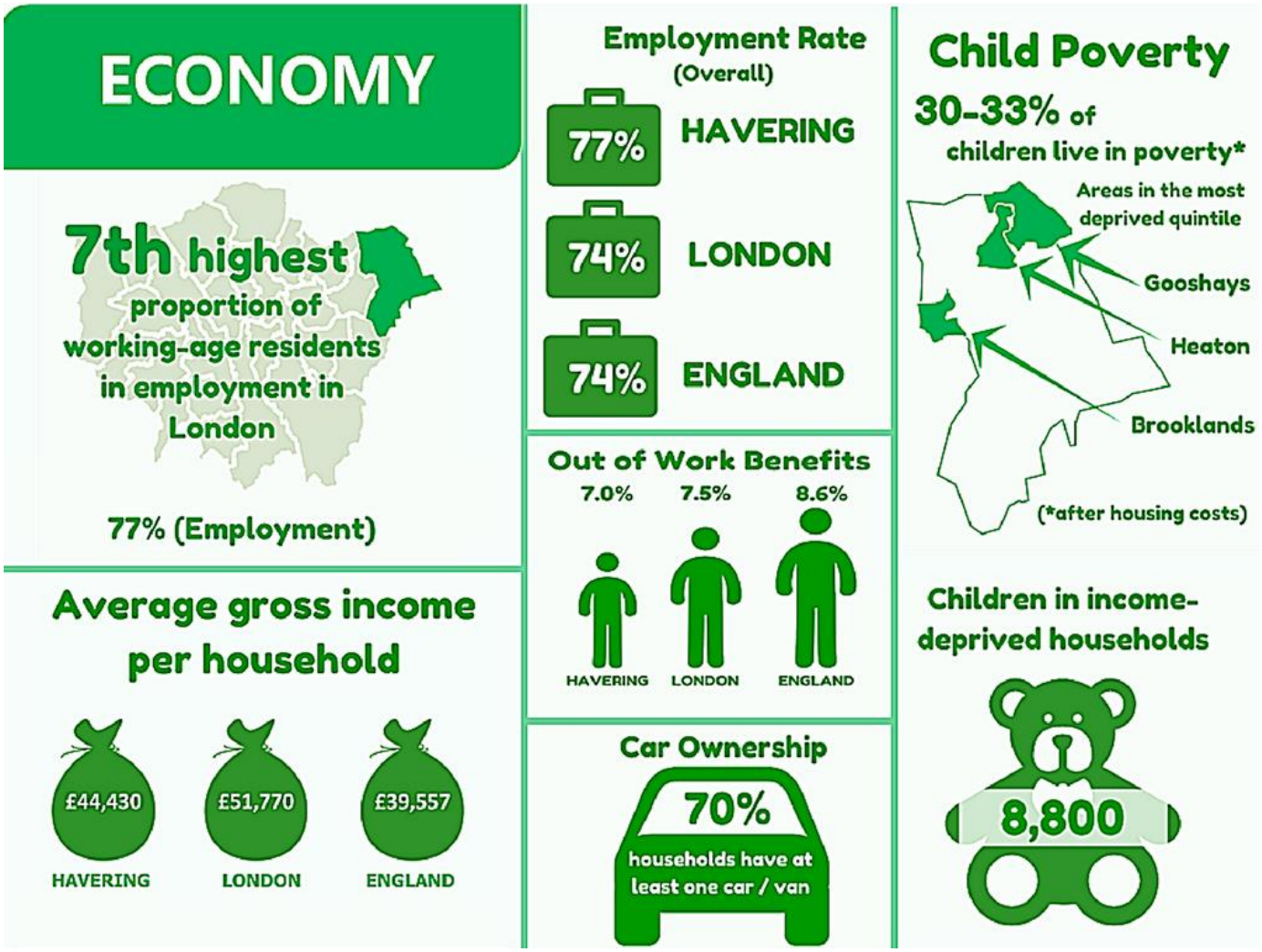
[4] London Borough of Havering (2017). *This is Havering: a demographic and socio-economic profile.* http://www.haveringdata.net/wp-content/uploads/2017/04/This-is-Havering_Havering-Demographic-Profile_Main-Document-v2.4.pdf



From 2002 to 2015, the population of Havering has increased by 10.7%. As well as increases in the number of births in Havering, there has been an increase in the general fertility rate from 58 (per 1,000 women aged 15-44) in 2004 to 67 in 2015. This equates to an additional 9 births per 1,000 women aged 15-44 within the period. From 2010 to 2015, Havering experienced the largest net inflow of children across all London boroughs. 4,536 children settled in the borough from another part of the United Kingdom during this six year period. It is also projected that the largest increases in population will occur in children (0-17 years) and older people age groups (65 years and above) up to 2032. With the increases in population at both ends of the age spectrum, any growth and development in the borough has to take account of the specific needs of both children and older adults



Havering is one of the most ethnically homogenous places in London, with 83% of its residents recorded as White British, higher than both London and England. It is projected that the Black African population will increase from 4.1% in 2017 to 5.2% of the Havering population in 2032. There are 106,032 households in Havering, according to the Council Tax List (as at 28th February 2017), which are mainly composed of pensioners and married couples with dependent children. About 70% of the population in Havering are home owners; this is one of the highest proportions across London boroughs. Almost half (48%) of all one person households in Havering are occupied by persons aged 65 years and over, which is the highest proportion in London. In 2011, there were 7,224 one-adult households with children under 16 in Havering. This is an increase from 2001 when there were 4,005 lone parent households. There has also been an increase in the number of one-adult households with no children.



The majority of children in Havering are not poor, but around 8,800 live in income-deprived households. Gooshays and Heaton wards have the highest proportion of children living in poverty.

Appendix 3: Key Appraisal Findings

The HIA assessment process was structured around the 11 topics defined in the HUDU HIA tool. This identified gaps in policy, policies that had positive impacts on health, and policies that could be further enhanced to improve health outcomes. Section 2.3 provides a brief summary of assessment and actions taken. This appendix provides greater detail of that process.

(i) Housing quality and design

Housing availability and the quality of housing directly impacts on health. The HIA considered the relevant policies in the Local Plan that contribute to both the creation and maintenance of quality housing, as well as how broader Housing policy is applied locally (e.g. as the Lifetime Homes[5] criteria). The HIA took into account factors that impact on housing need and supply, as well as the housing needs of specific groups, and considerations such as energy efficiency, and adaptability to support independent living.

As far as housing quality and design was concerned, many of the policies were found to already include health and wellbeing as objectives and were assessed as having positive health impacts, for example:

- Policy 3: Housing Supply, 'Policy 4: Affordable Housing' and 'Policy 5: Housing Mix ' seeks to ensure that the Local plan provides for delivery of a range of housing types and sizes, including affordable housing responding to local housing need.
- Policy 6: Specialist Accommodation included a set of criteria to ensure that any development of such housing is well served by public transport, access to essential services and shops and provides an appropriate level of amenity space suited to meet the needs of residents.

There were some policies that were assessed as having a positive impact on health that could be further enhanced:

- Policy 7: Residential Design and Amenity – now states, "New developments should promote independent living by utilising designs which can allow for alterations to be made in the future. The Council will support and encourage proposals which provide adaptations enabling residents to live independently and safely in their own homes."
- Policy 12: Healthy Communities now states within the support text "It is important that the health and well-being of a building's occupants is considered and appropriate measures taken to prevent sick building syndrome. Therefore, all new developments - residential, business, commercial, and industrial - need to comply with the Building Regulations and the Chartered Institute of Building Services Engineers (CIBSE) Guide on building control systems"

(ii) Access to healthcare services and other social infrastructure

A healthy place can be defined as 'a good place to grow up and grow old in'. It is one which supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate, encourage:

[5] http://www.lifetimehomes.org.uk/: describes how homes can be built with the potential for adaptation later. Such adaptations are important to ensure people continue to be able to live independently in their own homes for as long as possible as they age and their needs change.

- active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play and food growing, and which is accessible by walking and cycling and public transport.
- the creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.

Supplementary Planning Guidance for the London Plan says that social infrastructure should be designed to meet people's needs at all stages of life[6]. Consideration should be given around the provision of a wide range of services including those for health, education, community, culture, play, recreation, sports and faith, and emergency facilities and services to meet other local needs that contribute to quality of life. Green infrastructure in all its forms is also a key component of social infrastructure. Similarly, business growth is important for jobs and maintaining the income levels of local residents. Income is a key wider determinant of health.

The HIA process found the Havering Local Plan had a largely positive health impact in relation to social infrastructure. The preparation of an Infrastructure Delivery Plan to identify infrastructure needs arising from increased demand on health services (GPs, Pharmacies, Dentists, etc.) and education provision (schools, colleges) has a positive impact. The Local Plan also made reference to implementing the policies contained within the London Plan, which promotes co-location of facilities and provision of multi-functional buildings.

The HIA identified that there were policies that had a positive health impact but which could be further enhanced:

- Policy 6: Specialist Accommodation for Older People – now incorporates the recommendation that common areas are encouraged to be included in proposals, thus providing occupants a space where they can socialise and interact with other people and the design takes into account the facilities and needs of the occupants.
- Policy 16: Social Infrastructure – this now states that, "The Council will make sure that new and existing residents will have access to a range of social infrastructure facilities by: (ii) Requiring major developments to provide new social infrastructure facilities as part of mixed-use developments where feasible, where a deficiency is identified through the Infrastructure Delivery Plan.

(iii) Access to open space and nature

The Borough's assets include its wealth of green and open spaces. Preservation of this space, which can have a positive impact on mental as well as physical health, was a key feature of the Local Plan. The following policies were all considered to have a positive impact on health and wellbeing:

- Policy 3: Housing Supply
- Policy 15: Culture and creativity
- Policy 18: Open Space, Sports and Recreation
- Policy 29: Green Infrastructure
- Policy 30: Nature Conservation

There were a small number of policies that were assessed to have a positive impact which could be further enhanced:

- Policy 17: Landscaping - was amended to clarify maintenance responsibilities
- Policy 15: Culture and creativity – was strengthened and inclusivity was included

[6] Greater London Authority (2015). *Social Infrastructure: Supplementary Planning Guidance*. https://www.london.gov.uk/file/22780/download?token=a-BvX_IN

iv. Air quality, noise and neighbourhood amenity

Air pollution can damage lives, with harmful effects on human health, the economy and the environment. Air pollution contributes to cardiovascular disease, lung cancer and respiratory diseases, and has a disproportionate impact on the young and old, the sick and the poor.

The HIA identified that the growth in the borough is also likely to increase the number of vehicles, with the potential to have a negative impact on air pollution. Policy 3: Housing Supply - may cause an increase in air pollution as a result of building works.

The HIA process identified the measures that were already in place to mitigate against these negative effects:

- The impact of building/construction on noise and pollution (dust, exhaust fumes etc.) is largely controlled by the London Plan and by statutory Health and Safety Regulations.
- Local policies that were assessed as having a mitigating effect included:
  - Policy 36: Low Carbon Design, Decentralised Energy and Renewable Energy
  - Policy 34: Managing Pollution
  - Policy 29: Green Infrastructure
  - Policy 30: Nature Conservation
  - Policy 23: Transport Connections
  - Policy 24: Parking Provision and Design
  - Policy 13: Town Centre Development
  - Policy 19: Business Growth
  - Policy 15: Culture and creativity

Air Quality was initially addressed within the Pollution Policy. However, given the importance of this issue a new, expanded Air Quality policy was included which recognises links between air quality and health.

Noise pollution can be affected by late night entertainment (bars, clubs, festivals etc.). Both the National Planning Policy Framework and Havering Local Plan seek to encourage the vitality of town centres.

The HIA process identified the measures that were already in place to mitigate against the negative effects:

- Policy 7: Residential Design and Amenity and Policy 26: Urban Design both seek to protect the amenity from both residential and commercial developments, which is inclusive of noise pollution.

(iv) Accessibility and active travel

Physical activity is a key protective factor in maintaining health and wellbeing. The HIA identified that Havering's Local Plan policy on Transport Connectivity prioritises and promotes sustainable modes of transport, such as walking and cycling. This supports the London Plan which aims to encourage people to undertake active travel, and which promotes the provision of cycle lanes, and encourages local businesses to provide cycle storage and accessible showers.

- Policy 23: Transport Connections, describes how new development should be integrated into the existing cycle network and to promote good pedestrian and cycle access between the development and open spaces.

The Policy covering transport connections was assessed as having a positive impact but one that could be further enhanced. As a result of the recommendations, the following key alterations were made:

- Policy 25: Transport Connections – now requires new development to optimise sustainable access and other future transport connections, wherever applicable and seeks to ensuring good sustainable access between new developments and public transport interchanges in the borough to promote active travel

(v) Crime reduction and community safety

Feeling safe and secure has an influence on health and wellbeing. Good design can "design out crime" and can encourage people to use communal space. In turn this can encourage higher levels of physical activity through walking and cycling and outdoor play for children, as well as good community health as a result of increased social interaction.

Havering's Local Plan promotes community safety, ensuring overlooking of public spaces; and minimising opportunity for antisocial behaviour through the following policies:

- Policy 7: Residential Design and Amenity
- Policy 26: Urban Design
- Policy 23: Transport Connections
- Policy 15: Culture and creativity
- Policy 24: Parking provision and design

Further policies were assessed as having a positive impact but which could be further enhanced, particularly through applying 'Secured by Design' standards:

- Policy 9: Residential Design and Amenity – now supports development designed in accordance with the principles of Secured by Design

(vi) Access to healthy food

Levels of obesity in Havering are similar to the national average; with two-thirds being are overweight or obese (110,000 residents)[7]. Not only does obesity contribute to cancer, coronary heart disease and stroke, but also significantly impacts on mental health. Access to good quality, healthy food is an important factor in reducing or preventing obesity. Access to healthy food can be limited by

- large networks of streets or estates with limited access to local shops
- poor transport routes to large, out of town supermarkets
- small, local convenience stores stocking fewer fresh produce items
- high density of hot food take-aways

All of the policies in Havering's Local Plan were assessed as having a positive impact on access to healthy food. In particular, Policy 13: Town Centre Development includes provisions for a range of retail uses which ensure there are appropriate use classes within the town centres. It also seeks to control and limit the over-proliferation of take away units in the Borough's town and local centres.

(vii) Access to work and training

Being in employment is one of the biggest factors in reducing inequalities in health, and is associated with many positive mental health benefits. The following policies were all assessed as having a positive impact on work and training:

[7] London Borough of Havering (2016). Obesity Needs Assessment. http://www.haveringdata.net/resource/view?resourceID=JSNAObesityMain

- Policy 22: Skills and Training support proposals that provide employment and skills opportunities
- Policy 17: Education - Support for the provision of childcare facilities that are accessible by public transport, walking and cycling
- Policy 19: Business Growth
- Policy 13: Town Centre Uses
- Policy 21: Affordable workplace

(viii) Social cohesion and lifetime neighbourhoods

Social cohesion can be described as 'the willingness of members of a society to co-operate with each other in order to survive and prosper'. In modern society, what this means is that the members of society can live and work together, respecting others view, differences, property and life. From a planning perspective, social cohesion will be supported by a community that provides the social infrastructure to enable people of different races, faith and cultural groups to pursue the activities that are meaningful to them. For example, this may relate to policies for the building of centres for the celebration of different faiths. It also relates to creation of neighbourhoods which promote a diverse mix of people, of different ages and backgrounds, and which provide the facilities required by those different age groups throughout their lives. In order to create a 'Lifetime neighbourhood', it requires residents to be at the very heart of the process, empowering them to identify priorities and take action, with support from statutory, voluntary, public and private sector agencies to realise their vision[8].

Having a close social network to support a person, whether it is a family member, friend or faith group, is also an important determinant of health. Loneliness and social isolation are major factors in depression and common mental illness. Havering has a relatively high number of lone parents (7,224) as well as percentage of people over the age of 65 who live in one-person households (32%).

The Local Plan was assessed as having a positive impact on social cohesion, through alignment with the London Plan and the "Provision of Lifetime Neighbourhoods" as well as through the following policies:

- Policy 26: Urban Design
- Policy 7: Residential Design and Amenity
- Policy 15: Town Centre Uses
- Policy 16: Social Infrastructure
- Policy 15: Culture and creativity
- Policy 18: Open Space, Sports and Recreation

The assessment did identify that the positive impact could be further enhanced through:

- developers conducting health impact assessments on major development proposals to take into account the changing needs of a broad demographic who will be the residents of that development. The HIA also identified that consideration should be given to inequalities, by taking into account the views of more vulnerable groups such as people with learning disabilities, elderly or housebound residents, those with English as a second language
- increasing the connectivity between existing and new communities, such as extending cycle lanes, and ensuring access to green/open space in new developments. This has been reflected in the Policy 26: Urban Design

[8] Department for Communities and Local Government (2011). *Lifetime Neighbourhoods*. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6248/2044122.pdf

(ix) Minimising the use of resources

Energy efficiency is particularly important where people on low incomes may be experiencing fuel poverty. Havering has two significant areas of deprivation which fall into the top 10% of the most deprived neighbourhoods in the UK, as well as a high percentage of older, retired people on limited incomes. Around a third of children live in poverty in Havering, after accounting for housing costs. The Local Plan therefore seeks to optimise the energy efficiency of buildings and supports low carbon and renewable energy developments in principle via 'Policy 39: Low carbon design, decentralised energy and renewable energy'.

Over 50% of the borough is within the Green Belt, policies relating to the preservation and use of Green Belt land and green infrastructure is of importance. The health impact of this was addressed positively in the Local Plan through Policy 3: Housing Supply, which considers the use of previously developed land. In addition, through the application of the London Plan the use of available land is optimised.

Sustainable design and construction techniques, and use of recycling, including building materials, were both assessed to have a potentially positive health impact through the following policies:

- Policy 36: Low Carbon Design and Renewable Energy
- Policy 35: On-site waste management
- Policy 39: Secondary Aggregates

(x) Climate change

Effective use of renewable energy sources will be a major contributing factor in the ongoing work to address climate change. Implementation of strategies to reduce the energy use of buildings, such as provision of appropriate ventilation, shading and landscaping can all contribute to ensuring public spaces respond to temperature variation throughout the year, as well as provide additional greening for the promotion of positive mental health and wellbeing. The positive health benefits of preserving and enhancing biodiversity were highlighted in the HIA as a powerful justification for their inclusion in the Local Plan.

The HIA identified the following policies that help to mitigate the effects of climate change and severe weather, such as flooding,

- Reflecting the London Plan policy Sustainable Urban Drainage techniques (SUDS)
- Local Plan policies:
    - Policy 29: Green Infrastructure
    - Policy 30: Nature Conservation
    - Policy 18: Open Space, Sports and Recreation
    - Policy 26: Urban Design
    - Policy 27, Landscaping
    - Policy 32: Flood Management

Appendix 4:

Theme: Housing quality and design	
1	Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?
2	Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?
3	Does the proposal include homes that can be adapted to support independent living for older and disabled people?
4	Does the proposal promote good design through layout and orientation, meeting internal space standards?
5	Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?
6	Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?
Theme: Access to healthcare services and other social infrastructure	
7	Does the proposal retain or re-provide existing social infrastructure?
8	Does the proposal assess the demand for healthcare services and identify requirements and costs using the HUDU model?
9	Does the proposal provide for healthcare services either in the form of a financial contribution or in-kind? Does a health facility provided as part of the development match NHS requirements and plans?
10	Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?
11	Does the proposal explore opportunities for shared community use and co-location of services?
12	Does the proposal contribute to meeting primary, secondary and post 19 education needs? Also pre-school
Theme: Access to open space and nature	
13	Does the proposal retain and enhance existing open and natural spaces?
14	In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?
15	Does the proposal provide a range of play spaces for children and young people?

16	Does the proposal provide links between open and natural spaces and the public realm?
17	Are the open and natural spaces welcoming and safe and accessible for all?
18	Does the proposal set out how new open space will be managed and maintained?
Theme: Air quality, noise and neighbourhood amenity	
19	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?
20	Does the proposal minimise air pollution caused by traffic and energy facilities?
21	Does the proposal minimise noise pollution caused by traffic and commercial uses?
Theme: Accessibility and Active Travel	
22	Does the proposal prioritise and encourage walking (such as through shared spaces?)
23	Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?
24	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?
25	Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?
26	Is the proposal well connected to public transport, local services and facilities?
27	Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?
28	Does the proposal allow people with mobility problems or a disability to access buildings and places?
Theme: Crime reduction and community safety	
29	Does the proposal incorporate elements to help design out crime?
30	Does the proposal incorporate design techniques to help people feel secure and avoid

	creating 'gated communities'?
31	Does the proposal include attractive, multi-use public spaces and buildings?
32	Has engagement and consultation been carried out with the local community?
Theme: Access to healthy food	
33	Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?
34	Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?
35	Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?
Theme: Access to work and training	
36	Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?
37	Does the proposal provide childcare facilities?
38	Does the proposal include managed and affordable workspace for local businesses?
39	Does the proposal include opportunities for work for local people via local procurement arrangements?
Theme: Social cohesion and lifetime neighbourhoods	
40	Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?
41	Does the proposal include a mix of uses and a range of community facilities?
42	Does the proposal provide opportunities for the voluntary and community sectors?

43	Does the proposal address the principles of Lifetime Neighbourhoods?
44	Does the proposal make best use of existing land?
45	Does the proposal encourage recycling (including building materials)?
46	Does the proposal incorporate sustainable design and construction techniques?
Theme: Climate change	
47	Does the proposal incorporate renewable energy?
48	Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?
49	Does the proposal maintain or enhance biodiversity?
50	Does the proposal incorporate sustainable urban drainage techniques?

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

EQUALITIES IMPACT ASSESSMENT 2017

Havering
LONDON BOROUGH

EQUALITIES IMPACT ASSESSMENT

1. Introduction

1.1 This document is the Equality Impact Assessment (EIA) for the London Borough of Havering's Proposed Submission version of the Local Plan. The purpose of the EIA is to ensure that equality is placed at the centre of policy development and review and identifies the likely impact of this Plan on the borough's diverse community. The EqIA can anticipate and recommend ways to avoid any discriminatory or negative consequences for a particular group.

1.2 The duty to carry out an EIA of new policy is set out in the Equality Act 2010. The Act protects people from discrimination on the basis of certain characteristics, which are known as protected characteristics. The protected characteristics are:

- Age
- Disability
- Ethnicity/Race
- Gender/Sex
- Gender reassignment
- Marriage and Civil Partnership
- Pregnancy and maternity
- Religion or beliefs and;
- Sexual orientation

1.3 The Duty requires public bodies to have due regard for the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people when carrying out their activities.

2. The Havering Proposed Submission version of the Local Plan

2.1 The Proposed Submission version of the Local Plan for Havering guides future growth and development within the borough over the next 15 years up to 2031. The Plan sets out the Council's ambitious Vision: Havering – Making a Greater London and strategy and the policies that are needed to deliver them.

2.2 The Local Plan indicates the broad locations in Havering for future housing, employment, retail, leisure, transport, community services and other types of development. The policies in the Proposed Submission version of the Local Plan will help ensure that the needs of the borough over the next 15 years are sustainably met. The Proposed Submission version of the Local Plan and Proposals Map, when adopted, together with the London Plan, the Joint Waste Development Plan Document (DPD) for the East London Waste Authority Boroughs and Havering's forthcoming Detailed Sites Plan will comprise the Development Plan for the borough and will be the primary basis against which planning applications are assessed.

2.3 The Proposed Submission version of the Local Plan must be consistent with the National Planning Policy Framework (NPPF) 2012 and in general conformity with the London Plan 2016 (consolidated with alterations since 2011). The London Plan was subject to an integrated impact Assessment which incorporated sustainability, community safety, health and equalities assessments.

2.4 The Proposed Submission version of the Local Plan has been prepared to be purposely focused and concise and it does not repeat policies that are already set out within National and Regional planning documents.

3. Process

3.1 The EIA has been prepared following an iterative process. This involved identifying the likely impacts arising from each draft policy and then considering these impacts as positive, negative or neutral in light of the thrust of the relevant policy. This was set against known facts, information and evidence gathered from the Council's robust evidence base which underpins the Local Plan and which relates specifically to the protected characteristics listed in the Equality Act 2010. Recommendations on ways by which the negative impacts could be removed or mitigated and the positive impacts strengthened were then sought. The draft policies affected were then redrafted with such amendments in mind and then re-examined in the same iterative process until they emerged with no known negative impacts and became acceptable.

3.2 The EIA will be reviewed following consultation on the Local Plan and will be updated to reflect any necessary changes.

4. Havering Spatial Portrait in regards the protected characteristics:

Age

Table 1: Age range proportions- Demographic and Diversity Profile Jan 2015

Age	Havering	Greater London	National	
0-4	*6.1%*	*5.9%*	*5.0%*	Children
5-10	*7.0%*	*8.4%*	*7.9%*	
11-17	*8.5%*	*5.6%*	*5.9%*	Young People
18-24	*8.7%*	*12.3%*	*11.9%*	
25-64	*51.3%*	*56.7%*	*52.8%*	Working Age
65-84	*15.8%*	*9.6%*	*14.3%*	Older People
85+	*2.7%*	*1.5%*	*2.2%*	

Source: Havering Demographic and Diversity Profile Jan 2015

4.1 Havering's age structure is geared significantly towards the elderly, with proportionally more people aged 65+ than both that of Greater London and the rest of the nation, accounting for 18.5% of all Havering residents.

4.2 There is also a significantly greater child population aged under 4 (6.1%) which, when considered in conjunction with its increasingly ageing population suggests the borough is likely to experience mounting pressures on its social infrastructure in the near future, with increased competition for school places and rising demand for health, educational and recreational facilities outstripping current provision.

4.3 In contrast, there are significantly smaller proportions of young adults and working age residents aged 18-64 (60.0%) than both the Greater London (68%) and national averages (64.7%).

Disability

4.4 Havering has one of the highest recorded rates of serious physical disability among London boroughs, with a rate of 7,788 per 100,000 people, well above the London and national averages of 7,006 and 7,704 respectively. (Health survey England 2001)

4.5 Furthermore, 18.2% of working age people in Havering has disclosed they have a disability or a long term illness, a figure again outweighing Outer London and London averages of 16.4% and 16.1% respectively, and just short of the national average of 19.2% (GLA, London Borough Profiles 2016).

Gender re-assignment

4.6 No data is available regarding gender reassignment.

Marriage and civil partnership

4.7 The 2011 census indicated that 48.5% of Havering's population are married, which is significantly greater than the proportion of married couples for Greater London (39.8%) and the rest of the country (46.6%).

4.8 Conversely, Havering has some of the lowest percentages (just 0.2%) for registered same-sex civil partnerships in London (0.5%), and also falls below the proportions for the rest of the country (0.3%) (Census data, 2011).

Pregnancy and maternity

4.9 The total fertility rate in Havering has fluctuated over the years but has risen from 54 births per 1,000 women in 2003, to 66 births per 1,000 women in 2014 (Havering Public Health Service 2016, 'This is Havering'), a factor responsible for the significant increase in children aged under 4 in the Borough.

Race

Table 2: Ethnicity proportions *Source: ONS 2011 Census*

		Havering	Greater London	National
Ethnicity				
White groups	White British	*83.3%*	*44.9%*	*80.5%*
	White Irish	*1.3%*	*2.2%*	*0.9%*
	Gypsy/Irish traveller	*0.1%*	*0.1%*	*0.1%*
	White Other	*3.0%*	*12.6%*	*4.4%*
Mixed groups	White and Black Caribbean	*0.8%*	*1.5%*	*0.8%*
	White and Black African	*0.3%*	*0.8%*	*0.3%*
	White and Asian	*0.5%*	*1.2%*	*0.6%*
	Other Mixed	*0.5%*	*1.5%*	*0.5%*
Black groups	Caribbean	*1.2%*	*7.0%*	*1.8%*
	African	*3.2%*	*4.2%*	*1.1%*
	Black Other	*0.4%*	*2.1%*	*0.5%*
Asian groups	Indian	*2.1%*	*6.6%*	*2.5%*
	Pakistani	*0.6%*	*2.7%*	*2.0%*
	Bangladeshi	*0.4%*	*2.7%*	*0.8%*
	Chinese	*0.6%*	*1.5%*	*0.7%*
	Other Asian	*1.1%*	*4.9%*	*1.5%*
Other	Arab	*0.1%*	*1.3%*	*0.4%*
	Any other Ethnic Group	*0.4%*	*2.1%*	*0.6%*

4.10 Havering is clearly one of the most ethnically homogenous Boroughs in London, with data to suggest over 83% of its residents are recorded as white British which is a figure significantly greater than that of London (44.9%) and the rest of the country (80.5%). Within the broad white groups category there is the Gypsy/Irish Traveller community who make up to 0.1% of the borough's population.

4.11 According to the GLA ethnic group categorisation, Black Africans form the largest minority group, with 3.8% of the total population. Estimates also suggest this ethnic group will be the fastest growing over the Proposed Submission version of the Local Plan period, rising to around 5.2% of the Boroughs population by 2030.

4.12 Furthermore, according to the Census 2011, the most commonly spoken languages in the borough after English were; Lithuanian (0.4%), Polish (0.4%), Punjabi (0.3%) Bengalis (0.2%) and Filipino (0.2%)

Religion

Table 3: Faith proportions-

Religion	Havering	Greater London	National
Christian	*66.0%*	*48.4%*	*59.3%*
Muslim	*2.0%*	*12.4%*	*4.8%*
Buddhist	*0.3%*	*1.0%*	*0.4%*
Hindu	*1.0%*	*5.0%*	*1.5%*
Sikh	*1.0%*	*1.5%*	*0.8%*
Jewish	*0.5%*	*1.8%*	*0.5%*
No religion	*23.0%*	*20.7%*	*25.1%*
Not stated	*7.0%*	*8.5%*	*7.2%*
Other religion	*0.3%*	*0.6%*	*0.4%*

Source: ONS 2011 Census

4.13 Havering is an overwhelmingly Christian borough, with a higher proportion of Christians (66.0%) than both Greater London (48.4%) and the rest of country (59.3%). The next biggest religious denomination was Muslim at (2.0%), however this is still markedly below proportions experienced within both Greater London (12.4%) and the rest of the country (4.8%).

4.14 Data does however suggest that Islam is the fastest growing religion in Havering and will continue to grow in prominence as the Borough's population continues to grow and diversify.

Sex/gender

4.15 The percentage of girls and women in Havering is slightly above the average for London (50%) and England (51%).

- 52% of Havering's current population (125,848) are girls and women (and)
- 48% of Havering's current population (116,232) are boys and men.

Sexual orientation

4.16 There is no information on sexual orientation or gender identity at either local or national levels.

4.17 On the basis of the integrated Household survey, the Office for National Statistics data (2011-12) suggests that in London, 91% of those surveyed were heterosexual/straight, 2.5% as gay, lesbian or bisexual, 0.4% have an alternative sexual identity and 5.7% do not know or did not respond. The ONS emphasises that Integrated Household Survey is an experimental data source undergoing evaluation for inclusion in new official statistics.

5. Analysing equality information and assessing the impact

a) Policies not relevant to equalities or offering general benefits to all protected groups

5.1 There are several policies which are considered not to be relevant to the Equalities Impact Assessment or offer general benefits to all groups. These policies are outside the scope of the EqIA and are summarised below.

Policy 28: Heritage assets

5.2 Havering has a wealth of heritage, including listed buildings and conservation areas. The policy seeks to conserve and enhance these heritage assets, including those identified on the Havering Local List.

Policy 31: Rivers and river corridors

5.3 The council will seek to enhance the river environment by requiring developments in close proximity to a river to investigate and, where feasible, secure opportunities to restore and enhance rivers and their corridors.

Policy 36: Low carbon design, decentralised energy and renewable energy

5.4 The policy seeks to optimise the energy efficiency of buildings and support low carbon and renewable energy developments.

Policy 37: Mineral reserves

5.5 The policy seeks to safeguard mineral reserves in Havering from other forms of development that might otherwise sterilise the resource and/or prejudice future mineral extraction.

Policy 38: Mineral extraction

5.6 The policy supports mineral extraction in mineral safeguarding areas when the apportioned land-bank falls below seven years and the extraction would not unacceptably impact upon public health and safety, quality of life, the

natural or built environment and the efficient and effective operation of the road network.

Policy 39: Secondary aggregates

5.7 The policy seeks to minimise the quantity of primary aggregates and resources necessary to facilitate a development and the amount of waste generated through good practise, appropriate design and the recycling of construction materials.

b) Strategy and Policies impacting upon protected groups

5.8 It is considered that all groups will benefit in some way from the policies below. Particular effects relating to individual protected groups are identified and discussed.

Spatial Strategy

5.9 The Spatial Strategy sets out the council's ambitious growth and place-making agenda, supporting a significant level of sustainable development whilst continuing to preserve and enhance the borough's most valuable assets. The Strategy sets out plans for the delivery of a range of high quality homes that aims to exceed the boroughs minimum housing target of 17,550 (over the 15 year plan period), ensuring sufficient provision to meet all resident needs, regardless of age, ethnicity, religion, disability or family situation.

5.10 The Spatial Strategy also lays out plans to increase social and commercial infrastructure, including the delivery of an early years and schools expansion programme to increase the number of early years and school places for new and existing residents, including for those in the growth areas of Romford and Rainham and Beam Park. Improvements to health, leisure and recreational facilities will also help relieve growing social and infrastructural pressures as a result of an increasing borough population and maintain the high quality of life Havering residents currently enjoy.

5.11 Increased transport connectivity across the borough will also see increasing levels of social inclusiveness as Havering's major centres and key trip generators become more accessible for elderly and disabled residents as well as dependents who do not have access to a car or choose to make their journeys by other modes. The borough-wide development expected over the

course of the Plan also has potential to provide a range of employment opportunities that can be seen to benefit all protected groups.

Policy 1: Romford Strategic Development Area

5.12 The policy promotes the delivery of a range of high quality, mixed tenure dwellings that help cater to the boroughs local housing need, providing homes for all residents regardless of age, disability or family dimension. Plans to increase social and commercial infrastructure provision including the delivery of an early years and schools expansion programme and improvements to health and recreational facilities will also help relieve growing social and infrastructural pressures to the benefit of all within the Romford area. The policy also outlines strategy to increase transport connectivity which will increase levels of social inclusiveness as Romford becomes more accessible for the elderly and the disabled. Such development also has potential to provide a range of employment opportunities that can be seen to benefit people from all socio-economic backgrounds.

Policy 2: Rainham and Beam Park Strategic Development Area

5.13 The policy promotes the delivery of a range of high quality, mixed tenure dwellings that helps cater to the boroughs local housing need, providing homes for all age groups, disabilities and family dimensions. Increasing social and commercial infrastructure provision, including the delivery of new schools and health services will help relieve growing social and infrastructural pressures to the benefit of all within the Rainham and Beam Park area and will also see increasing levels of social inclusiveness as enhanced transport links improve the accessibility of the area for the elderly and the disabled. The provision of a new local centre also has potential to provide a range of employment opportunities for people from all socio-economic backgrounds.

Policy 3: Housing supply

5.14 The potential supply of additional homes in Havering may exceed the minimum annual housing target of 1,170 homes per year as set out in the London Plan.

5.15 Under the housing supply policy it is outlined that this will be achieved through focusing the delivery of new homes in Havering's two housing zones at Rainham and Beam Park and Romford, supporting the renewal and intensification of existing housing estates, prioritising all non-designated land

for housing, encouraging the effective use of land by re-using previously developed land and finally, allocating a range of sustainable sites for housing development.

5.16 The housing supply policy therefore seeks to secure a sufficient supply of homes that not only meets the varying local and sub-regional housing needs of all its residents, but also exceeds its annual housing target by maximising the supply of housing. It can therefore be considered that all groups will benefit from such policy, as the supply of housing will ensure the availability of homes that meets the differing needs of all protected people; from pensioners and first time buyers, to lone parent households and families with young children. The policy will also see specialist homes provided for those with disability, as well as increased availability for all Havering residents, regardless of race, religion, gender, sexual orientation, marital status, gender identification or socio-economic background.

Policy 4: Affordable housing

5.17 The policy seeks to ensure the correct delivery of affordable housing within the borough, with proposals expected to maximise the provision of affordable housing. Housing schemes of 10 or more units or sites 1,000m^2 or greater will be required to provide at least 35% affordable housing. As a result, it is considered that all groups will benefit in some way from such policy, particularly the younger generation wishing to get a foot on the housing ladder as well as retirees wanting to 'down size'. The policy can also be seen to benefit people with disability, those of differing sexual orientation, religious beliefs and ethnic minorities, single parent households and expectant mothers who might otherwise struggle to afford suitable accommodation.

Policy 5: Housing mix

5.18 The Housing Mix policy will ensure the provision of a mixture of dwelling types that suitably addresses the boroughs local housing need as calculated by the borough's latest Strategic Housing Market Assessment (SHMA) report.

5.19 It is considered that all groups will benefit from such policy as it seeks to provide a wide range of housing types, sizes and tenures that meet the ostensibly assessed needs (OAN) of all protected groups, including people with disabilities and families with children, first time buyers and senior citizens alike. The policy can be seen to provide all groups with the opportunity to satisfy their housing needs and go on to attain the highest quality of life possible.

Policy 6: Specialist accommodation

5.20 The policy seeks to ensure the provision of housing that meets the specialist needs of local people, particularly the elderly and other persons who struggle to live independently. As a result, the policy ensures the delivery of housing that demonstrates good connectivity and accessibility, an appropriate level of amenity space that meets the needs of the intended occupants and housing that positively contributes to creating mixed, balanced and inclusive communities. This policy is largely for the benefit of the elderly and those with disability who require carefully planned and adaptable homes to live independently, be socially inclusive and receive the highest quality of life possible.

Policy 7: Residential design and amenity

5.21 The policy assures the delivery of good quality, secure and safe living environments for new residents whilst ensuring that the amenity of existing residents is not adversely impacted. The policy therefore ensures developments are easily accessible and adaptable and consequently, the policy can be seen to benefit all protected groups and communities within Havering, particularly the elderly and those with disability.

5.22 The policy also seeks to protect groups most at risk from violent crime, particularly 'stranger violence', as well as those groups who suffer fear of crime i.e. women, the frail, elderly and the disabled and groups traditionally targeted for hate crime, i.e. those in the LGBT community or from ethnic and faith minority backgrounds. This will be addressed by ensuring all new developments are designed in accordance with the principles of 'Secured by Design'.

Policy 8: Houses in multiple occupations (HMO's)

5.23 The policy ensures that HMOs, which are composed of residential units with shared facilities such as kitchens and bathrooms, uphold the quantum of amenity space that is appropriate for the number of occupants, taking into consideration the quality and usability of space. The policy can therefore be seen to safeguard the provision of cheaper living arrangements, of which there is clearly a large demand particularly among young, single adults and those from poorer socio-economic backgrounds of which there is a high proportion from ethnic minority backgrounds. Consequently, the policy ensures the safeguarding of acceptable living standards for all Havering residents.

Policy 9: Conversions and sub-divisions

5.24 The policy supports conversions and sub-divisions that meet amenity space standards and that provide safe and secure access to each unit from the street. This policy will help to increase housing supply to meet Havering's existing and future housing need through maximisation of existing housing stock by conversion. It is therefore considered that all groups will benefit in some way from this policy as the increase in the supply of housing will ensure availability of homes for all protected groups; age groups including pensioners and first time buyers, single parents and families with young children, people with disability and people of different ethnic backgrounds, religions, genders, sexual orientation, marital status and gender identification.

Policy 10: Garden and backland development

5.25 The policy supports the loss of garden land where it represents comprehensive development of a number of whole land plots, ensures good access and does not result in 'gated' developments that would otherwise prevent access which would normally be provided by a publicly accessible street.

5.26 Like the conversions and sub-divisions policy, this policy will help to increase housing supply to meet Havering's existing and future housing need through maximisation of existing housing stock by infill development. It is therefore considered that all groups will benefit from such policy as the increase in the supply of housing will ensure availability of homes for all protected groups; age groups including pensioners and first time buyers, single parents and families with young children, people with disability and people of different ethnic backgrounds, religions, genders, sexual orientation, marital status and gender identification.

Policy 11: Gypsy and Traveller accommodation

5.27 In August 2015 a revised version of Planning Policy for Traveller Sites (PPTS) which included a change to the definition of Travellers for planning purposes was published. The new definition is set out in Annex 1 of the PPTS. It should be noted that the Havering Gypsy and Traveller Accommodation Assessment (2017) evidence base and the planning policy on Gypsy and Traveller Accommodation formulated from it have been prepared on the basis of this new definition.

5.28 The policy ensures that additional sites and pitches for gypsy and traveller accommodation in Havering as identified in the 2017 needs assessment are provided. The provision of permanent pitches should provide certainty and stability for families and should help to reduce the social exclusion of the gypsy and traveller community.

5.29 The provision of permanent pitches should have a positive impact on access to essential services and facilities. This should ensure improved access to education – particularly in conjunction with Traveller Education Service – and the potential to improve qualifications, skills and training opportunities within the gypsy and traveller community and subsequently, the policy should have a positive impact on the general health and well-being of the gypsy and traveller community.

5.30 The lack of suitable sites and uncertainty over the status of temporary or unauthorised sites can have a negative impact on health and well-being within the gypsy and traveller community. The provision of permanent gypsy and traveller pitches in the borough on sites where families wish to live, and in many cases are already well established, should have a positive impact on fostering community identity and participation. The allocation of sufficient permanent pitches should reduce the incidences of unauthorised sites and the social tensions that these can cause.

Policy 12: Healthy communities

5.31 The policy supports proposals that contribute to the creation of healthier communities and seek to reduce long-standing health inequalities across the borough. Such policy will be to the benefit of all protected groups, with the council proactively seeking policy to increase quality of life for all Havering's residents with those groups with higher health related needs, such as the elderly and disabled persons likely to benefit most. As a consequence, all major developments are required to be supported by a Health Impact Assessment outlining the potential health implications of their proposals.

Policy 13: Town Centre development

5.32 Havering's centres are a focus for activity and community life and provide character and identity to local areas and the borough as a whole. The policy therefore seeks to assure that key shops and services of appropriate scale are located in centres which are made increasingly accessible and offer a diverse range of uses for all to enjoy in an attractive, clean and safe shopping environment. Increasing the accessibility of Havering's town centres will be of

particular benefit to less mobile groups such as the disabled, the elderly and families with young children.

Policy 14: Eating and drinking

5.33 The policy seeks to limit the over-proliferation of fast food outlets along Havering's Metropolitan, District and Local centres due to the adverse impacts these can inflict on both the vitality and viability of town centres and the health and well-being of its residents. Such policy can therefore be seen to benefit all protected groups, particularly young children who are most susceptible to obesity and its health implications.

Policy 15: Culture and creativity

5.34 The Council is committed to protecting and enhancing the boroughs cultural assets, with the council supporting proposals which promote community engagement, increase social inclusiveness and expand the boroughs cultural offer to reflect the diversity of its local communities. This policy can be seen to benefit all protected groups with proposals safe-guarding both the boroughs culture assets and residents' beliefs and values in an attempt to further instil respect and tolerance for all.

Policy 16: Social infrastructure

5.35 Havering is a relatively affluent borough; however, there are pockets of deprivation to the north (Gooshays and Heaton wards) and south (South Hornchurch), which has led to the existence of health inequalities in the borough. The Social Infrastructure policy therefore seeks to improve the health and well-being of Havering's population by ensuring that development creates the basic environment for people to lead a healthy lifestyle, with access to a variety of health, education, sports and leisure facilities which will be protected and enhanced under this policy. The policy will naturally benefit groups with higher health related needs, such as older and disabled people, as well as children who require access to health, sports and leisure facilities to ensure they remain active, lead healthy lives and combat the growing risk of childhood obesity.

5.36 Havering also has many meeting places, churches, synagogues, temples, community facilities and prayer centres that cater for a range of faiths and beliefs. The policy seeks to support community organisations and religious groups to help them to meet their need for faith facilities. For many, local

community centres and cultural centres are their main source of support, particularly for people from Ethnic Minorities. These centres support social activity and provide help and advice for dealing with life's difficulties.

Policy 17: Education

5.37 The policy seeks to assure the delivery of sufficient school and nursery places to meet the needs and demands of the borough. This will benefit all current and future school children regardless of ability/disability aged between 0 & 19, as well as improving the socio-economic environmental condition of the borough, making it a more attractive place to live, work and visit.

Policy 18: Open space, leisure and recreation

5.38 The policy seeks to ensure that all residents have access to high quality open space, sports and recreation facilities by protecting the borough's existing facilities and requiring development to improve the quality of and access to said facilities.

5.39 Improving the quantity and quality of open space provision and enhancing access to said facilities has been found to convey significant physical and mental health benefits and consequently, such policy can be seen to benefit all protected groups, particularly the elderly; those with disability and mothers with young children who may wish to take their children out to accessible and nearby recreational spaces for important play time.

Policies 19-21: Business growth, Loss of industrial land & Affordable workspace

5.40 The Business growth, Loss of industrial land & Affordable workspace policies aim to deliver business growth and economic prosperity across the borough by protecting existing Strategic Industrial locations (SILs) and Locally Significant Industrial Sites (LSISs), as well as promoting new office development within Romford. The protection of employment land will help to decrease unemployment which is currently a large problem for ethnic minority groups, people with disability, young people and the elderly who may wish to start or return to work, with land readily available to accommodate the business spaces needed to generate jobs.

5.41 By retaining employment land and seeking the creation of accessible and affordable new local business space, we will also begin to see more people

with disability have access to wider employment opportunities. The policies also encourage the provision of well-designed affordable and flexible business spaces of varied unit sizes that would help foster an environment conducive to the creation of a wide-range of new employment opportunities for the benefit of all protected groups within the borough.

Policy 22: Skills and training

5.42 The policy aims to provide local residents the opportunity to acquire new skills and training from a range of new developments, especially where they offer scope for later employment. The policy includes the requirement for larger schemes to provide an employment and training strategy which will include details of how training and employment opportunities for local people will be incorporated into the scheme. Young people, ethnic minority persons and people with disability who often suffer higher levels of unemployment and lack skills, knowledge and opportunity are expected to benefit most from such policy. Furthermore; the policy also aims to stimulate and deliver opportunity for all people.

Policy 23: Transport connections

5.43 The policy aims to improve the public transport connectivity to key services and locations in and outside of the borough, most notably the boroughs town centres and Queens Hospital whose catchment is increasingly on the rise. This improved transport connectivity will improve accessibility for groups who largely depend on the public transport network i.e. the elderly, disabled and young adults and consequently, the policy can be seen to reduce indices of social exclusion across the borough.

5.44 The enhancement of the sustainable transport offer also links with the Managing pollution policy (Policy 33), as improved public transport connectivity should lead to decreased car use and subsequent improvements to Havering's air quality which will benefit all protected groups.

Policy 24: Parking provision and design

5.45 As an outer North East London borough, it is unsurprising that Havering has some of the highest levels of car use and car ownership in London. Although the borough has good radial connections and strong links to London and adjoining areas, many journeys (such as north-south) are difficult and time-consuming because of inadequate infrastructure.

5.46 The policy therefore requires all new development to provide 'sufficient' parking, with special revisions made to include disabled and cycle parking in line with the London Plan. The policy therefore ensures that the needs of all residents are met, including those groups traditionally reliant on car use such as the elderly and those with young children, as well as those without access to a car who rely on cycling as their principle means of travel.

Policy 25: Digital connections

5.47 The Policy seeks to promote the delivery of improved internet connectivity for all new developments. The disabled and older age groups will likely benefit most from such policy, with improved digital access allowing for home working and further skill progression providing a means of social inclusion for those who might otherwise struggle to leave home.

Policy 26: Urban design

5.48 Good design is essential to creating beautiful, sustainable and inclusive places. Under this policy, the Council will require a high standard of design for all buildings and spaces in the borough. A key element of good design recognised in the policy is ensuring that buildings are accessible to all. Examples of features which improve accessibility could include wheelchair access, step free routes, way-finding and non-slip surfaces. Those less mobile, including older and disabled people will benefit most from such policy.

Policy 27: Landscaping

5.49 The policy seeks to ensure that all new developments incorporate a detailed and high quality landscape scheme with existing landscape features that contribute positively to the setting and character of a local area as well as maximising opportunities for greening through planting of trees and other soft landscaping.

5.50 Landscape, which refers to the character, design and appearance of all of the spaces between buildings, can not only contribute positively to the streetscape and local character of an area but it can also provide visual amenity and opportunities for recreation and relaxation.

5.51 Ensuring incorporation of high quality landscape schemes and retaining existing landscape features has the potential to benefit all protected groups in

continuing to ensure the provision of opportunities for recreation and relaxation and enhancement of an area's visual amenity which would be of significant health benefits to all protected group.

Policy 29: Green infrastructure

5.52 The policy seeks to maintain and expand the network of green spaces and

natural features in the borough and optimise the benefits of green infrastructure to the environment, economy and community.

5.53 Green infrastructure, which is a network of green spaces and natural features can provide multiple benefits for all protected groups, providing opportunities for recreation, physical activity and education which can in turn encourage the adoption of healthy, active lifestyles as well as enhancing resident knowledge about their local environment.

Policy 30: Nature conservation

5.54 The policy seeks to ensure the protection and enhancement of designated biodiversity and geo-diversity sites across the borough for future generations to enjoy. Protection and enhancement of the boroughs biodiversity can be seen to benefit all protected groups, continuing to provide residents with high quality, attractive amenity space for all to enjoy. It is also considered that young people will benefit considerably from such policy, with increased opportunity for learning experiences to take place outside of the classroom to aid in their educational experience.

Policy 32: Flood management

5.55 The policy seeks to ensure that new and existing developments are safe from flooding and the physical safety of all residents and their belongings is guaranteed. The policy also ensures correct measures are integrated into new developments that minimise the risk of flooding and increase the resilience of Havering's communities to respond to the impacts of flooding events.

5.56 Developments that are located out of high flood risk zones and are well designed to counter flood risk would be of most benefit to vulnerable, less mobile groups such as the elderly, the disabled and families with very young children.

Policy 33 & 34: Air quality and Managing pollution

5.57 These policies seek to improve the health and well-being of Havering's residents and to protect the borough's natural environment from air pollution and undue adverse impacts of new development from noise, odour and light pollution, land contamination, visual pollution and vibration by controlling and minimising exposure to these adverse impacts. Air quality is a particular issue in Havering, with the whole of the borough identified as an Air Quality Management Area. The main pollutants of concern are Nitrogen dioxide (NO2), Particulate Matter 10 micrometres or in diameter (PM10) and Particulate Matter 2.5 micrometres or less in diameter (PM2.5), and long term exposure to these pollutants are linked to cancer, heart disease, reduced lung function and respiratory disease. These policies therefore have particular benefits for both young and elderly persons who have been identified as being particularly sensitive to health issues linked to air pollution.

Policy 36: Waste management for new developments

5.58 The waste management policy seeks to protect existing waste sites and ensure development reduces waste and promotes recycling. The policy seeks waste storage to be located where it can be conveniently and safely accessed, which will benefit all members of the community.

6. Results of Equality Impact Assessment Screening

Protected Group	Summarise any possible negative impacts that have been identified for each protected group and the impact of this for the development of this activity	Summarise positive impacts or potential opportunities to advance equality or foster good relations for each protected group
Age	The Proposed Submission version of the Local Plan is not expected to have a negative impact in relation to this protected group	All relevant policies contained within the Proposed Submission version of the Local Plan are considered to have positive impacts enjoyed by all ages. Older people will benefit particularly from policies to improve accessibility to services, health, amenity and recreational facilities, namely; - Housing supply - Affordable housing - Housing mix - Specialist accommodation - Residential design and amenity - Healthy communities - Town Centre development - Social infrastructure - Open space, leisure & recreation - Transport connections - Parking provision and design - Digital connections - Urban design - Flood management; and - Air quality and pollution Children and Young people will also benefit from all the above and the additional policies below, including: - Houses in multiple occupation - Conversions and subdivisions - Garden and backland development - Eating and drinking - Education and early years provision - Business growth - Affordable workspace

		- Skills and training; and - Nature conservation
Disability	The Proposed Submission version of the Local Plan is not expected to have a negative impact in relation to this protected group	It is considered that the relevant policies within the Proposed Submission version of the Local Plan will have a positive impact on the quality of life of disabled people. Disabled people will benefit particularly from policies to improve accessibility to homes, services, health, amenity and recreational facilities, namely; - Housing supply - Housing mix - Specialist accommodation - Residential design & amenity - Healthy communities - Social infrastructure - Open space, leisure & recreation - Business growth - Affordable workspace - Skills and training - Transport connections - Parking provision and design - Urban design; and - Digital connections
Ethnicity/Race	The Proposed Submission version of the Local Plan is not expected to have a negative impact in relation to this protected group	The Proposed Submission version of the Local Plan aims for overall improvements in the borough from which people should benefit regardless of their race. Protection and enhancement of cultural facilities will support the needs of ethnic minority communities as will the residential amenity policy, where the adoption of 'secured by design' principles will ensure safety for all. The needs of Romany Gypsies and Irish travellers which are identified as racial groups under the Equalities Act are also considered in the Proposed Submission version of the Local Plan, with the 'Gypsy & Traveller' policy seeking to meet the objectively assessed pitch needs of such a group.

Gender/Sex	The Proposed Submission version of the Local Plan is not expected to have a negative impact in relation to this protected group	The Proposed Submission version of the Local Plan aims for overall improvements in the borough from which all people should benefit, regardless of gender. The residential design and amenity policy will help to address both the fear of crime (most commonly expressed by women) and being a victim of 'stranger violence' within the public realm (as most commonly expressed by men)
Gender Re-assignment	The Proposed Submission version of the Local Plan is not expected to have a negative impact in relation to this protected group	The Proposed Submission version of the Local Plan aims for overall improvements in the borough from which all people should benefit, regardless of their current or previous gender. The residential design and amenity policy will help to address the fear of hate crime often expressed by many members of the LGBT community.
Marriage & Civil Partners	The Proposed Submission version of the Local Plan is not expected to have a negative impact in relation to this protected group	The Proposed Submission version of the Local Plan aims for overall improvements in the borough from which all people should benefit, regardless of their relationship status.
Pregnancy & Maternity	The Proposed Submission version of the Local Plan is not expected to have a negative impact in relation to this protected group	The Proposed Submission version of the Local Plan aims to secure additions and improvements to open space which will bring benefits to all sectors of society. Families and young people will be particular beneficiaries, with nearby open spaces central to important play time. Pregnant women and new families will also benefit from the social infrastructure policy which seeks to protect and improve community and healthcare facilities as well as their accessibility.
Religion or Belief	The Proposed Submission version of the Local Plan is not expected to have a negative impact in relation to this protected group	The Proposed Submission version of the Local Plan aims for overall improvements in the borough from which all people should benefit, regardless of their religion of beliefs.

		Faith facilities are also protected and places of worship encouraged under the Social Infrastructure policy so all beliefs have a safe place to worship.
Sexual Orientation	The Proposed Submission version of the Local Plan is not expected to have a negative impact in relation to this protected group	The Proposed Submission version of the Local Plan aims for overall improvements in the borough from which all people should benefit, regardless of their sexual orientation. The residential design and amenity policy will help to address the fear of hate crime often expressed by many members of the LGBT community.

ANNEX I: POLICY SUMMARY TABLE:

	Age	Dis-ability	Race	Sex	Gender Reassignment	Marriage and Civil Partnership	Maternity	Religion or Belief	Sexual Orientation
Spatial Strategy	+	+	+	+	+	+	+	+	+
Romford Strategic Development Area	+	+	+	+	+	+	+	+	+
Rainham and Beam Park Strategic Development Area	+	+	+	+	+	+	+	+	+
Housing Supply	+	+	+	+	+	+	+	+	+
Affordable housing	+	+	+	+	+	+	+	+	+
Housing mix	+	+	+	+	+	+	+	+	+
Specialist accommodation	+	+	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Residential design and amenity	+	+	+	+	+	+	*0*	+	+
Houses in multiple occupation	+	+	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Conversions and sub-divisions	+	+	+	+	+	+	+	+	+
Garden and backland development	+	+	*0*	*0*	*0*	*0*	+	*0*	*0*
Gypsy and traveller accommodation	*0*	*0*	+	*0*	*0*	*0*	*0*	+	*0*
Healthy Communities	+	+	+	+	+	+	+	+	+
Town Centre Development	+	+	+	*0*	*0*	*0*	+	*0*	*0*
Eating and drinking	+	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Culture and creativity	+	+	+	*0*	*0*	*0*	*0*	*0*	*0*
Social infrastructure	+	+	+	+	+	+	+	+	+
Education	+	+	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Open space, sports and recreation	+	+	+	+	+	+	+	+	+

Business growth	+	+	+	*0*	*0*	*0*	*0*	*0*	*0*
Loss of Industrial land	+	+	+	*0*	*0*	*0*	*0*	*0*	*0*
Affordable workspace	+	+	+	*0*	*0*	*0*	*0*	*0*	*0*
Skills and training	+	+	+	*0*	*0*	*0*	*0*	*0*	*0*
Transport connections	+	+	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Parking provision and design	+	+	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Digital connections	+	+	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Urban design	+	+	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Landscaping	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Heritage assets	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Green infrastructure	+	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Nature conservation	+	+	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Rivers and river corridors	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Flood management	+	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Air quality	+	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Managing pollution	+	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
On-site waste management	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Low carbon design, decentralised energy and renewable energy	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Mineral reserves	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Mineral extraction	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Secondary aggregates	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*

Key:
+ positive impact
0 neutral impact
- negative impact

N/A no impact

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

SUSTAINABILITY APPRAISAL 2017

Sustainability Appraisal for the Havering Local Plan

SA Report to accompany the
Havering Local Plan – Proposed Submission document

Project Number: 60494252

June 2017

Quality information

Prepared by	Checked by	Approved by
Nick Chisholm-Batten Principal Consultant	Steve Smith Technical Director	Steve Smith Technical Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V4	25th June 2017	Draft for client comment	25th June 2017	Steve Smith	Technical Director

Prepared for:

London Borough of Havering

Prepared by:

AECOM Infrastructure & Environment UK Limited
Aldgate Tower
2 Leman Street
London
E1 8FA
aecom.com

AECOM Infrastructure & Environment UK Limited (AECOM) has prepared this Report for the sole use of the London Borough of Havering (“Client”) in accordance with the terms and conditions of appointment (ref no: 60494252) dated April 2016. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM. This Report may not be relied upon by any other party without the prior and express written agreement of AECOM.

Where any conclusions and recommendations contained in this Report are based upon information provided by others, it has been assumed that all relevant information has been provided by those parties and that such information is accurate. Any such information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report.

© This Report is the copyright of AECOM Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Table of Contents

Introduction

1. Introduction 1
   - 1.1 Background 1
   - 1.2 Current stage of plan making 3
   - 1.3 What is the plan seeking to achieve? 3
   - 1.4 Sustainability appraisal explained 4
   - 1.5 This SA Report 5
   - 1.6 SA scoping 5

Part1: What has plan making / SA involved up to this point?

2. Introduction to Part 1 13
3. Reasonable alternatives in SA/SEA 13
4. Options considered as reasonable alternatives through the SA process 14
   - 4.1 Housing numbers 14
   - 4.2 Spatial strategy options considered 14
5. Appraisal of the spatial strategy options 17
6. Overview of the reasons for choosing the preferred spatial strategy for the Local Plan 29
7. Development of the planning policies for the Havering Local Plan 31

Part 2: What are the SA findings at this stage?

8. Appraisal of policy approaches presented in the latest version of the Local Plan 34
   - 8.1 Purpose of this chapter 34
   - 8.2 Approach to the appraisal 34
   - 8.3 Biodiversity 35
   - 8.4 Climate Change 37
   - 8.5 Land, Soil and Water Resources 39
   - 8.6 Environmental Quality 40
   - 8.7 Historic Environment, Landscape and Townscape 43
   - 8.8 Population and Community 45
   - 8.9 Health and wellbeing 48
   - 8.10 Transportation 51
   - 8.11 Economic Vitality, Employment and Skills 53
   - 8.12 Cumulative effects 55
9. Monitoring programme for the SA 57
   - 9.1 Monitoring in SA 57
   - 9.2 Proposed monitoring programme 57

Part 3: What are the next steps?

10. Next Steps 62

Appendices

Appendix A Consultation responses received on the Scoping Report 63
Appendix B Summary of context review and baseline data 69

This page is intentionally blank.

Introduction

1. Introduction

1.1 Background

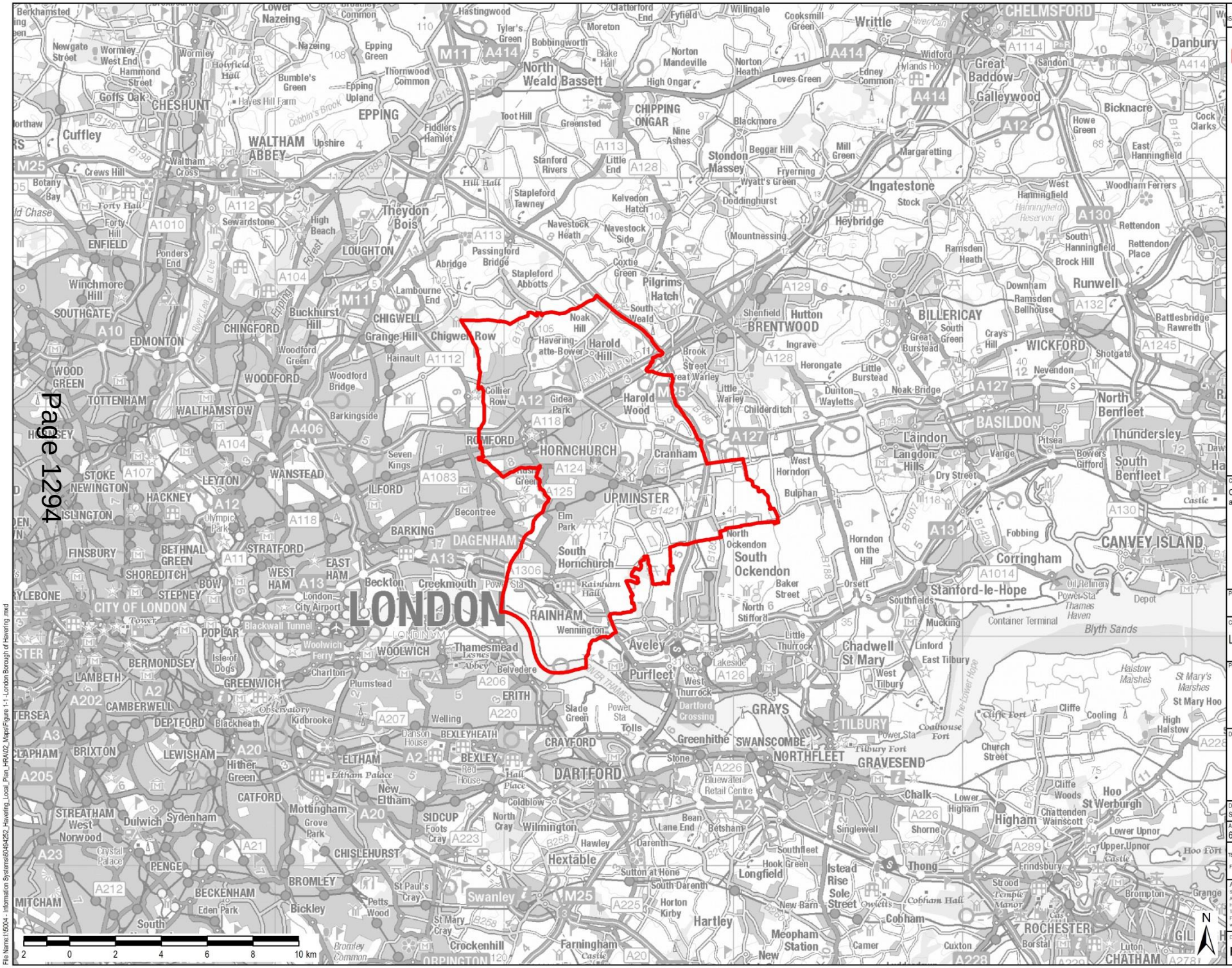
AECOM has been commissioned to undertake an independent sustainability appraisal (SA) in support of the London Borough of Havering's emerging Local Plan.

The London Borough of Havering is currently preparing a new Local Plan to replace the existing planning policies in the Havering Local Development Framework. The new Local Plan, which will cover the period to 2031, will be the key planning policy document for the borough and will guide decisions on the use and development of land. It is currently anticipated that the Local Plan will be submitted to the Secretary of State and then undergo an independent Examination in Public later in 2017.

Key information relating to the Local Plan is presented in Table 1.1.

Table 1.1: Key facts relating to the Havering Local Plan

Name of Responsible Authority	The London Borough of Havering
Title of Plan	Havering Local Plan
Subject	Spatial plan
Purpose	The Local Plan will guide future development and land use within the London Borough of Havering over the next 15 years up to 2031. Replacing the Havering Local Development Framework, the Local Plan together with the London Plan will comprise the Development Plan for the borough and will be the primary basis against which planning applications are assessed.
Timescale	To 2031
Area covered by the plan	London Borough of Havering (see map below)
Summary of content	The Local Plan will set out the vision, strategy and policies to manage growth and development in Havering in the period to 2031. It will indicate the broad locations in the borough for future housing, employment, retail, leisure, transport, community services and other types of development. The Local Plan will subsequently be supported by a separate Detailed Sites Local Plan. This will identify individual sites for specific uses that are intended to assist in delivering the priorities, objectives and strategy set out in the Local Plan.
Plan contact point	Lukas van der Steen, Senior Planner, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BD Email address: lukasvandersteen@havering.gov.uk Telephone number: 01708 432 522



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

London Borough of Havering

Copyright
Contains Ordnance Survey Data © Crown Copyright and database right 2017

Purpose of Issue: FINAL

Client: LONDON BOROUGH OF HAVERING

Project Title: SA FOR THE HAVERING LOCAL PLAN

Drawing Title: LOCATION OF THE LONDON BOROUGH OF HAVERING

Drawn	Checked	Approved	Date
SJ	BB	NCB	04/04/2017

AECOM Internal Project No.: 60494252
Scale @ A3: 1:150,000

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

AECOM
Scott House
Aerocon Link, Basingstoke
Hampshire, RG21 7PP
Telephone (01256) 310200
Fax (01256) 310201
www.aecom.com

Drawing Number: FIGURE 1.1
Rev: 00

File Name:\\5004 - Information Systems\60494252_Havering_Local_Plan_HRA\02_Maps\Figure 1-1-London Borough of Havering .mxd

1.2 Current stage of plan making

This SA Report accompanies the current consultation on the Local Plan (*Havering Local Plan – Proposed Submission*). The Proposed Submission Local Plan is being consulted on under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations.

The current consultation follows previous Regulation 18 consultation undertaken on the Local Plan in February - March 2015.[1] This initial Local Plan consultation document identified a number of strategic priorities for the Local Plan to address, and invited respondents to comment on these together with a series of issues for the borough.

1.3 What is the plan seeking to achieve?

The vision and objectives for the Local Plan were developed during the initial stages of plan making.

In this context, the Local Plan's vision is framed by four cross-cutting aims:

> ***Communities -*** *We want to help our residents to make positive lifestyle choices and ensure a good start for every child to reach their full potential. We will support families and communities to look after themselves and each other, with a particular emphasis on our most vulnerable residents.*
>
> ***Places -*** *We will work to achieve a clean, safe environment for all. This will be secured through working with residents to improve our award-winning parks and continuing to invest in our housing stock, ensuring decent, safe and high standard properties. Our residents will have access to vibrant culture and leisure facilities, as well as thriving town centres.*
>
> ***Opportunities-*** *We will provide first-class business opportunities by supporting the commercial development of companies within the borough as well as being a hub for start-ups and expanding businesses. We will ensure sustainable economic growth that generates local wealth and opportunities, as well as securing investment in high-quality skills and careers.*
>
> ***Connections -*** *We want to capitalise on our location with fast and accessible transport links both within the borough and to central London, as well as making the most of national and international connections. Likewise, we will continue to make Havering a digitally-enabled borough that is connected to residents and businesses. Enhancing our connections will strengthen the borough's offer as a Greater London hub for business.*

To achieve this vision, the following strategic objectives have been identified for the Local Plan:

i. Create high quality, safe neighbourhoods with cohesive and inclusive communities, where Havering residents want to live and settle;

ii. Increase the supply of high quality housing in Havering by a minimum of 17,550 dwellings over the Plan period;

iii. Ensure an appropriate mix of dwelling sizes and tenures to meet the needs of Havering's increasingly diverse population;

iv. Deliver sustainable new communities in Rainham and Beam Park and Romford;

v. Enable healthier lifestyles to improve the health and well-being of Havering's population and reduce health inequalities;

vi. Enhance the vitality and viability of Havering's town centres and the diversity and quality of uses within them, enabling them to meet the needs of local communities;

vii. Improve the cultural provision in Havering and protect and enhance existing cultural assets;

viii. Ensure that the essential physical and social infrastructure is provided and existing infrastructure is enhanced to support the planned growth in Havering;

[1] London Borough of Havering (February 2015) A New Local Plan for Havering https://www3.havering.gov.uk/Documents/Planning/local-plan-questionnaire.pdf

ix. Support Havering's economic growth and the supply of high quality modern and flexible business premises within the borough's town centres and designated industrial areas;

x. Increase the quantity and variety of employment, training and learning opportunities for Havering residents;

xi. Improve accessibility, connectivity and ease of movement to, from and within Havering;

xii. Support sustainable transport options and make Havering a better place to cycle and walk around;

xiii. Create, protect and enhance distinctive places, spaces and buildings in Havering that are of high architectural quality, are safe, well designed and respect the character of the local area;

xiv. Proactively conserve, enhance, and ensure greater understanding of Havering's heritage assets, their settings and wider historic environment.

xv. Increase the quality and accessibility of Havering's public open spaces and maintain and enhance biodiversity and geodiversity;

xvi. Protect and enhance Havering's green belt;

xvii. Facilitate the reuse, recycling and landfill diversion of waste in Havering;

xviii. Improve and manage air quality, noise, land and light pollution throughout the borough, protecting and enhancing the levels of amenity that Havering residents currently experience

xix. Ensure that development in Havering minimises its energy use and is designed to adapt to, and reduce the effects of, climate change;

xx. Improve water quality and protect water resources in Havering;

xxi. Avoid, reduce and manage all forms of flood risk in Havering, and support the use of Sustainable Drainage Systems (SuDS);

xxii. Promote the re-use of minerals and minimise adverse environmental impacts from extraction in Havering;

In the context of the above aims and objectives, the current version of the Local Plan sets out the following:

- A 'Boroughwide Strategy for Growth' for Havering, incorporating a proposed spatial strategy and key diagram.
- Policies for two key Strategic Development Areas in Romford and Rainham / Beam Park.
- A series of planning policies to guide development in the borough to 2031.

1.4 Sustainability appraisal explained

SA considers and communicates the likely significant effects of an emerging plan, and the *reasonable alternatives* considered during the plan making process, in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative effects and maximising positive effects. Through this approach, the SA seeks to maximise the emerging Local Plan's contribution to sustainable development.

An SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law European Union Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. SA widens the scope of the assessment to explicitly include social and economic issues.

The SEA Regulations require that an environmental report is published for consultation alongside the draft plan that '*identifies, describes and evaluates' the likely significant effects of implementing 'the*

plan, and reasonable alternatives'. The environmental report must then be taken into account, alongside consultation responses, when finalising the plan. This SA Report serves that purpose.

The 'likely significant effects on the environment' include those indicated in Annex I of the SEA Directive as '*including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors*'. Reasonable alternatives to the plan need to take into consideration the objectives of the plan and its geographic scope. The choice of reasonable alternatives is determined on the basis of a case-by-case assessment.[2]

In line with the SEA Regulations, this SA Report must answer the three questions:

- **What has plan-making / SA involved up to this point?**
    - Including with regards to the consideration of 'reasonable alternatives'.
- **What are the appraisal findings at this current stage?**
    - i.e. in relation to the policies currently proposed for the Local Plan, as presented in the current *Havering Local Plan – Proposed Submission* document.
- **What happens next?**
    - What are the next steps for plan making?

These questions are derived from Schedule 2 of the SEA Regulations, which set out 'the information to be provided within the [environmental] report'.

1.5 This SA Report

At the current stage of plan-making, the London Borough of Havering is consulting on the Local Plan (*Havering Local Plan – Proposed Submission*). This SA Report is produced with the intention of informing the consultation.

This SA Report has been structured in three parts according to the three questions listed above.

1.6 SA scoping

The SEA Regulations require that: *'When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies'*. In England, the consultation bodies are the Environment Agency, Historic England and Natural England.[3] These authorities were consulted on the scope of the Local Plan SA in February 2015.

The consultation responses received on the Scoping Report, and the way in which these comments were addressed, are presented in **Appendix A**.

The Scoping Report presented the following elements:

Context review and baseline data

An important step when seeking to establish the appropriate scope of an SA involves reviewing the sustainability context from key policies, plans and programmes. From the SEA Regulations it is understood that there is a need to identify key international, regional and local objectives and issues.

The Scoping Report also included a detailed baseline review which aids understanding of the current and likely future situation in the plan area and therefore the identification and evaluation of 'likely significant effects' associated with the emerging plan and reasonable alternatives.

[2] Commission of the European Communities (2009) Report from the Commission to the Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC). (COMM 2009 469 final).
[3] In line with Article 6(3).of the SEA Directive, these consultation bodies were selected because *'by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programme'.'*

The context review and baseline information initially included in the SA Scoping Report (February 2015) was updated following the receipt of consultation responses and provides a key part of the information base for the appraisal. **Appendix B** presents a summary of the updated context review and the baseline data, as well as key sustainability issues for the borough.

SA Framework

Drawing on the review of the sustainability context and baseline, the SA Scoping Report identified a range of sustainability problems / issues that should be a particular focus of SA, ensuring that it deals with the most important sustainability issues. These issues were then translated into an SA 'framework' of objectives and appraisal questions.

The SA Framework provides a benchmark or yardstick against which the sustainability effects of the Local Plan and alternatives can be identified and evaluated based on a structured and consistent basis. In this context, the objectives and appraisal questions which comprise the SA Framework provide a methodological framework for the appraisal of likely significant effects on the baseline.

The SA Framework and the appraisal findings in this SA Report have been presented under nine 'SA themes', reflecting the range of information being considered through the SA process. These are:

- Biodiversity
- Climate Change
- Land, Soil and Water Resources
- Environmental Quality
- Historic Environment, Landscape and Townscape
- Population and Community
- Health and Wellbeing
- Transportation
- Economic Vitality, Employment and Skills

Table 1.2: SA Framework for the Havering Local Plan

SA theme	SA objectives	Appraisal questions. Will the option/proposal help to…
Biodiversity	Maintain and enhance biodiversity and geodiversity.	Support continued improvements to the status of the nationally designated sites of significance within and in the vicinity of the borough?
		Protect and enhance priority habitats, and the habitat of priority species?
		Support enhancements to local and sub-regional ecological networks, including through Green Infrastructure improvements?
		Achieve a net gain in biodiversity?
		Increase the resilience of biodiversity in the borough to the effects of climate change?
		Support access to, interpretation and understanding of biodiversity and geodiversity?
Climate Change	Reduce contributions to climate change and enhance the capability of the borough to adapt to climate change while promoting systems efficiency (water, energy, recycling, sustainable drainage systems, green infrastructure) and local renewable energy production.	Limit the increase in the carbon footprint of Havering from population growth?
		Promote the use of sustainable modes of transport, including walking, cycling and public transport and reduce the need to travel?
		Increase the number of new developments meeting sustainable design criteria?
		Generate energy from low or zero carbon sources?
		Reduce energy consumption from non-renewable resources?
	Avoid, reduce and manage all forms of flood risk, and encourage the use of SuDS.	Ensure that no development takes place in areas at higher risk of flooding, taking into the likely effects of climate change into account?
		Improve and extend green infrastructure networks in the borough to support adaptation to the potential effects of climate change?
		Sustainably manage water run-off, reducing surface water runoff (either within the borough or downstream)?
		Ensure the potential risks associated with climate change are considered through new development in the borough?
Land, Soil and Water Resources	Minimise the production of waste and maximise the reuse, recycling and landfill diversion of waste.	Reduce the amount of waste produced?
		Support the minimisation, reuse and recycling of waste?
		Maximise opportunities for local management of waste in order to minimise export of waste to areas outside?
		Encourage recycling of materials and minimise consumption of resources during construction?

SA theme	SA objectives	Appraisal questions. Will the option/proposal help to…
	Ensure appropriate levels of aggregate extraction, whilst minimising adverse environment impacts.	Facilitate appropriate levels of aggregate extraction?
		Minimise the adverse environmental effects of aggregate extraction?
	Protect water resources, while contributing to the objectives of water management plans.	Minimise water consumption?
Environmental Quality	Manage air quality, noise, land, water and light pollution throughout the borough.	Maintain or improve local air quality?
		Maintain or improve local noise quality?
		Support enhancements to water quality?
		Protect groundwater resources?
		Minimise light pollution?
	Reduce the adverse effect of traffic on the environment.	Reduce the adverse effect of traffic on the environment?
	Support land remediation that can improve the ecology of the area and mitigate flood risk.	Help remediate contaminated land?
Historic Environment, Landscape and Townscape	Conserve and enhance the historic environment, heritage assets and their settings where appropriate.	Conserve and enhance buildings and structures of architectural or historic interest?
		Support the integrity of the historic setting of key buildings of cultural heritage interest?
		Conserve and enhance the integrity of conservation areas present in the borough?
		Support access to, interpretation and understanding of the historic environment?
	Conserve and enhance cultural assets.	Conserve and enhance features and areas of cultural value for the local community?
	Create, protect and enhance places, spaces and buildings that are of high quality, well designed and respect the character of the local area.	Conserve and enhance local diversity and distinctiveness?
Population and Community	Provide the opportunity for all residents to live in an affordable,	Support the provision of a range of house types and sizes?
		Support enhancements to the current housing stock?

SA theme	SA objectives	Appraisal questions. Will the option/proposal help to…
	decent home.	Meet the needs of all sectors of the community?
		Provide quality and flexible homes that meet people's needs?
		Promote the use of sustainable building techniques, including use of sustainable building materials in construction?
	Improve accessibility to essential services, facilities and the workplace.	Improve the availability and accessibility of key local facilities and amenities, including specialist services for disadvantaged groups?
	Reduce poverty, inequality and social exclusion.	Promote the development of a range of high quality, accessible community facilities?
	Reduce crime, the fear of crime and increase community safety.	Facilitate design and layout which promotes community safety and helps reduce the fear of crime?
	Foster community identity and participation.	Promote social inclusion and community ownership?
Health and wellbeing	Improve the health and wellbeing of the population.	Promote accessibility to a range of leisure, health and community facilities, for all age groups?
		Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards?
		Encourage the use of healthier modes of travel?
		Reduce the impact on residents from the road network?
		Improve road safety?
Transportation	Reduce the need to travel particularly via environmentally harmful means by ensuring facilities and services are in sustainable locations and supporting flexible working conditions.	Reduce the need to travel through sustainable patterns of land use and development?
		Encourage modal shift to more sustainable forms of travel?
		Enable sustainable transport infrastructure enhancements?
		Facilitate working from home and remote working?
Economic Vitality, Employment and Skills	Improve opportunities for economic growth.	Promote the economic vitality of the key town and local centres of the borough?

SA theme	SA objectives	Appraisal questions. Will the option/proposal help to…
	Facilitate indigenous, inward and regional investment.	Provide for the needs of businesses (range of premises, services, infrastructure, skilled workforce)?
		Enable larger businesses to locate in the area?
	Offer all residents the opportunity for rewarding, well-located and satisfying employment.	Support local communities through employment provision?
		Provide live / work units?
	Improve life-long learning, skills and education.	Promote skills development and participation in further education?

This page is intentionally blank.

Part 1:
What has plan making / SA involved up to this point?

2. Introduction to Part 1

Preparation of the Havering Local Plan began in 2015. As highlighted above, two statutory consultations have been undertaken to date, including the initial Regulation 18 consultation for the Local Plan and the consultation on the SA Scoping Report.

The aim of Part 1 of this SA Report is not to recount the entire plan-making process to date but, rather, to explain how work was undertaken to develop and then appraise reasonable alternatives in late 2016 and early 2017. It also seeks to explain how the Council has taken into account the findings of the appraisal of reasonable alternatives when finalising the *Havering Local Plan – Proposed Submission* document. Presenting this information is important given regulatory requirements.[4]

3. Reasonable alternatives in SA/SEA

A key element of the SA process is the appraisal of 'reasonable alternatives' for the Local Plan. The SEA Regulations[5] are not prescriptive as to what constitutes a reasonable alternative, stating only that the SA Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.

The following chapters therefore describe how the SA process to date has informed the preferred spatial strategy for the borough and potential locations for proposed development. Specifically, this chapter explains how the Local Plan's spatial strategy has been developed in terms of housing numbers and distribution.

More specifically, this part of the report presents information regarding the consideration of reasonable alternative approaches to housing growth, or **'spatial strategy alternatives'**. Given that presenting a spatial strategy for housing is at the heart of the plan objectives (see section 1.3), it is reasonable that alternatives appraisal should focus on this matter.[6]

In light of this, this part of the report is structured as follows:

- Chapter 4 explains the process of establishing the reasonable alternatives considered through the SA process;
- Chapter 5 presents the appraisal findings; and
- Chapter 6 explains reasons for establishing the preferred option for the Local Plan, in light of the appraisal of the options considered as reasonable alternatives.

[4] There is a requirement for the SA Report to present an appraisal of 'reasonable alternatives' and 'an outline of the reasons for selecting the alternatives dealt with'.
[5] Environmental Assessment of Plans and Programmes Regulations 2004
[6] Recent case-law (most notably Friends of the Earth vs. Welsh Ministers, 2015) has established that planning authorities may apply discretion and planning judgement when determining what should reasonably be the focus of alternatives appraisal.

4. Options considered as reasonable alternatives through the SA process

4.1 Housing numbers

In November 2016, a revised estimate of objectively assessed housing need (OAHN) for Havering Borough was published through an update to the Outer North East London Strategic Housing Market Assessment (SHMA).[7]

The November 2016 OAHN, which had regard to relevant underlying trends (including the latest available demographic projections, anticipated economic growth and market signals), has established a need of 1,366 dwellings per annum to be delivered in the borough over the period 2011-2033. This was an increase from a previous figure of 1,145 dwellings per annum.

The established OAHN for Havering exceeds the target put forward through the Further Alterations to the London Plan (FALP). The FALP sets out a target of 11,701 dwellings to be delivered in Havering in the period 2015-2025, or 1,170 dwellings per annum to 2025. This figure is considered by the Greater London Authority to be a minimum; the FALP clearly states that Havering Council should seek to 'achieve and exceed' this target.

The London Plan is currently under review. As part of this process, housing targets for each London Borough will be updated. This will, however, be beyond the timeframe for the Havering Local Plan, and it is currently anticipated that the updated London Plan will undergo Examination in Public in summer 2018.

4.2 Spatial strategy options considered

The need to develop a broad growth strategy for the borough was identified early on in the development of the Local Plan. As such, it was recognised that this issue should be addressed via appraisal of reasonable alternatives through the SA process.

In light of the OAHN established for Havering and the FALP target for the borough, five spatial strategy options have been developed and appraised through the SA process. These reflect uplifts to the FALP target and OAHN figure, and range from the delivery of 1,253 dwellings per annum (dpa) in the borough in the first ten years of the plan to 1,549 dpa.

The spatial strategy options, and the rationale for each one, are presented in Table 4.1.

[7] Opinion Research Services (November 2016). Outer North East London Strategic Housing Market Assessment: Update for Havering, Report of Findings https://www.newham.gov.uk/Documents/Environment%20and%20planning/NewhamStrategicHousingMarketAssessment%5B1%5D.pdf

Table 4.1: Spatial strategy options considered as reasonable alternatives, and rationale

Spatial distribution option	Rationale
Option 1 – meeting the London Plan target (1,170 dwellings pa to 2025) and reflecting current densities	This option seeks to deliver in the region of **12,180** dwellings in the first ten years of the Local Plan period. It is based on a distribution reflecting the provisions of the current Local Plan (including an existing focus on Romford and the key district centres of Hornchurch and Upminster), coupled with a further focus on Rainham / Beam Park as a Strategic Development Area (SDA).
Option 2 – greater density in the two Strategic Development Areas	This option seeks to deliver in the region of **13,412** dwellings in the first ten years of the Local Plan Period. This is through a variance of Option 1 which increases densities in the SDAs of Romford SDA and Rainham / Beam Park, including in the respective Housing Zones in these locations. These densities would be over and above the current indicative densities recommended through the London Plan Housing Supplementary Planning Guidance (SPG) document (March 2016).[8]
Option 3 – greater density the two SDAs and further development in Hornchurch and Upminster, coupled with greater densities delivered through the Council's estate renewal programme	This option seeks to deliver in the region of **13,650** dwellings in the first ten years of the Local Plan through increasing densities at Romford, Hornchurch and Upminster and delivering increased densities in the areas covered by Havering Council's estate renewal programme. The densities will be over and above those proposed through the London Plan Housing Supplementary Planning Guidance for different categories of locations.
Option 4 – lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved	Delivering in the region of **12,180** dwellings in the first ten years of the Local Plan, this option responds to existing demographic trends in the borough which, as highlighted by the SHMA, indicate increased demand for family housing and older people's housing. Given land supply constraints, this option would require a degree of development within the Green Belt.
Option 5 – exceeding OAHN by facilitating greater density in the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release	This option seeks to deliver **15,010** dwellings in the first ten years of the Local Plan, which is significantly above the established OAHN for the borough. It will facilitate development within the Green Belt to help contribute to maintaining a five-year land supply.

These options reflect existing and likely land availability in the borough, as reflected by the outcomes of ongoing evidence base studies being undertaken to inform the Local Plan.

A more detailed breakdown of the spatial distribution of housing represented by each option, including in relation to key locations in the borough, is presented in Table 4.2. These figures relate to the first ten years of the plan period as the Local Plan focuses on growth within the first ten years.

[8] GLA (March 2016) Housing Supplementary Planning Document https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf

Table 4.2: Spatial strategy options: breakdown of housing numbers

	Option 1: Meeting the London Plan target and reflecting current densities	Option 2: Greater density in the two SDAs	Option 3: Greater density the two SDAs and further development in Hornchurch and Upminster, coupled with greater densities delivered through the Council's estate renewal programme	Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved	Option 5: Exceeding OAHN by facilitating greater density in the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release
Permissions[9]	2,804	2,804	2,804	2,804	2,804
Awaiting decision	216	216	216	216	216
Vacant returning to use	260	260	260	260	260
Windfall allowance	1,860	1,860	1,860	1,860	1,860
Romford SDA	4,049	4,859	4,859	3,239	4,859
Rainham and Beam Park SDA	2,112	2,534	2,534	1,690	2,534
District centres	365	365	548	292	548
Council estate regeneration excluding within SDAs and District Centres	276	276	331	221	331
Elsewhere in the borough	238	238	238	238	238
Green Belt release	0	0	0	1,360	1,360
Total housing (10 year period)	**12,180**	**13,412**	**13,650**	**12,180**	**15,010**

[9] Including completions and housing already approved through planning permissions since the beginning of the plan period. These figures relate to the situation as at April 2017, and as such are the same for each option.

5. Appraisal of the spatial strategy options

The spatial strategy options presented in Table 4.1 and 4.2 above have been appraised against the SA Framework developed during the scoping stage of the SA and presented under the SA themes (Section 1.6).

In undertaking the appraisal, the proposed options were reviewed to determine the likelihood of positive or negative effects under each SA theme.

Where a causal link between the options and SA themes was established, impacts were identified on the basis of professional judgment with reference to the evidence base. The appraisal was undertaken with reference to the criteria in Schedule 1 of the SEA Regulations, that is:

- the probability, duration, frequency and reversibility of the effects;
- the cumulative nature of the effects;
- the transboundary nature of the effects;
- the risks to human health or the environment (for example, due to accidents);
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- the value and vulnerability of the area likely to be affected due to-
    - special natural characteristics or cultural heritage;
    - exceeded environmental quality standards or limit values; or
    - intensive land-use; and
- the effects on areas or landscapes which have a recognised national, community or international protection status.

Every effort was made to predict effects accurately; however, this is inherently challenging given the strategic nature of the options considered. Because of the uncertainties involved, there was a need to exercise caution when identifying and evaluating significant effects and ensure that assumptions were explained in full. In many instances it was not possible to predict significant effects, but it was possible to comment on the merits (or otherwise) of the options in more general terms.

The appraisal findings are summarised below. These have been presented in a series of tables which present the findings of the assessment by SA theme.

Table 5.1: Biodiversity

Spatial strategy options

Option 1: Meeting the London Plan target and reflecting current densities- 12,180 dwellings over ten years
Option 2: Greater density in the two SDAs- 13,412 dwellings over ten years
Option 3: Greater density the two SDAs and further development in Hornchurch and Upminster- 13,650 dwellings over ten years
Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved- 12,180 dwellings over ten years
Option 5: Exceeding OAHN by facilitating greater density the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release- 15,010 dwellings over ten years

Whilst the significance of the effects from each option on features and areas of biodiversity interest largely depends on the detailed location, scale and nature of development and the incorporation of biodiversity enhancement measures, it can be considered that a higher level of housing development in a settlement increases the likelihood (and potential magnitude) of negative effects on the designated sites and habitats and species present in their vicinity. This is linked to an increased likelihood of direct effects, such as from land take, disturbance or the loss of key features of ecological value, and an increased likelihood of indirect effects, such as from a reduction of ecological connectivity, and changes in land use patterns.

In relation to nationally designated nature conservation sites, three SSSIs are present in Havering. The two key sites in the south of the borough are: the Ingrebourne Marshes SSSI, which comprises part of the Ingrebourne Valley and supports the largest and one of the most diverse coherent areas of freshwater marshland in Greater London; and the Inner Thames Marshes SSSI, which forms the largest remaining expanse of wetland bordering the upper reaches of the Thames Estuary, and is of particular note for its diverse ornithological interest, including the variety of breeding birds and the numbers of wintering wildfowl, waders, finches and birds of prey. SSSI Impact Risk Zones (IRZs) are a GIS tool/dataset which maps zones around SSSIs according to the particular sensitivities of the features for which they are notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs. In this context, IRZs relating to the Ingrebourne Marshes SSSI and the Inner Thames Marshes SSSI for 'residential development of 100 units or more' covers the whole of Rainham. As such, Option 2, 3 and 5, which puts forward 2,534 dwellings in the Rainham and Beam Park SDA has the most potential to have effects on the two SSSIs. The option with the least potential to impact on the two sites is Option 4, which promotes fewer dwellings, at 1,771 dwellings. Other proposed locations for development are not within the IRZs for these two SSSIs.

The Hornchurch Cutting SSSI has been designated for its geodiversity interest and is located on the Hornchurch to Romford railway line north east of Hornchurch town centre. Given its designation for geological exposures, the extent of the site's IRZ is limited to within 50m of the site. As such, it is unlikely that the options being considered would result in significant effects on the integrity of the site, or that any one of options would have an increased likelihood of effects on this nationally designated site.

Two SSSIs are located in close proximity to the north of the borough, Hainault Forest SSSI and Curtismill Green SSSI. IRZs for these SSSIs relating to residential development do not extend to the settlements closest to the sites in the north of the borough, including Collier Row and Harold Hill. As such, Option 3 and 5, which propose a similar limited level of housing in these locations, would not be likely to lead to effects on the integrity of these sites. However, IRZs relating to the SSSIs extend into the undeveloped Green Belt on the northern edge of the borough. As such Options 4 and 5 have the potential to lead to effects on the SSSIs if development were to be proposed in the Green Belt in these locations.

Whilst the Green Belt has been designated to prevent urban sprawl, and not for biodiversity reasons, and parts of the Metropolitan Green Belt in general have low biodiversity value, the options which facilitate development within the Green Belt have the potential to lead to increased impacts on biodiversity assets. This is reflected by the increased concentration of BAP Priority Habitats in the areas of Havering within the Green Belt, in comparison with the concentration of BAP Priority Habitats in the built up parts of the borough. As such, Options 4 and 5 have increased potential to have impacts on key habitats of ecological importance through proposing new development within the Green Belt.

Option 4 also has the potential to lead to the less efficient use of land, with increased scope for direct impacts from new development on existing biodiversity assets. However it should be recognised that lower density development can support the biodiversity value of some locations through open space and garden provision. This, however, depends on the design and layout of new development and implementation of high quality multifunctional green infrastructure networks.

The facilitation of increased densities in the two SDAs through Option 2, 3 and 5, and increased densities in district centres and the estate renewal programme through Option 3 and 5 will reduce the need for new development areas in other areas of the borough. This would likely help reduce impacts on habitats, species and ecological networks in these locations. The facilitation of an increased level of development in key centres in the borough will however increase pressures on existing urban habitats and species in these centres,

including brownfield biodiversity.

Table 5.2: Climate Change

Spatial strategy options

Option 1: Meeting the London Plan target and reflecting current densities- 12,180 dwellings over ten years
Option 2: Greater density in the two SDAs- 13,412 dwellings over ten years
Option 3: Greater density the two SDAs and further development in Hornchurch and Upminster- 13,650 dwellings over ten years
Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved- 12,180 dwellings over ten years
Option 5: Exceeding OAHN by facilitating greater density the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release- 15,010 dwellings over ten years

Climate change mitigation

Road transport is an increasingly significant contributor to greenhouse gas emissions in Havering. The options which direct an increased level of housing provision to the key town and district centres will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. This will help limit the need to travel to services and facilities, therefore helping to limit emissions from transport. In this context, Option 2, 3 and 5 promotes the largest level of housing in Romford, which designated as a Metropolitan Centre through the London Plan, is the settlement with the widest range of services and amenities in the borough. Similarly Option 3 directs the highest level of housing growth to the district centres (notably, given capacity, Hornchurch and Upminster) which, after Romford are the settlements best served by services and facilities. On this basis, this option has the most potential to support the use of sustainable modes of transport and minimise the need to travel. Overall, in terms of housing delivery, Option 3 and 5 promotes the highest level of housing in Romford, Upminster and Hornchurch, followed by Option 2. Option 4 promotes a significantly lower proportion of houses in these three key settlements, doing less to support a reduction of greenhouse gas emissions from transport for the reasons stated.

The Rainham and Beam Park SDA comprises part of the London Riverside development. Given that the proposed housing growth in this area is part of the larger London Riverside Opportunity Area, it is considered that new housing will be delivered alongside a significant improvement of services, facilities and amenities in the area and enhancements to employment opportunities, including at the Rainham Employment Area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a new station at Beam Park. The current proposals for the London Riverside Opportunity Area also seeks to promote lower carbon lifestyles, including through decentralised energy provision and realising low to zero-carbon energy potential opportunities. As such development in this location has the potential to help limit the carbon footprint of new housing growth. In the context of the above, Options 2, 3 and 5 which seek to deliver an increased level of housing at the Rainham and Beam Park SDA, have the potential to support lower carbon lifestyles.

Option 4, through spreading growth around the borough is likely to be less sustainable than focusing development within the key settlements because the more suburban locations will have fewer services and amenities readily available and encourage more travel. This is a factor that developers cannot easily mitigate. Dispersed growth is also more difficult to serve by public transport and may not achieve the 'critical mass' necessary to deliver new/improved public transport services to the nearest centres. As a result more trips are likely to be made by private car, with implications for greenhouse gas emissions. Similarly, Option 5, through facilitating development within the Green Belt away from existing centres, has the potential to have a similar effect in relation to emissions.

In terms of the other aspects relating to greenhouse gas emissions, the sustainability performance of development depends on elements such as the integration of energy efficient design within new development and the provision of renewable energy generation. This however can only be assessed on a site by site basis once the details of potential development become clearer (e.g. when 'pre-app' discussions take place between developers and the Council or a planning application is submitted). It should be noted though that the higher quantum of development proposed through Options 5 (and to a lesser extent) Option 3 will do more to increase the built footprint of the borough, with associated potential overall increases in greenhouse gas emissions.

In terms of carbon sequestration, this depends on elements such as the integration of green infrastructure enhancements within new development areas, incorporating the on and off-site provision of carbon sinks.

Climate change adaptation

In relation to fluvial and tidal flood risk, this largely relates to the presence of the River Thames and the Rivers Beam, Rom and Ingrebourne (and their tributaries). In relation to the River Thames, the parts of the borough to the south of Rainham are at risk from both fluvial and tidal flood risk. With regards to the River Beam, flood risk areas extend through the west of Hornchurch, and flood risk associated with the River Rom is present in

Romford, Rise Green and Rush Park. In relation to the River Ingrebourne, flood risk extends into parts of Harold Wood, western Upminster and Rainham.

Whilst all options have the potential to lead to development in these flood zones, or elevated levels of flood risk, it is considered that the provisions of the NPPF and national policy in relation to flooding will help guide development away from flood risk areas and ensure that appropriate mitigation measures are implemented. For example, the NPPF does not permit development within flood risk areas or where the effect would be to increase flood risk elsewhere without appropriate mitigation measures. Likewise, adherence to the recommendations and guidance presented in the Strategic Flood Risk Assessment (SFRA) undertaken to inform the Local Plan will help limit effects.

In relation to surface water flooding, given the urbanised nature of much of the borough, this is a key risk in many parts of Havering. A particular area of risk is Romford town centre. However, the effect of each option on flood risk from surface water runoff is difficult to establish given uncertainties regarding the nature of development and the incorporation of mitigation measures such as sustainable urban drainage systems (SuDS).

In relation to the other climate change adaptation issues, including increasing the resilience of Havering to extreme weather events, the urban heat island effect and other elements associated with the potential effects of climate change in the borough, it is not possible to evaluate the extent to which the options will support adaptation. This will depend on the extent to which new development facilitated through the options promotes, for example, the provision of high quality green infrastructure networks.

With regards to the cumulative impacts of development, there is potential for negative effects on flood risk if unmitigated. In respect to the four areas where most development is allocated through the options, the cumulative effect of housing delivery could be a significant change in the provision of hard standing which may lead to an increase in flooding either locally or elsewhere, if unmitigated. In addition, there is the potential for cumulative effects to occur where development in a number of settlements along the same watercourse will lead to changes to watercourse flow rates and an increased risk of flooding. For example, Harold Wood, Upminster and Rainham are all located along the River Ingrebourne. However, it is considered that potential cumulative effects with respect to this issue will be limited due to the provisions of the NPPF and national policy in relation to flooding.

Table 5.3: Land, Soil and Water Resources

Spatial strategy options

Option 1: Meeting the London Plan target and reflecting current densities- 12,180 dwellings over ten years

Option 2: Greater density in the two SDAs- 13,412 dwellings over ten years

Option 3: Greater density the two SDAs and further development in Hornchurch and Upminster- 13,650 dwellings over ten years

Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved- 12,180 dwellings over ten years

Option 5: Exceeding OAHN by facilitating greater density the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release- 15,010 dwellings over ten years

Land and soil resources

All of the five options are likely to promote the use of previously developed land for new housing. However Option 3 which delivers a higher level of housing through facilitating increased densities in the two SDAs (Romford and Rainham / Beam Park), further development in Hornchurch and Upminster and delivering increased densities through the Council's estate renewal programme, have the most potential among the options to deliver the efficient use of land. In contrast, Option 4, which promotes lower densities and facilitates an element of Green Belt development, and Option 5, which delivers some Green Belt development, will do the least amongst the options to promote the efficient use of land. These two options also have the most potential to lead to the loss of greenfield land in the borough.

In relation to agricultural land quality, recent (post 1988) detailed agricultural land classification has not been undertaken in most of the borough. However, the earlier classification indicated that there are significant areas of Grade 1 agricultural land present to the south east of Upminster. In the non-built up parts of the north of the borough, the earlier classification also classified land as Grade 3 agricultural land. It is uncertain whether this comprises Grade 3a land (i.e. land classified as the best and most versatile agricultural land) or Grade 3b land (i.e. land not classified as such).

Whilst Option 3 and 5 promotes a larger housing delivery in Upminster (and, as such, in a part of the borough with higher agricultural quality land present), development under this option would be focussed on Upminster town centre. As such, there is less likely to be landtake on the best and most versatile agricultural land in this location. However, Options 4 and 5, through facilitating development in the Green Belt have increased potential to lead to the loss of higher quality agricultural land in this area, as well as in northern parts of the borough.

Water resources

In relation to water supply, the NPPF states that local plans should plan positively to ensure the provision of infrastructure for water supply, including an assessment of its quality and capacity (paragraphs 156, 157 and 162). In the context of the current assessment, it is anticipated that the Water Resources Management Plans prepared by water supply companies will be expected to address long-term water supply issues associated with growth.

Waste

The generation of waste is an inevitable consequence of development, including both waste generated by construction, as well as waste subsequently generated by households etc.. In a simplified scenario, the more housing that is delivered, the more waste that will be generated. In this context, Options 3 and 5 have the most potential to increase waste arisings though delivering more housing, with Option 1 and 4 having the most potential to limit waste arisings.

The management of waste, including the minimisation of waste and the encouragement of the re- use, recycling and recovery of waste materials would be undertaken on a site by site basis. All development would be required though to meet the relevant legislative requirements with regard to waste. Given the legislative and regulatory requirements regarding waste it is considered that development is unlikely to have a significant negative impact on waste management.

Table 5.4: Environmental Quality

Spatial strategy options

Option 1: Meeting the London Plan target and reflecting current densities- 12,180 dwellings over ten years
Option 2: Greater density in the two SDAs- 13,412 dwellings over ten years
Option 3: Greater density the two SDAs and further development in Hornchurch and Upminster- 13,650 dwellings over ten years
Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved- 12,180 dwellings over ten years
Option 5: Exceeding OAHN by facilitating greater density the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release- 15,010 dwellings over ten years

Air quality

Air quality is a key issue for Havering. The whole of the borough was designated as an Air Quality Management Area in 2006 due to levels of nitrogen dioxide (NO_2) and particulate matter (PM_{10}). The main source of air pollution is road traffic vehicle emissions. Significant amounts also come from residential and commercial gas use, industry, construction sites and emissions from outside London.

Given that the options currently being considered are housing focused, this assessment focuses on emissions from transport related to housing growth.

The options which direct an increased level of housing provision to the key town and district centres will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. This will help limit the need to travel to services and facilities, therefore helping to limit emissions from transport. In this context, Options 2, 3 and 5 promote the highest level of housing growth in Romford, which, designated as a Metropolitan Centre through the London Plan, is the settlement with the widest range of services and amenities in the borough. Similarly Options 3 and 5 direct the highest level of housing delivery to the larger district centres of Hornchurch and Upminster, which, after Romford are the two settlements best served by services and facilities, and the other district centres. On this basis, these options have the most potential to support the use of sustainable modes of transport (including walking and cycling) and minimising the need to travel.

Overall, in terms of housing delivery, Option 3 and 5 promote the highest level of housing in Romford, Upminster and Hornchurch. Option 4 promotes a lower proportion of housing growth in these three key settlements, doing less to reduce the need to travel for services and facilities and limit emissions.

The Rainham and Beam Park SDA is part of the London Riverside development. Given that proposed housing growth in this area is part of the larger London Riverside Opportunity Area, it is considered that new housing at this location will be delivered alongside a significant improvement of services, facilities and amenities in the area and enhancements to employment opportunities, including at the Rainham Employment Area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a proposed new station at Beam Park. As such, development in this location has the potential to help limit emissions from transport resulting from growth. In this context, Option 2, 3 and 5, which seek to deliver an increased level of housing at the Rainham and Beam Park SDA, have the potential to limit emissions for these reasons.

Option 4, through spreading growth around the borough, including within the Green Belt, has the potential to increase emissions through encouraging car use. This is due to the option being likely to deliver housing at locations with fewer services and amenities readily available. This is a factor that developers cannot easily mitigate. Dispersed growth is also more difficult to serve by public transport and may not achieve the 'critical mass' necessary to deliver new/improved public transport services and walking and cycling networks to the nearest centres. As a result, more trips are likely to be made by private car, with implications for emissions from transport. Similarly, Option 5, through facilitating development within the Green Belt away from existing centres, has the potential to have a similar effect in relation to emissions.

Soil quality

All five options have the potential to support the widespread remediation of contaminated land in the borough through promoting the use of previously developed land. However, Options 3 and 5, which deliver a higher level of housing through facilitating increased densities in the SDAs (Romford and Rainham / Beam Park), increasing delivery in Hornchurch and Upminster, as well as delivering increased densities through the Council's estate renewal programme, have the most potential among the options to deliver the remediation of brownfield sites. In contrast, Option 4, which promotes lower densities and facilitates an element of Green Belt development, and will do less to facilitate the remediation of areas of land contamination by reducing an impetus on previously developed land.

Water quality

Whilst the significance of the effects from each option on water quality largely depends on the location, scale and nature of development and the incorporation of mitigation measures (e.g. SuDS, it can be considered that a higher level of housing development within a settlement increases the likelihood (and potential magnitude) of

negative effects on both surface water and groundwater resources. This is linked to increased levels of surface water runoff, increased suspended sediment loading and discharge of polluted runoff.

The chemical and biological water quality of watercourses in Havering has historically been poor, with particular issues relating to the water quality of the River Ingrebourne and the River Rom/Beam. The latest Water Framework Directive assessment identifies some improvements, with sections of Havering's waterways achieving moderate quality classification. Under the provisions of the Water Framework Directive, the Beam and Ingrebourne need to achieve good status by 2027.

In relation to the water quality of these watercourses, the River Rom and the River Beam have the potential to be affected by new development areas in Romford, Hornchurch, Rainham/Beam Park and Collier Row. In this respect, Options 3 and 5, followed by Option 2, have the most potential to lead to cumulative impacts on water quality in these two watercourses. The water quality of the River Ingrebourne has the potential to be affected by new development areas in Upminster, Harold Wood and Rainham. As such, Option 3 and 5 have the most potential to lead to cumulative impacts on water quality on the River Ingrebourne. It should be noted though that the development of previously developed land has the potential to support the remediation of contaminated land which may support longer term enhancements to water quality.

In relation to groundwater quality, part of Rainham and South Hornchurch are underlain by Zone 1 and 2 groundwater Source Protection Zones. In this respect, Options 2, 3 and 5 have the most potential to lead to effects on groundwater quality through facilitating an increased level of housing development in these locations.

Table 5.5: Historic Environment, Landscape and Townscape

Spatial strategy options

Option 1: Meeting the London Plan target and reflecting current densities- 12,180 dwellings over ten years

Option 2: Greater density in the two SDAs- 13,412 dwellings over ten years

Option 3: Greater density the two SDAs and further development in Hornchurch and Upminster- 13,650 dwellings over ten years

Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved- 12,180 dwellings over ten years

Option 5: Exceeding OAHN by facilitating greater density the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release- 15,010 dwellings over ten years

The Rainham and Beam Park SDA covers the part of Rainham town centre designated through the Rainham Conservation Area. In this context, Options 2, 3 and 5, and to a lesser extent Option 1, have the most potential among the options to have impacts on the fabric and setting of the conservation area through facilitating an increased level of housing delivery in its vicinity. Whilst development, if poorly designed, can have negative impacts on the setting and fabric of the historic environment, high quality and sensitive design and layout can bring positive effects. In this context, as part of the wider London Riverside Opportunity Area, there is significant potential for new development in the area to enhance the setting of the historic environment through public realm improvements, enhancements to green infrastructure provision and investment in features and areas of cultural heritage interest. As such, an increased level of housing delivery in this area has the potential to offer additional opportunities for enhancing the setting and fabric of features and areas of cultural heritage interest, including the Rainham Conservation Area, depending on design, layout, materials used and the provision of green infrastructure enhancements.

In relation to Romford, historic environment constraints are limited to the Romford Conservation Area (covering the Market Place, High Street, North Street and South Street in the town centre) and approximately twelve listed buildings. The Romford Housing Zone, which comprises part of the SDA and will be a focus of development in the area, covers three locations in Romford town centre. The smallest of these, located to the north of the High Street, is located adjacent to Romford Conservation Area. Whilst increased housing delivery at this location through Option 2, 3 and 5, if poorly designed, could have negative impacts on the setting and fabric of the conservation area, high quality and sensitive design and layout could bring positive effects. As such, high quality design and layout could offer significant enhancements to the setting of the historic environment in this location. This is significant given Romford Conservation Area is deemed to be 'at risk' and in a 'very bad' condition by Historic England, resulting in the inclusion of the conservation area on Historic England's Heritage at Risk Register[10]. Similarly, one of the larger areas of the Housing Zone covers an area to the west of the town centre, a location with two listed buildings present, the Salem Chapel and Church of St Andrew, which are both Grade II listed. Given the current opportunities to enhance the poor public realm in this area, an increased focus on the Housing Zone through Options 2, 3 and 5 has significant opportunities to enhance the setting of these two key features of cultural heritage interest.

Parts of Upminster and Hornchurch are of historic environment interest. Two conservation areas cover various

[10] Historic England, Heritage at Risk Register 2016 https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1659362 (accessed 15th February 2017).

parts of Hornchurch town centre, namely the Langtons Conservation Area and the St Andrews Conservation Area (the nearby St Leonards Conservation Area and the RAF Hornchurch Conservation Areas are outside of the town centre) and a range of listed buildings are present in the town. In relation to Upminster, a number of listed buildings are present in the town and the town has a distinctive character. In this respect, Option 3 and 5, which direct an increased level of housing growth to Hornchurch and Upminster have increased potential to effect on these areas of historic environment interest within the towns. Given greater capacity for growth in Hornchurch when compared to Upminster, there is a greater likelihood of effects on the historic environment in Hornchurch than Upminster resulting from these options. However, as highlighted above, these effects need not be negative; an increased level of housing delivery has the potential to offer additional opportunities for enhancing the setting and fabric of features and areas of cultural heritage interest, depending on design, layout, materials used and the provision of green infrastructure enhancements.

In relation to Collier Row and Harold Hill, no statutory historic environment designations are present in these settlements. However, Option 3 and 5, which promotes an increased level of development across all of the district centres, have increased potential for effects on the historic environment or townscape character in these locations.

54% of Havering is covered by the Metropolitan Green Belt. Whilst the Green Belt is designated to prevent urban growth into countryside, and as such not directly designated for landscape quality purposes, development within the Green Belt is nonetheless likely to have adverse impacts on landscape character and local distinctiveness through facilitating growth in the open countryside. This includes in locations such as Havering-atte-Bower, or Noak Hill, which have a rich historic environment resource. As such, Options 4 and 5, which facilitate a level of housing growth within the Green Belt, have more potential than Options 1-3 (which seek to focus development within the existing built-up areas of Havering) to lead to impacts on landscape character and local distinctiveness.

Table 5.6: Population and Community

Spatial strategy options

Option 1: Meeting the London Plan target and reflecting current densities- 12,180 dwellings over ten years

Option 2: Greater density in the two SDAs- 13,412 dwellings over ten years

Option 3: Greater density the two SDAs and further development in Hornchurch and Upminster- 13,650 dwellings over ten years

Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved- 12,180 dwellings over ten years

Option 5: Exceeding OAHN by facilitating greater density the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release- 15,010 dwellings over ten years

In relation to housing delivery, of the five options Option 2, 3 and 5 will meet (and exceed) the established Objectively Assessment Housing Need for Havering. However all five options deliver the Further Alterations to the London Plan target for the borough.

Overall, through delivering a larger number of dwellings, Options 5 and 3 have most potential to deliver a broader range of housing types and tenures in the borough. Option 4 however focuses on the key housing needs in the borough of family housing and older peoples housing. In this context the option will do more to deliver these types of housing.

Accessibility to services and facilities is a key influence on the quality of life of residents and community cohesion. In this regard, development in the larger centres (Romford, Hornchurch and Upminster) will enhance accessibility through directing housing to the settlements with the broadest range of services and facilities. This will support accessibility to the wider range of amenities located in these settlements. Locating more housing in closer proximity to the services and facilities available in the key centres of the borough will also likely support quality of life and wellbeing through promoting walking and cycling and active lifestyles.

In this context, Option 2, 3 and 5 promote the highest level of housing growth in Romford, which, designated as a Metropolitan Centre through the London Plan, is the settlement with the widest range of services and amenities in the borough. Similarly Options 3 and 5 promote the highest level of housing delivery to the larger district centres of Hornchurch and Upminster, which, after Romford, are the two settlements best served by services and facilities in the borough, as well as the remaining district centres. On this basis, these options has the most potential to support accessibility to existing community facilities and promote more active lifestyles.

The Rainham and Beam Park SDA is part of the London Riverside development. Given that proposed housing growth in this area will take place as part of the larger London Riverside Opportunity Area, it is considered that new housing at this location will be delivered alongside a significant improvement of services, facilities and amenities in the area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a proposed new station at Beam Park, and significant green infrastructure enhancements. As such, development in this location has the potential to support the quality of life of residents by promoting accessibility to services and facilities, facilitating access to green infrastructure networks, and encouraging sustainable transport use. In this context, Options 2, 3 and 5 which seek to deliver an increased level of housing at the Rainham and Beam Park SDA have the potential to promote these benefits.

Option 4, through spreading growth around the borough, including within the Green Belt, has an increased likelihood of delivering housing at locations with fewer services and amenities readily available. Dispersed growth is also more difficult to serve by public transport and may not achieve the 'critical mass' necessary to deliver new/improved public transport services and walking and cycling networks to the nearest centres. As a result, development is less likely to take place in accessible locations through Option 4. Option 5, through facilitating development within the Green Belt away from existing service centres, also partly has the potential to have a similar effect.

Whilst Havering has relatively low levels of overall deprivation, a number of pockets of deprivation are present in the borough, with areas of South Hornchurch and the Harold Hill area (Gooshays and Heaton wards) being within the 10% most deprived Lower Super Output Areas (LSOAs) nationally, and the wider areas of Harold Hill and Romford being in the 20% most deprived nationally (ONS 2010).

In this context, the provision of increased levels of development in South Hornchurch through the Rainham and Beam Park SDA via Options 2, 3 and 5 may help support the regeneration of the area, helping to promote a reduction of deprivation levels locally. Similarly, increased levels of housing delivery in Romford through the same options may support combating deprivation in more deprived areas of the town. This, however, depends on new development areas being well planned, supported by appropriate infrastructure and service provision, and being of appropriate design which supports a high quality public realm.

Table 5.7: Health and Wellbeing

Spatial strategy options

Option 1: Meeting the London Plan target and reflecting current densities- 12,180 dwellings over ten years
Option 2: Greater density in the two SDAs- 13,412 dwellings over ten years
Option 3: Greater density the two SDAs and further development in Hornchurch and Upminster- 13,650 dwellings over ten years
Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved- 12,180 dwellings over ten years
Option 5: Exceeding OAHN by facilitating greater density the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release- 15,010 dwellings over ten years

The general health profile of Havering's residents has changed. In 2011, 81.6% of residents reported that they were in good health and 5.2% in bad health, compared to 69.7% in good health and 8.2% in bad health in 2001 (Census 2011). Accessibility to community services and health and recreational facilities are a key influence on health and wellbeing. In this respect, development in the larger centres (Romford, Hornchurch and Upminster) will enhance accessibility through directing housing to the settlements with the broadest range of services and facilities; this will support accessibility to the wider range of amenities located in these settlements, with benefits for the health and wellbeing of residents. In addition, the key centres in the borough have a wider range of health services, including primary health care services, and sports and recreational facilities, so better supporting residents' health and wellbeing. Furthermore, locating more housing in closer proximity to the facilities available in the key centres will also encourage healthier modes of travel including walking and cycling.

In this context, Option 2, 3 and 5 promote the highest level of housing growth in Romford, which, designated as a Metropolitan Centre through the London Plan, is the settlement with the widest range of services and amenities in the borough. Similarly, Options 3 and 5 promote the highest level of housing delivery to the larger district centres of Hornchurch and Upminster, which, after Romford are the two settlements best served by facilities. On this basis, this option has the most potential to support accessibility to community facilities (including health services and recreational amenities) and promote healthier modes of travel (including walking and cycling).

Overall, in terms of housing delivery, Options 3 and 5 promotes the highest level of housing in Romford, Upminster and Hornchurch. Option 4 promotes a lower proportion of housing growth in these three key settlements, doing less to support accessibility to services and facilities and support active modes of travel.

The Rainham and Beam Park SDA is part of the London Riverside development. Given that proposed housing growth in this area is part of the larger London Riverside Opportunity Area, it is considered that new housing at this location will be delivered alongside a significant improvement of services, facilities and amenities in the area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a proposed new station at Beam Park, and significant green infrastructure enhancements. As such, development in this location has the potential to support health and wellbeing by promoting accessibility to services and facilities, facilitating access to green infrastructure networks, and encouraging active modes of travel. In this context, Options 2, 3 and 5 which seek to deliver an increased level of housing at the Rainham and Beam Park SDA, have the potential to support health and wellbeing for these reasons.

Option 4, through spreading growth around the borough, including within the Green Belt, has the potential to encourage car use. This is due to the option being likely to deliver housing at locations with fewer services and amenities readily available. This is a factor that developers cannot easily mitigate. Dispersed growth is also more difficult to serve by public transport and may not achieve the 'critical mass' necessary to deliver new/improved public transport services and walking and cycling networks to the nearest centres. As a result more trips are likely to be made by private car, with implications for health and wellbeing. Similarly, Option 5, through facilitating development within the Green Belt away from existing centres, has the potential to have a similar effect.

The delivery of higher levels of housing growth across the borough has the potential to lead to effects on health and wellbeing through increasing road safety issues and impacts on air and noise from increased traffic flows at certain locations. This may have impacts on the health and wellbeing of residents. In this context, Options 3 and Option 5 have increased potential to lead to increases in traffic flows through delivering a higher quantum of development in Havering. Effects however depend on the detailed location of new development areas and the integration of elements such as sustainable transport and green infrastructure provision.

Table 5.8: Transportation

Spatial strategy options

Option 1: Meeting the London Plan target and reflecting current densities- 12,180 dwellings over ten years

Option 2: Greater density in the two SDAs- 13,412 dwellings over ten years

Option 3: Greater density the two SDAs and further development in Hornchurch and Upminster- 13,650 dwellings over ten years

Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved- 12,180 dwellings over ten years

Option 5: Exceeding OAHN by facilitating greater density the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release- 15,010 dwellings over ten years

The options which direct an increased level of housing provision to the key town and district centres in Havering will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. This will help limit the need to travel by car to amenities. Settlements will be developed which are accessible by foot or by bike providing residents with alternative options to travel other than the car.

Options 2, 3 and 5 promote the highest level of housing delivery in Romford, which, designated as a Metropolitan Centre through the London Plan, is the settlement with the widest range of services and amenities in the borough with a PTAL rating of 6a/b. Similarly Options 3 and 5 direct the highest level of housing growth to the larger district centres of Hornchurch and Upminster, which, after Romford are the two settlements in the borough best served by services and facilities. Apart from Romford, these district centres have the highest PTAL ratings within the borough (Hornchurch is serviced by the London Underground District Line, whilst Upminster is services by both the District Line and Essex Thameside line and both centres have reliable, frequent bus connections). On this basis, this option has the most potential to support the use of sustainable modes of transport and minimise the need to travel. Overall, in terms of housing delivery, Options 3 and 5 promote the highest level of housing in Romford, Upminster and Hornchurch. Option 4 promotes a significantly fewer number of houses in these three locations, doing less to support sustainable transport use.

The Rainham and Beam Park SDA is part of the London Riverside development. Given the proposed housing growth in this area is part of the larger London Riverside Opportunity Area, it is considered that new housing will be delivered alongside a significant improvement of services, facilities and amenities in the area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a proposed new station at Beam Park due to be in operation in 2020 (Havering Council continues to lobby Network Rail and the Train Operating Company C2C for increased capacity on the Essex Thameside line to support growth in the Rainham and Beam Park area including longer trains and a higher frequency of services. Havering is currently developing proposals to radically change the A1306 New Road to support development of the Rainham and Beam Park Housing Zone and provide people with the options to travel more sustainably). As such, development in this location has the potential to support sustainable transport use. In the context of the above, Option 2, 3 and 5 which seeks to deliver an increased level of housing at the Rainham and Beam Park SDA, have increased potential to support these elements.

Option 4, through spreading growth around the borough is likely to be less sustainable than focusing development within the key settlements because the more suburban locations will have fewer services and amenities readily available and encourage more travel. This is a factor that developers cannot easily mitigate. Dispersed growth is also more difficult to serve by public transport and may not achieve the 'critical mass' necessary to deliver new/improved public transport services to the nearest centres. As a result more trips are likely to be made by private car. Similarly, Option 5, through facilitating development within the Green Belt away from existing centres where public transport provision is limited, is likely to result in a greater number of trips being made by car. In the context of the options considered, well located and coordinated development with nearby key amenities and community facilities reduces the need to travel. This provides opportunities for the development of sustainable movement corridors which utilises growth to support public transport and walking and cycling. As such, the options considered all have the potential to support development at existing and future public transport nodes, including Crossrail and the new station planned for Beam Park. The level of growth considered through the options also offer opportunities for contributing or realising the need for new infrastructure to accompany new development.

Table 5.9: Economic Vitality, Employment and Skills

Spatial strategy options

Option 1: Meeting the London Plan target and reflecting current densities- 12,180 dwellings over ten years

Option 2: Greater density in the two SDAs- 13,412 dwellings over ten years

Option 3: Greater density in the two SDAs and further development in Hornchurch and Upminster- 13,650 dwellings over ten years

Option 4: Lower density to accommodate more family/older people's housing with corresponding limited Green Belt development in recognition of the trade-offs involved- 12,180 dwellings over ten years

Option 5: Exceeding OAHN by facilitating greater density the two SDAs, further development in Hornchurch and Upminster, and limited Green Belt release- 15,010 dwellings over ten years

Overall, through delivering a larger number of dwellings in Havering, Options 3 and 5 have the potential to deliver increased levels of housing provision, with additional potential to support the economic vitality of the borough. All of the options are, however, likely to have a long-term positive effect on the economy through the delivery of housing, and if matched with housing provision, employment and associated improvements to services/facilities.

Options 2, 3 and 5 will do more to support the economic vitality of Romford through allocating a larger proportion of development in the vicinity of the town. This will help rejuvenate the town centre and support Romford's status as a Metropolitan Centre. Options 3 and 5 will also do most to support the economic vitality of the key district centres of Hornchurch and Upminster through facilitating larger allocations in the towns. These options will also do more to support accessibility to employment and learning opportunities (including outside of the borough) through promoting development at locations with good access to key centres and transport nodes.

In contrast Option 4, which directs an increased proportion of development to the Green Belt, will do less to promote the economic vitality of existing centres in the borough.

Option 2, 3 and 5 through facilitating an increased level of housing delivery at the Rainham and Beam Park SDA will do more to support the overall economic regeneration of Rainham and South Hornchurch. Given that proposed housing growth in this area is part of the larger London Riverside Opportunity Area, it is considered that new housing at this location will be delivered alongside enhancements to employment opportunities, including at the Rainham Employment Area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a proposed new station at Beam Park. As such, additional housing growth in this location has the potential to support economic regeneration proposals for the immediate and wider area, with Options 2, 3 and 5 doing more to facilitate this.

6. Overview of the reasons for choosing the preferred spatial strategy for the Local Plan

The following overview sets out the London Borough of Havering's reasons for selecting the preferred spatial strategy approach for the Local Plan in light of the appraisal findings presented above.

The Council's preferred strategy is Option 1, which the appraisal finds to perform relatively well as it delivers an appropriate level of growth which is delivered on previously developed land, in accessible locations and supported by services and facilities.

Whilst the preferred strategy does not perform negatively against any of the objectives, the appraisal highlights that other options could provide additional sustainability benefits in relation to certain themes. On balance, however, the Council considers the preferred strategy to be the most sustainable. The reasons are set out below.

Biodiversity – The appraisal finds that increased housing growth delivered through Options 2, 3 and 5 increases the likelihood of negative effects on the designated sites and habitats and species present in the borough. The preferred strategy proposes a lower amount of homes, limiting Impacts on biodiversity. As the preferred strategy does not release any Green Belt, the potential impacts on key habitats of ecological importance in the Green Belt are avoided, in contrast to Options 4 and 5. The Council therefore considers the preferred strategy the most sustainable from a biodiversity perspective.

Climate change – It is considered that Options 2, 3 and 5 have the greatest potential to support the use of sustainable transport modes and minimise the need to travel due to the increased number of homes being delivered in accessible areas. Increased development in the Rainham and Beam Park area specifically provides the opportunity to promote low carbon lifestyles. However, these benefits will also be achieved through the preferred strategy when a lower number of homes are directed towards these areas. Options 4 and 5 are deemed as less sustainable as development in the Green Belt would increase car trips with implications for greenhouse gas emissions. For the reasons above the preferred strategy is seen to make positive contributions in relation to the climate change theme.

Land soil and water resources – Only Options 4 and 5 would facilitate Green Belt release. This has the potential to lead to the loss of greenfield land as well as the loss of higher quality agricultural land. It is not possible to differentiate between options on the subject of water resources. The preferred strategy has together with Option 4 the most potential to limit waste arisings, due to a lower number of homes being delivered. The Council considers that for the reasons above, of all of the options, the preferred strategy will do most to limit impacts on land soil and water resources.

Environmental quality – Increased development in accessible locations through Options 2, 3 and 5 has the potential to promote the use of sustainable transport modes and minimise the need to travel, therefore helping to limit emissions from transport. These options also have the most potential for the remediation of brownfield site through increased housing delivery. However, Options 2, 3 and 5 also have the most potential to lead to cumulative impacts on air, water and groundwater quality through facilitating a higher level of growth. The preferred strategy will help limit emissions, whilst also promoting the remediation of brownfield land, and (to a lesser extent) limiting impacts on water and groundwater quality. As such, the Council considers that the preferred strategy appropriately balances the various elements effecting environmental quality.

Historic Environment, Landscape and Townscape – Option 4, through promoting lower levels of growth in Romford, Rainham and Beam Park, Hornchurch and Upminster could be seen to have more limited effects on Conservation Areas and heritage assets in these areas. However, the appraisal also suggests that, if sensitively designed, increased development in these areas through Options 2, 3 and 5 could result in significant opportunities to enhance the fabric and setting of heritage assets. The Council considers that the level of growth proposed in the preferred strategy optimally balances the need to create opportunities for enhancing the fabric and setting of heritage assets and townscape character, while not proposing a level of growth which would lead to wider scale impacts on the historic environment and townscape/landscape quality.

Population and Community – Whilst the preferred strategy exceeds the minimum housing target set out in Further Alterations to the London Plan, Options 2, 3 and 5 meet (and exceed) the established

Objectively Assessed Need for Havering. It is recognised that increased delivery in accessible locations through these options could have potential to support accessibility to existing community facilities, promote more active lifestyles and facilitate access to green infrastructure networks.

However, an increased level of growth in comparison to the preferred strategy also has the potential to overburden existing facilities and put pressures on existing infrastructure. The Council considers that the preferred strategy supports a balance between an appropriate level of growth whilst supporting the provision of facilities and infrastructure to support this. Unmet housing need is dealt with on a London-wide basis.

Health and Wellbeing – It is recognised that increased growth in accessible locations through Options 2, 3 and 5 has the potential to support accessibility to community facilities and promote active travel. The drawback of additional growth is that increased road safety issues and impacts on air and noise as a result of an increased level of development could adversely impact on the health and wellbeing of residents. As stated above, an increased level of growth compared to the preferred strategy also has the potential to overburden existing facilities and put pressure on existing green infrastructure networks. The Council considers that the preferred strategy provides an optimal balance between an appropriate level of growth and the ability to deliver the provision of facilities and infrastructure to support this.

Transportation – The appraisal finds that the options which promote a higher number of homes in accessible locations, Options 2, 3 and 5, have the most potential to support the use of sustainable modes of transport and minimise the need to travel. However, the appraisal also recognises that all options have the potential to support development at existing and future public transport nodes and offer opportunities for contributing or realising the need for new infrastructure to accompany new development. Therefore, the Council deems the preferred strategy to sufficiently promote sustainable travel by focusing development in accessible locations.

Economic Vitality Employment and Skills – Whilst the delivery of a larger number of dwellings through Options 2, 3 and 5 has the potential to support the economic viability and vitality of the borough, the appraisal recognised that all of the options are likely to have a long-term positive effect on the economy. The Council believes that the preferred strategy is therefore justified in the light of finding an optimal balance between facilitating and promoting economic growth whilst supporting the provisions of the remaining sustainability objectives.

The options and particularly the preferred strategy have been informed by the development capacity of the borough and the context provided by the NPPF and London Plan:

- Romford is identified as a Metropolitan Centre in the London Plan and is the largest town centre in the borough. Romford has scope for development across a number of well located and well connected sites. From 2018, it will benefit from improved rail services as a result of the arrival of Crossrail. Its potential has been recognised by its designation as a Mayoral Housing Zone. The next London Plan will re-affirm the role of Romford by designating it as an Opportunity Area in recognition of its potential to address an important part of Havering's growth potential.

- Rainham and Beam Park is already identified within the London Riverside Opportunity Area which includes land in both Havering and adjoining Barking and Dagenham. The scope for this is as a result of the provision of a new station at Beam Park and the opportunity to provide space for essential local services. Rainham and Beam Park was granted Housing Zone status in 2015 which will help accelerate residential development in the area.

- The London Plan identifies the six District Centres of Hornchurch, Upminster, Collier Row, Harold Hill, Rainham and Elm Park in the borough, which should be the main foci for development and intensification. Hornchurch and Upminster are the largest district centres with the highest PTAL rating.

- Both the NPPG and the London Plan express a support for protecting the Green Belt from inappropriate development, except in very special circumstances.

7. Development of the planning policies for the Havering Local Plan

The planning policies for the Local Plan have been developed in response to government guidance (e.g. the National Planning Practice Guidance), evidence base studies, the appraisal of reasonable alternatives undertaken through the SA process and to reflect consultation responses on plan-making to date, including the initial Regulation 18 consultation undertaken for the Local Plan.

Following the preparation of an initial version of the draft Local Plan in early 2017, the draft policies presented in the plan underwent an initial assessment through the SA process. At this stage, a number of recommendations were made with the aim of enhancing the sustainability performance of the plan,

These were as follows:

- The Nature Conservation policy seeks to ensure development protects and enhances designated nature conservation sites present in the borough 'when development is on or adjacent to such a site'. Given that development which takes place further away from a designated site may still have impacts on site integrity (as reflected by the extent of Impact Risk Zones for SSSIs; which often extend a number of kilometres from a site), it is recommended that the policy is updated. In this context an appropriate update to the policy would be to refer to development which has the potential to impact on an SSSI, Local Nature Reserve or SINC rather than only development which is located 'on or adjacent' to a site.
- Given the proximity of the Rainham and Beam Park Strategic Development Area to the Ingrebourne Marshes SSSI and the Inner Thames Marshes SSSI, and its presence within the Impact Risk Zone for the SSSIs, there is further scope for the policy for the Strategic Development Area to acknowledge the need for adverse effects on the integrity of these key nationally designated sites to be avoided, and enhancements achieved.
- Whilst the Heritage Assets policy sets out a number of provisions for conservation areas in the borough, there is further potential for the policy to more explicitly seek to ensure that all development in conservation areas takes into account the relevant Conservation Area Appraisal or Management Plan. This would provide a robust focus for the protection and enhancement of local distinctiveness in conservation areas, and help ensure that development within conservation areas in the borough provides an appropriate degree of protection for conservation areas' integrity.

The draft Local Plan was then updated to reflect these recommendations.

The 39 policies presented in the *Havering Local Plan – Proposed Submission* document are as follows:

Policy 1	Romford Strategic Development Area
Policy 2	Rainham and Beam Park Strategic Development Area
Policy 3	Housing Supply
Policy 4	Affordable Housing
Policy 5	Housing Mix
Policy 6	Specialist Accommodation
Policy 7	Residential Design and Amenity
Policy 8	Houses in Multiple Occupation
Policy 9	Conversions and Subdivisions
Policy 10	Garden and Backland Development
Policy 11	Gypsy and Traveller Accommodation
Policy 12	Healthy Communities
Policy 13	Town Centre Development

Policy 14	Eating and Drinking
Policy 15	Culture and Creativity
Policy 16	Social Infrastructure
Policy 17	Education
Policy 18	Open Space, Sports and Recreation
Policy 19	Business Growth
Policy 20	Loss of Industrial Land
Policy 21	Affordable Workspace
Policy 22	Skills and Training
Policy 23	Transport Connections
Policy 24	Parking Provision and Design
Policy 25	Digital Connections
Policy 26	Urban Design
Policy 27	Landscaping
Policy 28	Heritage Assets
Policy 29	Green Infrastructure
Policy 30	Nature Conservation
Policy 31	Rivers and River Corridors
Policy 32	Flood Management
Policy 33	Air Quality
Policy 34	Managing pollution
Policy 35	On-site waste management
Policy 36	Low Carbon Design, Decentralised Energy and Renewable Energy
Policy 37	Mineral Reserves
Policy 38	Mineral Extraction
Policy 39	Secondary Aggregates

The latest version of the planning policies presented in the current *Havering Local Plan – Proposed Submission* document as presented to Cabinet and Full Council in July 2017 has been appraised in Part 2 of this SA Report.

Part 2:
What are the SA findings at this stage?

8. Appraisal of policy approaches presented in the latest version of the Havering Local Plan

8.1 Purpose of this chapter

This chapter presents appraisal findings in relation to the current *Havering Local Plan – Proposed Submission* document.

8.2 Approach to the appraisal

The appraisal of the policies in the *Proposed Submission* document has been presented under the nine SA Themes. In undertaking the appraisal, the proposed polices were reviewed to determine which are likely to have a positive or negative environmental effect under each SA Theme. For example, Policy 22 (Skills and Training) is unlikely to have any effect on biodiversity in the borough and therefore has not been considered under this theme.

Where a causal link between polices and SA Themes is established, significant effects are identified through the judgement of the consultants with reference to the evidence base (i.e. the scoping and other relevant information). The appraisal uses the criteria in Schedule 1 of the SEA Regulations, that is:

- the probability, duration, frequency and reversibility of the effects;
- the cumulative nature of the effects;
- the transboundary nature of the effects;
- the risks to human health or the environment (for example, due to accidents);
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- the value and vulnerability of the area likely to be affected due to-
    - special natural characteristics or cultural heritage;
    - exceeded environmental quality standards or limit values; or
    - intensive land-use; and
- the effects on areas or landscapes which have a recognised national, community or international protection status.

Where likely significant effects have been identified, these are described in summary tables for each SA Theme.

Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the *Proposed Submission* document. The ability to predict effects accurately is also affected by the limitations of the baseline data. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure assumptions are explained in full.[11] In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) of policies in more general terms.

[11] As stated by Government Guidance (The Plan Making Manual, see http://www.pas.gov.uk/pas/core/page.do?pageId=156210): *"Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."*

8.3 Biodiversity

8.3.1 Commentary on proposed Local Plan spatial strategy

The two key nature conservation sites in the south of the borough are: the Ingrebourne Marshes SSSI, which comprises part of the Ingrebourne Valley and supports the largest and one of the most diverse coherent areas of freshwater marshland in Greater London; and the Inner Thames Marshes SSSI, which forms the largest remaining expanse of wetland bordering the upper reaches of the Thames Estuary, and is of particular note for its diverse ornithological interest, including the variety of breeding birds and the numbers of wintering wildfowl, waders, finches and birds of prey. SSSI Impact Risk Zones (IRZs) are a GIS tool/dataset which maps zones around SSSIs according to the particular sensitivities of the features for which they are notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs. In this context, IRZs relating to the Ingrebourne Marshes SSSI and the Inner Thames Marshes SSSI for 'residential development of 100 units or more' cover the whole of Rainham. As such, the spatial strategy for the Local Plan, which puts forward 4,000 dwellings in the Rainham and Beam Park Strategic Development area, has the potential to have effects on the two SSSIs. Effects will depend on the implementation of the biodiversity policies of the Local Plan, which have been discussed below.

The Hornchurch Cutting SSSI has been designated for its geodiversity interest and is located on the Hornchurch to Romford railway line north east of Hornchurch town centre. Given its designation for geological exposures, the extent of the site's IRZ is limited to within 50m of the site. As such, it is unlikely that the spatial strategy, which supports an intensification of some uses in the district centres (including Hornchurch), would lead to significant effects on the integrity of the site.

Two SSSIs are located in close proximity to the north of the borough, Hainault Forest SSSI and Curtismill Green SSSI. IRZs for these SSSIs relating to residential development do not extend to the settlements closest to the sites in the north of the borough, including Collier Row and Harold Hill. As such, the preferred spatial strategy for the Local Plan, which focuses a larger level of development at the Romford and Rainham and Beam Park Strategic Development Areas and the district centres and precludes most development within the Green Belt, proposes a minimal level of housing delivery within the IRZs for these SSSIs and, as such, would not be likely to lead to effects on the integrity of these sites.

The facilitation of increased densities in the two Strategic Development Areas and some district centres, and the intensification of uses enabled by the estate renewal programme facilitated through the preferred spatial strategy will reduce the need for new development areas in other parts of the borough. This is likely help reduce impacts on habitats, species and ecological networks in these locations. Whilst parts of the Metropolitan Green Belt have low biodiversity value, the increased concentration of BAP Priority Habitats in the parts of Havering within the Green Belt, in comparison with the concentration of BAP Priority Habitats in the built up parts of the borough, highlights that the preferred approach will help protect a number of key areas of biodiversity importance. The facilitation of an increased level of development in key centres in the borough will however increase pressures on existing urban habitats and species in these centres, including brownfield biodiversity.

In terms of Gypsy and Traveller accommodation, the current version of the Local Plan seeks to formalise seven existing private sites and retain and protect the existing Travelling Showpeople plot at Fairoaks, St Marys Lane. Given this comprises an intensification of uses at the sites rather than the allocation of new sites, and the application of the other policies of the Local Plan will help limit effects, significant effects on biodiversity are not anticipated.

8.3.2 Commentary on *Proposed Submission* document as a whole

Whilst no significant effects on biodiversity assets from the spatial strategy can be readily identified, there will be a need for potential effects on biodiversity linked to the allocations associated with the spatial strategy to be avoided and mitigated. In this context, the current version of the Local Plan sets out a range of provisions which will 1) help limit potential effects from new development on features and areas of biodiversity interest in the borough and 2) support enhancements to biodiversity.

Policy 30 (Nature Conservation) seeks to protect and enhance the designated nature conservation sites in the borough, including nationally designated SSSIs and locally designated Local Nature Reserves and Sites of Importance for Nature Conservation '*when development is on or adjacent to such a site*'. However, there is further scope for this to be extended. For example Impact Risk Zones for SSSIs can extend many kilometres from an SSSI, and effects on SSSIs do not necessarily only result from development on or adjacent a site (e.g. growing populations can increase recreational pressure on valuable sites). Biodiversity in the borough will also be supported through the policy's aim to protect veteran trees and ancient woodland and protect priority habitats and species, its aim to provide appropriate new on-site biodiversity features and to protect and enhance biodiversity corridors.

Ecological networks in the borough will also be supported by the policies which promote open space and green infrastructure enhancements. In this context, Policy 29 (Green Infrastructure) seeks to ensure that green infrastructure provision is provided on-site, that there is compensation for the loss of green infrastructure where this takes place as a result of development and also provides for the active management of green infrastructure. The policy also identifies the organisations that developers should work with to support and enhance green infrastructure provision. Policy 27 (Landscaping) also supports landscape schemes which retain existing trees, planting and landscape features, maximise opportunities for 'greening' and protect and enhance biodiversity. This will be further supported by Policy 12 (Healthy Communities), which seeks environmental improvements and supports the provision of multifunctional green infrastructure providing and protecting open space. In relation to rivers' contribution to high quality biodiversity linkages, Policy 31 (Rivers and River Corridors) recognises the key role of river corridors in the borough for ecological networks through seeking to enhance the biodiversity value of river corridors and through securing *'opportunities to restore and enhance rivers*'. These policies will therefore support borough-wide and sub-regional ecological networks.

In relation to other policies which seek to protect and enhance biodiversity in the borough, Policy 36 (Low Carbon Design, Decentralised Energy and Renewable Energy) seeks to reduce the impact of renewable energy provision on biodiversity, and Policy 37 (Mineral Reserves) and Policy 38 (Mineral Extraction) seek to reduce the impact of minerals activities on biodiversity and secure enhancements.

Potential effects of the Local Plan on European designated nature conservation sites have been considered through the Habitats Regulations Assessment (HRA) undertaken for the Local Plan. This has highlighted that the proposed spatial strategy and policies of the Local Plan are unlikely to have effects on the key site on which effects have the potential to arise, Epping Forest SAC.

In this context the HRA concluded that the two main development pressures on Epping Forest SAC are recreational pressure and atmospheric pollution. However, due to the distance between Epping Forest SAC and the nearest settlement within the borough, it is considered that the increase in population in Havering is unlikely to significantly increase recreational pressure upon the SAC as the borough lies outside the core catchment of that SAC and has ample alternative semi-natural publicly accessible woodlands. In addition policies in the Havering Local Plan promote the provision of local green infrastructure and open spaces, providing local people with much closer recreational alternatives to Epping Forest SAC.

The distance between Epping Forest SAC and developed land within the London Borough of Havering, coupled with policies to tackle air pollution and reduce the level of cross-borough commuting also leads to a conclusion that the contribution of growth in Havering to vehicle flows (and thus air quality) through Epping Forest SAC will be negligible compared to other closer authority areas, and thus would not contribute materially to any effect in-combination.

Table 8.1 Likely significant effects and recommendations: Biodiversity

Likely significant effect	*Effect dimensions*
Improved borough-wide ecological connections	Direct, long-term, permanent and positive.
Improved ecological resilience	Direct, long-term, permanent and positive.
'Wider' ecological benefits	Direct, long-term, permanent and positive.
Increased habitat and greenspace through green infrastructure enhancements	Direct and indirect, long-term, permanent and positive.

8.4 Climate Change

8.4.1 Commentary on proposed Local Plan spatial strategy

Climate change mitigation

Overall, the delivery of 17,550 new homes and the intensification of employment uses across the borough has the potential to increase the built footprint of Havering, with associated increases in greenhouse gas emissions. However the extent to which this takes place depends on the implementation of policies designed to limit emissions.

In this context road transport is an increasingly significant contributor to greenhouse gas emissions in Havering. The spatial strategy taken forward through the Local Plan seeks to direct an increased level of housing provision to the larger settlements in the borough, including Romford and the district centres. This has the potential to encourage the use of lower carbon modes of transport, including walking and cycling and public transport through directing housing to the settlements with the broadest range of services and facilities and promoting accessibility and thereby reducing the need to travel by car.

The preferred spatial strategy promotes 6,500 dwellings in Romford, which designated as a Metropolitan Centre through the London Plan, is the settlement with the widest range of services and amenities in the borough. Similarly the preferred strategy directs development to the district centres, which, after Romford, are the settlements best served by services and facilities. On this basis, the preferred spatial strategy has the potential to support the use of sustainable modes of transport and minimise the need to travel. This will support a limitation of greenhouse gas emissions from transport.

The Rainham and Beam Park Housing Zone is part of the London Riverside development. Given that the proposed housing growth in this area is part of the larger London Riverside Opportunity Area, it is considered that new housing will be delivered alongside a significant improvement of services, facilities and amenities in the area and enhancements to employment opportunities, including at the Rainham Employment Area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a new station at Beam Park. The current proposals for the London Riverside Opportunity Area also seeks to promote lower carbon lifestyles, including through decentralised energy provision and realising low to zero-carbon energy potential opportunities. As such development in this location has the potential to help limit the carbon footprint of new housing growth. In the context of the above, the preferred spatial strategy, which seeks to deliver 4,000 new homes around a new railway station at Rainham and Beam Park has the potential to support lower carbon lifestyles.

In terms of the other aspects relating to climate change mitigation, the sustainability performance of the options depends on elements such as the integration of energy efficient design within new development and the provision of renewable energy. This has been considered below.

Climate change adaptation

In relation to fluvial and tidal flood risk, this largely relates to the presence of the River Thames and the Rivers Beam, Rom and Ingrebourne (and their tributaries). In relation to the River Thames, the parts of the borough to the south of Rainham are at risk from both fluvial and tidal flood risk. With regards to the River Beam, flood risk areas extend through the west of Hornchurch, and flood risk associated with the River Rom is present in Romford, Rise Green and Rush Park. In relation to the River Ingrebourne, flood risk extends into parts of Harold Wood, western Upminster and Rainham.

Whilst the locations for development potentially taken forward through the preferred spatial strategy may be within these flood risk areas, it is considered that the provisions of the NPPF and national policy in relation to flooding will help guide development away from flood risk areas and ensure that appropriate mitigation measures are implemented. For example, the NPPF does not permit development within flood risk areas or where the effect would be to increase flood risk elsewhere without appropriate mitigation measures. Likewise, adherence to the recommendations and guidance presented in the Strategic Flood Risk Assessment (SFRA) undertaken to inform the Local Plan will help limit effects. The policy approaches proposed by the Local Plan relating to flood risk have been discussed below.

8.4.2 Commentary on *Proposed Submission* document as a whole

Climate change mitigation

A key SA objective is to address the causes of climate change through reducing emissions of greenhouse gases.

In terms of the provision of low carbon energy, Policy 36 (Low Carbon Design, Decentralised Energy and Renewable Energy) seeks to support the generation of energy from renewable or low carbon sources and '*require[s] major development to prioritise connection to any existing or planned decentralised energy networks and, where feasible, integrate combined heat and power systems on site*.' It also seeks to support wind turbines where they meet a series of criteria set out in the policy.

In relation to energy efficiency, Policy 36 (Low Carbon Design, Decentralised Energy and Renewable Energy) seeks to '*optimise the energy efficiency of buildings*'. It also requires major development to include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined in the London Plan are to be met. It also sets out that the London Borough of Havering will '*…require a cash in lieu contribution to the Council's Carbon Reduction Fund on any shortfall to secure the delivery of carbon dioxide savings elsewhere*.' With regard to residential developments, the scope to set standards for residential building performance has been radically curtailed by the Government's Housing Standards Review. The Ministerial Statement published in March 2015 outlined the Government's national planning policy on the setting of technical standards for new dwellings and local plan making. The Code for Sustainable Homes has been formally withdrawn so targets against this should no longer be set in policy. Energy performance standards that exceed the energy requirements of Building Regulations can still be set in local plans until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. However, given that the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4, the Ministerial Statement advises that '*we would expect local planning authorities to take this statement of the government's intention into account in applying existing policies and not set conditions with requirements above a Code level 4 equivalent*.' As such it is recognised that the scope for the Havering Local Plan to include energy efficiency and sustainability standards is limited.

The policies relating to sustainable transport and green infrastructure, e.g. Policy 18 (Open Space, Sports and Recreation), Policy 23 (Transport Connections), Policy 24 (Parking Provision and Design), Policy 29 (Green Infrastructure), supported by Policy 12 (Healthy Communities), Policy 25 (Digital Connections) and Policy 33 (Air Quality) will help to reduce the growth in emissions relating to car use through supporting modal shift from the private car. This will be supported by Policy 1 (Romford Strategic Development Area), Policy 2 (Rainham and Beam Park Strategic Development Area), which will enhance accessibility by sustainable transport modes and reduce the need to travel by focusing services, facilities and amenities in the key centres of the borough.

Climate change adaptation

The borough's geography and its environmental sensitivities highlight the requirement for it to adapt to a changing climate over the next 50-100 years, including extreme weather events.

The Natural Environment White Paper recognises that green infrastructure is '*one of the most effective tools available*' to manage '*environmental risks such as flooding and heat waves*.' In this context Policy 29 (Green Infrastructure) seeks to ensure that green infrastructure provision is provided on-site; that compensation is provided for the loss of green infrastructure where this takes place as a result of development; and provides for the 'active management' of green infrastructure. The policy also identifies the organisations that developers should work with to support and enhance green infrastructure provision in the borough. Policy 18 (Open Space, Sports and Recreation) seeks to ensure that the loss of open space is resisted in the borough, new open space is provided through development, and the multifunctionality of open space is enhanced. Policy 27 (Landscaping) also supports landscape schemes which retain existing trees, planting and landscape features, and maximise opportunities for 'greening'. This will be further supported by Policy 12 (Healthy Communities), which seeks environmental improvements and supports the provision of multifunctional green infrastructure. In addition to helping enhance the resilience of the borough to the effects of climate change, such as more extreme weather events, drought and increases in flood risk, enhancements to green infrastructure supported by these policies will also support the resilience of ecological networks to the effects of climate change.

Policy 32 (Flood Management) sets out the Local Plan's approach to flood risk. In relation to fluvial flooding this seeks to limit flood risk through requiring flood risk assessments for all development on sites where drainage problems have been identified, and sites deemed necessary by the Council (as a Lead Local Flood Authority). It also recognises the role of the Washlands Flood Storage Area through ensuring that flood risk assessments are undertaken for development areas within this location. In relation to surface water flooding, the policy promotes the use of SuDS and includes provisions for the maintenance of such systems. It also states that the Council will *'…seek financial contributions towards the anticipated costs of flood risk management infrastructure required to protect the proposed development over its lifetime.'*

Policy 32 is supported by Policy 32 (River and River Corridors) which sets out a range of provisions for supporting enhancements to fluvial flood management in the borough. This includes through securing *'opportunities to restore and enhance rivers*' whilst incorporating flood defences within new development. Flood risk management will also be supported by the policy's provision that development will be set back by eight metres from main rivers, ordinary watercourses and other flood assets, and 16 meters from tidal rivers or defence structures.

As such the Local Plan adds value to the provisions of the National Planning Policy Framework (NPPF) with regards to fluvial and surface water flood risk in the borough.

Table 8.2 Likely significant effects and recommendations: Climate change

Likely significant effect	*Effect dimensions*
Reduction in greenhouse gas emissions through reducing need to travel and modal shift.	Direct, long-term, permanent and positive.
Reduction in greenhouse gas emissions from development of low carbon and renewable energy installations and the promotion of energy efficient development.	Direct and indirect, long-term, permanent and positive.
Enhancements to the resilience of the borough to the effects of climate change.	Direct and indirect, short, medium and long-term, permanent and positive.

8.5 Land, Soil and Water Resources

8.5.1 Commentary on proposed Local Plan spatial strategy

The spatial strategy put forward by the Local Plan has a strong focus on the use of previously developed land and an intensification of uses. Through focusing development within the key centres of the borough, accompanied by the Rainham and Beam Park Strategic Development Area and the intensification and renewal of existing council housing estates, the spatial strategy will promote the

efficient use of land. The plan's focus on protecting the Green Belt will also help protect the borough's soils resources and limit the loss of productive agricultural land.

8.5.2 Commentary on *Proposed Submission* document as a whole

Three policies set out the Local Plan's approach to minerals, aggregates and secondary materials. Policy 38 (Minerals Reserves) seeks to safeguard minerals resources from other forms of development that would sterilise the resource and or/prejudice future mineral extraction. It also sets out the instances when development would be allowed with a Minerals Safeguarding Area. This is reinforced by Policy 38 (Minerals Extraction) which supports minerals extraction in the borough if a range of conditions are met. In this regard the Local Plan takes a positive approach to minerals resources, recognising the value of the sand and gravel extraction which takes place in the south of the borough, and its contribution to the provision of aggregates in the wider area.

Resource efficiency in relation to building materials will be supported by Policy 39 (Secondary Aggregates). This policy sets out provisions for maximising possible rates of recovery from construction, demolition and excavation and supporting applications for temporary aggregate recycling facilities at development sites and quarries. This will support the minimisation of the quantity of primary aggregates and resources used in the borough.

With regards to sustainable waste management, Policy 35 (On-site Waste Management) sets out a range of provisions promoting the use of the waste hierarchy, seeking to ensure the provision of appropriate on-site waste management facilities to accompany new development, promoting appropriate storage and collection facilities, and for minimising the impact of waste management facilities on the public realm. It also seeks to ensure that all large developments have a waste management plan and proposals adhere to the Mayor of London's Business Waste Strategy '*Making Business Sense of Waste*'. It also facilitates the installation of small-scale on-site combined head and power (CHP) systems fuelled by waste for new large developments. In this context the policy will promote the prevention, minimisation, reuse, recycling and recovery of waste.

In relation to water resources it is recognised that the Mayor's SPG on Sustainable Design and Construction[12] sets out provisions relating to water efficiency. In relation to water supply, it is anticipated that the Water Resources Management Plans prepared by water supply companies will address long-term water supply issues associated with growth.

Table 8.3 Likely significant effects and recommendations: Land, Soil and Water Resources

Likely significant effect	*Effect dimensions*
Efficient use of land through an intensification of uses and a focus on the use of previously developed land.	Direct, long-term, permanent and positive.
Protection of agricultural land.	Direct and indirect, long-term, permanent and positive.

8.6 Environmental Quality

8.6.1 Commentary on proposed Local Plan spatial strategy

Air quality is a key issue for Havering. The whole of the borough was designated as an Air Quality Management Area in 2006 due to levels of nitrogen dioxide (NO_2) and particulate matter (PM_{10}). The main source of air pollution is road traffic vehicle emissions. Significant amounts also come from residential and commercial gas use, industry, construction sites and emissions from outside London.

The preferred spatial strategy for the Local Plan directs an increased level of housing provision to the key town and district centres of the borough. This will help limit the need to travel to services and facilities, therefore helping to limit emissions from transport. In this context the spatial strategy directs 6,500 houses to Romford, which, designated as a Metropolitan Centre through the London Plan, is the settlement with the widest range of services and amenities in the borough. It also directs

[12] Mayor of London (April 2014) Sustainable Design and Construction SPG

development to the district centres (including Hornchurch and Upminster), which, after Romford are the settlements best served by services and facilities in the borough.

The Rainham and Beam Park Housing Zone is part of the London Riverside development. Given that proposed housing growth in this area is part of the larger London Riverside Opportunity Area, it is considered that new housing at this location will be delivered alongside a significant improvement of services, facilities and amenities in the area and enhancements to employment opportunities, including at the Rainham Employment Area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a proposed new station at Beam Park. In this context, the preferred spatial strategy, which seeks to deliver in the region of 4,000 new homes at the Rainham and Beam Park Strategic Development Area, has the potential to limit emissions from transport resulting from growth.

In terms of water quality, the effect of new development on water quality in the borough will depend on the implementation of measures to protect and enhance water quality and sustainable water management. This is not directly related to the proposed spatial strategy for the Local Plan.

In terms of Gypsy and Traveller accommodation, the current version of the Local Plan seeks to formalise seven existing private sites and retain and protect the existing Travelling Showpeople plot at Fairoaks, St Marys Lane. Given this comprises an intensification of uses at the sites rather than the allocation of new sites, and the application of the other policies of the Local Plan will help limit effects, significant effects on environmental quality are not anticipated.

8.6.2 Commentary on *Proposed Submission* document as a whole

As highlighted above, road transport is a key influence on air quality issues in the borough. In this context a number of the policies support sustainable transport use and a minimisation of the need to travel. In this context Policy 3 (Housing Supply) supports the preferred spatial strategy (discussed in the previous section) through supporting the density matrix set out through the London Plan and promoting an intensification of uses. This will be further supported by Policy 1 (Romford Strategic Development Area) and Policy 2 (Rainham and Beam Park Strategic Development Area) which will enhance accessibility by sustainable transport modes and reduce the need to travel by focusing services, facilities and amenities in the key centres of the borough.

Policy 23 (Transport Connections) sets out a range of provisions designed to support sustainable transport use in the borough. This includes: supporting enhancements to rail services; new north-south networks in the borough; improvements to bus services; enhancing access to employment areas; requiring new development to maximise access to public transport networks and cycle and pedestrian networks; promoting active school travel; facilitating improvements to walking and cycling networks; and maximising the opportunities afforded by Crossrail. The policy also seeks to limit congestion, a key contributor to air quality issues in the borough.

Sustainable transport use will also be supported by Policy 6 (Specialist Accommodation) and Policy 8 (Houses in Multiple Occupation) which seeks to ensure that these types of housing provision are accessible to facilities and amenities and public transport networks. Policy 12 (Healthy Communities) seeks to direct development to '*well connected locations*' and to support measures to promote walking and cycling. Policy 16 (Social Infrastructure) seeks to locate community facilities in locations close to residents and minimise the need to travel to such facilities, and ensure they are accessible by public transport and walking and cycling routes. Policy 24 (Parking Provision and Design) promotes car club membership and enhanced provision for cycle parking and electric vehicles, and promotes a demand management approach to car parking. Sustainable transport use will also be supported by Policy 26 (Urban Design), which facilitates design and layout which encourage walking and cycling and support permeability by active travel. Policy 29 (Green Infrastructure) and Policy 31 (Rivers and River Corridors) also support enhancements to walking and cycling routes in the borough.

In this context, the close focus of the Local Plan on sustainable transport use will help facilitate enhancements to air quality in the borough, and help limit the effect of the provision of in the region of 17,550 homes and an intensification of employment uses with respect to the borough's existing air quality issues.

The policies which promote enhancements to green infrastructure, including specifically Policy 29 (Green Infrastructure), Policy 12 (Healthy Communities), Policy 18 (Open Space, Sports and

Recreation) and Policy 27 (Landscaping) will support better air quality through facilitating increased absorption and dissipation of nitrogen dioxide and other pollutants, improve noise quality through increasing absorption of noise and promoting enhancements to water quality through managing pollutants in water run-off. Enhancements to green infrastructure will also promote modal shift (and, as such, help limit the effects of traffic growth on environmental quality in the borough) through improving opportunities for walking and cycling and enhancing sustainable transport networks.

Policy 33 (Air Quality) specifically seeks to address air quality issues through only supporting development which is '…*at least air quality neutral*', It also seeks to optimise green infrastructure provision, support active travel, and minimise emissions from construction. This will be supported by Policy 12 (Healthy Communities), which seeks to facilitate '…*environmental improvements, minimising exposure to pollutants and improving air quality*'.

In relation to water quality, Policy 32 (Flood Management) will help limit impacts on water quality from surface water runoff and fluvial flooding, and Policy 34 (Managing Pollution) seeks to ensure that new development '…*does not pose an unacceptable risk to the quality of the water catchment, groundwater or surface water*'.

Policy 35 further supports environmental quality through seeking to ensure that new development proposals '*Do not unduly impact upon, amenity, human health and safety, and the natural environment by noise, dust, odour and light pollution and land contamination*' and '*optimise the design, layout and orientation of buildings and the use of green infrastructure to minimise exposure to the above pollutants.'*

Table 8.4 Likely significant effects and recommendations: Environmental Quality

Likely significant effect	*Effect dimensions*
Limitation of the effects of housing and employment growth on existing air quality issues in the borough	Direct, long-term, permanent and positive.
Limitation of the effects of housing and employment growth on noise quality in the borough	Direct, long-term, permanent and positive.
Limitation of the effects of housing and employment growth on water quality in the borough	Direct, long-term, permanent and positive.

8.7 Historic Environment, Landscape and Townscape

8.7.1 Commentary on proposed Local Plan spatial strategy

The delivery of over 6,500 new homes predominately in high density, mixed use development in the Romford Strategic Development Area has the potential to have impacts on features and areas of historic environment interest in Romford. In this context, the main historic environment constraints in the town are limited to the Romford Conservation Area (covering the Market Place, High Street, North Street and South Street in the town centre) and approximately twelve listed buildings.

The Romford Housing Zone, which will be a focus of renewal, covers three locations in Romford town centre. The smallest of these, located to the north of the High Street, is located adjacent to Romford Conservation Area. Whilst increased housing delivery at this location, if poorly designed, could have negative impacts on the setting and fabric of the conservation area, high quality and sensitive design and layout could bring positive effects. As such, high quality design and layout could offer significant enhancements to the setting of the historic environment in this location. This is significant given Romford Conservation Area is deemed to be 'at risk' and in a 'very bad' condition by Historic England, resulting in the inclusion of the conservation area on Historic England's Heritage at Risk Register[13]. Similarly, one of the larger areas of the Housing Zone covers an area to the west of the town centre, a location with two listed buildings present, the Salem Chapel and Church of St Andrew, which are both Grade II listed. Given the current opportunities to enhance the poor public realm in this area, an increased focus on the Housing Zone through the preferred spatial strategy has significant opportunities to enhance the setting of these two key features of cultural heritage interest.

The Rainham and Beam Park Housing Zone covers the part of Rainham town centre designated through the Rainham Conservation Area. In this context, the proposed spatial strategy which proposes the delivering of 4,000 new homes in the area has the potential to have impacts on the fabric and setting of the conservation area through facilitating an increased level of housing delivery in its vicinity. Whilst development, if poorly designed, can have negative impacts on the setting and fabric of the historic environment, high quality and sensitive design and layout can bring positive effects. In this context, as part of the wider London Riverside Opportunity Area, there is significant potential for new development in the area to enhance the setting of the historic environment through public realm improvements, enhancements to green infrastructure provision and investment in features and areas of cultural heritage interest. As such, an increased level of housing delivery in this area has the potential to offer additional opportunities for enhancing the setting and fabric of features and areas of cultural heritage interest, including the Rainham Conservation Area, depending on design, layout, materials used and the provision of green infrastructure enhancements.

Parts of Upminster and Hornchurch are of historic environment interest. Two conservation areas cover various parts of Hornchurch town centre, namely the Langtons Conservation Area and the St Andrews Conservation Area (the nearby St Leonards Conservation Area and the RAF Hornchurch Conservation Areas are outside of the town centre) and a range of listed buildings are present in the town. In relation to Upminster, a number of listed buildings are present in the town and the town has a distinctive character. No statutory historic environment designations are present Collier Row and

[13] Historic England, Heritage at Risk Register 2016 https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1659362 (accessed 15th February 2017).

Harold Hill. In this respect the preferred spatial strategy for the borough, which directs development to district centres, has the potential to affect areas of historic environment interest within these locations. However, as highlighted above, these effects need not be negative; an increased level of housing delivery has the potential to offer additional opportunities for enhancing the setting and fabric of features and areas of cultural heritage interest, depending on design, layout, materials used and the provision of green infrastructure enhancements.

54% of Havering is covered by the Metropolitan Green Belt. Whilst the Green Belt is designated partly to prevent urban growth into countryside, and, as such, does not directly designate land for landscape quality purposes, development within the Green Belt is nonetheless likely to have adverse impacts on landscape character and local distinctiveness through facilitating growth in the open countryside. This includes in locations such as Havering-atte-Bower, or Noak Hill, which have a rich historic environment resource. As such, the proposed spatial strategy, which largely precludes Green Belt development, will help limit impacts on landscape character and local distinctiveness in these locations.

In terms of Gypsy and Traveller accommodation, the current version of the Local Plan seeks to formalise seven existing private sites and retain and protect the existing Travelling Showpeople plot at Fairoaks, St Marys Lane. These are within the Green Belt. However, given this comprises an intensification of uses at the sites rather than the allocation of new sites, and the application of the other policies of the Local Plan will help limit effects, significant effects on landscape and townscape are not anticipated.

8.7.2 Commentary on *Proposed Submission* document as a whole

Parts of Havering Borough have a rich historic environment and distinctive townscapes that should be conserved and enhanced. This is reflected by the planning policies proposed for the Local Plan, which have a strong focus on facilitating enhancements to townscape quality in the borough, conserving and enhancing the fabric and setting of the historic environment and supporting local distinctiveness.

A key policy with regards to local distinctiveness and heritage assets is Policy 28 (Heritage Assets). This seeks to 'sustain or enhance' buildings deemed to be at risk and identify and maintain a local list of heritage assets. It also seeks to protect and enhance the fabric and setting of nationally listed buildings, and support high quality development within the curtilage of a Registered Park or Garden, Historic Park or Garden of Local Interest, or within an Area of Special Townscape or Landscape Character. In relation to the archaeological resource of the borough, the policy also sets out provisions for development within an area of archaeological interest and seeks to preclude harm or loss to scheduled monuments in the borough.

Townscape character, local distinctiveness and the setting of the historic environment will also be supported by the policies relating to green infrastructure (e.g. Policy 29 (Green Infrastructure), Policy 18 (Open Space, Sports and Recreation), Policy 29 (Landscaping), Policy 30 (Nature Conservation) and Policy 12 (Healthy Communities)), which will promote enhancements to the public realm. This will be further supported by the policies relating to sustainable transport use (see **Section 8.10.2**), which will help to reduce the impact of the transport network (and traffic) on the quality of the public realm, and support townscape character and the setting of the historic environment.

Other policies which have a close focus on protecting and enhancing townscape quality include the policies for the two Strategic Development Areas (Policies 1 and 2), Policy 13 (Town Centre Development) and Policy 26 (Urban Design). These set out a range of provisions for utilising high quality design and layout of development to promote improvements to the public realm and local distinctiveness. Local distinctiveness and the setting of historic environment assets will also be supported by Policy 27 (Landscaping), which: seeks to require all developments to submit landscape themes; supports proposals which take account of the landscape character of the site and its wider setting; seeks to retain and enhance existing trees, planting and landscape features of value and protect them during construction; and maximise opportunities for 'greening' through the planting of trees and other soft landscaping.

The integrity of the eleven existing conservation areas in the borough is supported by Policy 28 (Heritage Assets), which sets out provisions for protecting and enhancing these key areas of historic

environment interest. Central provisions of the policy include an aim to better reveal the character of conservation areas, support high quality and appropriate design, and facilitate the replacement of buildings which do not add to the character of a conservation area. The policy also supports the designation of new conservation areas, and the maintenance of up-to-date Conservation Area Appraisals and Management Plans and the consideration of these through development proposals.

Other policies with relevance to this SA theme include Policy 31 (Rivers and River Corridors), which seeks to enhance the quality of river corridors, Policy 36 (Low Carbon Design, Decentralised Energy and Renewable Energy), which seeks to limit the impacts on such provision on townscape and landscape quality, and Policy 38 (Minerals Extraction), which seeks to ensure that the impact of minerals activities on the quality of the public realm is minimised.

54% of Havering is covered by the Metropolitan Green Belt. Whilst the Green Belt is partly designated to prevent urban growth into countryside, and as such does not directly designate land for landscape quality purposes, development within the Green Belt is nonetheless likely to have adverse impacts on landscape character and local distinctiveness through facilitating growth in the open countryside. In this context the Local Plan relies on the provisions of the NPPF to facilitate the continued protection of the Green Belt.

Table 8.5 Likely significant effects and recommendations: Historic Environment, Landscape and Townscape

Likely significant effect	*Effect dimensions*
Enhanced townscape character, public realm and local distinctiveness.	Direct and indirect, long-term, permanent and positive
Protection and enhancement of heritage assets, including repair and reuse where appropriate.	Direct, long-term, permanent and positive.
Revitalisation of features and areas of historic environment value in the borough.	Direct and indirect, long-term, permanent and positive.

8.8 Population and Community

8.8.1 Commentary on proposed Local Plan spatial strategy

The Local Plan has been prepared in the context of growth and development within London and the wider South East region, with this area experiencing significant development pressures to meet the needs of a growing population. At least 17,550 homes will be delivered over the plan period, with the plan seeking to optimise the use of brownfield land while providing continued protection for Havering's Green Belt and open spaces. This is in line with the requirements of the London Plan. Additionally, the Council has sought to identify additional capacity in order to close the gap between the housing target set out in the London Plan and the recently established Objectively Assessed Housing Need.

The development strategy for the Local Plan seeks to focus growth in the larger settlements of the borough, notably around Romford, through the Romford Strategic Development Area (SDA) and district centres. The Local Plan also recognises the Rainham and Beam Park SDA as a major growth and regeneration area, with the capacity to provide a significant number of new homes and jobs. Both of these SDAs have been granted Housing Zone status by the Mayor of London. Securing good accessibility to services and facilities is central for the quality of life of residents, for sustaining vital communities and for social inclusion. In this context, the proposed spatial strategy will reduce the need to travel by private vehicles and enhance accessibility for residents by focusing housing and employment provision in the larger centres which contain a broader range of services, facilities and amenities.

Additionally, the spatial strategy recognises the value of the Green Belt in terms of its contribution to the character of the borough, highlighting how it assists in restricting the sprawl of large built-up areas, preventing the merging of neighbouring towns and safeguarding the countryside from encroachment. This strengthens the strategic spatial approach to focusing development within larger

settlements, particularly through optimising brownfield land and through the intensification of the district centres, which, after Romford, are the settlements best served by services and facilities within the borough. Furthermore, the intensification and renewal of existing council housing estates will provide an enhanced housing stock.

In terms of housing growth, the highest allocations are within Romford, through the Romford SDA, which, designated as a Metropolitan Centre through the London Plan, is the settlement with the widest range of services and amenities in the borough. On this basis, the preferred spatial strategy has the potential to support accessibility to existing community facilities and promote more active lifestyles. This, however, depends on new development areas being well planned, supported by appropriate social infrastructure and service provision, and being of appropriate design to support community vitality.

Housing developments within the Rainham and Beam Park SDA are supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line, through the proposition of a new station at Beam Park, and by achieving significant green infrastructure enhancements. As such, development in this location has the potential to support the quality of life of residents by promoting accessibility to new and improved services and facilities. These amenities are recognised as crucial social infrastructure to facilitate social inclusion and support the level of growth expected in the borough.

Reflecting the above context, the spatial strategy therefore supports the quality of life of residents through providing an appropriate balance between housing delivery and employment land intensification, and supporting improved accessibility to services facilities and amenities, promoting community vitality and promoting sustainable transport use.

8.8.2 Commentary on *Proposed Submission* document as a whole

The Local Plan (through Policy 1 (Romford Strategic Development Area) and Policy 2 (Rainham and Beam Park Strategic Development Area)) enables the provision of 6,500 homes and residential schemes within the Romford SDA and 4,000 within the Rainham and Beam Park SDA during the plan period. The policies also emphasise the Local Plan's support in for development proposals which enhance transport networks, ensure the delivery of vital social infrastructure and realise development within the larger settlements and district centres.

Key housing challenges in the borough include affordable housing provision, with Policy 4 (Affordable Housing) setting out the approach to address this challenge. In this context all developments of ten or more dwellings or residential developments with a site area of more than 1,000 sq. metres will be required to provide at least 35% affordable housing based on habitable rooms. Developments will also be required to deliver an appropriate housing mix in terms of size, type and tenure, reflecting the need and demand within the borough (outlined in Policy 5 (Housing Mix)). This will support meeting needs relating to the expected future population dynamics within the borough, with younger (0-15) and older (over 65) age groups seeing the largest increases. Reflecting these dynamics, Policy 6 'Specialist Accommodation' aims to both resist the loss of such housing and deliver extra accommodation which will enable older residents, or those with a disability, to live independently and safely in their own homes. Additionally, Policy 17 (Education) outlines the support for the development of new or the expansion of existing schools, with this critical social infrastructure supporting any future growth in the younger population.

In terms of the provision of sites to meet the needs of Gypsies and Travellers, Policy 11 (Gypsy and Traveller Accommodation) seeks to meet local Gypsy and Traveller need through the formalisation of seven existing sites and a site for Travelling Showpeople. It also sets out a range of provisions for the identified sites, including relating to site layout, services provision, boundary treatment and landscaping. The policy also enables the provision of additional permanent and temporary sites if need is identified and a range of provisions are met, including relating to access and parking, proximity to services and facilities, flood risk, and impacts on visual amenity. This will help support the availability and quality of Gypsy and Traveller provision in the borough.

Additional housing challenges within the borough concern the growth of the private rental sector. The Council recognises that Houses in Multiple Occupation (HMOs) can make a valuable contribution to the private rented sector by catering for the needs of specific groups/households. However, the plan

acknowledges that there is a need to balance this value with the potential harm that can arise from such developments if they are not regulated. As such, HMOs will be supported where the proposal meets the London Borough of Havering's quality standards for HMOs, the proposal does not result in more than 10% of properties in one street becoming HMOs or more than two adjacent properties becoming HMOs, and the property contains communal space large enough for all occupants (see Policy 8 (Housing in Multiple Occupation)). Furthermore, there is a need to support developments which meet housing needs and mitigate costly alternatives. Policy 9 (Conversions and Subdivisions) recognises the benefits of subdividing existing houses into self-contained homes and converting commercial floor space to residential use, subject to a set of conditions specified within the policy. Also, the Local Plan states that it will look favourably upon garden and 'backland' development if they represent comprehensive development of a number of whole land plots, ensure good access, retain and provide adequate amenity space and do not have significant adverse impacts on the amenity of existing and new occupants (see Policy 10 (Garden and Backland Development)).

Good accessibility to services and facilities is central to the quality of life of residents, for sustaining vital communities and improving health and wellbeing, in addition to reducing noise and air pollution, carbon emissions and traffic congestion related to heavy dependence on car travel. Policy 1 outlines how the arrival of Crossrail in 2018 in the Romford SDA will be a key driver of growth and investment within the borough. Proposals will also be supported through the Local Plan if they tackle congestion, improve connectivity, develop new paths for pedestrians and cyclists, and promote active travel within town centres (see Policy 1 and Policy 23 (Transport Connections)). The enhancement of town centres within the borough is important for maintaining their vibrancy and distinctive character, as stated in Policy 13 'Town Centre Development'. Additionally, the Local Plan recognises that through ensuring high quality urban design, development can be effectively integrated with existing path and circulation networks so encouraging active travel, in addition to providing an attractive, safe living environment for new residents (with these elements addressed in Policy 7 'Residential Design and Amenity' and Policy 26 'Urban Design'). Also, through supporting the delivery of multi-use, flexible and adaptable social infrastructure, it accommodates the borough's demographics (see Policy 16 'Social infrastructure'). These elements will all support the quality of life of residents.

Housing development within the Rainham and Beam Park SDA are supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line, through the proposition of a new station at Beam Park, and by achieving significant green infrastructure enhancements. As such, development in this location has the potential to support the quality of life of residents by promoting accessibility to new schools and leisure facilities. These facilities are recognised as crucial social infrastructure to facilitate social inclusion and support the level of growth expected in the borough, in addition to encouraging sustainable transport use. Additionally, Policy 2 aims to improve bus connections to Beam Park Station, Queens Hospital and the Rainham Employment Area, complementing any future proposals for commercial developments which provide skills and training for local residents (see Policy 22 (Skills and Training)). In order to help address future transport needs within the borough, the Local Plan states that all new developments will be required to provide sufficient car and cycle parking in accordance with the standards of the London Plan (see Policy 24 'Parking Provision and Design').

Accessibility to services and facilities will be further supported by the policies relating to sustainable transport, which will enhance transport options by non-car modes. This is particularly relevant for people with mobility concerns, in terms of improving bus reliability, improving the poor north to south links in the borough and curbing the reliance on cars – all of which are recognised as key sustainability issues.

Policy 29 (Green Infrastructure) seeks to maintain and expand the network of green spaces and natural features in the borough, with the Local Plan aspiring to optimise the benefits of green infrastructure to the environment, economy and community. This will support recreational and leisure activities, and promote the health, wellbeing and quality of life of residents.

Table 8.6 Likely significant effects and recommendations: Population and Community

Likely significant effect	*Effect dimensions*
Increased delivery of affordable housing.	Direct, long-term, permanent and positive overall.

Provide for gypsy and traveller sites to meet projected need.	Direct, long-term, permanent and positive overall.
Improved access to services and facilities.	Direct, long-term, permanent and positive overall.
Increased use of sustainable transport modes, including public transport and walking and cycling.	Direct, long-term, permanent and positive overall.
Enhanced provision of community infrastructure.	Direct, long-term, permanent and positive overall.
Provision of improved accessibility to multi-functional open spaces.	Direct, long-term, permanent and positive overall.
Reduced dependency on the private car.	Direct, long-term, permanent and positive overall.
Maintain and enhance the vitality of communities by locating housing where it sustains balanced communities.	Direct, long-term, permanent and positive overall.
Maintain and enhance the vitality of communities by securing the delivery of community infrastructure.	Direct, long-term, permanent and positive overall.

8.9 Health and wellbeing

8.9.1 Commentary on proposed Local Plan spatial strategy

Havering is one of London's greenest boroughs with a wealth of open space and over 50% of the borough designated as Green Belt land. As such, the development strategy for the Local Plan aims to focus residential development within the larger towns and district centres in the borough. Additionally, the Rainham and Beam Park SDA is also recognised as an area of future residential growth, with the Local Plan seeking to build a new neighbourhood around a new railway station which will improve transport access and safeguard the future economic success of the borough's key employment areas. Furthermore, the Local Plan encourages the intensification and renewal of existing council housing estates in order to enhance the housing stock.

Accessibility to services and facilities is a key influence on the quality of life of residents and community cohesion. In this regard, development in the key settlements in the borough (Romford and the district centres) will enhance accessibility through directing housing to the settlements with the broadest range of services and facilities. This will support accessibility to the wider range of amenities located in these settlements. Locating more housing in closer proximity to the services and facilities available in the key centres of the borough will also likely support quality of life and wellbeing through promoting walking and cycling and active lifestyles.

The delivery of housing and employment growth in the borough has the potential to lead to effects on health and wellbeing through increasing road safety issues and impacts on air and noise from increased traffic flows at certain locations. This may have impacts on the health and wellbeing of residents. In this context, the effects depend on the detailed location, layout and design of new development areas and the integration of elements such as sustainable transport and green infrastructure.

8.9.2 Commentary on *Proposed Submission* document as a whole

Health and wellbeing in the borough is closely related to a number of factors, including accessibility to services and facilities, the use of healthier modes of travel, access to high quality green infrastructure, the quality of housing, levels of crime and security, air and noise quality and optimising the benefits that the built and natural environment offers to the health and wellbeing of residents.

A central impact of the policies on health and wellbeing within the Local Plan will be through protecting and enhancing the borough's built and natural environment. This provides space - including natural green space - for recreation and relaxation, as well as air and water quality benefits. There is now robust evidence that access to nature improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. In this context, Policy 18 (Open Space, Sports and Recreation) seeks to ensure that all residents of Havering have access to good quality open space and sports facilities, with the conditions stated in the policy emphasising the need to promote multifunctional and shared-use of existing facilities, as well as for new development to create additional open spaces and facilities for sports and recreation. This policy also has the potential to help improve the low participation in sports in the borough. The growth in community groups will be further facilitated by Policy 15 (Culture and Creativity) and Policy 16 (Social Infrastructure), which will support social inclusiveness.

Furthermore, Policy 30 (Nature Conservation) seeks to protect and enhance biodiversity and geodiversity assets in the borough, providing benefits to wildlife and local residents. Policy 31 (Rivers and River Corridors) recognises the value of Havering's water assets in terms of biodiversity and recreation, amongst other benefits listed within the policy. Policy 29 (Green Infrastructure) seeks to maintain and expand the network of green spaces and natural features in the borough, with the Local Plan aspiring to optimise the benefits of green infrastructure to the environment, economy and community. These policies, along with Policy 26 (Urban Design), Policy 27 (Landscaping) and Policy 28 (Heritage Assets) will support the health and wellbeing of residents through creating, protecting and enhancing places, spaces and buildings that are of high quality, well designed, support the quality of the natural environment and respect the character of the local area.

Policy 1 (Romford Strategic Development Area), Policy 2 (Rainham and Beam Park Strategic Development Area) and Policy 23 (Transport Connections) in the Local Plan will help to indirectly promote health and wellbeing improvements by supporting more sustainable modes of transport, improving road safety and encouraging more active travel. Likewise, the Local Plan aims to ensure that the health and quality of life of Havering's residents is not put at further risk or degraded by air and noise pollution issues. Key policies in this regard are Policy 33 (Air Quality), and Policy 34 (Managing Pollution), which seeks to ensure that new development proposals '*Do not unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination*). Health and wellbeing will be further supported by Policy 36 (Low Carbon Design, Decentralised Energy and Renewable Energy), which enables energy efficiency design, which will help limit issues such as fuel poverty and health issues relating to poor quality housing.

The Local Plan policies will also promote health and wellbeing in the borough by promoting accessibility to services and facilities. In this context, Policy 16 'Social infrastructure' and Policy 17 'Education' aims to support the provision of amenities in the borough, with the policies seeking to ensure that facilities are multi-use and flexible in order to adapt to any changes in the cultural demographics of the borough (see Policy 15). This is also particularly relevant in terms of meeting the needs of future population growth, with younger (0-15) and older (over 65) age groups seeing the largest increases. Furthermore, by focusing development within district centres (Romford, Hornchurch and Upminster) and encouraging sustainable transport use, as described in the preferred spatial strategy, this will potentially increase the accessibility to these facilities and reduce the reliance on travelling via private vehicles. The policies' focus on active travel (see **Chapter 8.10**) will also support healthier lifestyles in the borough.

Expanding on some of the indirect effects negatively impacting upon health and wellbeing, crime and the fear of crime can cause stress and anxiety, with community safety recognised as a key sustainability issue within the borough. There are very few explicit references to crime in the Local Plan document but there is clear evidence of the ability to 'design out' crime through high quality design. For example, Policy 7 'Residential Design and Amenity', outlines support for residential development designs that allow for active streets and good sight lines to prevent anti-social behaviour and crime and increase community safety (as identified by 'Secured by Design' - the official UK Police flagship initiative combining the principles of designing out crime with physical security). The National Planning Practice Guidance also provides direction on the issue in its design guidance; as such, further guidance is not anticipated to be required in the Local Plan on this issue.

In terms of deprivation, there are some significant areas of deprivation present in South Hornchurch, Harold Hill and around Romford. There are few explicit references to deprivation in the Local Plan document, however Policy 12 'Healthy Communities' outlines the support for development which provides opportunities for healthier lifestyles and reduces health inequalities, and seeks to ensure that all major development proposals are supported by a Health Impact Assessment to demonstrate that full consideration has been given to health and wellbeing. However all of the policies listed within this commentary have the potential to lead to indirect benefits to health and wellbeing and will therefore help to address a variety of deprivation- related issues. Additionally, the housing polices (see Section 8.8.2) refer to the provision of housing to meet local needs. Access to decent housing is an important wider determinant of health so these policies have the potential to indirectly support improved health outcomes and reduced health inequalities. The polices in the Local Plan which support biodiversity (Section 8.3.2), environmental quality (Section 8.6.2) and the historic environment, landscape and townscape (Section 8.7.2) will also support health and wellbeing through reducing effects on health from noise and air quality issues, increasing access to open spaces and recreational facilities, and enhancing the distinctive character of the borough.

Table 8.7 Likely significant effects and recommendations: Health and Wellbeing

Likely significant effect	*Effect dimensions*
Improvements in mental and physical health and wellbeing through enhancements to the quality of the built environment and public realm	Indirect, long-term, permanent and positive.
Improvements to health and wellbeing through prioritising transport modes other than cars and improving accessibility to services and facilities.	Indirect, long-term, permanent and positive.
Enhancements of active travel opportunities.	Direct, long-term, permanent and positive overall.
Enhancements to strategic and local green infrastructure networks, promoting leisure and recreational opportunities and active lifestyles.	Indirect, long-term, permanent and positive.
Enhanced provision of community infrastructure.	Direct, long-term, permanent and positive overall.

8.10 Transportation

8.10.1 Commentary on proposed Local Plan spatial strategy

The preferred spatial strategy directs an increased level of housing provision to the key town and district centres in Havering. This will promote accessibility through directing housing to the settlements with the broadest range of services and facilities and help limit the need to travel by car to employment and amenities.

In this context the spatial strategy facilitates the development of 6,500 dwellings in Romford, which, designated as a Metropolitan Centre through the London Plan, is the settlement with the widest range of services and amenities in the borough with a PTAL rating of 6a/b. It also directs housing growth to the district centres of the borough, which, after Romford are the settlements in the borough best served by services and facilities. Apart from Romford, these district centres have the highest PTAL ratings within the borough (for example Hornchurch is serviced by the London Underground District Line, whilst Upminster is services by both the District Line and Essex Thameside line and both centres have reliable, frequent bus connections).

The Rainham and Beam Park Housing Zone is part of the London Riverside development. Given the proposed housing growth in this area is part of the larger London Riverside Opportunity Area, it is considered that the delivery of 4,000 new homes in the area will be delivered alongside a significant improvement of services, facilities and amenities in the area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a proposed new station at Beam Park due to be in operation in 2020. As such, the spatial strategy, through promoting a large scale of development in this area, has the potential to support sustainable transport use.

8.10.2 Commentary on *Proposed Submission* document as a whole

The policies presented in the current version of the Local Plan have a strong focus on supporting sustainable transport use and minimising the need to travel. In this context Policy 3 (Housing Supply) supports the preferred spatial strategy (discussed in the previous section) through supporting the density matrix set out through the London Plan and promoting an intensification of uses.

This will be further supported by the policies for the SDAs. In this context Policy 1 (Romford Strategic Development Area) seeks to: support the delivery of Crossrail services and enhancements in the vicinity of the station; support the delivery of a new east-west shared use link from the railway station across the River Rom to the residential areas to the west; pursue opportunities to tunnel the western

section of the ring road; work with TfL to improve accessibility into Romford Town Centre for active travel users; improve links to the hospitals in the borough; limit the role of the Romford ring road as a barrier; improve active travel links between Romford Station, Waterloo Road and Bridge Close; and require proposals for development along the River Rom to improve the quality and setting of the river and to provide continuous, safe and accessible links alongside the river. Policy 2 (Rainham and Beam Park Strategic Development Area) seeks to deliver: the Beam Park Station on the Essex Thameside Line; a transformational project along the A1306 (Beam Parkway) between Dovers Corner and the Marsh Way junction; a continuous east-west active travel connection between Rainham Village, Beam Park Station and the Rainham Employment Area; bus connections to Beam Park Station and bus links to Romford and Queens Hospital; improved bus connections to and from Rainham Employment Area; a link across Rainham Creek to support east west movements and to enable buses to access the Rainham Employment Area; and a new, integrated network of shared use routes connecting neighbourhoods, local facilities and open spaces.

Policy 23 (Transport Connections) sets out a range of provisions designed to support sustainable transport use in the borough. This includes: supporting enhancements to rail services; new north-south networks in the borough; improvements to bus services; enhancing access to employment areas; requiring new development to maximise access to public transport networks and cycle and pedestrian networks; promoting active school travel; facilitating improvements to walking and cycling networks; and maximising the opportunities afforded by Crossrail. The policy also seeks to limit congestion, a key contributor to air quality issues in the borough.

Sustainable transport use will also be supported by Policy 6 (Specialist Accommodation) and Policy 8 (Houses in Multiple Occupation), which seeks to ensure that these types of housing provision are accessible to facilities and amenities and public transport networks. Policy 12 (Healthy Communities) seeks to direct development to '*well connected locations*' and to support measures to promote walking and cycling. Policy 16 (Social Infrastructure) seeks to locate community facilities in locations close to residents and minimise the need to travel to such facilities, and ensure they are accessible by public transport and walking and cycling routes. Policy 24 (Parking Provision and Design) promotes car club membership and enhanced provision for cycle parking and electric vehicles, and promotes a demand management approach to car parking. Sustainable transport use will also be supported by Policy 26 (Urban Design), which facilitates design and layout which encourages walking and cycling and supports permeability by active travel. Policy 29 (Green Infrastructure) and Policy 31 (Rivers and River Corridors) also support enhancements to walking and cycling networks in the borough.

Finally Policy 14 (Eating and Drinking) seeks to ensure that such provision is located in accessible locations and such establishments do not adversely impact on the quality of the public realm through generating inappropriate traffic flows.

Table 8.8 Likely significant effects and recommendations: Transportation

Likely significant effect	*Effect dimensions*
Limitation of traffic growth and congestion resulting from housing and employment growth in the borough.	Direct, long-term, permanent and positive.
Enhancements to active travel networks in the borough, including pedestrian and cycle networks.	Direct, long-term, permanent and positive.
Enhanced accessibility to public transport networks, including rail and bus.	Direct, long-term, permanent and positive.
Improved access to services and facilities, and an associated reduction in the need to travel to such amenities.	Direct, long-term, permanent and positive.
Increased permeability of the townscape through enhancements to the quality of the public realm.	Direct, long-term, permanent and positive.

8.11 Economic Vitality, Employment and Skills

8.11.1 Commentary on proposed Local Plan spatial strategy

The preferred spatial strategy directs an increased level of housing provision to the key town and district centres in Havering. The delivery of 6,500 dwellings in Romford will support ongoing enhancements to the economic vitality of the town centre, recognising the town's designation as a Metropolitan Centre through the London Plan. Similarly, the delivery of development to the district centres of the borough will support the vitality of the larger district centres of Upminster and Hornchurch. This will be supported by the spatial strategy's stated aim to '*protect and strengthen'* the Metropolitan Centre of Romford and the District Centres at Collier Row, Elm Park, Harold Hill Hornchurch, Rainham and Upminster.'

The economic vitality of the borough will also be supported by the spatial strategy's aim to protect the King George Close Estate and the Harold Hill Estate Strategic Industrial Locations, and its aim to protect the borough's Locally Significant Industrial Sites at Harold Wood, Hillman Close, the Seedbed Centre, Lyon Road and Crow Lane for continued industrial and employment use.

The preferred spatial strategy, through facilitating the delivery of 4,000 new homes in the Rainham and Beam Park Housing Zone, will support the economic regeneration of Rainham and South Hornchurch. Given that proposed housing growth in this area is part of the larger London Riverside Opportunity Area, new housing at this location will be delivered alongside enhancements to employment opportunities, including at the Rainham Employment Area. Proposals will also be supported by enhancements to sustainable transport networks, utilising Rainham's location on the Essex Thameside line and a proposed new station at Beam Park. As such, additional housing growth in this location has the potential to support economic regeneration proposals for the immediate and wider area. Economic vitality at this location will also be further supported by the spatial strategy's aim to protect the borough's Strategic Industrial Location at the Rainham Employment Area and the Freightmaster Estate for continued industrial and employment use and the creation of a new Local Centre at Beam Park.

8.11.2 Commentary on *Proposed Submission* document as a whole

The benefits for economic vitality of the spatial strategy will be supported by the policies for the two Strategic Development Areas.

In relation to Romford, Policy 1 (Romford Strategic Development Area) sets out a range of provisions for supporting the refurbishment and replacement of existing retail units, reinforcing the role of South Street and promoting the transformation of the Market Place. It also provides for new office development, promoting the flexibility and adaptability of new office space in the town. This latter provision is important given the Employment Land Review's[14] finding that Havering contains some older office stock, which once vacant proves difficult to re-let given that it may no longer appeal to modern occupiers. The economic vitality of Romford will be further supported by the policy's focus on transport connectivity, including associated with the opportunities offered by Crossrail, and the policy's aim to enhance the quality of the public realm and local distinctiveness of the town centre and the area around the River Rom.

Policy 2 (Rainham and Beam Park Strategic Development Area) similarly sets out a range of provisions which will support the economic vitality of this location. This includes through the provision of a new Local Centre at Beam Park Station, which will provide between 3,500 and 4,000 sq m of floor space through the provision of new modern retail and commercial units, and potential provision for an expansion of floor space if required in the future. The policy will also support the economic vitality of the area through facilitating a high quality public realm, transport enhancements (including active travel and public transport provision and the transformation of key routes into 'green streets') and the overcoming of existing physical barriers in the area including roads, the river and industrial areas.

More widely in relation to this SA theme, a key Local Plan policy seeking to support the vitality of the borough's economy is Policy 19 (Business Growth). This includes supporting the proposed designation and development of Strategic Outer London Development Centres in the borough, protecting Strategic Industrial Locations and Locally Significant Industrial Sites, and focussing office space in Romford Town Centre and the district centres,

The policy also seeks to require large scale residential proposals in Romford Town Centre to incorporate flexible business space (e.g. office space, studios and workshops), and support the development of affordable and flexible business spaces of varied unit sizes to meet the needs of small and medium sized enterprise (SME), start-ups and businesses requiring more affordable workspaces. This will further reinforced by Policy 21 (Affordable Workspaces), which seeks to ensure that all major commercial developments include 20% of their floorspace as affordable workspace and incorporates provision for short term and flexible workspace. This is important given that a large contributor to the projected growth in office floorspace in Havering is demand from SMEs for smaller units (Employment Land Review 2015).

In relation to changes of use from industrial land to other uses, Policy 20 (Loss of Industrial Land) enables this if a range of provisions are met, including ensuring that the change of use from industrial employment uses will not lower the industrial capacity of the borough below that necessary to meet projected demand, and low demand at individual locations has been sufficiently established. The policy also enables the loss of industrial uses where the '…*existing employment land use causes unacceptable detrimental effects on the amenity of nearby residential areas*,' This recognises the findings of the Employment Land Review (2015), which indicates that approximately 24 hectares of existing industrial land in Havering could be released for other uses while still providing sufficient industrial land in the borough to meet future demand.

The vitality of town centres in the borough will be supported by Policy 13 (Town Centre Development). This seeks to ensure that appropriate town centre uses are encouraged which support the vitality of town centres, and development is facilitated which optimises the development potential of town centre sites. It also sets out a series of provisions relating to promoting development which is: appropriate to the scale and function of the town centre's position within the town centre network; does not harm the town centre's vitality and viability; promotes a wider retail offer and choice to consumers; provides high quality shop front design and signage that enhances the character and appearance of the town centre; provides active frontages at ground floor level, supports street activity and generates pedestrian movement; and makes effective use of upper floors. It also seeks to maintain a high proportion of A1 and A2 uses to maintain the primary shopping function of the area and seeks to prevent the concentration of A5 uses (i.e. hot food and takeaway) in inappropriate locations.

[14] URS (April 2015) Employment Land Review

These provisions for town centres will be further supported by Policy 14 (Eating and Drinking), which supports restaurant, pub, and micro-brewery uses if appropriate conditions are met, and Policy 15 (Culture and Creativity), which seeks to promote cultural offer, community engagement, and diversification of the night time economy. Both of these elements will therefore support the vitality and vibrancy of the borough, and contribute to the diversification of the economy.

The Local Plan also seeks to ensure that the opportunities available relating to growth in the borough are readily available to local people. In this context, Policy 22 (Skills and Training) seeks to ensure that local labour is utilised for construction projects through setting targets for the training and employment of local people, encourages the use of local businesses in the London Borough of Havering Council's supply chains and making Council job opportunities easily accessible to local people. The policy also sets out that these elements will be achieved through a requirement on developers to produce an Employment & Skills Plan to help ensure these provisions are met.

As highlighted in Section 8.10, the Local Plan policies have a strong focus on promoting accessibility, supporting sustainable transport use and minimising the need to travel. This will support the economic vitality of the borough through improving links within the borough and to locations outside of the borough, and enhancing accessibility for residents to the opportunities afforded by economic growth. Policy 25 (Digital Connections) will further support economic vitality of the borough through facilitating enhancements to high-speed broadband services and improved telecommunications coverage.

Table 8.9 Likely significant effects and recommendations: Economic Vitality, Employment and Skills

Likely significant effect	*Effect dimensions*
Diversification of the borough's economy.	Direct, indirect, long-term, permanent and positive.
Promoting the economic vitality of Romford and a Metropolitan Centre.	Direct, indirect, long-term, permanent and positive.
Promoting the economic vitality and viability of the borough's district centres.	Direct, indirect, long-term, permanent and positive.
Enhancing economic opportunities in the Rainham and South Hornchurch area.	Direct, indirect, long-term, permanent and positive.
Promotion of employment opportunities in the borough.	Direct, indirect, long-term, permanent and positive.
Supporting a growth of skills in the borough.	Direct, indirect, long-term, permanent and positive.

8.12 Cumulative effects

Cumulative effects occur from the combined impacts of policies and proposals on specific areas or sensitive receptors.

In the context of SA/SEA, cumulative effects can arise as a result of the in-combination and synergistic effects of a plan's policies and proposals. Comprising 'intra-plan' effects, these interactions have been discussed above in Sections 8.3 to 8.11, which evaluate the in-combination and synergistic effects of the various policies of the Local Plan.

Cumulative effects can also result from the combined impacts of a plan with impacts of another plan, or the 'inter-plan' effects. These can affect the same receptor, resulting in in-combination or synergistic effects. The Havering Local Plan therefore has the potential to combine with other planned or on-going activities in the vicinity of the borough to result in cumulative effects.

As discussed in Section 4.1, housing need in Havering has been considered through the estimation of objectively assessed housing need (OAHN) through the Outer North East London SHMA. In addition

to Havering's OAHN, the SHMA also sets out housing need for the London Boroughs of Redbridge and Barking and Dagenham, which comprise the remaining parts of the Housing Market Area.

The OAHN for the three areas comprising the Housing Market Area are as follows:

Table 8.10 Objectively assessed need in the Outer North East London Housing Market Area

Local Planning Authority area	*OAHN*
London Borough of Havering	1,366 per annum (recent update, November 2016)
London Borough of Barking and Dagenham	2,132 per annum (September 2016)
London Borough of Redbridge	2,287 per annum (April 2017)

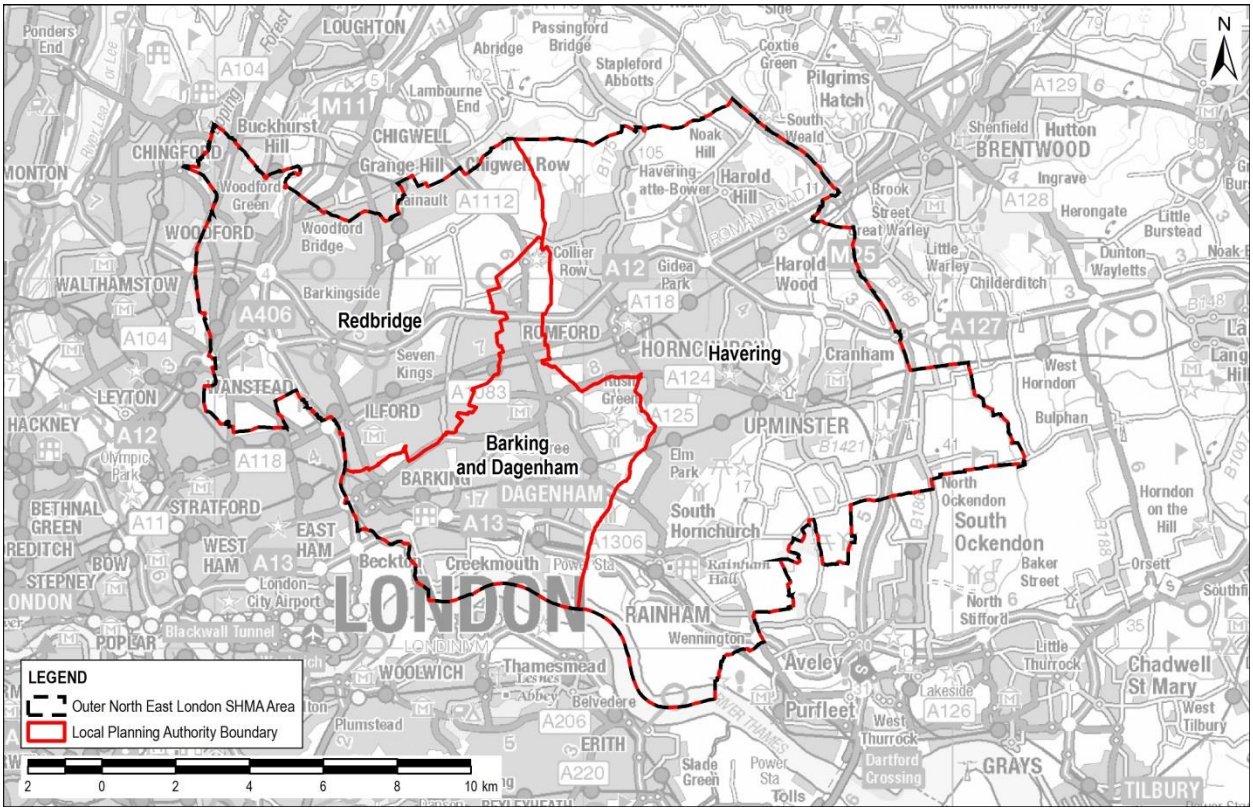


Figure 8.1 Outer North East London Housing Market Area

The Local Plans for the three Local Planning Authorities will set out the level of growth and development that will take place in the respective boroughs. As such, the in-combination effects of housing growth across the three Local Planning Authority areas have the potential to lead to cumulative effects. Furthermore, the combination of Local Plan proposals and other proposals being taken forward in the wider area has the potential to lead to cumulative effects. Examples include:

- Proposals linked to the London Plan Opportunity Areas, including associated with the proposals for the London Riverside Opportunity Area outside of the borough (including at Barking Riverside);
- Crossrail; and
- Potential enhancements to capacity on the Essex Thameside line.

In this context, potential effects which may occur as a result of the in-combination effects of the Local Plan and other plans and proposals in the area include the following:

- Increases in traffic flows and congestion from the in-combination effects of development, with potential impacts on air and noise quality. However the in-combination effects of proposals

on enhancing public transport and pedestrian and cycle infrastructure may help limit potential negative effects and secure positive effects in this regard.

- Incremental erosion of the Metropolitan Green Belt as a result of the need to deliver objectively assessed need, and associated cumulative impacts on landscape character from new development.
- Cumulative impacts on ecological networks. This is from the in-combination effects of new development and associated infrastructure on habitats and biodiversity corridors. However, enhancements to green infrastructure provision facilitated through Local Plan proposals and other projects in the area have the potential to support local, sub-regional and regional ecological networks.
- Impacts on flood risk from the in-combination effects of new development, including relating to surface water and fluvial flooding. However, the provisions of the NPPF and measures and policy approaches implemented through the relevant plans and proposals will limit the significance of effects.
- Improvements to accessibility resulting from the in-combination effects of enhancements to public transport and walking and cycling networks.
- Impacts on the urban heat island effect (a key likely impact of climate change) from an intensification of land uses across the wider area. This however has the potential to be offset by enhancements to sub-regional green infrastructure networks and open space provision.

As highlighted above, for many potential cumulative effects, the policy approaches proposed by the current version of the Local Plan will help reduce the significance of these in-combination impacts. However monitoring for the various Local Plans and, more broadly, the London Plan will be a key means of ensuring that unforeseen adverse environmental effects are highlighted, and remedial action can be taken where adverse environmental effects arise.

Chapter 9 below sets out a proposed monitoring programme for the SA process.

9. Monitoring programme for the SA

9.1 Monitoring in SA

The SEA Directive states that '*member states shall monitor the significant environmental effects of the implementation of plans and programmes…..in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action*' (Article 10.1). In addition, the Environmental Report (or SA Report) should provide information on a '*description of the measures envisaged concerning monitoring*' (Annex I (i)). To limit the potential burdens related to monitoring associated with the SA process, monitoring should be undertaken smartly. For this reason, the proposed monitoring framework should focus on those aspects of the environment that are likely to be negatively impacted upon, where the impact is uncertain or where particular opportunities for improvement might arise.

9.2 Proposed monitoring programme

Table 9.1 outlines suggestions for a monitoring programme for measuring the Local Plan's implementation in relation to the areas where the SA has identified significant opportunities for an improvement in sustainability performance to arise. It also seeks to monitor where uncertainties relating to the appraisal findings arose and suggests where monitoring is required to help ensure that the benefits of the Local Plan are achieved through the planning process.

The purpose of monitoring is to measure the significant sustainability effects of a plan, as well as to measure success against the plan's objectives. It is therefore beneficial if the monitoring strategy builds on monitoring systems which are already in place. To this end, many of the indicators of progress chosen for the SA require data that is already being routinely collected at a local level by the London Borough of Havering and its partner organisations. It should also be noted that monitoring can provide useful information for future plans and programmes.

Table 9.1 Proposed monitoring programme for the SA of the Local Plan

Area to be monitored	*Indicator*	*Data source*	*Frequency of monitoring*
Effect of housing, employment and infrastructure on greenhouse gas emissions.	Carbon footprint of the borough	London Borough of Havering	Annual
Effect on the delivery of renewable energy	Renewable energy installation capacity in MW	London Borough of Havering	Annual
Loss of Green Belt land	Number of hectares of undeveloped Green Belt land lost to development	London Borough of Havering	Annual
Effect of new development on air quality	No. of days when air pollution is moderate or high for NO_2 or PM_{10}	London Borough of Havering	Daily
Green infrastructure provision	Ha of Accessible Natural Greenspace per 1,000 population	London Borough of Havering	Annual
Economic vitality	Number of VAT registrations	London Borough of Havering	Annual
Car use	Proportion of people travelling to work by public transport or walking and cycling	Transport for London	Annual
Effects on townscape character	Percentage of new developments which are informed by detailed characterisation studies	London Borough of Havering	Annual
Minerals supply	Local Aggregates Assessment	London Borough of Havering	Annual
Employment in emerging sectors of Havering's economy	Number of people employed in emerging economic sectors	London Borough of Havering	Annual

This page is intentionally blank.

Part 3:

What are the next steps?

10. Next Steps

10.1 Next steps for plan making / SA process

This SA Report accompanies the current consultation on the Local Plan (*Havering Local Plan – Proposed Submission*).

Once the period for representations on the *Havering Local Plan – Proposed Submission* document and the SA Report concludes, the main issues raised will be identified and summarised by the London Borough of Havering, who will then consider whether, in light of representations received, the plan can still be deemed 'sound'. If this is the case, the Local Plan will be submitted for Examination, alongside a statement setting out the main issues raised during the consultation. The Council will also submit the SA Report.

At Examination, the Inspector will consider representations (alongside the SA Report) before then either reporting back on the Local Plan's soundness or identifying the need for modifications. If the Inspector identifies the need for modifications to the Plan these will be prepared (and undergo SA where appropriate) and then be subject to consultation (with a possible SA Report Addendum published alongside).

Once found to be 'sound', the Plan will be formally adopted by the London Borough of Havering. At the time of Adoption, a SA 'Statement' must published that sets out (amongst other elements) '*the measures decided concerning monitoring*'.

Appendix A Consultation responses received on the Scoping Report

Consultation response	How the response was considered and addressed
Natural England	
The approach and methodology used are in line with regulations and the advice that would be offered by Natural England; therefore we have no substantive comments to make in respect of this Scoping Report.	Comments noted
The report lists twenty two Sustainability Objectives which can be broadly support, especially Objective (10) 'Maintain and enhance biodiversity and geodiversity'	Listed within the 'Relevant Plans and Policies: General / Overarching' section in Appendix B
Reference to the London Plan 2013 and the Further Alterations to the London Plan are welcomed and to be encouraged	
Similarly identification of and reference to the Sites of Special Scientific Interest (SSSI's – Hornchurch Cutting, Inner Thames Marshes and Ingrebourne Marshes) within the Borough, is also welcomed and to be encouraged. The Council may also wish to give consideration to Hainault Forest and Purfleet Marshes SSSI's which abut the Borough and could be affected by development in proximity to them, including the potential for recreational pressure due to increased housing numbers.	Additional SSSIs mentioned in the Biodiversity section in Appendix B
Environment Agency	
Task 1: Policy Review *LBH Consultation Question 1 Are there any relevant policies, plans, programmes or strategies additional to those outlined in Appendix A that should be reviewed?* We feel that the majority of relevant policies, plans, programmes and strategies have been outlined in Appendix A but have the following comments to make: **Biodiversity and Geodiversity** International: The Water Framework Directive should be included in the Biodiversity and Geodiversity section in addition to the Water and Flood Risk section as WFD also considers and assesses these issues.	The WFD has now been included within the relevant plans and policies for both of these sections in Appendix B.
Regional: Appendix A should be revised to include the Roding Beam and Ingrebourne catchment of the Thames River Basin Management Plan.	Revision made.
Water and Flood Risk. Local: In this section you have referenced the Havering SFRA 2007 (Page 24). This should be amended to reference your latest Strategic Flood Risk Assessment which was completed in 2014. The data within the 2007 SFRA has largely been superseded and therefore is not a suitable basis for policies in the Local Plan.	The 2014 SFRA has not been directly referenced within the local policies for the 'Water and Flood Risk' section. The following text has, however, been provided: *"A new Havering SFRA (Levels 1 and 2) is being prepared. The full, updated SFRA will be used to inform the Local Plan preparation".* The 2014 SFRA has been mentioned within the

Consultation response	How the response was considered and addressed
It is my understanding that you have also published a Surface Water Management Plan and a Local Flood Risk Management Strategy. These should also be included in the Water and Flood Risk section as strategies to inform your Local Plan.	national list of policies for the 'Water and Flood Risk' section, in the 'Implications for the Local Plan' box for the 'National Planning Policy Framework 2012' listing. Comments noted. Both have been included in the 'Water and Flood Risk' policy list in Appendix B
Task 2: Baseline Information *LBH Consultation Question 2 Is there any additional baseline data that should be included in appendix B?* The following sources of baseline data should be included in Appendix B to inform your Local Plan: **Biodiversity and Geodiversity**	
In bullet point one you have stated ...There are two large rivers running north-south through Havering-namely, the Rivers Rom/Beam and Ingrebourne - and the southern boundary of the borough is marked by the Thames (page 57). Although the Rivers Ingrebourne, Rom, Beam and Thames could be considered the largest rivers in Havering I have listed the complete names of main rivers in the Borough below:	Comments noted. All rivers are now listed within this section.
Rivers in LB Havering are: • River Ingrebourne • Rainham Main Sewer • Wennington Branch Sewer • Rainham Creek • Haverings New Sewer • Carters Brook • Paines Brook • Weald Brook • Ravensbourne • Emerson Park Stream • Blacks Brook • Rom • Beam • West Mardyke Branch • River Mardyke • Puddledock Sewer • River Thames	Comments noted. All watercourses are now included, reflecting the updated list.
Climate Change and Flooding In this section you state... There are four distinct watercourses in Havering (page 60). Please see our comments above showing that there are more than four watercourses within the borough. The section then goes on to state... generally flood risk is limited to the southern area of the Borough in the vicinity of the Thames and the Valleys of the River Beam and Ingrebourne and their tributaries (page 60).	Text now reads as follows: *"Generally flood risk is limited to the southern area of the Borough in the vicinity of the Thames and the valleys of the Rivers Beam and Ingrebourne and their tributaries. Further clarification will be provided by the Strategic Flood Risk Assessment 2014".* Comments noted. An additional section has

Consultation response	How the response was considered and addressed
	been included, providing this information. .
We do not entirely agree with this statement and recommend further clarification using your recent SFRA. We agree that the Borough benefits from tidal defences. It may also be beneficial to include a section stating that these defences may have to be raised or set back as outlined in the guidance contained within the Thames Estuary 2100 plan to account for climate change. We also recommend that you include recommendations or a summary of findings from your Surface Water Management Plan and your Local Flood Risk Management Strategy if the aim of this section is to summarise flood risk in the borough.	This element has been considered through the appraisal
Pollution In this section you state... The Chemical and Biological water quality of the rivers in Havering has been historically poor particularly the River Ingrebourne and the River Rom/Beam, which have poor ecological status under the Water framework Directive. Under WFD the Beam and Ingrebourne need to achieve good status by 2027 and the Ravensbourne needs to achieve good ecological potential as it is a heavily modified water body (page 60). This statement is not necessarily true if you are using the term 'poor' in terms of WFD classifications. The most recent WFD classification data that we hold is attached to this letter. This should be used to inform specific policies in your forthcoming Local Plan. This data should be included as baseline data in Appendix B.	Comments noted. Data has been included within this section.
Task 3: Identified Sustainability Issues *LBH Consultation Question 3 Do you think the issues identified are appropriate? Are there any other issues that should be identified?* We feel that the following issues could be added to the table and ask that you consider either adding them to existing objectives or adding them as stand-alone objectives:	
3. Environmental Dimensions ***Biodiversity and Geodiversity*** Enhancements as identified by the Roding Beam Ingrebourne Catchment Plan would be a valid inclusion as an issue in this section.	*The 'Biodiversity and Geodiversity' section within the Environmental Dimensions contains three bullet points, with the wording as follows:* *"Protection and enhancement of green infrastructure and biodiversity;* *Protection of protected habitats and species; and Management of water quality of Havering's rivers, in line with existing and emerging plans. "*
Climate Change and Flooding The need to raise tidal flood defences, safeguard land for future flood defence works and improve fluvial flood defences to protect the borough from the increased risk of flooding as a result of climate change would be valid issues to be identified in this section. Enhancing existing flood storage and creating new flood storage areas where appropriate to alleviate tidal and fluvial flood risk (TE2100).	*"The need to raise tidal flood defences, safeguard land for future flood defence works and improve fluvial flood defences to protect the borough from the increased risk of flooding as a result of climate change"* is stated within the 'Climate Change and Flooding' Environmental Dimension section.

Consultation response	How the response was considered and addressed
You may also wish to consider including the issue of increased risk of surface water flooding as a result of climate change and the need for SuDS to be included in new development to help to alleviate this problem. We support the inclusion of issues raised in the **pollution** section.	Use of SuDS has been considered through the appraisal process
Task 4: Sustainability Appraisal (SA) Framework *LBH Consultation Question 4 Do you think the objectives identified are appropriate? Are there any additional ones we might consider?* We generally support the inclusion of aims 10, 11, 12, 13, 14, 17 and 18 but have the following comments for your consideration. Objective 14 could specifically reference Sustainable Drainage Systems and/or urban greening as a method of reducing contributions to climate change. We feel that it would be positive if land remediation could be added to objective 17. This objective could also include the aim to contribute to the recommendations of the River Basin Management Plan. Objective 18 could be amended to state Avoid, reduce and manage all forms of flood risk. It may also be appropriate to summarise how this will be achieved. You could state that this will be achieved through the robust application of the Sequential and Exception tests. It may also be appropriate to include a statement alluding to the fact that that this will be achieved by encouraging the use of SuDS.	Objective 14 now reads as follows: "*Reduce contributions to climate change and enhance the capability of the borough to adapt to climate change while promoting systems efficiency (water, energy, recycling, sustainable drainage systems, green infrastructure) and local renewable energy production".* Objective 17 now reads as follows: *"Improve water quality and protect water resources, while contributing to the objectives of water management plans".* Objective 18 now reads as follows: "*Support land remediation that can improve the ecology of the area and mitigate flood risk".*
Task 5: Scope of the SA I recommend that you also consult the Lead Local Flood Authority. This is due to the powers granted to them in the Floods and Water Management Act.	
Historic England	
We would draw your attention to English Heritage's published guidance on the Strategic Environmental Assessment of plans, *Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA) and the Historic Environment* (2013), in particular, the general principles when analysing the historic environment in the context of the SA process. The document is available in the guidance library on the Historic Environment Local Management (HELM) website (www.helm.org.uk).	Noted
It is essential that the Scoping Report is tailored to the type and purpose of the Local plan being considered. In line with the National Planning policy Framework (NPPF) the Local Plan should be based on adequate, up to date and relevant evidence. This includes the Borough's heritage assets and wider historic environment, and their contribution to the economic, social and environmental characteristics and prospects of Havering.	

Consultation response	How the response was considered and addressed
Relevant Plans and Policies The Design and Heritage section of appendix A should include a summary review and its implications of the following -	
International - European Landscape Convention (Florence Convention)	Comments noted. The European Landscape Convention is now listed.
National – PPS5 Practice Guide (planning in the historic environment) which is still valid until it is replaced by the forthcoming Historic Environment Good Practice Advice in Planning; and the National Planning Policy Guidance e.g. references to the conserving and enhancing the historic environment.	Comments noted. The PPS5 Practice Guide is now listed.
In addition in line with the inclusion of primary pieces of legislation captured in the 'general/overarching' section we would suggest including the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the Ancient Monuments and Archaeological Areas Act 1979.	Comments noted. The Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979 are now listed.
Regional – The GLA have published a number of SPGs which are considered to be relevant to consider. This includes Accessible London: Achieving an inclusive environment (2014), and Shaping Neighbourhoods: Character and Context (2014).	Comments noted. 'Accessible London: Achieving an inclusive environment (2014)' and 'Shaping Neighbourhoods: Character and Context (2014)' are now listed.
Local – Any Borough Conservation Area appraisals and management plans; Heritage Cultural Strategy 2012-2014; Heritage SPD and any other relevant SPD.s	Conservation Areas are listed, along with the following text: "*The Local Plan will have regard to the issues and actions identified by each Conservation Area Management Plan".* The Heritage Cultural Strategy 2012-2014 and Heritage SPD have not been referenced in the 'Design and Heritage' local plans and policies section, but the Heritage SPD and Heritage Asset Register 2014 are referred to in the baseline information.
Baseline Information The baseline information could be improved further by providing more qualitative and analytical information on the status and condition of the historic environment in Havering. For example it would be useful to identify relevant trends and targets, plus identify any potential cross boundary heritage issues and characteristics.	Text within the Heritage section provides quantitative information regarding the number of nationally and locally designated historical features in Havering. There is no specific reference to 'trends or targets' in the Heritage section.
In addition it is important to ensure that all aspects of the historic environment are understood, beyond those designated and highlighted in the current draft Scoping Report. For example this could include other non-designated heritage assets, locally listed buildings and other features that are valued for the heritage interest. This could include any characterisation studies the Council may have undertaken and which should form part of the baseline understanding of the Borough's historic environment.	The following text has been included: "*There are also 180 Buildings of Local Heritage Interest included in the Heritage Supplementary Planning Document adopted in 2011 and reviewed in the Heritage Asset Register 2014. Fieldwork undertaken as part of the Heritage Asset Register work identified 12 buildings that have been demolished since their inclusion on the list".*
Sustainability Issues The current sustainability issues identified for the historic environment is limited. This could be expanded to include the issues, such as: Heritage assets at risk from neglect, decay or development	The identified sustainability issues within the 'Heritage' theme are as follows: • Protection and enhancement of Heritage assets. • Heritage assets at risk from neglect or

Consultation response	How the response was considered and addressed
pressures – these could specific types of heritage assets or defined areas where there is a concentration of a range of heritage assets. Areas where development has had or is likely to have significant impact upon the historic environment, principally upon the setting of heritage assets.	decay, as identified by the heritage at risk register. • Heritage assets at risk from development pressures, particularly Romford Conservation Area. • Securing the continued work of heritage management groups such as charities, civic societies and other voluntary groups.
<u>Sustainability Appraisal Framework</u> The current sustainability objective for the historic environment (number 16) should be expanded to include a reference to 'settings', so that it would read as follows: *Conserve and enhance the historic environment, ~~and~~ heritage assets and their settings.* This specific objective could then be supported by a series of sub-objectives that are tailored to the character of the Borough and the purpose of the Plan. This includes objectives relating to the economic, environmental and social dimension of managing the historic environment. Examples include: Protect, enhance and manage the character and appearance of landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place. Improve and broaden access to and understanding of local heritage, historic sites, areas and buildings. Foster heritage-led regeneration.	Comments noted. Objective 16 has been amended to reflect this suggestion. These additional examples have not been included within the list of sustainability objectives.
English Heritage would strongly advise that the Borough's own conservation staff are closely involved throughout the preparation of the emerging new Local Plan and associated Sustainability Appraisal, as they are often best placed to advise on: local historic environment issues and priorities, sources of data and consideration of options relating to the historic environment.	Comment fed back to London Borough of Havering

Appendix B Summary of context review and baseline data

This appendix presents information which relates to the scope of the SA process. This summarises and updates the information originally included in the SA Scoping Report, which was initially prepared in February 2015.

The appendix includes for each theme:

- Context review;
- Baseline data; and
- Key issues for the SA process.

B.1 Overall context review

International		
European Strategic Environmental Assessment Directive (2001/42/EC)	The Directive seeks to provide a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. The Directive requires the environmental assessment of plans and programmes which are likely to have significant effects on the environment.	Strategic Environmental Assessment to be carried out to inform the preparation of the Local Plan.
National		
Planning and Compulsory Purchase Act 2004	The provisions introduce powers which allow for the reform and speeding up of the planning system and an increase in the predictability of planning decisions and the speeding up of the handling of major infrastructure projects. The Act abolished local and structure plans and replaced them with Local Development Frameworks.	The Local Plan to be prepared in accordance with the requirements of the Act. The Local Plan must be accompanied by a Sustainability Appraisal.
Planning Act 2008	Established the Infrastructure Planning Commission and makes provision about its functions, the development of nationally significant infrastructure and town and country planning. It also makes provision for the introduction of the Community Infrastructure Levy.	The Local Plan to reflect introduction of the Community Infrastructure Levy.
Localism Act 2011	The Localism Act introduces a number of measures to provide greater decision making powers at the local level, creating space for Local Authorities to lead and innovate, and giving people the opportunity to take control of decisions that matter to them. The proposals set out in the Localism Act include: New freedoms and flexibility for local government; New rights and powers for communities and individuals;	The Local Plan to be prepared in accordance with the requirements of the Act. In preparing the Local Plan, the Local authority will be required to engage constructively, actively and on an ongoing basis with other local authorities to meet the Duty to Co-operate

	Reforms to make the planning system more democratic and more effective; Reforms to ensure decisions about housing are taken locally The Act sets out a range of changes to the planning system. Most significant for plan making are the concept of neighbourhood planning, which includes neighbourhood development plans and neighbourhood development orders (supporting community right to build), the abolition of Regional Spatial Strategies and the duty to co-operate.	
The Town and Country Planning (Local Planning) (England) Regulations 2012	The Regulations (a) consolidate the existing Town and Country Planning (Local Development)(England) Regulations 2004 and the amendments made to them; and (b) make new provision and amendments to take account of the changes made by the Localism Act 2011.	The Local Plan preparation process will need to comply with the requirements for content and for consultation arrangements included in the Regulations 2012.
National Planning Policy Framework 2012	Sets out the Government's planning policies for England and how these are expected to be applied. The NPPF has streamlined national planning policy replaces previous national planning policy statements and guidance. At the heart of the NPPF is the presumption in favour of sustainable development. The NPPF sets out how Local Plans should be prepared and how they will be examined.	The Local Plan will need to be consistent with the wide range policies in the NPPF including on the preparation of Local Plans.
National Planning Practice Guidance 2014	Provides additional planning practice guidance to support the NPPF on a significant range of planning issues	The NPPG will help guide the Local Plan preparation process to secure its compliance with the NPPF.
Securing the Future – United Kingdom Government Sustainable Development Strategy 2005	Identifies four priority areas for action: • Sustainable consumption and production • Climate change and energy • Natural resource protection and environmental enhancement	The Local Plan will need to take account of the principles of Sustainable Development.

	• Sustainable communities	
Urban White Paper 2000	This report identifies the need to tackle urban decline, through addressing education, transport, crime reduction, housing and planning. There is also a need to improve people's prosperity and quality of life.	The Local Plan will consider the recommendations made in regards to local areas of deprivation.
Regional		
London Plan 2011, Revised Early Minor Alterations to the London Plan 2013 and Draft Further Alterations to the London Plan 2014	The overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over 20-25 years. Boroughs' LDDs have to be 'in general conformity' with the London Plan.	The Local Plan is required to be in general conformity with the London Plan. Further details on specific policy areas can be found throughout this table.
Local		
Havering Community Strategy 2008 – Living Ambition	Long-term strategy to improve still further the quality of life enjoyed by Havering's residents, based on five goals for the Environment, Learning, Towns and Communities, Individuals and Value: to ensure a clean, safe and green borough to champion education and learning for all to provide economic, social and cultural opportunities in thriving towns and villages to value and enhance the lives of our residents to deliver high customer satisfaction and a stable council tax	The Local Plan should reflect and help to achieve the Council's Living Ambition goals.

B.2 Biodiversity

Policy Context

Biodiversity and Geodiversity

International		
EU Biodiversity Strategy 1998	This strategy aims to anticipate, prevent and attack the causes of significant reduction or loss of biodiversity at the source. Targets for biodiversity are set by member states.	The Local Plan should seek to address those issues highlighted with spatial implications.
EU Biodiversity Action Plan 2006	The EU Biodiversity Action Plan addresses the challenge of integrating biodiversity concerns into other policy sectors in a unified way. It specifies a comprehensive plan of priority actions and outlines the responsibility of community institutions and Member States in relation to each. It also contains indicators to monitor progress and a timetable for evaluations. The European Commission has undertaken to provide annual reporting on progress in delivery of the Biodiversity Action Plan.	The Local Plan should seek to address those issues highlighted with spatial implications.
United Nations Convention (Ramsar) on Wetlands of International Importance (1971)	Lists wetlands of international importance based on ecological and hydrological criteria Promotes the conservation and wide use of the wetlands included in the list	The Local Plan will need to consider how to protect and enhance any wetlands
European Habitats Directive (92/43/EEC)	Maintain or restore designated natural habitat types, and habitats of designated species. Take appropriate steps to avoid degrading or destroying Special Areas of Conservation	The Local Plan will need to consider how to protect and enhance the boroughs natural spaces.
European Birds Directive (2009/147/EEC)	Identifies 181 endangered species and sub-species for which the Member States are required to designate Special Protection Areas	The Local Plan will need to consider how to protect local endangered species and their habitats.
European Water Framework Directive (2000/60/EC)	Sustainable use of water and long term protection of water resources. Member States must aim to reach good chemical and ecological status in inland and coastal waters by 2015 and reduce pollution to surface water and groundwater.	The Local Plan will need to protect local waterways and seek to improve quality of surface water.
National		
Countryside and Rights of Way Act 2000	Places a duty on local authorities to take reasonably practicable steps to further the conservation, restoration or enhancement of those species and habitats identified as priorities for biological conservation	The Local Plan will need to consider how to protect and enhance the boroughs biodiversity.
National Planning Policy Framework 2012	The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible	The Local Plan is required to be consistent with the National Planning Policy Framework. The Local Plan will need to include policies to assess proposals for development with regards to biodiversity, geodiversity and landscape areas.

	Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks. Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.	
Natural Environment White Paper – The Natural Choice: securing the value of nature (2011)	Outlines the Government's vision for the natural environment over the next 50 years. It aims to set a clear institutional framework to achieve the recovery of nature: establish Local Nature Partnerships (LNPs) create new Nature Improvement Areas (NIAs) reforms to the planning system Specific actions include: removing barriers to learning outdoors creating a new Local Green Areas designation establishing a Green Infrastructure Partnership new phase of the Muck In4Life campaign	The Local Plan will need to consider how it will seek to protect, enhance and promote the boroughs natural environment.
National Biodiversity Strategy: Biodiversity 2020: a strategy for England's wildlife and ecosystem services (2011)	Aims to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people The Strategy identifies actions in 4 priority areas: A more integrated large-scale approach to conservation on land and at sea Putting people at the heart of policy Reducing environmental pressures Improving our knowledge	The Local Plan will need to consider how it will protect, enhance and promote the boroughs green habitats.
Biodiversity 2020: A Strategy for England's wildlife and ecosystems services (2011)	Aims to: halt overall biodiversity loss support healthy well-functioning ecosystems	The Local Plan will need to consider the implications of development on the local ecological network and resist habitat fragmentation.

	establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.	
The State of Natural Capital: Second Report (2014)	This report lays the foundation for the Committee's third State of Natural Capital report, which will be published in early 2015. The Committee's main advice to Government on how to prioritise action to maintain and improve natural capital in order to maximise wellbeing will take the form of a 25 year plan. To produce this enabling framework for action, the Committee will engage with Government and undertake informal discussions with interested parties regarding the content and delivery of the proposed plan.	The Local Plan should seek to address those issues highlighted with spatial implications.
Natural Environment and Rural Communities Act 2006	The Natural Environment and Rural Communities Act 2006 sets up the framework for conservation of the natural environment, including establishing Natural England. It sets up the organisational structure for nature conservation and includes the main tools and legislation for achieving this.	The Local Plan should seek to protect the landscapes and priority species identified in the Action Plan. See Havering Nature Conservation and Biodiversity Action Plan 2014-2016 section below.
Regional		
London Plan 2011, Revised Early Minor Alterations 20112 and Draft Further Alterations to the London Plan 2014	The London Plan encourages and promotes the management, enhancement and creation of green space for biodiversity, and promotes public access and appreciation of nature. The Mayor has set up the concept of a Blue Ribbon Network for the Thames and London's waterways and the land alongside them. This will establish principles concerning the use and management of the water and land beside it. The Blue Ribbon Network along with green and open spaces create the Green Grid.	The Local Plan is required to be in general conformity with the London Plan and its Alterations. Continue protecting and enhancing the boroughs protected green spaces and waterways.
Mayor's Biodiversity Strategy 2002	Four priority areas: Protection of biodiversity Positive measures to encourage biodiversity action, promoting the management, enhancement and creation of valuable green space Incorporating biodiversity into new development Access to nature	The Local Plan will need to consider how it will address the four priority areas.
London Biodiversity Action Plan	11 habitat types are identified, each with its own Habitat Action Plan.	The Local Plan should support local and regional groups involved in the management and preservation of biodiversity.
Thames River Basin Management Plan 2009 - 2015	The management plan identifies priorities for improvement in the Roding, Beam and Ingrebourne catchment area. Key actions for this catchment identified: • The Environment Agency will investigate current levels of	The Local Plan should support the actions and priorities identified in the Thames River Basin Management Plan for the Roding, Beam and Ingrebourne catchment.

	abstraction in the Upper Roding. • The Environment Agency will work with partners to re-meander the Mayes Brook through Mayesbrook Park and improve water quality from urban diffuse pollution. • The Environment Agency will work with partners to re-naturalise the River Ravensbourne through Harrow Lodge Park. • The Environment Agency will work with partners to restore the Wantz Stream and the Beam through the Dagenham Washlands Flood Storage Area. • The Environment Agency will investigate methods for improving fish passages through the tidal sluices.	
All London Green Grid SPG 2012	Promotes the concept of green infrastructure and the benefits of increasing provision, by describing and advocating an approach to the design and management of green and open spaces to deliver hitherto unrealised benefits. These benefits include sustainable travel, flood management, healthy living, and creating distinctive destinations; and the economic and social uplift these support.	Local Plan will need to promote green infrastructure, new and old.
London's Foundations SPG 2012	Sets out London's geological heritage, explaining the process for identifying sites of national, regional and local geological importance, identifying important geological sites for protection and advising boroughs on how to promote as well as protect geodiversity.	The Local Plan will need to protect the areas of geological importance identified in the borough.
Local		
Havering Nature Conservation and Biodiversity Action Plan 2014-2016	Provides the framework for the Council and its partners to progress nature conservation and biodiversity work in the borough for the three years (2014-16). The Action Plan ensures that the Council considers biodiversity issues in exercising its functions, as required by the Natural Environment and Rural Communities Act 2006 (see above)	The Local Plan should seek to protect the landscapes and priority species identified in the Action Plan.

Baseline Information

Biodiversity and Geodiversity:

- Havering's environment includes 420 ha of forest cover, 93 Sites of Importance for Nature Conservation, 3 Sites of Special Scientific Interest and seven local nature reserves. It is also protected by Green Belt which covers half of the borough. There are also 17 rivers flowing through Havering, of which the largest are the rivers Rom, Beam and Ingrebourne, and the river Thames which marks the southern boundary of the borough The other rivers are: Rainham Main Sewer, Wennington Branch Sewer, Rainham Creek, Haverings New Sewer, Carters Brook, Paines Brook, Weald Brook, Ravensbourne, Emerson Park Stream, Blacks Brook, West Mardyke Branch, River Mardyke, and Puddledock Sewer.
- Of Havering's Sites of Important Natural Character 9 are of metropolitan importance, 21 are of borough importance grade 1, 43 of borough importance grade 2, and 16 are of local importance.
- Havering has three Sites of Special Scientific Interest (SSSIs) – Hornchurch Cutting, Ingrebourne Marshes and Inner Thames Marshes. 34% of Havering's SSSI land is classed as favourable, 42% is in unfavourable condition and declining and 21% is in unfavourable condition but recovering, whilst 3% has been destroyed or partly destroyed. In addition to these, there are two SSSIs that border Havering and could be affected by further development and population growth in Havering. These are Hainault Forest in Redbridge and Purfleet Marshes in Thurrock.
- The Local Natural Reserves in Havering are: Rainham Marshes, Bedfords Park, The Chase (jointly managed with London Wildlife Trust), The Manor (Dagnam Park and Duck Wood), Ingrebourne Marshes, Cranham Brickfields, and Cranham Marsh.

  There are 7 wildlife corridors running through Havering: From the Inner Thames Marshes SSSI following the Common Sewer NE into Running Water Brook and Belhus Woods; the Ingrebourne Valley from the Thames to Harold Wood, then up through Harold Hill via Paine's and Carter's Brook; the stream valley from Berwick Ponds up to Cranham Marsh and then via Broadfields Farm, Cranham Brickfields, Tylers Commons and Maylands Golf Course to Dagnam Park; from Dagnam Park via Bedfords Park to Havering Country Park and Hainault Forest; Beam Valley and Dagenham Corridor, with a branch up through Harrow Lodge Park into Hornchurch; From Bedfords Park south via Rise Park and Raphael Park; and The River Thames.
- Protected species that can be found in Havering include bats, brown owl, great crested newt, water vole, badgers, harvest mouse, brown hare, reptiles and amphibians, stag beetle, and other BAP species.

B.3 Climate Change

Policy Context

Energy and Climate Change		
International		
Doha amendment to the Kyoto Protocol on Climate Change (2012)	Places greenhouse gasses emission reduction targets of 20% for the UK.	The Local Plan must consider the impact of climate change, and how to contribute to reductions in greenhouse gas emissions.
The Future We Want - Rio+20 United Nations Conference on Sustainable Development (2012)	Recognizes the importance of the three Rio conventions for advancing sustainable development. Urges all parties to the United Nations Framework Convention on Climate Change and parties to the Kyoto Protocol there to fully implement their commitments, as well as decisions adopted under those agreements.	The Local Plan must consider the impact of climate change, and how to contribute to reductions in greenhouse gas emissions.
Renewable Energy Directive (2009/28/EC)	Establishes a common framework for the use of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport. It sets national indicative targets for renewable energy production from individual member states. The UK has committed to sourcing 15% of its energy from renewable sources by 2020.	The Local Plan will seek to contribute towards meeting renewable energy targets.
Energy Performance of Buildings (EU Directive 2010/31/EU)	Requires moving towards new and retrofitted nearly-zero energy buildings by 2020 (2018 in the case of Public buildings), and the application of a cost-optimal methodology for setting minimum requirements for both the building's envelope and the technical systems.	The Local Plan should promote energy efficiency of buildings within policies.
National		
Climate Change Act 2008	Places a duty on the United Kingdom to reduce its carbon dioxide and other emissions by at least 26 per cent by 2020 and at least 60 per cent by 2050, compared to 1990 baseline level (which includes other greenhouse gases).	Ensure the policies in the new Local Plan contribute to achieving the targets set in the Act.
Energy Act 2008	The Energy Act 2008 updates energy legislation to: • reflect the availability of new technologies and emerging renewable technologies • correspond with the UK's changing requirements for secure energy supply • protect our environment and the tax payer as the energy market changes	The Local Plan should promote and encourage the use of renewable energy technologies.

Energy Act 2011	The Act includes provisions on: Green deal: the Act creates a new financing framework to enable the provision of fixed improvements to the energy efficiency of households and non-domestic properties, funded by a charge on energy bills that avoids the need for consumers to pay upfront costs. Private rented sector: the Act includes provisions to ensure that from April 2016, private residential landlords will be unable to refuse a tenant's reasonable request for consent to energy efficiency improvements where a finance package, such as the Green Deal and/or the Energy Company Obligation (ECO), is available. Provisions in the Act also provide for powers to ensure that from April 2018, it will be unlawful to rent out a residential or business premise that does not reach a minimum energy standard (the intention is for this to be set at EPC rating 'E'). Energy Company Obligation: the Act amends existing powers in the Gas Act 1986, Electricity Act 1989 and the Utilities Act 2000 to enable the Secretary of State to create a new Energy Company Obligation that will: Take over from existing obligations to reduce carbon emissions which expire at the end of 2012. Work alongside the Green Deal finance offer by targeting appropriate measures at those households likely to need additional support – in particular those containing vulnerable people on low incomes and in hard-to-treat housing. The Act also includes measures to: Improve energy efficiency and energy security. Enable low-carbon technologies. Extend the role of the Coal Authority.	Promote high energy efficiency standards for new buildings and support refurbishment of existing buildings to a minimum EPC standard of 'E' to ensure smooth transition to the 2018 Energy Act provision.
UK Renewable Energy Strategy (2009)	Sets out the approach to meet a legally binding target to ensure 15% of our energy comes from renewable sources by 2020. This target is most likely to be achieved by generating: 30% of our electricity from renewables 12% of our heat generated from renewables and 10% of transport energy from renewables All new homes in England will be zero-carbon from 2016 and all new buildings by 2019.	New developments will need to comply with high energy efficiency and carbon-zero requirements. The Local Plan should promote local energy production from renewable sources.

National Planning Policy Framework 2012	The NPPF states that, to support the move to a low carbon future, local planning authorities should: plan for new development in locations and ways which reduce greenhouse gas emissions; actively support energy efficiency improvements to existing buildings; when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.	New developments will need to comply with high energy efficiency and carbon-zero requirements.
National Policy Statements EN1 – EN6	Suite of energy National Policy Statements (NPS) for England. The NPSs set out national policy against which proposals for major energy infrastructure projects will be assessed and decided on. NPS EN-1: Overarching Energy Policy Statement sets out the broad policy context and need for the development of nationally significant energy infrastructure, provides assessment principles in accordance with which applications will be decided, and sets out generic assessment impacts for all NPS technology types. The other NPS documents are: EN-2 Fossil Fuel Electricity Generating Infrastructure EN-3 Renewable Energy Infrastructure EN-4 Gas Supply Infrastructure EN-5 Electricity Networks Infrastructure EN-6 Nuclear Power Generation – Volume 1 EN-6 Nuclear Power Generation – Volume 2 The individual technology NPSs provide further detailed guidance for the specific type of development they cover, in addition to the generic guidance set out in EN-1. The Statements reaffirm the need for new low carbon energy infrastructure, based around: The county's wider greenhouse gas reduction and renewable energy production targets security of supply increasing electricity demand increasing energy costs closure of existing generation capacity	The Local Plan should promote local energy production from renewable sources.

Regional		
London Plan 2011, Revised Early Minor Alterations 20112 and Draft Further Alterations to the London Plan 2014	Sets out the Mayor's policies on for tackling climate change, particularly in relation to the built environment. The plan seeks to strongly influence the way in which new development in London responds to the challenge of climate change, and creates opportunities for existing areas with respect to both mitigation and adaptation.	The Local Plan is required to be in general conformity with the London Plan and its Alterations.
Managing Risks and Increasing Resilience: The Mayor's climate change adaptation strategy 2011	Aims to assess the consequences of climate change on London and to prepare for the impacts of climate change and extreme weather to protect and enhance the quality of life of Londoners. The Mayor proposes that this aim will be met through achieving the following objectives: Identify and prioritise the climate risks and opportunities facing London and understand how these will change through the century Identify and prioritise the key actions required to prepare London, and to define where responsibility for delivering and facilitating these actions lies Promote and facilitate new development and infrastructure that is located, designed and constructed for the climate it will experience over its design life Improve the resilience of London's existing development and infrastructure to the impacts of climate change Ensure that tried and tested emergency management plans exist for the key risks and that they are regularly reviewed and tested Encourage and help business, public sector organisations and other institutions prepare for the challenges and opportunities presented by climate change Promote and facilitate the adaptation of the natural environment Raise general awareness and understanding of climate change with Londoners and improve their capacity to respond to changing climate risks Position London as an international leader in tackling climate change.	Consider the contribution the Local Plan can make to reducing carbon emissions, through location of development, delivery of renewable energy, and energy efficient buildings.
Delivering London's Energy Future: the Mayor's climate change mitigation and energy strategy 2011	Sets out a strategic approach to limiting further climate change and securing a low carbon energy supply for London. The Mayor has set a target to reduce London's CO2 emissions by 60% of 1990 levels by 2025. Delivering London's Energy Future details the programmes and activities that are on-going across London to	Consider the contribution the Local Plan can make to reducing carbon emissions, through location of development, delivery of renewable energy, and energy efficient buildings.

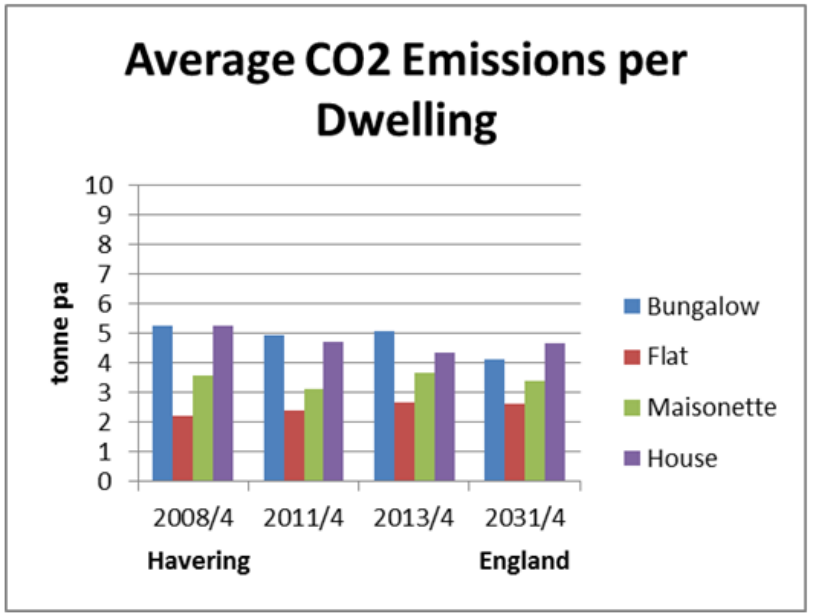
	achieve this. These include: • RE:NEW – retrofitting London's homes with energy efficiency measures, and helping Londoners save money off their energy bills. • RE:FIT – retrofitting London's public sector buildings, saving millions of pounds every year. • RE:CONNECT – ten low carbon zones in London aiming to reduce CO2 emissions by 20% by 2012 across the community. • Decentralised energy programme – aiming to supply 25 per cent of London's energy from secure, low carbon local sources.	
Local		
Havering Climate Change Action Plan 2014 -2017	Sets actions and targets for achieving reductions in energy consumption, generating renewable energy, adapting to anticipated impacts of climate change and reducing carbon emissions.	Alignment between the Local Plan and Council policy to achieve reductions in energy consumption and carbon emissions.
Havering Fuel Poverty Strategy 2012	Sets out the Council's commitment to reduce fuel poverty in Havering, particularly through efforts to improve the energy efficiency of residential properties of Havering's most vulnerable residents.	Alignment between the Local Plan and Council policy to reduce number of residents facing fuel poverty.

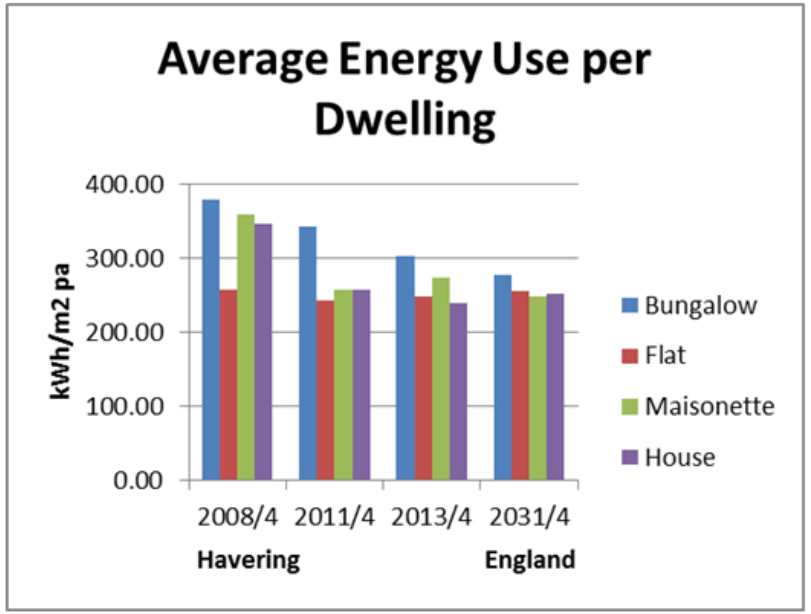
Baseline Information

Climate change and Flooding:

- CO2 emissions estimates in 2012 stood at 5.1 kt per capita, in line with London's emissions (5.2 kt per capita), and much lower than England average (7.0 kt per capita). Of the 1211.3 kt CO2 emitted in 2012, 1065.4 kt were within the scope of influence of the local authority (DECC, June 2014). Average yearly reduction of CO2 emissions in Havering has been at 2.4 kt per year, 0.19% of 2012 net value, much lower than the average London reduction of 0.48% in the same year.
- The biggest sources of CO2 in 2012 were from Domestic Gas consumption (23.30%) and Domestic Electricity consumption (19.36%), followed by Industry and Commercial using mainly electrical energy (17.78%), Motorway Transport (11.78%) and A-Roads Transport (12.82%).
- Havering Council's current planning policies uphold sustainability in building design and on-site renewable energy generation, in order to reduce the impact on climate change of new development. Some developments have gone beyond our requirements, and in Havering there is a 51-property passivhaus scheme, development schemes running on large CHP energy centres, and several which have achieved Code for Sustainable Homes Level 4.

  Havering has the fifth highest number of solar photovoltaic installations of all London boroughs, with 744 solar installations - 200 more than the sixth highest borough (DECC, 2014). There are also three large wind turbines at Ford Dagenham facilities generating 5.9MW of energy. Energy-from-waste facilities are currently operating in Rainham Riverside with Veolia, and new gasification plant has been approved for development which will turn non-recyclable and non-compostable waste into energy (London Riverside Opportunity Area Energy Masterplan, GLA, 2013)
- Between 2008 and 2013 there have been a total of 38,445 Energy Performance Certificates logged in Havering, of which 36,997 are dwelling certificates amounting to a total of 2,933,335 m2 Floor Area (CLG, 2014). The 1458 non-dwelling certificates amounted to 928,313 m2 Floor Area. Most domestic EPC certificates were registered with an average efficiency rating of 'D', followed by 'C' and 'E'. There are 44 domestic buildings and 6 non-domestic buildings registered with 'A' efficiency rating (CLG, 2014).
- 87.94% of households in 2011 had gas central healing and 5.83% had electric central heating. No central heating was reported by 2.00% of Havering's population, while 2.71% had two or more types of central heating (Census 2011).
- Havering has an estimated 6,300 households in fuel poverty, who may be struggling to afford their fuel bills each winter (DECC, 2012). This equates to 6.9% of the number of households in





Havering, however in some areas in Havering the level of fuel poverty is estimated at over 9% - some LSOAs in wards Brooklands, Craham, Gooshays, Hactor, Havering Park, Romford Town, and Upminster.

- The average water consumption in Havering in 2010/11 was 158.7 litres per person per day. The five year average, calculated for Havering is 158.9 litres per person per day between 2006-07 and 2010-11. This has decreased from 160 litres per person per day in 2009/10, and a five year average of 159.6 litres.
- It is anticipated that London (Havering included) will face warmer average temperatures interspersed with more heavy rain incidences as the climate changes (London Climate Change Partnership, 2012). This will lead to increased surface water flooding, more risk of summer overheating in buildings and reductions in water availability.
- There are 17 ~~four~~ distinct watercourses in Havering, of which the following are the largest:
  - The River Beam forms a part of the western boundary of the Borough with the London Borough of Redbridge to the West. It has three tributaries. The River Rom drains the north-western area of the Borough and is joined by the Black Brook at Romford. The Emerson Park Stream joins the Rom at Heath Park, Elm Park. From this point the watercourse is named the Beam;
  - The Ingrebourne, including its tributaries the Weald Brook and the Paines Brook, drain the centre, east and north of the Borough;
  - The River Mardyke drains the eastern area of the Borough although for most of its length it flows through Thurrock, outside Havering; and
  - The River Thames into which the above watercourses drain. This forms the southern boundary of the Borough.

  Havering is potentially vulnerable to flooding from three sources (Multi-Agency Flood Plan 2012):
  - A proportion of the London Borough of Havering is situated in close proximity to the River Thames, River Rom, River Beam and River Ingrebourne which are all key features of the Borough, and all pose (to some degree) a potential risk of flooding to local homes and businesses.
  - The London Borough of Havering is also potentially vulnerable to tidal flooding along the Thames downstream of the Thames Barrier.
  - Lastly the London Borough of Havering is vulnerable to surface water flooding.
- Generally flood risk is limited to the southern area of the Borough in the vicinity of the Thames and the valleys of the Rivers Beam and Ingrebourne and their tributaries. Further clarification will be provided by the Strategic Flood Risk Assessment 2014.
- The southern area of Havering is at risk of flooding from the River Thames which is tidal at this point. The Borough is protected by the Thames Tidal Defences which run along both banks of the river downstream (east) of the Thames Barrier. There are tidal sluices at Beam Tidal Sluice, Havering Tidal Sluice and Frog Island Tidal Sluice which prevent ingress of the River Thames. However, due to the effects of climate change, these defences may have to be raised or set back as outlined in the guidance contained within the Thames Estuary 2100 plan.
- Havering's emergency services operate under a Multi-Agency Flood Plan that identifies the flood risks and emergency response framework. The latest version of this plan was published in 2012.

B.4 Land, Soil and Water Resources

Policy Context

Water and Flood Risk		
International		
Urban Waste Water Directive (91/271/EEC)	To protect the environment from the adverse effects of sewage discharges. The Directive regulates the collection and treatment of waste water from homes and industry and sets standards for collection and treatment of wastewater.	The Local Plan should seek to promote the objective contained within the waste water directive.
European Water Framework Directive (2000/60/EC)	Sustainable use of water and long term protection of water resources. Member States must aim to reach good chemical and ecological status in inland and coastal waters by 2015 and reduce pollution to surface water and groundwater.	The Local Plan will need to protect local waterways and seek to improve quality of surface water.
European Flood Risk Directive (2007/60/EC)	Aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. It requires Member States to assess whether all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas, and to take adequate and coordinated measures to reduce this flood risk. The Directive shall be carried out in co-ordination with the Water Framework Directive, most notably through flood risk management plans and river basin management plans, and also through co-ordination of the public participation procedures in the preparation of these plans.	The Local Plan will need to take into account local flood risk zones, including through the preparation of an SFRA.
National		
Flood and Water Management Act 2010	The Act introduced a comprehensive management structure to protect people, homes and businesses from flood risk. It established Lead Local Flood Authorities (LLFA) and Risk Management Authorities (RMA) with different roles and responsibilities in flood risk and water management. Alongside new duties in preparing new plans called Preliminary Flood Risk Assessments (PFRA) and investigating flooding events, the LLFA and RMA will become Sustainable Drainage System (SuDS) Approval Bodies with responsibilities for approving proposed drainage systems in new development. They will also be required to adopt and maintain most approved	The Local Plan will need to ensure that Development will take into account flood prevention and management.

	SuDS.	
Flood Risk Regulations 2009	Introduces Lead Local Flood Authorities, who gain new powers and responsibilities such as: Developing Flood Risk Management Strategies Designation and registration of assets Creation of SUDS approval bodies Investigation of flooding	Local Plan will take into account results of SFRA and other Flood and Water Management Strategies prepared by the Council in its role as Lead Local Flood Authority.
National Planning Policy Framework 2012	Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by: applying the Sequential Test; if necessary, applying the Exception Test; safeguarding land from development that is required for current and future flood management; using opportunities offered by new development to reduce the causes and impacts of flooding; and where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.	Local Plan will be informed by a new (2014/15) Strategic Flood Risk Assessment including the application of the sequential test (Level 1 SFRA) and the requirements of the exception test (Level 2 SFRA).
Regional		
London Plan 2011, Revised Early Minor Alterations 2012 and Draft Further Alterations to the London Plan 2014	The Mayor will work with all relevant agencies including the Environment Agency to address current and future flood issues and minimise risks in a sustainable and cost effective way.	The Local Plan is required to be in general conformity with the London Plan and its Alterations.

	Boroughs should utilise Strategic Flood Risk Appraisals to identify areas where particular flood risk issues exist and develop actions and policy approaches aimed at reducing these risks, particularly through redevelopment of sites at risk of flooding and identifying specific opportunities for flood risk management measures. Boroughs should, in line with the Flood and Water Management Act 2010, utilise Surface Water Management Plans to identify areas where there are particular surface water management issues and develop actions and policy approaches aimed at reducing these risks.	
Securing London's water future: The Mayor's water strategy 2011	The strategy promotes increasing water efficiency and reducing water wastage to balance supply and demand for water, safeguard the environment and help tackle water affordability problems. It also sets out how the Mayor will help communities at risk of flooding to increase their resilience to flooding.	The Local Plan will have regard to the principles and aspirations set out in the strategy.
Thames Estuary 2100 Plan	Development of a long-term (100 years) tidal flood risk management plan for London and the Thames Estuary	The Local Plan should have regard to the strategic direction for managing flood risk across the estuary and any actions to be taken in the short, medium and long term for the Rainham Marshes and Mardyke area.
Local		
Havering Strategic Flood Risk Assessment (SFRA) 2007	The SFRA is a planning tool that enables local authorities to select and develop sustainable site allocations away from vulnerable flood risk areas. In addition to informing site allocations the SFRA informs decision making on non-allocated planning applications, strategic flood alleviation measures and other measures to reduce flood risk to existing development, planning requirements for new development and emergency planning. The key objectives of the Havering SFRA (2007) are: To investigate and identify the extent and severity of flood risk to the area at present and in the future To inform the policies in the Site Specific Allocations Submissions Development Plan Document, Romford Area Action Plan (AAP) and the Development Control Policies (DPDs) To inform the Sustainability Appraisal To enable the Council to apply the Sequential Test and the Exception Test	The Local Plan should reflect the Strategic Flood Risk Assessment and ensure that flood risk is taken into account in allocating sites and developing policies. A new Havering SFRA (Levels 1 and 2) is being prepared. The full, updated SFRA will be used to inform the Local Plan preparation.

	To identify the level of detail required for site-specific FRAs To inform the emergency planning process. The Level 1 SFRA is a scoping study, taking a precautionary approach to identifying flood risk in the catchment, without accounting for flood defences. The Level 2 SFRA fully assesses the extent and variation of the residual risk remaining behind the defences in Havering.	
Multi- Agency Flood Plan 2012	The Plan seeks to provide 'a coordinated multi-agency response framework to mitigate the impact of a large-scale flood event in Havering, through achieving following objectives: • Prepare key parts of the community susceptible to flooding through the provision of advice and information; • To prioritise the identification and required responses to protect the vulnerable within the community; • To support the Environment Agency in the provision of warnings to communities at flood risk, where technically feasible; • Manage precautionary actions to preserve life for the highest impact flood risks; • Provide accurate and timely information to public and local business on flood response; • Manage the wider impact of borough flooding events to reduce disruption to the utilities, communities and environment; • Lead recovery activity to support the recovery of communities and business; • Maintain critical services within each organisation as part of business continuity arrangements'.	The Local Plan should have regard to provisions of the Multi-Agency Flood Plan and seek to facilitate effectiveness of emergency services' operation.
Surface Water Management Plan 2011	The Surface Water Management Plan (SWMP) for Havering was developed in 2011 as part of the Drain London6 programme. The SWMP uses data and modelling to seek to understand the causes and effects of surface water flooding – that from sewers, drains, groundwater, and runoff from land, small watercourses and ditches that occurs as a result of heavy rainfall. The plan also seeks to manage surface water over the longer-term through the work of a range of bodies, including LBH, the EA, Thames Water and Transport for London. It includes potential high-level solutions to the flooding problems identified.	The Local Plan should have regard to the provisions of the Surface Water Management Plan.
Local Flood Risk Management Strategy 2014	The objective of the Flood Risk Management Strategy (FRMS) is to tackle 'local' flood risk (e.g. surface water, groundwater and ordinary watercourses) as opposed to Main River fluvial flooding. In addition	The Local Plan should have regard to the provisions of the Local Flood Risk Management Strategy.

	it will identify short-term (2 years) measures to tackle flood risk and agree the principles for the longer-term management of flooding in the Borough. The FRMS seeks to bring together all the Flood Risk Management Authorities that contribute to the mitigation of flood risk within Havering.	

Waste		
International		
European Waste Framework Directive (2008/98/EEC)	The Directive sets a revised framework for waste management in the EU, aimed at encouraging re-use and recycling of waste. It includes a five-step hierarchy of waste management options, with waste prevention as the preferred option, and then reuse, recycling, recovery (including energy recovery) and safe disposal, in descending order. The Directive sets a 50% target for household recycling and reuse and 70% target for non-hazardous construction and demolition waste, both of which must be reached by the UK by 2020.	The Local Plan should reflect the waste hierarchy and have regard to the principles and aspirations set out in the strategy.
National		
National Planning Policy Statement 10: Planning for Sustainable Waste Management	Seeks to drive waste management up the waste hierarchy and provides a framework for communities to take responsibility for their waste and to ensure sufficient and timely waste management facilities; to implement the national waste strategy; to protect human health and the environment; to engage the community; to ensure new development supports sustainable waste management and to protect greenbelts but appreciate the locational needs of some facilities. The Statement also provides guidance for preparing Local Development Documents including information relating to identification of land for waste management facilities, suitable sites and areas and for determining planning applications.	The Local Plan should reflect and promote the waste hierarchy
Regional		
London Plan 2011, Revised Early Minor Alterations 20112 and Draft Further Alterations to the London Plan 2014	Applies the waste hierarchy waste management which starts from the position that the best approach is to reduce the amount of waste that arises in the first place. Where this is not possible, he supports an approach based on the waste hierarchy that emphasises re-use,	The Local Plan is required to be in general conformity with the London Plan and its Alterations. The Local Plan will need to reflect the waste hierarchy and

	and then recycling and composting, before energy recovery and disposal. Manage as much of London's waste within London as practicable, working towards managing the equivalent of 100 per cent of London's waste within London by 2031 Create positive environmental and economic impacts from waste processing work towards zero biodegradable or recyclable waste to landfill by 2031. Municipal waste recycling - the Mayor wishes to see a doubling to 45 per cent by 2015 and then 50 per cent by 2020 The London Plan sets out waste apportionment figures by borough.	contribute to the targets set by the Mayor.
London's Wasted Resource: The Mayor's Municipal Waste Management Strategy 2011	Has the following key objectives: Provide Londoners with the knowledge, infrastructure and incentives to change the way they manage municipal waste: to reduce the amount of waste generated, encourage the reuse of items that are currently thrown away, and to recycle or compost as much material as possible. Minimise the impact of municipal waste management on our environment and reduce the carbon footprint of London's municipal waste. Unlock the massive economic value of London's municipal waste through increased levels of reuse, recycling, composting and the generation of low carbon energy from waste. Manage the bulk of London's municipal waste within London's boundary, through investment in new waste infrastructure.	The Local Plan will have regard to the principles and aspirations set out in the strategy.
Making Business Sense of Waste: The Mayor's Business Waste Management Strategy	Set the overall direction for the management of business waste in London for the period 2010 to 2031 focus on waste reduction and the more efficient management of resources to reduce the financial and environmental impact of waste manage as much of London's waste within its boundaries as practicable, by taking a strategic approach to developing new capacity boost recycling performance and energy generation to deliver environmental and economic benefits to London	The Local Plan will have regard to the principles and aspirations set out in the strategy.

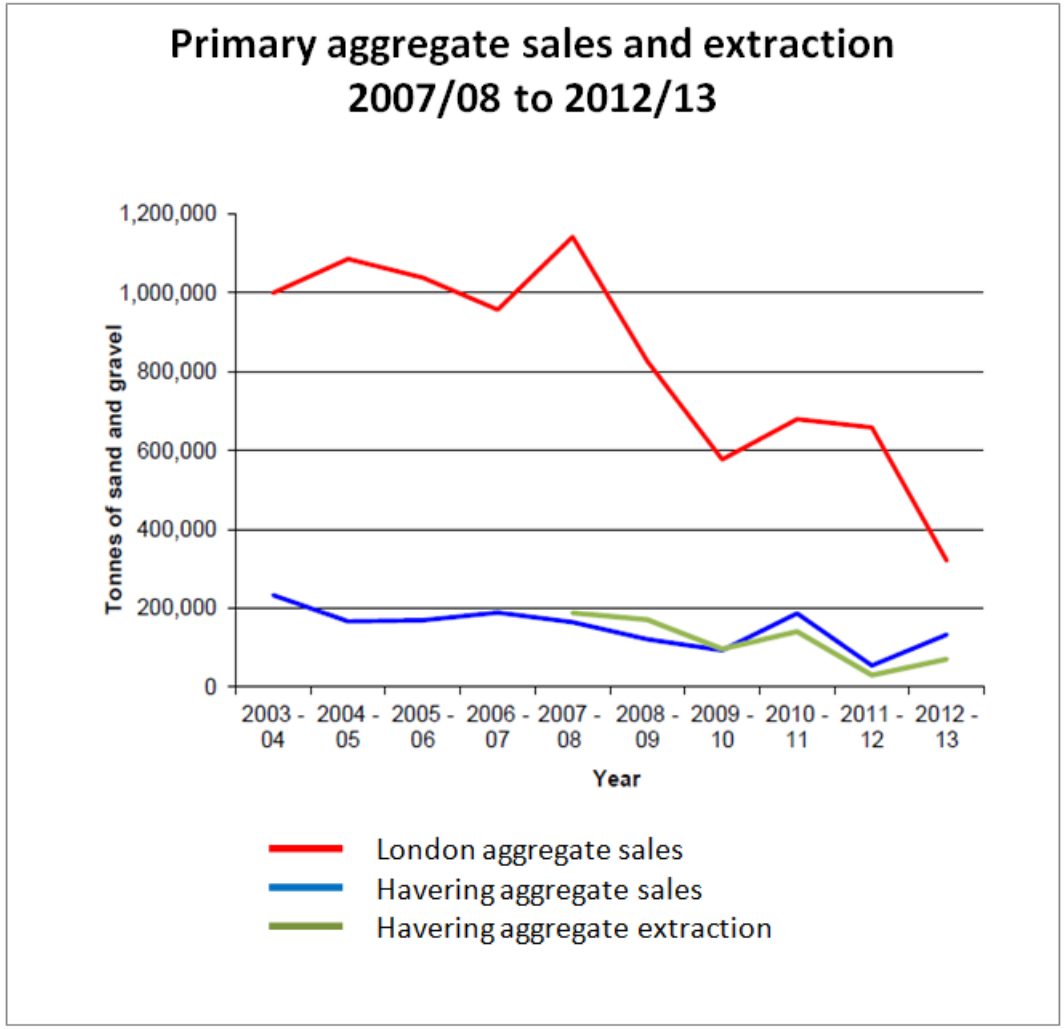
Local		
The Havering municipal Solid Waste Management Strategy 2006-2020	Provides a framework for managing municipal solid waste. The Strategy forms part of the ELWAs joint Municipal Waste Management Strategy.	The Local Plan will consider the strategic objectives for waste management.

Minerals		
International		
European Directive on the Management of Waste from Extractive Industries (2006/21/EC)	Produce a waste management plan which sets out predictions of the amount of waste likely to be generated and methods of management Ensure safety measures are in place that protect the environment and avoid possible accidents Create a site restoration plan Guarantee sufficient funds are available to restore the land to a satisfactory state	The Local Plan will need to comply with the provisions of this Directive.
National		
National Planning Policy Framework 2012 and National Planning Practice Guidance 2014	The NPPF seeks to ensure that there is sufficient supply to meet needs and seeks to make best use of resources. The NPPF sets out what the Planning Authority should consider when preparing local plans including the contribution of secondary/ recycled materials, defining minerals safeguarding areas, encouraging prior extraction and environmental impacts.	The Local Plan must be consistent with the NPPF and the Local Plan will need to identify and safeguard aggregates resources and include policies for the management of extraction activities.
Regional		
London Plan 2011, Revised Early Minor Alterations 20112 and Draft Further Alterations to the London Plan 2014	Seeks to ensure adequate supply of Aggregates to support construction in London. The London Plan sets a target of 95% of recycling/re-use of construction, demolition and excavation waste by 2020 and 80% recycling of that waste as aggregates by 2020. London should make provision for the maintenance of a landbank (i.e. seven years' supply) of at least 5 million tonnes of land won aggregates throughout the plan period until 2031. The plan sets a landbank apportionment of at least 1.75 million tonnes for LB Havering.	The Local Plan is required to be in general conformity with the London Plan and its Alterations. The Local Plan will need to identify and safeguard aggregates resources.

Baseline Information

Natural Resources:

- London Plan 2011 assigned a target assigned a mineral extraction target of 250,000 tonnes per annum to Havering. In addition to extraction, the London Plan aims for 95% recycling and re-use of construction, excavation and demolition waste by 2020, of which 80% of this waste will be recycled as aggregates.
- During 2012/13, 69,552 tonnes of primary land-won aggregates (production from virgin materials extracted from the land) were produced by two operators in the borough (Ingrebourne Valley Limited and Brett Aggregates). This is an increase on the 2011/12 production figure of 29,235 tonnes but still significantly lower than the 2010/11 figure of 140,000 tonnes (Draft LAA 2014).
- Average production of primary aggregates over the previous six years has been 115,391tpa, and for the previous three years has been 79,596tpa. The average sales of primary aggregates has been around 150,000tpa over the past ten years, and approximately 124,000tpa in the past three years (Draft LAA 2014). The data therefore reveal a general decline in average annual production and sales over time, and production has been below Havering's sub-regional apportionment throughout the period for which data is available.



- During 2012, 133,639 tonnes of secondary aggregates were produced in the borough. This is a significant increase on the 68,004 tonnes of secondary aggregates produced in 2011. The recycled aggregate production data for the financial year 2012/13 was 13,959 tonnes, a significant decrease on the figures for 2011/12 (45,433 tonnes) and 2010/11 (70,000 tonnes). (Draft LAA 2014)

Waste and Recycling:

- Havering produced 108,380 tonnes of (municipal) waste in 2013/14. The total amount of residual waste per household in 2013/14 was 656kg, this is slightly up on the 2012/13 amount of 644kg, but still below the 2009/10 outturn of 706kg per household. In 2013/14, 33.18% of household waste was recycled, re-used or composted, which has been declining annually since the 2011/12 rate of 35.57%.
- There are 54 public access sites with recycling facilities in the borough –fewer than in the other East London boroughs, although tonnage is comparatively good. At these recycling sites, most have glass, cans, plastic bottles and paper recycling and many also offer the facility for

textiles. There are also five sites around the Borough for recycling cartons.

- The East London Waste Authority (ELWA) was established in 1986 and is responsible for waste disposal in Havering as well as the London boroughs of Barking & Dagenham, Newham and Redbridge. ELWA collects over 430,000 tonnes of waste each year and is funded by the four boroughs – most of its cost relates to fees and taxes charged for the management, treatment and disposal of waste.

B.5 Environmental Quality

Policy Context

Air Quality		
International		
European Air Quality Directive (2008/50/EC)	To maintain and improve ambient air quality, including the establishment of air quality standards for a specific set of pollutants PM10, PM2.5 and N02.	New developments should help achieve stringent air quality targets.
National		
Air Quality Standards Regulations (2010)	Sets out the ways in which the EU Air Quality Directive 2008/50/EC will be complied with and managed at national level.	New developments should help achieve stringent air quality targets.
UK Air Quality Strategy (2007)	The strategy sets health-based air quality standards a range of air pollutants reflecting the European standards. The pollutants covered are: Benzene; 1,3-butadiene; carbon monoxide (CO); Lead; nitrogen dioxide (NO2); Ozone; Particles (PM10); sulphur dioxide (SO2); polycyclic aromatic hydrocarbons. Performance against these objectives is monitored where people are regularly present and might be exposed to air pollution.	New developments should help achieve stringent air quality targets.
National Planning Policy Framework 2012	New development should aim to prevent adverse risks of new and existing development from any adverse risks associated with air quality. Policies and proposals should account with EU limit values, accounting for any air quality Management Areas and the cumulative impact of Air Quality as a result of the proposals..	Development should support healthy communities and sustainable modes of transport.
Regional		
London Plan 2011, Revised Early Minor Alterations 20112 and Draft Further Alterations to the London Plan 2014	Sets out the Mayor's policies for tackling air pollution and improving air quality in London. The Mayor will work with strategic partners to ensure that the spatial, climate change, transport and design policies of the plan support implementation of the Air Quality and Transport strategies to achieve reductions in pollutant emissions and minimise public exposure to pollution.	The Local Plan is required to be in general conformity with the London Plan and its Alterations.
Clearing London's Air –	The strategy sets out a framework for improving London's air quality	The Local Plan will have regard to the principles and aspirations set

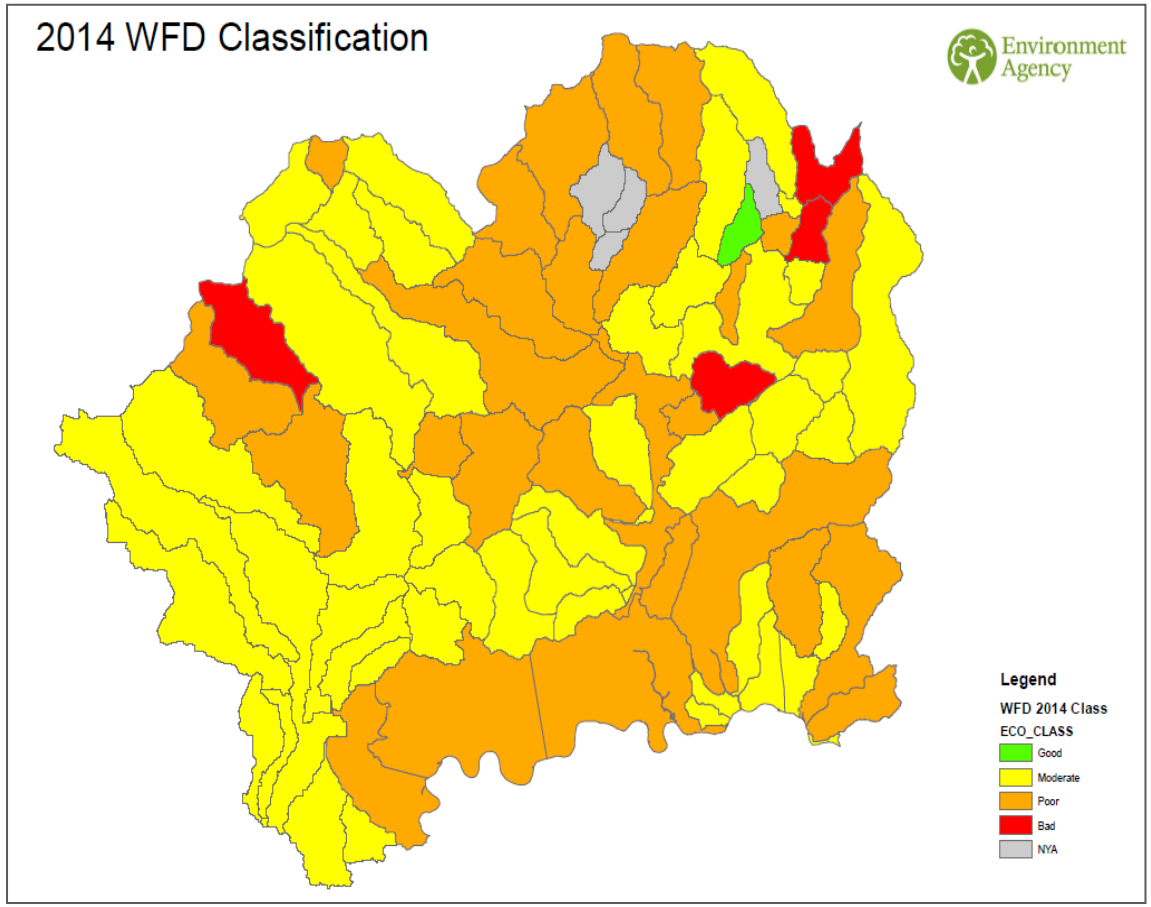
Mayor's Air Quality Strategy (2010)	and measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues. This will be delivered through a number of initiatives including: • Age limits for taxis • Promoting low-emission vehicles (such as electric cars) • Promoting eco-driving • New standards for the Low Emission Zone • Retrofitting older buses • Targeted measures for areas where air quality is poor. • Using the planning system to reduce emissions from new developments. • Retrofitting homes and offices to make them more energy efficient	out in the strategy.

Pollution		
National		
National Planning Policy Framework 2012	One of the 12 Core Planning Principles of the NPPF is to contribute to conserving and enhancing the natural environment and reducing pollution. The NPPF goes further when guiding how a plan is prepared, stating: In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment.	The Local Plan will need to minimise pollution from development
Regional		
London Plan 2011, Revised Early Minor Alterations 2012 and Draft Further Alterations to the London Plan 2014	London's issues with pollution are acknowledged in the London Plan and it is one of the Mayor's six strategic objectives to ensure that London is a city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively. The Mayor sets out that London should be a city that leads in the reduction of pollution and has a suite of relevant environmental policies related to pollution, air quality and climate change.	The Local Plan is required to be in general conformity with the London Plan and its Alterations. The Local Plan will need to minimise pollution from development
The Control of Dust and Emissions during Construction and Demolition SPG 2014	This SPG seeks to reduce emissions of dust, PM_{10} and $PM_{2.5}$ from construction and demolition activities in London. It also aims to manage emissions of nitrogen oxides (NOx) from construction and demolition machinery by means of a new non-road mobile machinery Ultra Low Emissions Zone (ULEZ).	The Local Plan will need to consider how to reduce emissions of dust.

Baseline Information

Pollution

- The chemical and biological water quality of the rivers in Havering has been historically poor particularly the River Ingrebourne and the River Rom/Beam. The latest Water Framework Directive assessment identifies some improvements, with sections of Havering's waterways achieving moderate quality classification. Under the directive (WFD), the Beam and Ingrebourne need to achieve good status by 2027 and the Ravensbourne needs to achieve good ecological potential. Havering is served by Riverside sewage treatment works. This is situated in Rainham and discharges into Rainham Creek. It currently serves a population equivalent of 389,000 people. This works has been identified by Thames Water as having future growth/capacity issues.



- The whole of the Borough is designated as an Air Quality Management Area.
- Havering's particles emissions in 2012 amounted to 197.5 ktPM10 and 82.6 kt PM2.5, which represents 4.31% of total MP10 and 3.47% of total PM2.5 emissions in London. The biggest cause for PM10 levels are resuspension (72.8 kt), road transport (81.4 kt) and construction and demolition activities (17.7 kt). For PM2.5 levels the largest sources were road transport (19.6 kt), waste (8.75 kt), construction and demolition activities (6.4 kt) (DECC 2014).
- NOx emissions in 2012 was at 1,678 kt, a share of 3.59% of total NOx emissions in London. The main sources of particles were road transport (1038.8 kt), consumption of domestic gas (110.9 kt), and construction activities (88.5 kt) (DECC 2014).
- While no sites in the borough are currently designated as contaminated land, numerous sites in the borough have been previously utilised for heavy industry and other contaminative uses such as landfill and this may pose land contamination problems for future development on such sites.

- In 2012 5.19% of the population reported noise disturbances, much lower than London average of 16.39% and lower than England average of 7.51%. The rate of people affected by road, rail and air transport noise of 55dB(A) or more at night time in 2011 was 7.12%. This is significantly lower than London rate of 15.33% and lower than England rate of 8.01 (DEFTA, 2011).

B.6 Historic Environment, Landscape and Townscape

Policy Context

Design and Heritage		
International		
The European (Valletta) Convention on the Protection of the Archaeological Heritage (Revised) (2000).	To provide for the maintenance of an inventory of the country's archaeological heritage To provide for archaeological participation in planning policies designed to ensure well-balanced strategies for the protection, conservation and enhancement of sites of archaeological interest; To ensure that in development schemes affecting archaeological sites, sufficient time and resources are allocated for an appropriate scientific study to be made of the site and for its findings to be published	The Local Plan should protect, conserve and enhance the Boroughs Archaeological assets.
European Landscape Convention (Florence Convention)	The scope of the Convention is extensive: it applies to the entire territory of the Parties and relates to natural, urban and peri-urban areas, whether on land, water or sea. It therefore concerns not just remarkable landscapes, but also ordinary everyday landscapes and degraded areas. Landscape is recognised irrespective of its exceptional value, since all forms of landscape are crucial to the quality of the citizens' environment and deserve to be considered in landscape policies. Many rural and urban fringe areas in particular are undergoing far-reaching transformations and should receive closer attention from the authorities and the public.	The Local Plan should protect and enhance local and regional landscapes, whether they have heritage, natural, or other value.
National		
National Planning Policy Framework 2012	Chapter 12 of the NPPF provides guidance on Conserving and Enhancing the Historic Environment. Within that chapter, planning authorities are told they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Requiring Good Design is a core principle and detailed guidance is set out in chapter 7. Critically, the NPPF states that "good design is indivisible from good planning". Further, local plans should "develop robust and comprehensive policies that set out the quality of development that will be expected	The Local Plan is required to be in general conformity with the London Plan and its Alterations.

	for the area".	
PPS5 Practice Guide (planning in the historic environment)	Although the policies of PPS5 have been superseded by the NPPF. However, the Practice Guide remains a valid and Government endorsed document pending Government's review of guidance supporting national planning policy. PPS5 Practice Guide provides detailed guidance on assessing, monitoring, planning for and making decisions on developments that affect significant heritage assets. The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest.	The Local Plan should have regard to the guidance contained in PPS5, particularly under points E2 : Evidence base for plan making, E3: Regional and local planning approaches, and E5: Monitoring indicators
Planning (Listed Buildings and Conservation Areas) Act 1990	This Act places a duty on Local Planning Authorities to consider from time to time if there are any parts of their area that are worthy of designation as a conservation area.	The Local Plan should assess whether changes to existing Conservation Areas are necessary or whether new conservation areas could be designated.
Ancient Monuments and Archaeological Areas Act 1979	This Act refers to powers of Secretary of State, the Historic Buildings and Monuments Commission for England and Local Authorities (as guardians) by making provision for the investigation, preservation and recording of matters of archaeological or historical interest and regulating operations or activities affecting such matters.	The Local Plan will have regard to the provisions of the Act when policies may affect ancient monuments or archaeological assets.
Regional		
London Plan 2011, Revised Early Minor Alterations 2012 and Draft Further Alterations to the London Plan 2014	The London Plan goes into significant detail on design and heritage matters. According to the document, "Good quality design will be essential and must respond sensitively to local context. Further, it sets out that planning for the significant growth taking place in London means: Improving quality of life for all Londoners and all of London – enabling growth and change, while also supporting the retention of London's heritage and distinctiveness, and making living here a better and more enriching experience for all.	The Local Plan is required to be in general conformity with the London Plan and its Alterations.
Mayor's Shaping Neighbourhoods: Character and Context SPG 2014	This guidance sets out an approach and process to help understand the character and context of a place so that its results can inform the planning and design process, and guide change in way which is responsive to individual places and locations.	The Local Plan should have regard to the recommendations of the SPG when considering Conservation Areas and their site appraisals.
Accessible London: Achieving an inclusive environment SPG 2014	The Accessible London SPG provides advice to boroughs, developers, designers and planning applicants on implementing inclusive design principles effectively and on creating an accessible environment in London, with particular emphasis on the access needs of disabled and older people.	The Local Plan should have regard to this SPG when drafting policies for inclusive design.
Local		
Conservation Area	The Conservation Area Management Plans identify site specific	The Local Plan will have regard to the issues and actions identified

Page 1391

Management Plans for: - Corbets Tey Conservation Area - Cranham Conservation Area - Gidea Park Conservation Area - Havering-atte-Bower Conservation Area - Langtons Conservation Area - North Ockendon Conservation Area - RAF Hornchurch Conservation Area - Rainham Conservation Area - Romford Conservation Area - St Andrews Conservation Area - St Leonards Conservation Area	issues relating to their area and the heritage assets therein. The also consider actions to remedy the situation.	by each Conservation Area Management Plan.

Baseline Information

Open and green spaces:

- Green Belt covers 50% of Havering's area, accommodating a network of pathways and bridleways that form 'green chains' throughout the countryside. The Thames Chase community forest accounts for 70% of Green Belt land, including 400 ha of forest cover.
- The 2013 Your Council Your Say survey found that 75% of residents were satisfied or very satisfied with Havering's parks and green spaces, while 12% were dissatisfied or very dissatisfied and 14% were neither satisfied nor dissatisfied. This shows a very slight decline in satisfaction of 1% since the 2011 Your Council Your Say Survey, where satisfaction levels were 76% and dissatisfaction was 11%.
- There are 126 parks and other publicly owned open spaces, of which 4 are metropolitan parks and 5 are district parks. Of Havering's parks, 9 have Green Flag awards: Bedfords Park, Cottons Park, Harold Wood Park, Hylands Park, Lawns Park, Lodge Farm Park, St Andrews Park, Raphael Park and Upminster Park.
- There are 3 Countryside Conservation Areas: Home Farm and Clay Tye Farm; Dagnam Park and North East Havering; Tomkyns Lane pastures and common land.

Heritage:

- There are 140 statutory listed buildings in Havering, of which six are Grade I listed and 15 are Grade II* listed. Around 50% of the borough falls within Areas of Archaeological Potential, and there are also additional buildings, parks and gardens of historical interest and 4 Scheduled Ancient Monuments.

  Havering has 11 Conservation Areas, in Cranham, Rainham, Romford, Havering-atte-Bower, Gidea Park, St. Leonards, RAF Hornchurch, Corbets Tey, North Ockenden, Langtons and St Andrews. All Conservation Areas have a Conservation Area Character Appraisal and a Management Plan. Romford Conservation Area is considered at risk, mostly due to high development pressures for this metropolitan centre, and is under constant monitoring.

  Havering had 13 historic buildings at risk in 2014, with 10 buildings having remained on the register for longer than 5 years (Garden walls to former North Ockendon Hall, Church Lane; Bridge in Parklands Park, Corbets Tey Road, Upminster; 96-102 North Street, Romford; High House Farmhouse, Ockendon Road; Garden walls to south of Bretons House, Rainham Road, Hornchurch; Upminster Windmill, St Mary's Lane; Stable Block, Rainham Hall; Garden walls at Cranham Hall, The Chase; Mill Cottage, The Dell, Hornchurch; Footbridge to rear of Nos. 52 and 54, The Grove, Upminster), as well as one ancient monument (Cockeralls medieval moat in Dagnam Park).
- There are also 180 Buildings of Local Heritage Interest included in the Heritage Supplementary Planning Document adopted in 2011 and reviewed in the Heritage Asset Register 2014. Fieldwork undertaken as part of the Heritage Asset Register work identified 12 buildings that have been demolished since their inclusion on the list.

B.7 Population and Community

Policy Context

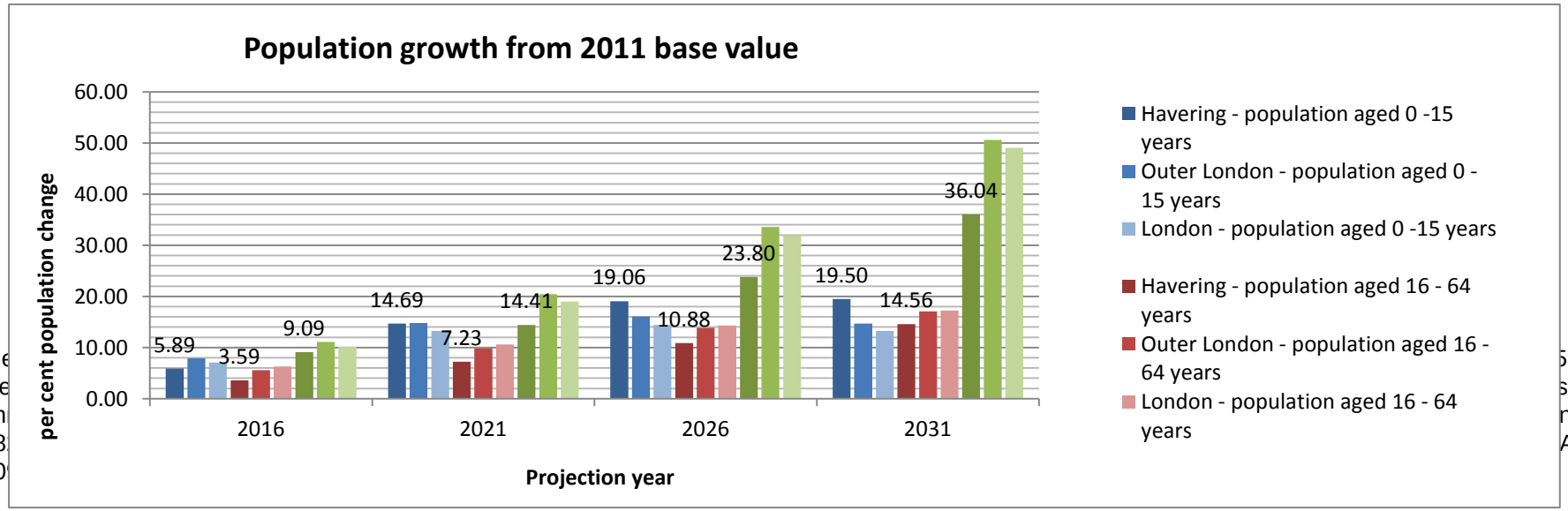
Housing		
National		
Housing Act 2004	Makes the following provisions: Regulates houses in multiple occupation Introduces Home Information Packs Provides the legal framework for Tenancy Deposit Schemes	The Local Plan will need to take account of and reflect the Provisions of the Act.
National Planning Policy Framework 2012	Promotes the provision of housing to meet present and future demand, based on objectively assessed needs. Local Plans should boost significantly the supply of housing. Authorities should demonstrate that they have enough deliverable housing sites to meet need for the next 5 years.	The Local Plan evidence base will need to objectively assess the needs for market and affordable housing in the housing market area. Identify a 5 year supply of specific, deliverable housing site and identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
Laying the Foundations: A housing strategy for England 2011	Sets out a package of reforms to: get the housing market moving again lay the foundations for a more responsive, effective and stable housing market in the future support choice and quality for tenants improve environmental standards and design quality. The new strategy addresses concerns across the housing market making it easier to secure mortgages on new homes, improving fairness in social housing and ensuring homes that have been left empty for years are lived in once again.	The Local Plan will have consideration for the recommendations made in the Strategy with regard to developing within market conditions and improving the quality of the environment and the design of dwellings.
Regional		
London Plan 2011, Revised Early Minor Alterations 20112 and Draft Further Alterations to the London Plan 2014	Sets out Mayor's policies with regard to housing delivery and design standards, and sets borough targets based on London-wide SHLAA and SHMA assessments. The Current Housing target in the London Plan 2011 for Havering is 970 units per annum. The Draft Further Alterations to the London Plan proposes to increase this to 1170 per annum.	The Local Plan is required to be in general conformity with the London Plan and its Alterations. The Local Plan will need to demonstrate how the housing target set out in the London Plan will be met
Housing Strategy 2010	Sets out the Mayor's priorities to: Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families, and by increasing	The Local Plan will have regard to the principles set out in the Housing Strategy including housing design and provision of affordable housing

	opportunities for home ownership Improve homes and transform neighbourhoods: by improving design quality, greening homes, promoting successful, strong and mixed communities and tackling empty homes; Maximise delivery and optimise value for money: by creating a new architecture for delivery, developing new investment models and promoting new delivery mechanisms.	
Draft Revised London Housing Strategy 2014	Sets out Mayor's Housing delivery strategy through a series of targets and programmes. The key objectives of the strategy are: increasing housing supply to levels not seen since the 1930s; better supporting working Londoners and helping more of them into home ownership; improving the private rented sector and promoting new purpose-built and well managed private rented housing; pushing for a new, long-term financial settlement for London Government to drive housing delivery; and bringing forward land for development and accelerating the pace of housing delivery through Housing Zones and the London Housing Bank.	The Local Plan will have regard to the principles set out in the Housing Strategy recognising the need to increase housing supply, including affordable housing. As part of the Local Plan process it will be necessary to consider how collaboration with GLA (programmes) can benefit local and regional housing delivery.
Housing Supplementary Planning Guidance 2012	Supports the implementation of the London Plan in order to: increase housing supply and optimise housing potential improve the quality and design of housing developments by setting design standards promote housing choice and mixed and balanced communities negotiate and secure affordable housing improve the existing housing stock provide social infrastructure promote mixed use developments	The Local Plan will need to consider how the supply of housing can be increased. The Guidance should be followed to ensure that the Local Plan is in general conformity with the London Plan.
Local		
Housing Strategy 2014-2017	The strategy outlines Council's plans to counter existing and anticipated housing challenges. It identified five broad areas that the Housing service wants to focus on in order to meet the housing needs of our residents. These areas consist of: homelessness, affordable housing developments, private sector housing, older people's housing and supported housing.	The Local Plan should reflect the housing priorities identified in the Housing Strategy

Baseline Information

Demographic aspects:

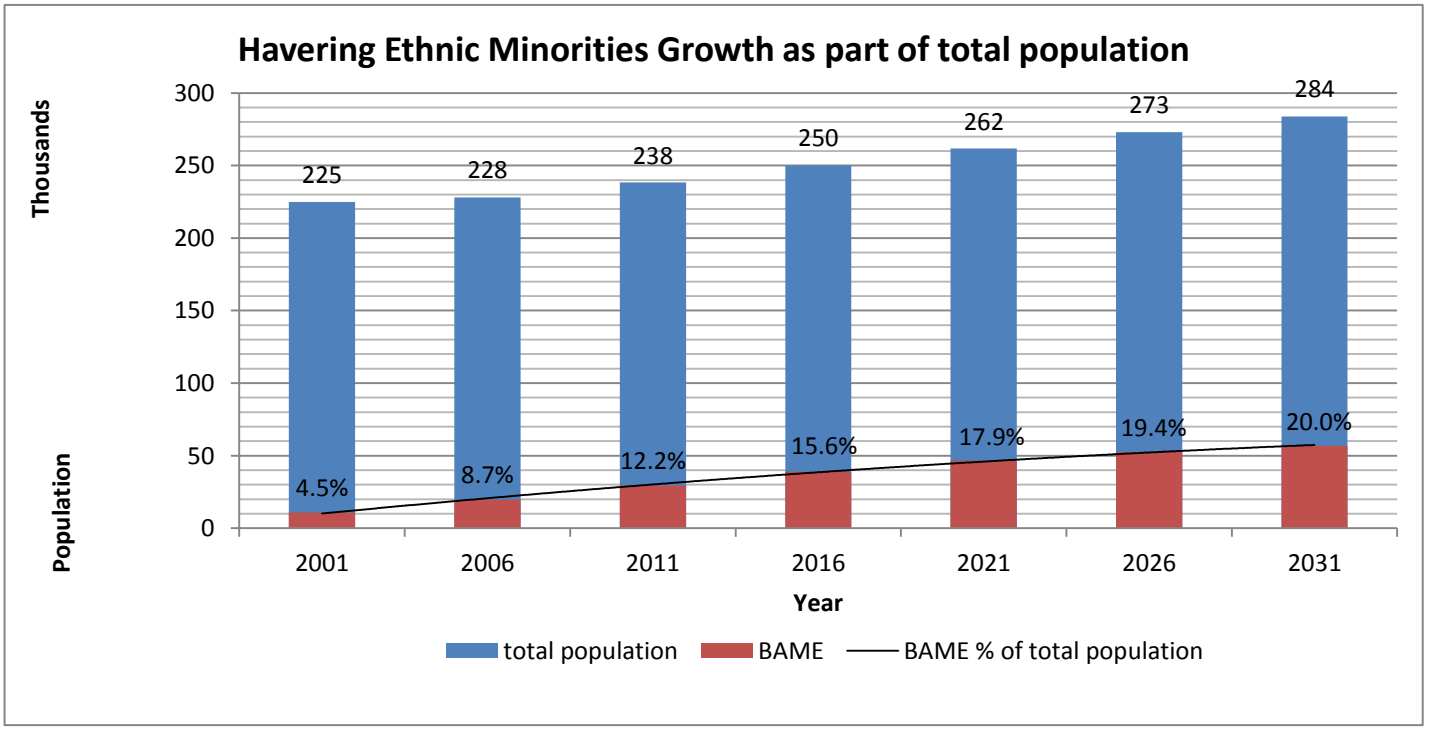
- Havering's population numbered 238,281 in 2011, 2.89% of London's total population (8.2 million). The wards with the biggest population growth between 2001 and 2011 are Romford Town with 21%, Brooklands with 15%, Squirrels Heath at 12% and South Hornchurch at 8%. Upminster and Pettits have seen the least growth with only 1% population increase, while Hacton has had a population decrease of -2%. Borough's population is expected to increase by 19% by 2031, to 283,700 (GLA, mid estimates, 2013).
- The over 65-years age group will see the largest growth from the 2011 baseline, with 9% increase by 2016, 14.4% by 2021, 23.8% by 2026 and 36% by 2031 (GLA, 2013).
- Children and young people (0 to 15 years) is expected to see the second biggest increase, starting from 5.8% by 2016, to 14.6% by 2021, 19% by 2026 and 19.5% by 2031. At the time of the 2011 census, Gooshays remained the ward with the highest numbers of children, followed by Brooklands. 21% of all children in Havering live in Gooshays, Brooklands or South Hornchurch (GLA, 2013)
- Working age population (16 to 65 years) will see a steady growth from 2011 baseline, up 3.59% by 2016, to 10.8% by 2026 and 14.5% by 2031. (GLA, 2013)



- The
(Ce
eth
4.8
1.0

.3%)
st common
nts for
Asian at

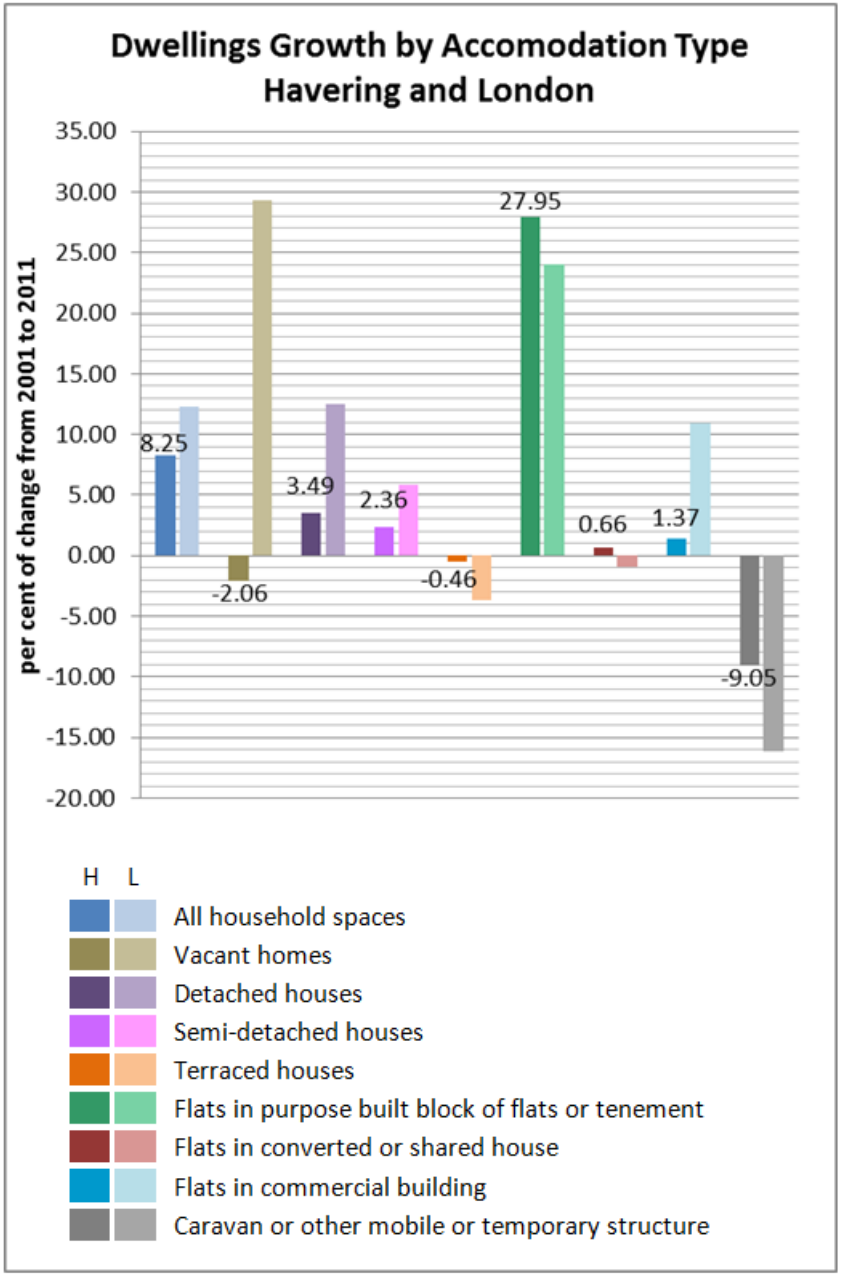
- Havering's ethnic profile shows an increasingly diverse population, from 12.2% of total population being BME in 2011 (Census 2011) and projected to grow to 20% by 2031 (GLA, 2012). The fastest growing groups are Black African, followed by Indian and Black Caribbean. Other Black and Other Asian groups also show significant growth (GLA, 2013).
- In 2011, 5.6 per cent of the households spoke at least one other language than English at home, and 2.3% of households did not have English as main language. The top 5 languages spoken in 2011 in Havering were Lithuanian (980 persons, 0.4%), Polish (829 persons, 0.4%), Panjabi (595, 0.3%), Bengali – with Sylheti and Chatgaya (490, 0.2%), Tagalog/Filipino (430, 0.2%). Lithuanian does not feature as a top five language in England nor London (Census, 2011). School census in January 2014 identified Yoruba as the top language, with 401 children speaking it (1.1%), followed by Lithuanian (1%), Urdu (0.7%), Polish (0.7%) Bengali (0.6%) and Romanian (0.6)%
- In the 2011 Census, two-thirds (65.58%) of Havering's population stated that they are Christian, followed by 22.57% with no religion and just below 6.65% who preferred not to state their religion. Other religions in the borough are: Muslim (2.03%), Hindu (1.24%), Sikh (0.81%), Jewish (0.48%), Buddhist (0.32%).



Housing:

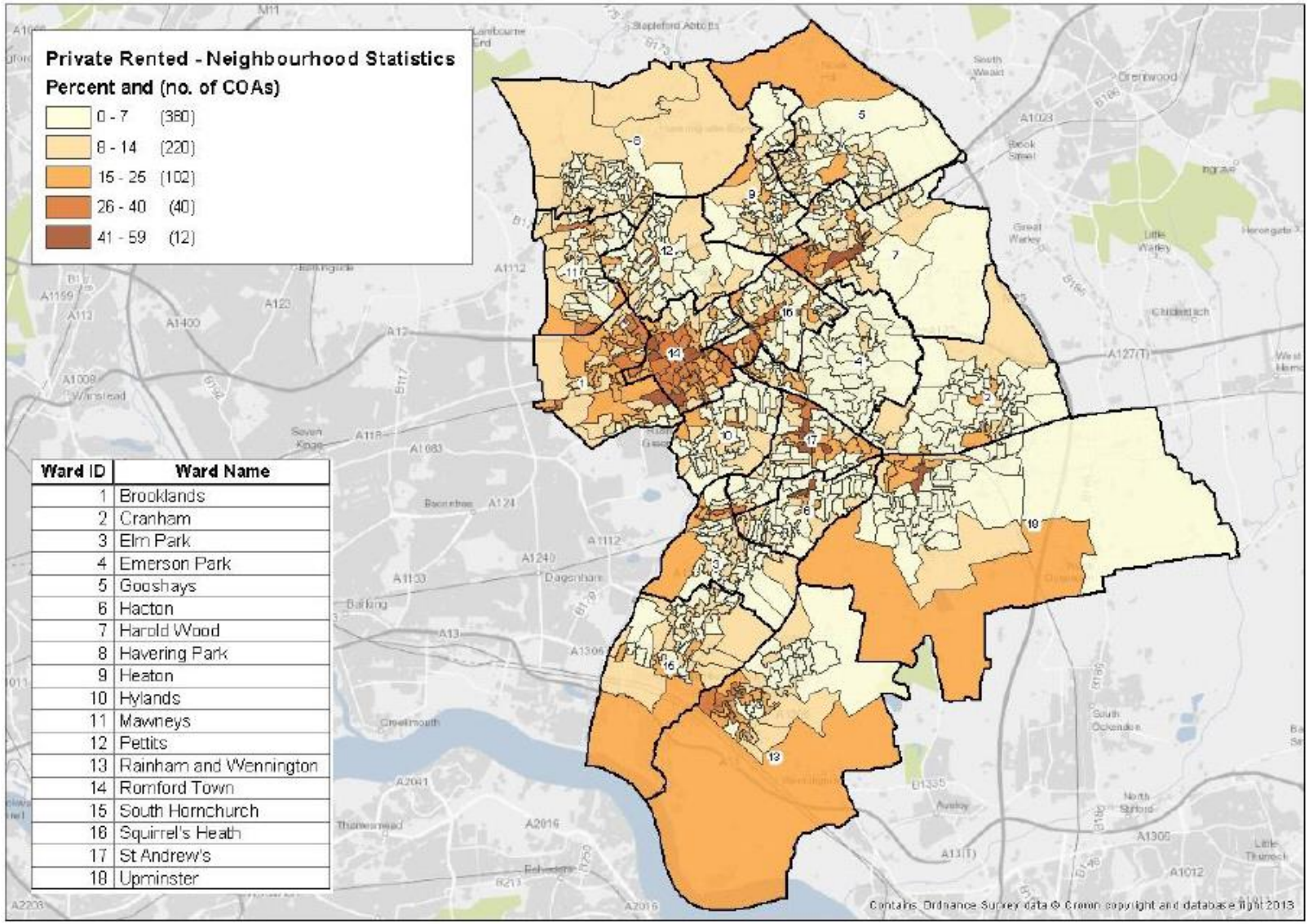
- The number of households in Havering is expected to increase from 97,478 (in 2011) to about 112,827 by 2026 (15.75%) and 118,301 by 2031 (21.36%) – an average of 1.06% yearly increase from the 2011 level (GLA, 2013). The estimated number of households in 2013 is 101,00 (ONS, 2014)
- The total number of dwellings in 2011 was 99,290, a growth of 8.25% from 2001 value (ONS, 2011). A total of 128 communal establishments provided accommodation for 1,561 persons in 2011.
- Of the total number of households in 2011, 35.62% owned their home outright, 38.14% owned it with a loan or mortgage, and a further 0.60% had shared ownership. Of the households who rented their home, 10.76% rented from the Council, 3.43% rented from registered social landlords and 10.63% rented from private landlords (Census 2011). In 2013, 18.8% households rented from council or social landlords and 10.2% rented from private landlords, 35.2% owned their home outright and 35.4% owned their home with a mortgage or loan (APS, 2014).

  Havering's housing stock is comprised mainly of semi-detached (40.7% of dwellings) and terraced properties (26.4%), although there has been a growing number of purpose built flats in recent years (ONS, 2011). In 2011, 19.06% of homes were in purpose-built blocks of flats, up from 16.11% in 2001. This trend is in line with London wide housing growth (ONS, 2011).
- Local Authority owned dwelling stock has fallen from 12,004 in 2001 to 10,129 in 2011 (ONS, 2011), mostly due to selling of properties, or demolition and redevelopment. Council's stock at 1st April 2014 accounted for 9,884 properties with 80.4% of council owned housing reported as decent. The number of dwellings on the Registered Social Landlord list has increased from 1,731 in 2001 to 3,650 in 2011. Overall, the number of affordable dwellings has increased by 3,794 between 2001 and 2011 (ONS, 2011) and represented 15% of total stock. Social housing is largely concentrated in Harold Hill, Waterloo Road (Romford) and Orchard Village (formerly the Mardyke estate, South Hornchurch).
- Homeless people in temporary accommodation accounted for 4.6 per 1,000 households, but this rose to 6.3 per 1,000 households in March 2014 (CLG, 2014).
- Havering had 6,992 households on the Council housing waiting list in 2011 (HSSA) – comprising 7.1% of all households and was proportionally below both the Outer London average of 8.4% of all households on the waiting list, and the London average of 11%. Recent numbers, following the review of council's Allocation Policy, show 2,379 households in need of



social housing (Housing Register, 2014). Out of those waiting to be housed 74.6% require one or two bedroom accommodation, with more than 42% waiting specifically for two bedrooms.

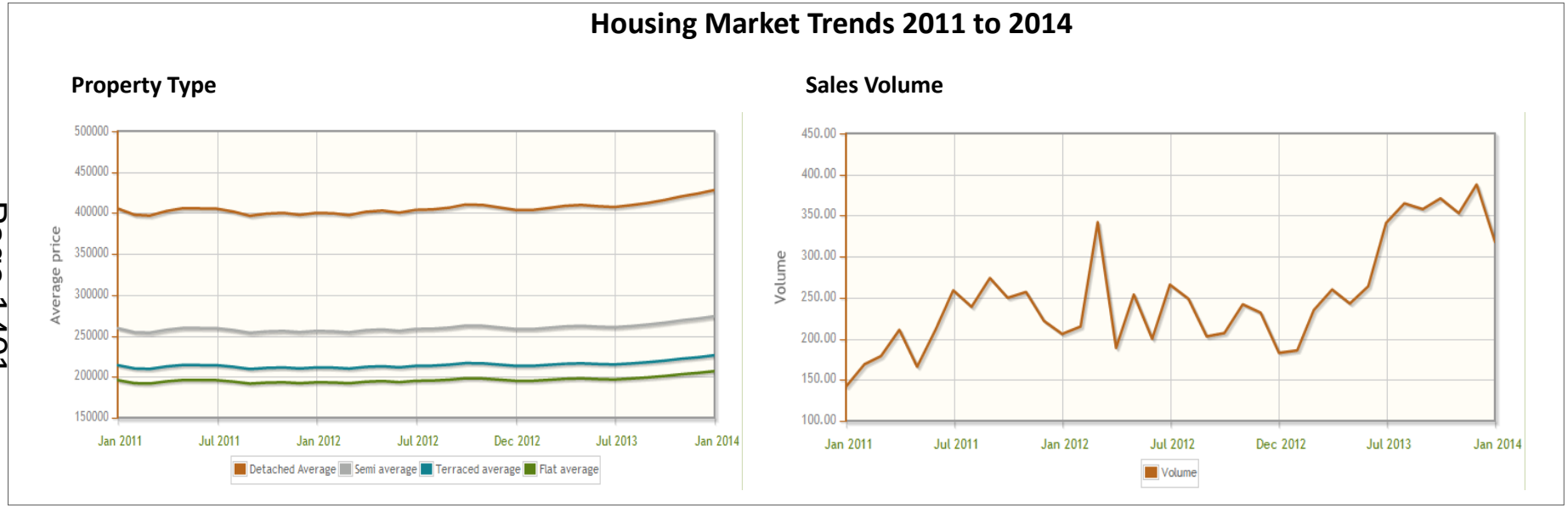
- According to VOA (2014), average renting price in Havering is £919 per month, among the lowest in London. When considering property size, studios were priced on average £600 a month, 1-beds at £689 a month, 2-beds £884 a month, 3-beds at £1,065 a month, and 4+ beds at £1,684 a month. Analyses of the private rented sector 2013 to 2014 has indicated a year on year increase in price of 13.28% for studios (0 bedrooms), 12.25% for 4-bedroom units, and between 4.5% and 6.5% increase in the other types of dwelling sizes.
- The numbers of Housing Benefit claimants living in the private rented sector have increased from 3,800 in 2007 to 7,331 by April 2013 and for the first time, there are more claimants living in private rented homes than claimants in the social sector. Havering data has identified that only 10.07% of new applicants for housing benefits in 2013 were previous local residents, while 67.80% had migrated in from other London boroughs.
- The 2012 Housing Need and Demand Assessment data suggests that over 45% of market housing demand is from in- migration which is principally for two and three bedroom properties. Property type demand from in- migrant households is 52% of the total demand for flats and 58% of total demand for bungalows.
- Room occupancy ratings in 2011 show that 7.37% of households were undersized, while 48.66% of households had two extra rooms; also, 34.4% of households had two or more extra bedrooms, while 0.4% were seriously overcrowded and 3.5% needed an extra bedroom (ONS, 2011).



Ward ID	Ward Name
1	Brooklands
2	Cranham
3	Elm Park
4	Emerson Park
5	Gooshays
6	Hacton
7	Harold Wood
8	Havering Park
9	Heaton
10	Hylands
11	Mawneys
12	Pettits
13	Rainham and Wennington
14	Romford Town
15	South Hornchurch
16	Squirrel's Heath
17	St Andrew's
18	Upminster

Source: BRE - Havering Housing Stock Condition Report 2013

- Housing market has increased in sales volume from about 2,500 in 2011 to around 3,500 in 2013, indicating a more favourable economic environment (Land Registry, 2014). In 2001, 2.32% of units were vacant, compared to 2.1% vacant in 2011, in spite of a growth of 8.13% in supply of homes (7462 units) (Census, 2011). Between 2008/09 and 2012/13, there have been an average of 422 new homes delivered each year (about half of it social housing)(AMR, 2013).
- The mean average house price in Havering has increased from around £255,500 in 2011 to about £265,000 in 2013, which remains significantly lower than the London average (Land Registry 2014). However, when looking at average price by property type, these have remained largely the same between 2011 and 2013, meaning there is an increase in demand for detached and semi-detached properties which have higher sale value.



B.8 Health and Wellbeing

Policy Context

Culture		
National		
National Planning Policy Framework 2012	The NPPF requires local authorities to take account of and support local strategies for social and cultural wellbeing, and protect and deliver sufficient community and cultural facilities and services to meet local needs (para. 17, 70 and 156). The NNF seeks to ensure the vitality of town centres and Identifies the arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) as main town centre uses.	The Local Plan should include policies for the 'adequate provision' of community facilities, including the 'protection and enhancement' of existing community facilities (where they are viable), in recognition of the increasing importance these will / can play in town centre economies. Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.
Creating a sporting habit for life – Youth Sports Strategy 2012	Aims to increase consistently the number of young people developing sport as a habit for life. Over the next five years, Sport England will invest at least £1 billion of Lottery and Exchequer funding to help to ensure that young people are regularly playing sport. Sport England will work with schools, colleges and universities, as well as local County Sports Partnerships, the National Governing Bodies for sport, local authorities and the voluntary sector to improve the sporting offer that we make available to them.	The Local Plan should include policies to support the provision of an appropriate level of sport and recreation facilities (informed by a revised Open Space, Sport and Recreation Needs Assessment)
Regional		
London Plan 2011, Revised Early Minor Alterations 20112 and Draft Further Alterations to the London Plan 2014	Sets out policies to support the continued success of London's diverse range of arts, cultural, professional sporting and entertainment enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors.	The Local Plan is required to be in general conformity with the London Plan and its Alterations.
Mayor's Cultural Strategy: Cultural Metropolis (2010)	The Mayor's Cultural Strategy sets out his vision, priorities and recommendations for how to strengthen the cultural life of Londoners across the capital. The strategy recognises the significance of the cultural and creative sectors in making London a successful world city, and puts forward a case for its continued support and investment – particularly in the run up to the 2012 Olympics and the opportunity it presents for London to undertake a step change in cultural activity and participation	The Local Plan should include policies, policies for the 'adequate provision' of community facilities, including the 'protection and enhancement' of existing community facilities (where they are viable), in recognition of the increasing importance these will / can play in town centre economies. Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.
Local		
Havering Culture Strategy	An over-arching 3-year Culture Strategy for the borough, covering	The Local Plan should reflect the Council's approach as set in the

2012-2014	the period 2012-2014. The core ambition of the Culture Strategy is 'to transform lives through participation in, and enjoyment of, culture'. The strategy set out three objectives (health and wellbeing, learning and development, and towns and communities) and four underpinning principles (community empowerment, work in partnership, inclusion and cohesion, and good value services) which outlined the Council's priorities for achieving this.	Culture Strategy and subsequent iterations.
Havering Culture Sub-Strategies (Sport & Physical Activity; Arts; Libraries; Parks & Open Spaces, and Heritage & History) 2013-2015	The five Culture Sub-Strategies (Sport & Physical Activity; Arts; Libraries; Parks & Open Spaces, and Heritage & History) provide a strategic direction for the Council and also for the wider development of culture in the borough through partnership with agencies in the public, private and voluntary sectors. The sub-strategies include an analysis of the current service, identify emerging opportunities and areas for development, and set out an action plan for the next 3 years.	The Local Plan should reflect the Council's approach as set in the Culture Sub-Strategies and subsequent iterations.

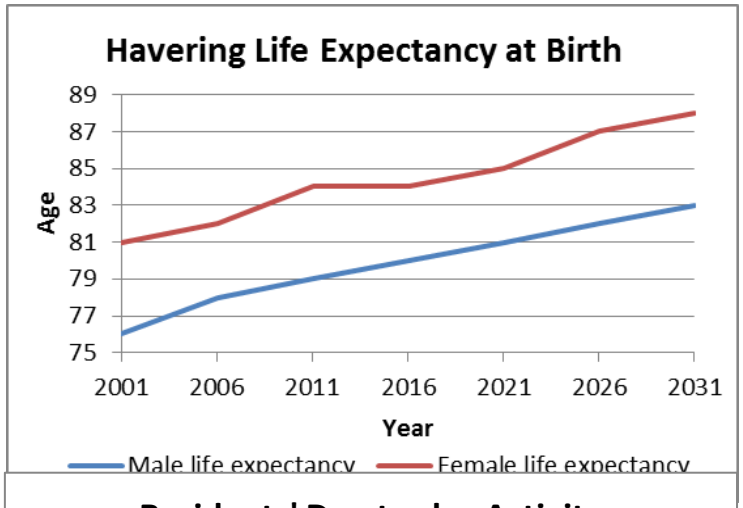
Equalities		
National		
National Planning Policy Framework 2012	Equalities and inclusive design are at the forefront of the NPPF. It recognises that design should not only be about the aesthetics of a building but that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. Inclusive design is defined as - designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone"	The Local Plan should incorporate the principles of inclusive design.
Equality Act 2010	Requires that regard is given to the desirability of reducing socio-economic inequalities; reform and harmonise equality law and restate the greater part of the enactments relating to discrimination and harassment related to certain personal characteristics.	The Local Plan will need to ensure that it promotes equal opportunities.
Regional		
London Plan 2011, Revised Early Minor Alterations 2012 and Draft Further Alterations to the London Plan 2014	The London Plan aims to tackles health, social and educational inequalities within London. Specifically, section 3 on London's People features policy 3.1 'Ensuring Equal Life Chances for All'. Within that policy, guidance is provided on DPD preparation. The policy states: "In preparing DPDs, boroughs should engage with local groups and communities to identify their needs and make	The Local Plan is required to be in general conformity with the London Plan and its Alterations. The Local Plan should promote equal opportunities across all policy areas.

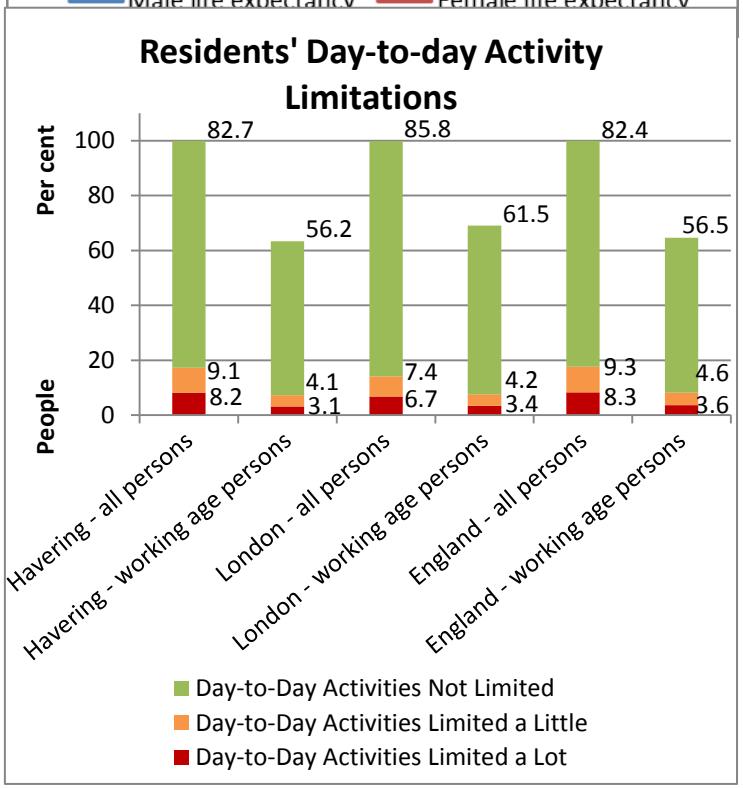
	appropriate provision for them". It is worth noting that the London Plan was prepared in keeping with national equalities and disabilities legislation and was subject to a full Equalities Impact Assessment during its preparation.	
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)	This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people.	The Local Plan should seek to ensure that places are accessible and usable.
Equal life chances for all 2014	Highlights the Mayor's commitment to tackling inequality; improving life chances, and removing barriers that prevent people from reaching their full potential. The document (an update from the 2012 version) sets out a number of objectives and how the Mayor aims to meet them. The objectives relate to such things as employment, sports, housing, and regeneration.	The Local Plan will need to ensure that it promotes equal opportunities.
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)	This SPG provides guidance on the implementation of policies in the London Plan, which relate to equalities issues and addressing the needs of London's diverse communities.	The Local Plan should seek to meet the needs of Havering's communities.

Baseline Information

Health and Wellbeing:

- General health of Havering residents is improving. In 2011, 81.6% were in good (and very good) health and 5.2% in bad (and very bad) health, compared to 69.7% in good health and 8.2% in bad health in 2001 (Census 2011).
- Life expectancy at birth is increasing, with both males and females expected to live 4 years longer by 2031 compared to 2011 (GLA, 2013).
- Infant mortality rate per 1000 live births was at 3.4 in the period between 2008 and 2010, lower than London and England rates (both at 4.4)(GLA, PHOF 2013).
- Hospital admissions are most commonly related to Coronary Heart Disease, and Cancers (Information Centre 2008). In 2011 there were 21,447 hospital admissions, up from 18,911 in 2006 (HSCIC, 2012).
- There are 52 GP practices in the Havering NHS Clinical Commissioning Group (CCG) catchment area, covering a total of 256,731 patients. The average patient list per practice in 2012 is therefore 4,937 which is an increase from 4,847 in 2011 (AMR, 2013).





Ambulance service incidents per hundred population rating in 2013 stood at 12.8, in line with London value (GLA, 2014).

The amount of road casualties has decreased significantly, from 973 recorded in 2006 (852 slight severity) to 673 recorded in 2013 (622 slight severity)(PHOF 2013).

- Long term health problems or disability that limits day-to-day activity were experienced by 17.3% of the population (7.2% of working age population) in 2011 (Census 2011). Data from the Department of Work and Pensions (DWP) in 2013 shows 20.66% of working age population in Havering is disabled, with 4.11% of Havering's working age residents are claiming Disability Living Allowance and a further 1.87% are claiming Incapacity Benefits.
- In 2012, 19.33% of people aged over 16 were smoking, and 30.57% were ex-smokers, higher than London rates (17.97% smokers and 28.74% ex-smokers), but lower than England rates (33.15% smokers and 47.3% ex-smokers). The 4-weeks smoking quit rate in Havering was 1,468 per 100,000 people aged over 16 years, in 2012/13, lower that the London rate of 1,846 and lower still than England rate of 2,050. The rate of mothers who were known to be smoking at time of delivery

was 11.4% in 2012/13, above the national ambition level of 11%, but lower than the London rate of 13.0% (HSCIC, 2014).

- Active People Survey 2012 found that only 36.1% of the population over 16 years was of normal weight (by body mass index), 0.6% being underweight and 41.0% being overweight but not obese, meaning 22.3% if the population is considered obese (PHOF 2013). In London 41.1% are of normal weight, 1.6% are underweight and 19.6% are obese, while in England 35.0% of population is of normal weight, 1.2% are underweight and 23.0% are obese.
- National Child Measurement Programme 2012/13 showed that children in Havering's schools are generally of healthy, with 78.1% of the 4-5 year olds and 63.9% of 10-11 year olds being of normal weight. Around 1% of children are underweight. (PHOF 2013) The biggest issue is the growth in the number of overweight and obese children from reception to year six. Of 5-6 year old children, 14.4% were classed as overweight in 2006/7, while 15.1% of year 6 pupils were overweight in 2012/13. Obesity rate in children at reception in 2006/7 was 11.2%, but 19.9% for year 6 pupils in 2012/13.
- The rate of people supported to live independently by social services in Havering is 2,979 per 100,000 residents, this is much lower than London and national averages and has decreased significantly since 2009 (DoH 2010).
- In 2011, 6.8% of population provided 1 to 19 hours of unpaid care a week, and a further 3.9% provide more than 20 hours unpaid care a week (Census 2011)
- In 2011, 1.7% of households represented lone parents (ONS, 2011).

- Between October 2005 and October 2006 31.2% of Havering's population was participating in sports at least 4 times a month for at least 30min (Sport England, 2012). Between 2011 and 2012 the rate reached 32.6%. This is lower than the London average of 35.4% in 2005-2006 and 36.5% in 2011-2012. Overall, 55.33% of adult population in Havering were physically active in 2012, just slightly under London (57.20%) and England (56.03%) rates (PHOF 2013).
- 10% of adults cycle at least once per month, in line with London and England values (DfT, 2013).
- London's Strategic Planning for Sports Facilities 2010 estimates the satisfied demand by Havering's facilities are at 60.1% for a-g pitches, 74.3% for sports halls, and 84.4% for swimming pools
- Havering ranks pretty well in subjective well-being scores. Between 2012 and 2013, Havering was 6th in London on Life Satisfaction Index with a score of 7.4 (worst recorded 7.0, best 8.1), 10th on Worthwhile Index with 7.65 (worst 7.22, best 8.23), 16th on Happiness Index with 7.24 (worst 6.85, best 7.51), and only 22nd on Anxiety Index with 3.17 (worst 3.74, best 2.51) (ONS/GLA, 2013).

Culture and Community:

- Romford is the entertainment centre of the borough, and sub-regionally important, offering a community theatre (Brookside Theatre), a museum, two cinemas, many eating establishments, pubs and nightclubs, and a strong retail offer that the Council is actively promoting in light of growing competition from Westfield Stratford City, Lakeside and Bluewater. Arts provision is strong in Hornchurch, with the Queen's Theatre and Fairkytes Arts Centre adding to Hornchurch's thriving restaurant offer. Upminster is also locally important as a hub for restaurants.
- Havering has three leisure centres, in Harold Hill, Hornchurch and Rainham, and two museums – the Havering Museum, opened in May 2010 in Romford, and Tithe Barn Museum in Upminster. Upminster Windmill is preserved by the Friends of Upminster Windmill and Upminster Windmill Trust and it is opened to the public on certain days throughout the year. The Council has also recently received HLF funding to restore the Windmill and build a Heritage and Education Centre, working with the Friends Group and Upminster windmill Trust. A new leisure centre for Romford (comprising a swimming pool, ice rink and gym facilities) is also anticipated to open early in 2017.

- There are 126 parks and other publicly owned open spaces, with 50% of the borough being Green Belt and largely covered by the Thames Chase Community Forest. Numerous countryside-based recreational opportunities are available in these areas. A 'green chain' runs through Havering, and is currently being developed and extended, to link together public footpaths and bridleways running as 'green veins' through the borough. In addition, work is on-going at 'Wildspace' with the ambition to form a regional visitor destination over the next 10 -15 years.
- Between 2011 and 2012, 44.5% of the population used a public library service, 52.1% visited a gallery or museum, and 60.9 attended an art event or participated in arts activities (DCMS 2013). This is an increase from 2010 to 2011 period when 41.1% used a library service, 36.2% visited a gallery or museum, and 53.6 attended an arts event or participated in arts activities.
- Between 2010/11 and 2012/13, yearly volunteering activities were reported by 17% of adult population, compared to 26% rate for London and 24% for England. (DCMS 2013)
- There are a vide variety of third sector groups active in Havering in fields such as education, health, wellbeing, social care, green infrastructure, sports etc.
- Havering's Your Council, Your Say survey 2013 found that 76% of residents feel satisfied with their local area as a place to live, while 11% felt dissatisfied and 13% felt neither satisfied nor dissatisfied. This shows an increase in satisfaction levels since the 2011 Your Council Your Say Survey, when 73.6% were satisfied, but the same levels of dissatisfaction were found at 10.9%.

Deprivation, Poverty and Crime:

Havering is ranked 177th authority by Index Of Multiple Deprivation 2010, but there are pockets of deprivation identified, with areas of South Hornchurch and the Harold Hill area (Gooshays and Heaton wards) being within the 10% most deprived LSOAs nationally, and wider areas of Harold Hill and Romford being in the 20% most deprived (ONS 2010).

In 2012, 13.6% of people in employment earned less than £7 an hour, which is comparable with London (13.3%) and lower than England rate (ONS, 2012).

- Number of working age persons (16 to 64) claiming Income Support Benefits has decreased from 4.7% in 2006, to 3.6% in 2011 and 2.5% in 2013. About 18.6% of the population were claiming benefits in 2013, down from 20.1% in 2010 (DWP 2014).
- 17.5% of households did not have any economically active persons in 2006. This fell to 16.1% in 2011, but rose back to 17.1% in 2012. This is still lower than the rate of workless households for London – 20.0% in 2006, 18.7% in 2011 and 17.5% in 2012 (ONS, 2013).
- 18.4% of children in Havering were living in workless families in 2012, a slight decrease from 2010 value of 18.7% (9200). Havering is doing considerably better than Outer London (33.2%) and better than London as a whole (22.9%). Of all younger age groups, the most vulnerable are those 0 to 4 years old, 23.6% of whom live in a family claiming out-of-work benefits (DWP, 2013).

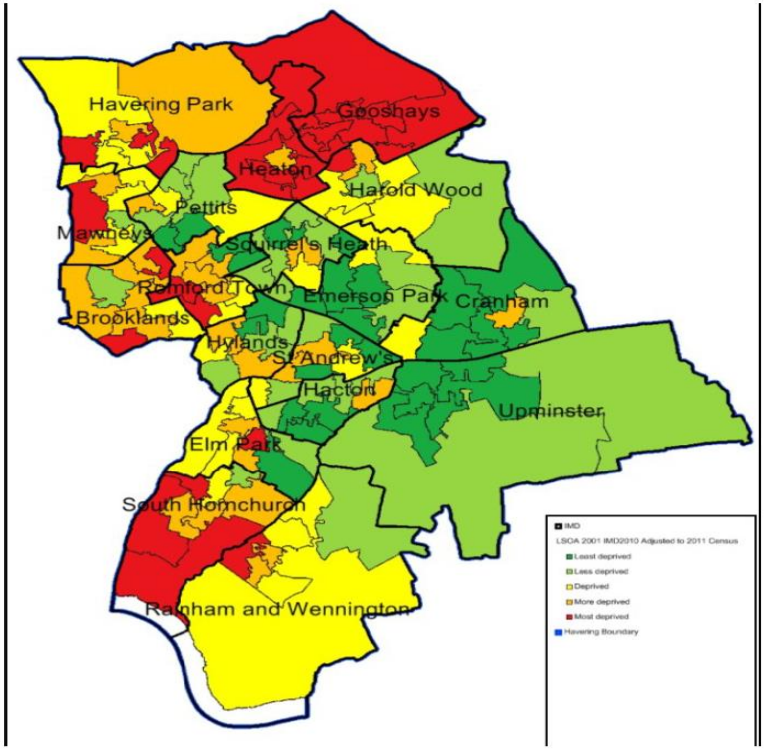


Figure 5: Index of Multiple Deprivation: local quintiles, 2011 census

- In 2012, 60.9% of primary school and 37.4% of secondary school pupils were entitled to Free School Meals (DCSF 2014).
- The rate of children looked after has decreased from 40 in 10,000 children aged under 18 in 2006 to 36 in 2012, and is better than Outer London rate (48) and London rate (55) (DfE 2013).
- The rate of new Personal Insolvencies per 1000 people was at 4.2 in 2001, but rose sharply to 19.6 in 2006 and is now falling slowly, with the rate in 2012 being 16.8. This trend is similar with London as a whole (Neighbourhood Statistics, 2012).
- Crime rates fell from 97.3 per 1000 people in 2001/02 to 87.6 by 2006/07 and a 62.3 in 2013/14 (MET 2014). However, violent crime, sexual offences and burglary have remained at similar levels in absolute numbers, and drug use accounts have doubled over the period (from 539 in 2001/02 to 903 in 2013/14). Accounts of criminal damage and fraud have seen the biggest reduction. Compared to London, Havering scores better on all accounts, and fairly similar to England and Wales values.
- The wards with crime rates above the borough average in 2012/13 were Romford Town (196.1 per 1000 people), Brooklands (80.1), Gooshays (78.0), St Andrew's (75.5), and South Hornchurch (72.8) (MET 2014).
- Ambulance service incidents recorded in 2013 and 2011 showed a decrease in all types of assault from 638 to 494, 22.57% decrease (London Ambulance Survey 2014). However, binge drinking incidents rose slightly from 616 to 642. Cocaine and Heroin overdose incidents have stayed roughly level, around five a year each.

In 2011, 10.74% of households in Havering were experiencing fuel poverty, in line with England average (10.90%), but above London average (9.86%) (PHOF, 2014)

B.9 Transportation

Policy Context

National		
The Future of Transport a Network for 2030: White Paper 2004	This White Paper looks at the factors that will shape travel, and our transport networks, over the next 30 years. It sets out how the Government will respond to existing pressures; safeguard our economic and social well-being and our environment. The strategy is built around three key themes: Sustained investment over the long term. Improvements in transport management. Planning ahead.	The Local Plan will need to consider the themes of the White Paper and promote sustainable transport which meet future needs
Creating Growth, cutting carbon, making sustainable transport happen: White Paper (2011)	The vision is for a transport system that is an engine for economic growth but one that is also greener and safer and improves quality of life in our communities. The Green Paper promotes the reduction of carbon emissions from transport at the local level, encourages more sustainable travel choices for shorter journeys and promotes electrification of the passenger car fleet in the longer term.	The Local Plan will need to promote sustainable transport that supports economic growth and reduces carbon emissions
National Planning Policy Framework 2012	Promoting sustainable transport is a core principle of the NPPF. Local Plans should actively manage patterns of growth, promoting public transport and walking/cycling. Encouragement should be given to growth that is directed towards more sustainable locations, which mitigate the need to travel and contribute towards healthy lifestyles. Plans that generate significant movement should ensure that public transport is maximised and pedestrian and cycle movements are prioritised. Local Authorities should safeguard sites and routes which are critical in maintaining choice of transport uses.	The Local Plan must be consistent with the NPPF. The Local Plan will need to promote sustainable transport options and seek to reduce the need to travel.
Regional		
London Plan 2011, Revised Early Minor Alterations 2012 and Draft Further Alterations to	The Overall aim is to have a city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities. The London Plan sets out an indicative list of transport schemes	The Local Plan is required to be in general conformity with the London Plan and its Alterations.

the London Plan 2014	such as Crossrail and sets out detailed car and cycle parking standards.	The Local Plan will need to promote sustainable transport and reflect the parking standards.
Mayor's Transport Strategy 2010	Six goals set out how the overarching vision should be implemented. The transport strategy should: Support economic development and population growth Enhance the quality of life for all Londoners Improve the safety and security of all Londoners Improve transport opportunities for all Londoners Reduce transport's contribution to climate change and improve its resilience Support delivery of the London 2012 Olympic and Paralympic Games and its legacy	The Local Plan will have regard to the principles and aspirations set out in the strategy.
Mayor's Cycle Safety Action Plan	Aims to reduce cycling casualties on London's Road by setting nine actions covering, cycling infrastructure, training and information, communication, enforcement, improved regulation, improved vehicle technology, commercial driving and working practices, improved research and monitoring and continued partnership working.	The Local Plan should have regard to the need for safe cycling.
Mayor's River Action Plan 2013	This plan outlines a number of specific measures to be taken by TfL and other stakeholders to help boost the number of river trips in line with achieving the Mayor's target of 12 million passenger journeys a year by 2020. This includes the extension of pier links up to Barking Riverside.	The Local Plan should have regard to the strategic promotion of the Blue Ribbon and river transport infrastructure growth.
Mayor's East and South East London Sub-regional Transport Plan - 2014 update	Supports a variety of projects and programmes aimed at improving transport in the East and South East London boroughs: Regeneration in London Riverside opportunity area, with possible projects such as London Overground Extension, junction improvements, river services pier, improved bus links into the wider boroughs, creation of a strategic cycle network with links to the Barking cycle hub, together with a potential station at Beam Park Olympic Transport Legacy Action Plan identified infrastructure improvements Crossrail Silvertown road tunnel and further river crossings work Romford Station Approach, Victoria Road and the Battis public realm improvements project	The Local Plan should have regard to the strategic and local transport infrastructure improvement programmes and projects, either already agreed or proposed, and their likely implications for development in the borough.

Baseline Information

Accessibility and Transport

- Of the 63,709 jobs in the borough in 2011, 31,928 were filled by local residents (50.11%), meaning Havering businesses are importing about half their workforce (Census 2011). The total number of people in employment in Havering was 91,856 meaning Havering is a net exporter of workforce. The main local authorities where people travelled for work are: Westminster and City of London (13.38%), Barking and Dagenham (7.74%), Tower Hamlets (5.89%), Redbridge (5.31%), Thurrock (3.99%), and Newham (3.88%) (Census 2011).
- In 2011, 23% of Havering's households had no car, while 44.2% had one car and 32.8% had two or more cars or vans (Census 2011). This level of car ownership (78%) is significantly above the Outer London average of 69.4% and the Greater London average of 58.3%. The proportion of households with two or more cars (28%) was greatly above the averages for Outer and Greater London – at 21% and 15% respectively. Overall, car ownership per household rating is at 1.2, whereas London is 0.8 and nationally it stands at 1.1 (Census 2011).
- Havering can be considered adequately accessible in terms of travel times, by various modes of transport, from residents' homes to key amenities, services and employment. Like most other London boroughs, Havering has no households which are over 8 km from a bank, building society, cash point, job centre, dentist or GP. All of our households are within 40 minutes travel from a centre of employment; 60 minutes travel from a hospital; 30 minutes travel from a supermarket; and all pupils are within 40 minutes travel of a secondary school. However, as of 2009 data, Havering saw 83% of working age people able to access employment by public transport – the joint lowest of London boroughs together with six other councils, and with the highest being 94%.

  Havering has six mainline railway stations – at Romford, Gidea Park, Harold Wood, Emerson Park, Upminster and Rainham – and four stations on the District line of the London Underground – at Elm Park, Hornchurch, Upminster Bridge and Upminster. This means the borough is generally well served between east and west, but leaves the northern areas of the borough (Collier Row and Harold Hill, for example) without rail links.

  Havering will benefit in coming years from the Crossrail services at three stations: Romford, Gidea Park, and Harold Wood. The Council is also the lead promoter for a new rail station at Beam Park in London Riverside as this would support the redevelopment and regeneration of this area.
- Havering is served by the M25 to the east and an extensive network of A-roads.
- Romford has the highest PTAL scores, given its frequent rail links to London and over 30 bus routes going through the town. Upminster is also a 'hotspot' for public transport accessibility but many parts of the borough are less well served by public transport.
- The main mode of travel to work remains the car, with 48.18% of people driving to work and a further 3.23% being driven to work and 1.08% taking a taxi. This is much higher than London rate of 28.03% drivers and 1.74% passengers, but lower than England rate of 57.01% drivers and 5.03% passengers. Taxies are used to travel to work by 0.51% of workers in London and 0.52% of workers in England (Census 2011).
- Only 0.9% of trips to work are made by bicycle and 6.27% on foot, while 3.58% of people work from home. By comparison, in London 4.04% of people cycle and 8.82% walk to work, while 5.07% work from home. In England, 2.95% of people cycle and 10.74% walk to work, with 5.36% working from home (Census 2011).
- Of public transport modes, rail is most popular with 18.03% of people travelling to work by train and 9.54% by underground. A further 7.72% travel to work by bus or coach (Census 2011).

- Most public transport-related suggestions for improving the borough that the Council received through the survey were about improving the buses and bus routes.
- The Your Council, Your Say survey found that road and pavement repairs were considered the aspect of the borough that most needs improving. Traffic congestion was also a prime concern for residents. When asked for suggestions for improving the borough, the most common topic that residents raised was parking, followed by pavements, then roads and potholes.
- There were 33 traffic counting points in Havering in 2013. Annual traffic flows in the borough have been oscillating over the last decade, with the trend showing no overall improvements compared to London where traffic levels have been constantly decreasing since 2003; in 2013 traffic in Havering was at 1,164 million vehicle kilometres. (DfT. 2014). But when excluding trunk road data, traffic is showing a decrease from its peak in 2006 (1040) to 1,014 in 2013 (DfT, 2014).

B.10 Economic Vitality, Employment and Skills

Policy Context

Economy and Employment		
National		
National Planning Policy Framework 2012	The NPPF places significant weight on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. Local Plans should take a flexible approach to employment allocations considering alternative uses if demand for a site does not materialise. Local Plans should create a hierarchy of centres that are resilient to future economic changes and promote healthy competition and customer choice.	The Local Plan will need to set out a clear economic vision and strategy for achieving sustainable economic growth. It will support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in the area.
Regional		
London Plan 2011, Revised Early Minor Alterations 2012 and Draft Further Alterations to the London Plan 2014	Sets out the Mayor's policies which policies seek to support development and growth of London's diverse economy, enabling it to contribute to the prosperity of the UK and provide Londoners with the goods, services and job opportunities they will need.	The Local Plan is required to be in general conformity with the London Plan and its Alterations.
Mayors Economic Development Strategy (2010)	The Mayor's vision is for London to be the best big city in the world. The Strategy sets out this vision with respect to the London economy, and how it can be realised. The Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games.	The Local Plan will need to have regard to the principles and aspirations set out in the strategy
London Enterprise Panel's Jobs and Growth Plan 2013	Sets out four key priorities: skills & employment: to ensure Londoners have the skills to compete for and sustain London's jobs; small & medium sized enterprises: to support and grow London's businesses;	The Local Plan will need to consider the priorities and integrate them into policies.

	science & technology: for the capital to be recognised globally as world leading hub; for science, technology and innovation - creating new jobs and growth; Infrastructure: to keep London moving and functioning.	
Land for Industry and Transport SPG 2012	The SPG provides guidance on industrial land requirements as well as on possibilities, appropriate processes and suitable locations for release of any surplus industrial land. The SPG further discusses how the requirements of different sectors can be addressed to enhance their competitiveness, and to carrying forward the Mayor's broader concerns for improvements to the overall quality of London's environment by emphasising the importance of good design for industrial development. The SPG also provides guidance to identify and protect land for transport functions including sites and routes which could be critical in developing infrastructure to widen transport choice.	The Local Plan will consider the principles and strategies contained in the SPG. The Guidance should be followed to ensure that the Local Plan is in general conformity with the London Plan.

Baseline Information

Education, Skills and Training:

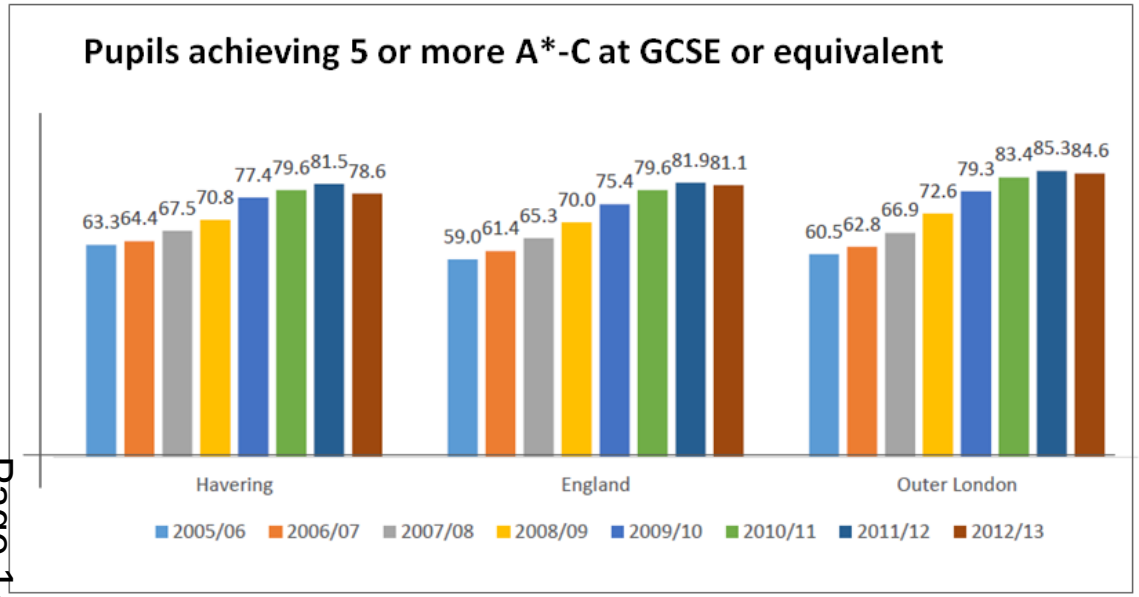
Havering currently has 419 Early Years Providers, which includes Private, Voluntary and Independent settings, Schools with Nursery Classes, Childminders, Out of School Clubs and Holiday Play schemes. Excluding Out of School and Play schemes, the number of Providers delivering the Early Education Entitlement is 146. Ofsted Inspection Data as at 31 March 2014 shows that 12% of these were rated as Outstanding, 64% as Good, 23% as Satisfactory, and only 1% as Inadequate (Ofsted, 2014).

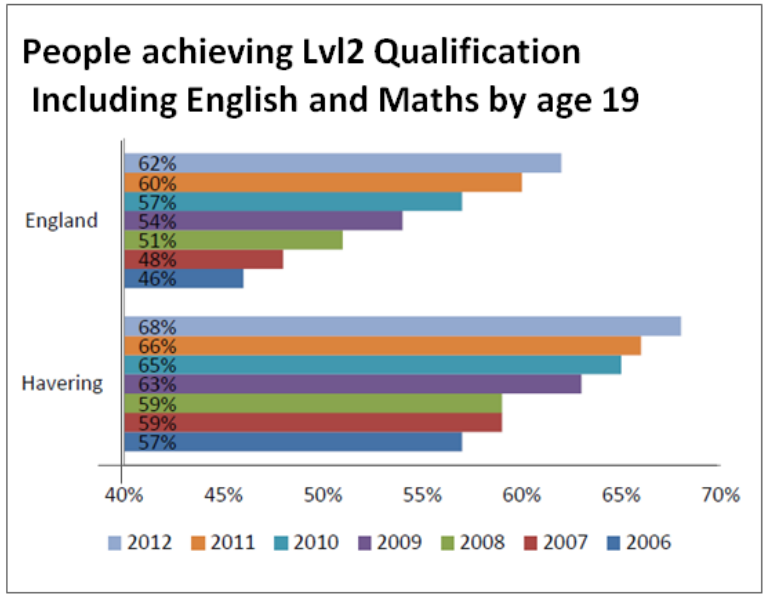
- Availability of childcare on a Borough wide basis continues to outstrip the number of 3 and 4 year olds. However, with the increasing population of under 5s, housing developments, and with Government extending Early Education Entitlement to about 40% of the two-year-olds nationally (around 1,130 2 year olds expected to qualify in Havering), pressure is increasing on place availability. Mawneys, Hylands, Harold Wood, Gooshays, Rainham & Wennington, Brooklands, Romford Town, Cranham wards are already experiencing increased provision need, with South Hornchurch and Havering Park wards expected to require further provision by 2020. The most common issue cited by current and prospecting developers is identifying proper sites where noise and increased parking/traffic would not cause a nuisance to existing residents. A lot of Providers, particularly sessional pre-schools, operate from hired facilities such as Church Halls, Community Halls and School sites.
- Havering has six children's centres. The centres work are paired into locality hubs, providing universal and early help services to three reach areas (north, central and southern Havering). Four children's centres were rated as having good overall effectiveness and two were graded as requiring improvement by Ofsted as at February 2014.
- In 2013 there were 37,602 pupils in Havering's 90 schools (DfE, 2013). 1.7% of these had a Statement of Special Educational Needs and a further 12.7% required special training through School Action programme.

- Of Havering's state funded schools, 59 are Primary, 18 are Secondary and 3 are Special Schools. There are also 6 Independent Schools and 4 Pupil referral units (DfE, 2013)
- Projected need for reception school places by 2015/16 is for 3,169, and 3,557 by 2020/21. Current capacity stands at 3,140 reception places per year, meaning there will be need for a further 196 places by 2015 and 604 by 2020 to maintain a +5% capacity. Since 2013/14 Havering has implemented an additional 12 forms of entry (FE) of primary school places, with a further 5 FE confirmed for future years. Furthermore, 810 places have been made available in additional bulge classes in order to meet the current demand for places. The Romford and Harold Hill primary planning areas are experiencing the greatest increase in demand for school places.
- Although Havering retains a statutory duty to ensure that there are enough school places available in the borough to accommodate all children who live here and might require one, it no longer has the powers to open new maintained schools. Thus, all new schools will need to be academies/free schools. Where the requirement for a new school in order to meet basic need is identified, the Local Authority will have to fund the purchase of any site and construction of a building to accommodate a free school.
- Demand for new secondary school places by 2015/16 is expected to be around 15,075, and grow to 17,070 by 2020/21. Current secondary capacity stands at 16,086 places, meaning that although there is a surplus of spaces for the short term, there will be a further 1,900 places needed by 2020 to maintain a +5% capacity.
- School travel planning updates show modal shift away from the car in 31 of the 90 primary schools in 2013 compared to 2012, but 20 schools showed increase in car use over the same period.

78.6% of pupils in Havering achieved 5 or more A*-C GCSEs at the end of Key Stage 4, in 2013. This is slightly below the London average of 84.6% and England average of 81.1% (ONS, 2013).

NVQ qualification Level 2 was attained by 21.2% of the population over 16 years old in 2011, 21.9% in 2012. This is an increase from 2006 value of 17.9% (ONS 2013).





Qualifications of Level 4 and above were achieved by only 19.4% of the population over 16 years in 2011, compared with 37.7% for London, and 27.3% for England. In 2013, this rate grew to 24.7% for Havering, 49.1% for London, and 35.0% for England (APS 2014).

- 26.4% of Havering's population over 16 years had no qualifications in 2011. By comparison, 17.6% of London's population over 16 had no qualifications (22.4% in England) in 2011 (Census 2011).
- For the period of 2011/12, in Havering, of the 1,880 students finishing KS5, 66% were looking to continue their education, with 56% targeting Higher Education Institutions, 6% Further Education Colleges, and 1% Sixth Form College, and 3% going for other training options (DfE 2012).
- Further education is provided in Havering through 'Havering College of Further and Higher Education', 'Havering Adult College' and 'Manor Park College', as well as a series of libraries and other centres. HAVCO, the local Council for Voluntary Services, provides free IT skills, employability and customer service training.
- On the job training is provided by 56% of employers (NESS 2013)
- Almost three quarters of the adult population have either no qualifications or Level 1 or 2, with less than a quarter having attained degrees. The no qualification level is heavily skewed by the 50-64 population, but there are relatively low levels of Level 4 and above qualified residents across all age brackets (HSES, 2014).
- There is a historically significant issue of early school leaving (16 or under) with over 50% of the adult population having left full-time education aged 16 or under. There has been a change somewhat in the percentage of those leaving education aged 16 or under over the last 4 years (2008-2012). However this trend is not wholly positive as it has been influenced by an increase in proportion of adults leaving education aged 17-19. The long term trend, however, means that Havering

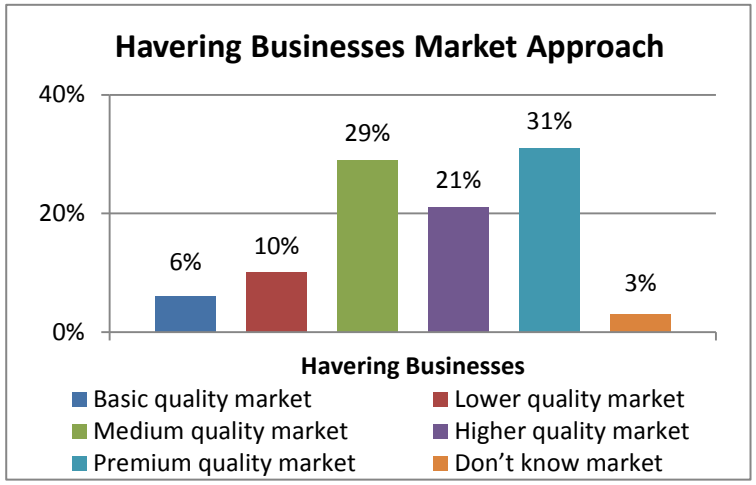
still has the highest proportion of adult population that left education aged 16 or under compared with neighbouring boroughs (Barking and Dagenham, Redbridge) and is significantly above the London average (24%) (HSES, 2014)

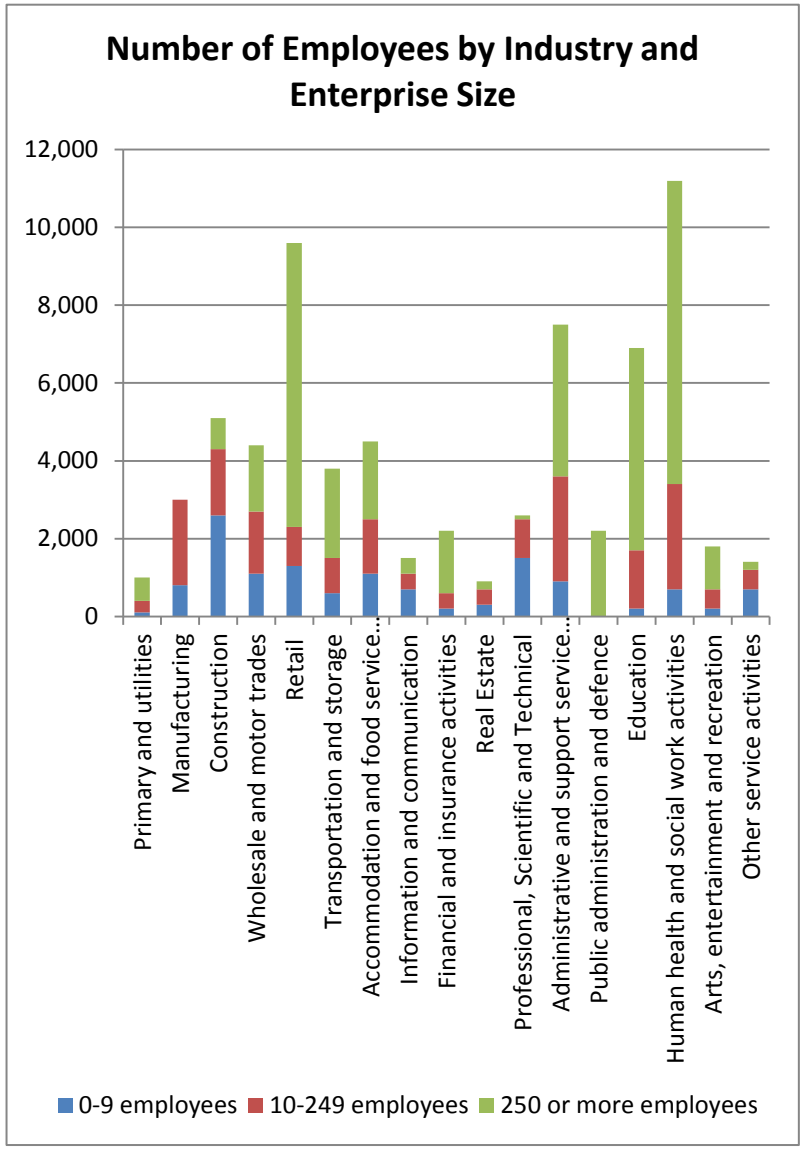
Businesses and Employment:

- In 2012 there were 8,390 active businesses in Havering, up from 7975 in 2008 (IDBR 2013). Of these, 2760 were active for more than 10 years and 1,885 were active for 4-9 years. 13.8% were not registered for VAT, compared to 16.26% of London businesses and 18.0% of England businesses (IDBR 2013).
- There were 1,085 births in 2012, an 8% increase since the previous year's 1,005 births (IDBR 2013). There were 975 deaths of businesses in Havering in 2012, compared with 840 in 2011, a 16% increase (IDBR 2013).
- 480 (5.72%) units had a turnover between £1mil and £4.99mil, while 125 (1.48%) had a turnover above £5mil (IDBR 2013).
- By size of workforce, 70.97% of businesses in Havering have 0-4 employees, 14.00% have 5-9 employees, 7.23% have 10-19 employees, and 4.84% have 20 to 49 employees. There are 20 businesses with 250 to 499 employees and 15 with over 500 employees (IDBR 2013).

Employment market size (including self-employed) in Havering has fallen from around 75,000 jobs in 2006 to around 69,700 in 2011 (ONS 2012), but is projected to rise to 71,000 by 2026 and 72,000 by 2031 (GLA 2013). The self-employed market has decreased as well from 16,000 in 2006 to 12,000 in 2011 (ONS 2012), with a projected comeback to 2006 levels by 2026 and increase to 17,000 by 2031 (GLA, 2013).

- The Employer Skills Survey 2013 indicates that local businesses see themselves as highly competitive, with 31% of consider they are competing in a market for premium quality products or services and 21% considering they are competing in a higher quality market.
- The main employment sectors in Havering are Human Health and Social Care Work Activities, Retail, Administrative and





Support Service Activities, Education and Construction. When looked at by enterprise size, the main industries for small unites (up to 9 employees) are Construction, Professional Scientific and Technical, and Retail; for medium units (10 to 249 employees) the main sectors are Human Health and Social Work Activities, Administrative and Support Service Activities, and Manufacturing; large enterprises (over 250 employees) operate mainly in Human Health and Social Work Activities, Retail, and Education (IDBR 2013).

- London is a global city and is highly attractive for businesses. The Index of employee growth showed an increase of 3% in 2012/13, compared with 1.2% for South East Region and 1.3% for the whole of the UK. -GLA estimates the largest growth in the London's jobs market over the next two decades to be in the following sectors: Professions, Real Estate, Scientific and Technical Activities; Information and Technology; Accommodation and Food Services Activities; and Administrative and Support Service Activities. Some growth is anticipated in Education, Heath, Retail, Arts Entertainment and Recreation, and Other Services, while considerable reductions would be expected in Manufacturing and Primary & Utilities sectors (GLA 2013).
- Jobs density in 2011 was 0.6, in line with Outer London average value, but lower than London value of 0.9 and national value of 0.8 (ONS 2013).
- The Annual Population Survey (APS) for 2012/13 found that 71.2% of Havering's working age population are employed with a further 7.4% being economically active (though not in employment). 21.4% of the population is therefore economically inactive. This is in comparison to 73% employed in 2011/12 a further 6% being economically active and 21% economically inactive. Workless households grew from 16.1% in 2011 to 17.1% in 2012, and are in line with London rate of 17.5%, but higher than Outer London rate of 15.1% (ONS 2013).

Of the economically inactive in 2011, 49.31% were retired, 16.92% were looking after home or family, 16.05% were students, and 10.92% were long term sick or disabled (Census 2011).

Of Havering's working age population, 16.8% are disabled, with 9.4% being both DDA and work-limiting disabled (ONS 2013). Of these, 58.5% are economically active (52.8% in employment), 8.9% are unemployed, with the remaining 41.5% being economically inactive.

- Long term unemployment and non-working is lower in Havering (4.7%) than Outer London (7.6%) and London (8.3%) averages. As of November 2013, 2.5% of working age residents were on Jobseekers' Allowance which is a lower rate than national (2.8%) or London averages (3.1%) (ONS 2014).
- Young people (16-18 year olds) not in employment, education or training rate was 4.3% in 2013, down from 4.5% in 2011 (DfE, 2014).
- The National Employer Skills Survey 2013 identified around 6% of businesses in Havering have at least one vacancy that is hard to fill (0.6% of vacancies), and 5% are reporting a skills shortage vacancy (0.5% of vacancies).
- Average number of vacancies per business unit in Havering is 1.6, and vacancy density (vacancies as % of current staff) of 30% or more are reported by 8% of businesses (NESS 2013).
- Of the hard to fill vacancies, 53.6% are for Professional Occupations, 10.7% in the Skilled Trades Occupations, 10.8% in Sales and Customer Services; only 3.2% hard to fill managerial vacancies. Of the reasons why a vacancy is hard to fill in Havering, the top most cited are: Low number of applicants with the required skills (56%), Lack of work experience the company demands (54%), Low number of applicants generally (19%), Lack of qualifications the company demands (18%), and Poor terms and conditions (e.g. pay) offered for post (18%) (NESS 2013).
- The main reasons cited for a skills gap in current workforce are: staff training is currently only partial (67%), workers new to the role (65%), introduction of new working practice (46%), worker lack of motivation (33%), staff have not received the appropriate training (32%), introduction of new technologies (30%). Workers

inability to improve after receiving training was cited by 29% of employers, and inability to recruit staff with the required skills was a problem for 20% of employers (NESS 2013).

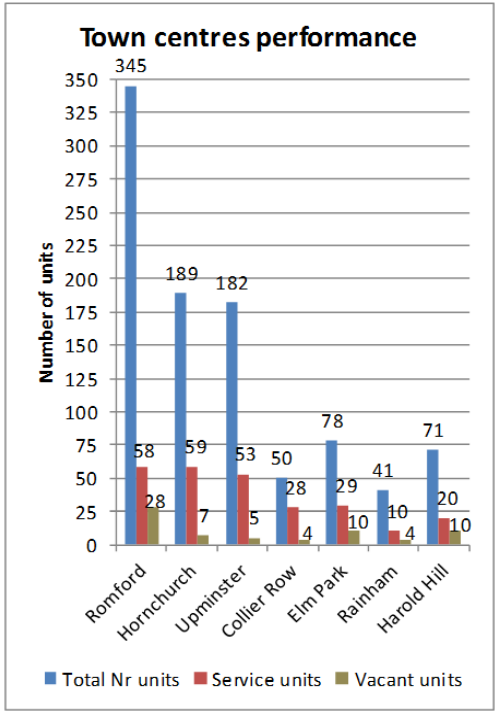
- In the case of 16 year olds employed, 74% of businesses report no skills gap, compared to the England average of 64%, and for 17 and 18 year olds 85% of employers were happy with their skills (compared to 71% for England). The main skills gap identified for these age groups are poor attitude and motivation, and lack of working world/life experience or maturity, with a few reporting lack of required skills or competencies (NESS 2013).
- Businesses reported high satisfaction with higher educated employees, with 95% of people hired from university or higher education being well to very well prepared, higher than England average of 83%. However, the number staff with level 4 qualifications as proportion of all staff was 50% or more for only 27% of businesses in Havering, and 46% businesses had less than 20% of staff with level 4 qualifications (NESS 2013).
- Median weekly earnings for Havering residents increased between 2006 and 2011 from £424 to £505, but the value for 2013 stood at £490. When considering full time and part time separately, the trend shows constant growth in both sectors, meaning the decrease for 2013 median value is due to more people working part time (ONS 2013). The London median weekly earnings in 2011 were £517 and grew to £523 by 2013; England average earnings grew to £419 in 2013.
- Equality of pay between males and females (in full time employment) is better in Havering than London and England, and the gap has been decreasing from about £48 in 2011 to females earning roughly the same as males in 2013 (ONS 2013).

Town Centres:

The London Plan 2011 identifies Romford as one of London's 12 Metropolitan centres, and Collier Row, Elm Park, Harold Hill, Hornchurch, Rainham and Upminster as Havering's six District centres. In addition to this, Havering has a network of 79 major and minor local centres, providing amenities that are conveniently located for day-to-day needs, less mobile, disabled and older residents.

The classification of the Harold Hill, Rainham and Elm Park as District Centres is subject to Monitoring by the GLA.

- The main retail competition is Lakeside shopping centre in Thurrock, Bluewater in Kent, and more recently, Westfield Stratford City – the largest urban shopping centre in Europe, which is 10-20 minutes from Romford by train.
- Romford town centre also contains the Romford Conservation Area that is considered at risk and is under monitoring.
- Havering's other town centres, together with Romford, serve an important role in providing leisure activities, along with retail and services. The largest concentration of leisure uses is in Hornchurch, with 58 units accounting for 30.7% of total units in this centre (LDC, October 2014). Romford has 66 leisure units, representing 17.6% of total units (LDC, October 2014). Upminster is also an important leisure hub, with 46 leisure units representing 25.8% of the centre's total units (LDC, October 2014).



Task 3: Identified Sustainability Issues

The following key sustainability issues have been identified, drawing on the context review and baseline data presented above.

Theme	Key Issues
1. SOCIAL DIMENSION	
Population Growth	• Population will grow, with younger (0 to 15) and older (over 65) groups seeing the largest increase, which means there is a need to consider appropriate housing and infrastructure developments to meet the needs of these groups. • Population is diversifying, which may give rise to different cultural needs – social infrastructure must be flexible enough to accommodate change.
Housing	• More people turning to Private Renting Sector following the revision of the Council's Allocation Policy • Less affordability of homes elsewhere in London is driving in-migration. • Homelessness in the borough. • The housing mix (tenure, size and services) should reflect identified need and demand. • Affordability of housing for local residents • Growth of the Private Rented Sector, its quality and affordability. • Appropriate provision and accessibility to supported housing to meet needs and mitigate costly alternatives.

Health and Wellbeing	• An increasing and aging population and appropriate provision of health and social care services in accessible locations. • Accessibility to public transport, services and employment. • Low participation in sports in the borough. • Access to open space and nature.
Culture and Community	• Some residents are not satisfied with their local area. • Changing demographics and the impact on community facilities
Education, Skills and Training	• The growth in population under 16 years means there is an increasing pressure to provide additional places for Early Years, Primary and Secondary education, with Primary level being the hardest affected. • Access to higher education • Low level of adult qualifications and impact on employment opportunities.
Deprivation, Poverty and Crime	• The borough is largely affluent but has some areas of deprivation at South Hornchurch and Harold Hill, and around Romford • 18.6% of the population is claiming benefits, with 2.5% claiming Income Support Benefits. • The overall crime rate is falling, but some types of violent crime remain a concern and a few wards have higher crime rate than the borough average.

2. ECONOMIC DIMENSIONS	
Businesses and Employment	• Provision of jobs for local people within the borough • Diversity of the local economy • Long term unemployment and lack of skills. • Some businesses have difficulties filling vacancies due to problems of access to properly qualified workforce. • Havering is a net exporter of employees and only about half the jobs available within Havering are held by local residents.
Transport	• Some areas of the borough are not well served by access to rail. • North to south public transport links in the borough are poor • Public transport accessibility for people with mobility concerns • Bus service provision and reliability in parts of the Borough • As an outer London borough, there is greater reliance on the car as a means of transport.
Town Centres	• Elm Park, Harold Hill and Rainham are under monitoring by the GLA. • Harold Hill has high vacancy rates. • Protecting and enhancing Romford's character and performance as a metropolitan centre and its role as the economic hub of the Borough. • Competition from other centres outside of the Borough such as Bluewater, Westfield Stratford City and Lakeside. • Town centres' ability to satisfy the need for leisure and cultural activities.

3. ENVIRONMENTAL DIMENSIONS	
Biodiversity and Geodiversity	• Protection and enhancement of green infrastructure and biodiversity • Protection of protected habitats and species • Management of water quality of Havering's rivers, in line with existing and emerging plans.
Open and Green Spaces	• Protection and enhancement of appropriate parks and open spaces throughout the borough. • Support for Thames Chase Community Forest and All London Green Grid • Protection of Metropolitan Green Belt • Improve access to open space and nature for people • Increasing pressures on land for different uses to meet the needs on of an increasing population • Securing the continued work of open space and nature conservation charities in the borough.
Heritage	• Protection and enhancement of Heritage assets. • Heritage assets at risk from neglect or decay, as identified by the heritage at risk register • Heritage assets at risk from development pressures, particularly Romford Conservation Area • Securing the continued work of heritage management groups such as charities, civic societies and other voluntary groups.
Natural Resources	• Protection of natural resources • Aggregate extraction targets
Climate Change and Flooding	• Energy efficiency and reduction of energy consumption • Management of demand for water • Large parts of the borough are at risk of flooding and more severe flooding incidences, potential heatwaves and water shortages are anticipated in London due to climate change. • Need to raise tidal flood defences, safeguard land for future flood defence works and improve fluvial flood defences to protect the borough from the increased risk of flooding as a result of climate change • Insufficient flood storage areas' capacity • Increased risk of surface water flooding

	• Traffic related emissions are high along A-roads and the section of M25 that passes through the borough, and around town centres.
Pollution	• Havering's rivers are typically of poor water quality • The whole of the borough is designated as an Air Quality Management Area. • The main sources of pollution are road transport and construction related activities. • Development of possibly contaminated lands released from industrial use.
Waste and Recycling	• Over a third of all household waste is recycled, re-used or composted • 30% of waste contracted by the East London Waste Authorities (ELWA) is sent to landfills. • Increasing population and the impact on waste generation and management, in both financial and environmental terms

aecom.com

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

HABITATS REGULATION ASSESSMENT 2017

Havering Local Plan

Habitats Regulations Assessment

London Borough of Havering

Project Number: 60494252

June 2017

Quality information

Prepared by	Checked by	Approved by
AK Ecologist Grad CIEEM	JR Associate	MW Technical Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
0.1	31/03/2017	First Draft	JR	James Riley	Associate
0.2	14/06/17	Consultation version	JR	James Riley	Associate

Distribution List

# Hard Copies	PDF Required	Association / Company Name

Prepared for:

London Borough of Havering

Prepared by:

AK
Ecologist
Grad CIEEM

AECOM Infrastructure & Environment UK Limited
Midpoint
Alencon Link
Basingstoke
Hampshire RG21 7PP
UK

T: +44(0)1256 310200
aecom.com

© 2017 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1. Introduction 5
1.1 Background to the Project 5
1.2 Legislation 5
1.3 Scope of the Project 6
1.4 This Report 7
2. Methodology 8
2.1 Introduction 8
2.2 HRA Task 1 – Likely Significant Effects (LSE) 8
2.3 Principal Other Plans and Projects That May Act 'In Combination' 9
3. Pathways of Impact 11
3.1 Introduction 11
3.2 Recreational pressure 11
3.3 Atmospheric Pollution 12
4. Initial Policy Sift 14
5. Epping Forest SAC 16
5.1 Introduction 16
5.2 Features of European interest 16
5.3 Conservation objectives 16
5.4 Current pressures and threats 16
5.5 Potential Effects of the plan 16
5.5.1 Recreational Pressure 17
5.5.2 Air Quality 18
6. Conclusions 20
Appendix A Initial Policy Sift 21

1. Introduction

1.1 Background to the Project

AECOM was appointed by the London Borough of Havering to assist the Council in undertaking a Habitats Regulations Assessment of its Local Plan (hereafter referred to as the 'Plan' or 'Local Plan'). The objective of this assessment was to identify any aspects of the Plan that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites), either in isolation or in combination with other plans and projects, and to advise on appropriate policy mechanisms for delivering mitigation where such effects were identified.

1.2 Legislation

The need for Appropriate Assessment is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2010. The ultimate aim of the Directive is to "*maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest"* (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.

The Habitats Directive applies the precautionary principle to European sites. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. Plans and projects with predicted adverse impacts on European sites may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network.

In order to ascertain whether or not site integrity will be affected, an Appropriate Assessment should be undertaken of the plan or project in question:

Box 1: The legislative basis for Appropriate Assessment

Habitats Directive 1992

Article 6 (3) states that:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives."

Conservation of Habitats and Species Regulations 2010

The Regulations state that:

"*A competent authority, before deciding to … give any consent for a plan or project which is likely to have a significant effect on a European site … shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives… The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site*".

Over time the phrase 'Habitats Regulations Assessment' (HRA) has come into wide currency to describe the overall process set out in the Habitats Directive from screening through to IROPI. This has arisen in order to distinguish the process from the individual stage described in the law as an 'Appropriate Assessment'. Throughout this report we use the term HRA for the overall process and restrict the use of Appropriate Assessment to the specific stage of that name.

1.3 Scope of the Project

There is no pre-defined guidance that dictates the physical scope of a HRA of a Plan document. Therefore, in considering the physical scope of the assessment, we were guided primarily by the identified impact pathways (called the source-pathway-receptor model) rather than by arbitrary 'zones'. Current guidance suggests that the following European sites be included in the scope of assessment:

- All sites within the Havering borough boundary; and,
- Other sites shown to be linked to development within the borough boundary through a known 'pathway' (discussed below).

Briefly defined, pathways are routes by which a change in activity provided within a Local Plan document can lead to an effect upon an internationally designated site. Guidance from the former Department of Communities and Local Government states that the HRA should be '*proportionate to the geographical scope of the [plan policy]*' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*' (CLG, 2006, p.6). More recently, the Court of Appeal[1] ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be '*achieved in practice'* to satisfy that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Core Strategy document)[2]. In this case the High Court ruled that for 'a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of Reg 61 of the Habitats Regulations'.

There are no European sites that lie within London Borough of Havering. Outside the borough, the nearest European site is Epping Forest SAC located 6.5km to the north-west. This site is therefore discussed in the analysis for completeness.

The Thames Estuary and Marshes SPA and Ramsar site is located 10km south east of Havering. This was given preliminary consideration but is considered to be too far from the borough for Havering to form part of its core regular recreational catchment[3]. Wastewater impacts from London population growth were considered, but Thames Water have invested extensively in infrastructure (such as expansions to Beckton, Mogden and Crossness Sewage Treatment Works, the Lee Tunnel and the Thames Tunnel) to ensure that water quality in the River Thames (and thus the SPA/Ramsar site downstream) improves notwithstanding the expected increase in the population of the catchment of WwTW that discharge to the tidal river.

The reasons for designation of Epping Forest SAC, together with current trends in habitat quality and pressures on the sites are indicated in Chapter 5.

In order to fully inform the screening process, a number of recent studies have been consulted to determine likely significant effects that could arise from the Havering Local Plan. These include:

- Redbridge Local Plan 2015-2030 Pre-submission Draft (July, 2016)
- Redbridge Local Plan 2015-2030 Habitats Regulations Assessment (Argus Ecology, February 2017)
- Barking and Dagenham Core Strategy (DPD) 2010-2025 (July, 2010)
- Brentwood Draft Local Plan in Consultation (2016)
- Waltham Forest Local Plan Core Strategy (Adopted March, 2012)
- Enfield Local Plan Core Strategy (2010)
- Epping Forest District Draft Local Plan (October, 2016)
- Recreational activity, tourism and European site recreational catchment data.

[1] No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015
[2] High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015
[3] There does not appear to have been visitor survey of the part of the SPA in Thurrock but the much larger area of SPA in Kent has been surveyed and a core catchment of 6km has been identified. it is reasonable to assume that the Thurrock part of the SPA has a similar catchment (possibly smaller since the site itself is smaller and therefore possibly less appealing) in which case the main population centres of Havering would be well outside the core catchment as the closest (Cranham) is 13km away

- The UK Air Pollution Information System (www.apis.ac.uk)
- Thames Water's Final Water Resource Management Plan (WRMP) 2015-2040 (2014)
- Final Water Resources Management Plan, 2015-2020. Affinity Water) June 2014; and
- Multi Agency Geographic Information for the Countryside (MAGIC)and its links to SSSI citations and the JNCC website (www.magic.gov.uk)

1.4 This Report

Chapter 2 of this report explains the process by which the HRA has been carried out. Chapter 3 explores the relevant pathways of impact. Chapter 4 contains an initial sift of Local Plan policies to determine which present potential scope for impacts on European sites. Chapter 5 then provide more detailed screening (likely significant effects assessment) of each impact pathway. Each chapter begins with a consideration of the interest features and ecological condition of the site and of the environmental processes essential to maintain their integrity. An assessment of the Plan in respect of the European site is then carried out; mitigation strategies are proposed where necessary[4]. The key findings are summarised in Chapter 6: Overall Conclusions.

[4] Legal precedent confirms that it is perfectly acceptable to reference mitigation measures at the screening stage of HRA, if that is the stage at which they can be identified.

2. Methodology

2.1 Introduction

The HRA has been carried out in the continuing absence of formal central Government guidance, although general EC guidance on HRA does exist[5]. The former Department of Communities and Local Government (DCLG) released a consultation paper on the Appropriate Assessment of Plans in 2006[6]. As yet, no further formal guidance has emerged. However, Natural England has produced its own internal guidance[7] as has the RSPB[8]. Both of these have been referred to alongside the guidance outlined in paragraph 1.2.3 in undertaking this HRA.

Figure 1 below outlines the stages of HRA according to current draft DCLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.

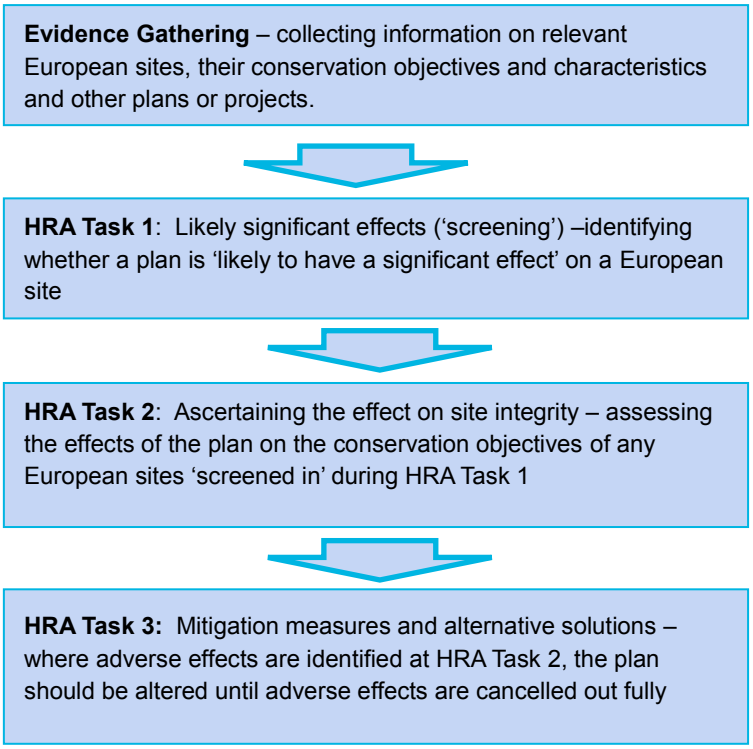


Figure 1: Four Stage Approach to Habitats Regulations Assessment. Source CLG, 2006.

2.2 HRA Task 1 – Likely Significant Effects (LSE)

Following evidence gathering, the first stage of any Habitat Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

"Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"

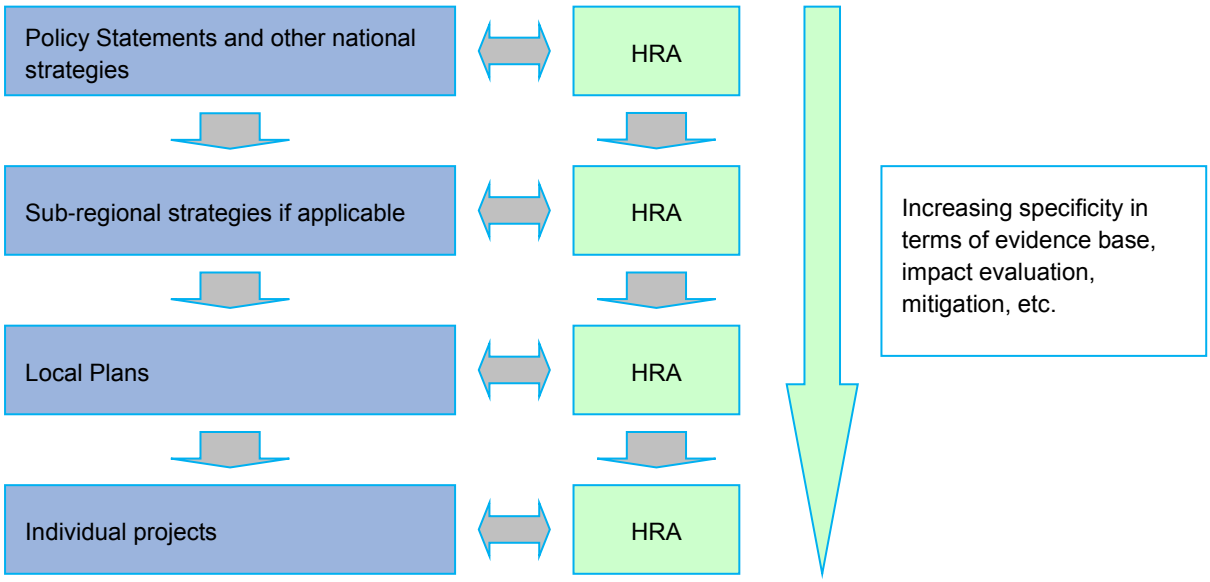
The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction with European sites.

[5] European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.
[6] CLG (2006) Planning for the Protection of European Sites, Consultation Paper
[7] http://www.ukmpas.org/pdf/practical_guidance/HRGN1.pdf
[8] Dodd A.M., Cleary B.E., Dawkins J.S., Byron H.J., Palframan L.J. and Williams G.M. (2007) *The Appropriate Assessment of Spatial Plans in England: a guide to why, when and how to do it.* The RSPB, Sandy.

In evaluating significance, AECOM have relied on our professional judgement as well as the results of previous stakeholder consultation regarding development impacts on the European sites considered within this assessment.

The level of detail in land use plans concerning developments that will be permitted under the plans will never be sufficient to make a detailed quantification of adverse effects. Therefore, we have again taken a precautionary approach (in the absence of more precise data) assuming as the default position that if an adverse effect cannot be confidently ruled out, avoidance or mitigation measures must be provided. This is in line with the former Department of Communities and Local Government guidance and Court rulings that the level of detail of the assessment, whilst meeting the relevant requirements of the Conservation Regulations, should be 'appropriate' to the level of plan or project that it addresses. This 'tiering' of assessment is summarised in Box 2.

Box 2: Tiering in HRA of Land Use Plans



When discussing 'mitigation' for a Local Plan document, one is concerned primarily with the policy framework to enable the delivery of such mitigation rather than the details of the mitigation measures themselves since the Local Plan document is a high-level policy document.

2.3 Principal Other Plans and Projects That May Act 'In Combination'

It is neither practical nor necessary to assess the 'in combination' effects of the Plan within the context of all other plans and projects within Havering and the neighbouring local authorities in Greater London. In practice, therefore in combination assessment is of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential. For the purposes of this assessment, we have determined that, due to the nature of the identified impacts, the key other plans and projects relate to the additional housing and commercial/industrial allocations proposed for other relevant authorities over the lifetime of the Local Plan, particularly those presented within Table 1 below;.

Table 1: Housing levels to be delivered across the surrounding authorities, provided for context.

Local Authority	Total housing provided
London Borough of Havering	17,550 new homes within plan period 2017 to 2031/2
London Borough of Enfield	11,000 new homes within plan period 2010/11 to 2024/25
London Borough of Waltham Forest	10,320 new homes within plan period 2011 to 2026
London Borough of Redbridge	16,845 new homes within plan period 2015 to 2030

London Borough of Barking and Dagenham	17,850 new homes within plan period 2010/11 to 2024/25
Brentwood Borough Council	7,240 new homes within plan period 2013 to 2033
Epping Forest District Council	11,400 new homes (subject to change) within the plan period 2011-2033

There are other plans and projects that are relevant to the 'in combination' assessment most notably Thames Water's Final Water Resource Management Plan (WRMP) 2015-2040 (2014). These are all taken into account in this assessment.

The Minerals and Waste Development Frameworks for Essex is also of some relevance, since it may well contribute to increased vehicle movements on the road network within East Herts (and thereby contribute to air quality impacts). The Essex Local Transport Plan to 2031 will also be important in influencing vehicle movements on the highways network in the short term. However, the major impact is likely to be that of housing and commercial development within the surrounding local authorities as set out in Local Plans and these have therefore been the main focus of cumulative 'in combination' effects with regard to this HRA. In this context, we have also consulted the London Plan (Consolidated with Alterations 2016).

In relation to recreational activity, the following documents have been consulted for their plans and projects that may affect European sites in combination with development in Havering: Epping Forest Management Plan and visitor surveys[9];

[9] At time of writing the Corporation of London have commissioned an analysis of their existing visitor survey data which is likely to identify a requirement for further surveys to refine the recreational catchment of Epping Forest SAC

3. Pathways of Impact

3.1 Introduction

In carrying out a HRA it is important to determine the various ways in which land use plans can impact internationally designated sites by following the pathways along which development can be connected with internationally designated sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which change in activity associated with a development can lead to an effect upon an internationally designated site. Following screening of the Plan, the following impact pathways are considered within this document.

Impact pathways for consideration are:

- Recreational pressure
- Atmospheric pollution

3.2 Recreational pressure

Different types of internationally designated sites are subject to different types of recreational pressures and have different vulnerabilities. Studies across a range of species have shown that effects from recreation can be complex.

Most types of terrestrial internationally designated site can be affected by trampling, which in turn causes soil compaction and erosion. Walkers with dogs contribute to pressure on sites through nutrient enrichment via dog fouling and also have potential to cause greater disturbance to fauna as dogs are less likely to keep to marked footpaths and move more erratically. Motorcycle scrambling and off-road vehicle use can cause serious erosion, as well as disturbance to sensitive species.

There have been several papers published that empirically demonstrate that damage to vegetation in woodlands and other habitats can be caused by vehicles, walkers, horses and cyclists:

- Wilson & Seney (1994)[10] examined the degree of track erosion caused by hikers, motorcycles, horses and cyclists from 108 plots along tracks in the Gallatin National Forest, Montana. Although the results proved difficult to interpret, it was concluded that horses and hikers disturbed more sediment on wet tracks, and therefore caused more erosion, than motorcycles and bicycles.

- Cole et al (1995a, b)[11] conducted experimental off-track trampling in 18 closed forest, dwarf scrub and meadow and grassland communities (each tramped between 0 – 500 times) over five mountain regions in the US. Vegetation cover was assessed two weeks and one year after trampling, and an inverse relationship with trampling intensity was discovered, although this relationship was weaker after one year than two weeks indicating some recovery of the vegetation. Differences in plant morphological characteristics were found to explain more variation in response between different vegetation types than soil and topographic factors. Low-growing, mat-forming grasses regained their cover best after two weeks and were considered most resistant to trampling, while tall forbs (non-woody vascular plants other than grasses, sedges, rushes and ferns) were considered least resistant. Cover of hemicryptophytes and geophytes (plants with buds below the soil surface) was heavily reduced after two weeks, but had recovered well after one year and as such these were considered most resilient to trampling. Chamaephytes (plants with buds above the soil surface) were least resilient to trampling. It was concluded that these would be the least tolerant of a regular cycle of disturbance.

- Cole (1995c)[12] conducted a follow-up study (in 4 vegetation types) in which shoe type (trainers or walking boots) and trampler weight were varied. Although immediate damage was greater with walking boots, there was no significant difference after one year. Heavier tramplers caused a greater reduction in vegetation height than lighter tramplers, but there was no difference in effect on cover.

[10] Wilson, J.P. & J.P. Seney. 1994. Erosional impact of hikers, horses, motorcycles and off road bicycles on mountain trails in Montana. *Mountain Research and Development* 14:77-88

[11] Cole, D.N. 1995a. Experimental trampling of vegetation. I. Relationship between trampling intensity and vegetation response. *Journal of Applied Ecology* 32: 203-214
Cole, D.N. 1995b. Experimental trampling of vegetation. II. Predictors of resistance and resilience. *Journal of Applied Ecology* 32: 215-224

[12] Cole, D.N. (1995c) Recreational trampling experiments: effects of trampler weight and shoe type. Research Note INT-RN-425. U.S. Forest Service, Intermountain Research Station, Utah

- Cole & Spildie (1998)[13] experimentally compared the effects of off-track trampling by hiker and horse (at two intensities – 25 and 150 passes) in two woodland vegetation types (one with an erect forb understorey and one with a low shrub understorey). Horse traffic was found to cause the largest reduction in vegetation cover. The forb-dominated vegetation suffered greatest disturbance, but recovered rapidly. Higher trampling intensities caused more disturbance.

The total volume of dog faeces deposited on sites can be surprisingly large. For example, at Burnham Beeches National Nature Reserve over one year, Barnard[14] estimated the total amounts of urine and faeces from dogs as 30,000 litres and 60 tonnes respectively. The specific impact on Epping Forest SAC has not been quantified from local studies; however, the fact that habitats for which the SAC is designated appear to be subject already to excessive nitrogen deposition, suggests that additional source of nutrient enrichment (including uncollected dog faeces) will make a cumulative contribution to overall enrichment. Any such contribution must then be considered within the context of other recreational sources of impact on sites.

3.3 Atmospheric Pollution

The main pollutants of concern for European sites are oxides of nitrogen (NOx), ammonia (NH3) and sulphur dioxide (SO2). NOx can have a directly toxic effect upon vegetation. In addition, greater NOx or ammonia concentrations within the atmosphere will lead to greater rates of nitrogen deposition to soils. An increase in the deposition of nitrogen from the atmosphere to soils is generally regarded to lead to an increase in soil fertility, which can have a serious deleterious effect on the quality of semi-natural, nitrogen-limited terrestrial habitats.

Table 2: Main sources and effects of air pollutants on habitats and species

Pollutant	Source	Effects on habitats and species
Acid deposition	SO2, NOx and ammonia all contribute to acid deposition. Although future trends in S emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, it is likely that increased N emissions may cancel out any gains produced by reduced S levels.	Can affect habitats and species through both wet (acid rain) and dry deposition. Some sites will be more at risk than others depending on soil type, bed rock geology, weathering rate and buffering capacity.
Ammonia (NH3)	Ammonia is released following decomposition and volatilisation of animal wastes. It is a naturally occurring trace gas, but levels have increased considerably with expansion in numbers of agricultural livestock. Ammonia reacts with acid pollutants such as the products of SO_2 and NOX emissions to produce fine ammonium (NH_4+) - containing aerosol which may be transferred much longer distances (can therefore be a significant trans-boundary issue.)	Adverse effects are as a result of nitrogen deposition leading to eutrophication. As emissions mostly occur at ground level in the rural environment and NH_3 is rapidly deposited, some of the most acute problems of NH3 deposition are for small relict nature reserves located in intensive agricultural landscapes.
Nitrogen oxides NOx	Nitrogen oxides are mostly produced in combustion processes. About one quarter of the UK's emissions are from power stations, one-half from motor vehicles, and the rest from other industrial and domestic combustion processes.	Deposition of nitrogen compounds (nitrates (NO_3), nitrogen dioxide (NO_2) and nitric acid (HNO_3)) can lead to both soil and freshwater acidification. In addition, NOx can cause eutrophication of soils and water. This alters the species composition of plant communities and can eliminate sensitive species.
Nitrogen (N) deposition	The pollutants that contribute to nitrogen deposition derive mainly from NOX and NH_3 emissions. These pollutants cause acidification (see also acid deposition) as well as eutrophication.	Species-rich plant communities with relatively high proportions of slow-growing perennial species and bryophytes are most at risk from N eutrophication, due to its promotion of competitive and invasive species which can

[13] Cole, D.N., Spildie, D.R. (1998) Hiker, horse and llama trampling effects on native vegetation in Montana, USA. *Journal of Environmental Management* 53: 61-71

[14] Barnard, A. (2003) Getting the Facts - Dog Walking and Visitor Number Surveys at Burnham Beeches and their Implications for the Management Process. *Countryside Recreation*, 11, 16 - 19

		respond readily to elevated levels of N. N deposition can also increase the risk of damage from abiotic factors, e.g. drought and frost.
Ozone (O_3)	A secondary pollutant generated by photochemical reactions from NOx and volatile organic compounds (VOCs). These are mainly released by the combustion of fossil fuels. The increase in combustion of fossil fuels in the UK has led to a large increase in background ozone concentration, leading to an increased number of days when levels across the region are above 40ppb. Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone.	Concentrations of O_3 above 40 ppb can be toxic to humans and wildlife, and can affect buildings. Increased ozone concentrations may lead to a reduction in growth of agricultural crops, decreased forest production and altered species composition in semi-natural plant communities.
Sulphur Dioxide SO_2	Main sources of SO_2 emissions are electricity generation, industry and domestic fuel combustion. May also arise from shipping and increased atmospheric concentrations in busy ports. Total SO2 emissions have decreased substantially in the UK since the 1980s.	Wet and dry deposition of SO_2 acidifies soils and freshwater, and alters the species composition of plant and associated animal communities. The significance of impacts depends on levels of deposition and the buffering capacity of soils.

Sulphur dioxide emissions are overwhelmingly influenced by the output of power stations and industrial processes that require the combustion of coal and oil. Ammonia emissions are dominated by agriculture, with some chemical processes also making notable contributions. NOx emissions, however, are dominated by the output of vehicle exhausts (more than half of all emissions). Within a 'typical' housing development, by far the largest contribution to NOx (92%) will be made by the associated road traffic. Other sources, although relevant, are of minor importance (8%) in comparison[15]. Emissions of NOx could therefore be reasonably expected to increase as a result of greater vehicle use as an indirect effect of housing development, but the relevance of emissions from growth in particular areas will be influenced by the relative distance from the site and the likely trip generation.

[15] Proportions calculated based upon data presented in Dore CJ et al. 2005. UK Emissions of Air Pollutants 1970 – 2003. UK National Atmospheric Emissions Inventory. http://www.airquality.co.uk/archive/index.php

4. Initial Policy Sift

A detailed policy by policy analysis is presented in Appendix A, which focusses on those policies which cannot obviously be dismissed due to a clear absence of impact pathways (e.g. affordable housing, specialist housing, eating and drinking etc. clearly pose no risk to European sites). In summary, the following Policies have been screened out as presenting no potential for likely significant effects on European sites:

- **Affordable Housing** – this policy sets out the councils stance on the requirements for affordable housing within all new developments of over 10 dwellings or where the development sites is more than 1,000m^2 in area.
- **Housing Mix** – this policy sets out the councils stance on the requirements for developments to provide a mix of dwelling types sizes and tenures and that standards align with the London Plan (March 2015) and the GLA's Housing SPG (March 2016).
- **Specialist Housing** – this policy sets out the councils stance on the requirements for developing appropriate housing to meet the specialist needs of local people.
- **Residential design and amenity –** this policy sets out the provisions to protect the amenity of existing residents and requirements to ensure high quality living environments for residents of new developments.
- **Houses in Multiple Occupation –** this policy sets out the councils stance on the requirements for developing existing properties into houses in multiple occupation (HMOs) in order to prevent adverse impacts on the surrounding area and existing residents and to ensure a principle of mixed communities are not undermined.
- **Conversions and Subdivisions –** this policy sets out the councils requirements for converting existing houses to multiple self-contained homes and conversion of commercial floor space to residential use.
- **Gypsy and Traveller Accommodation –** this policy sets out the council's stance on the provision for current and future accommodation needs of Gyspies, Travellers and Travelling Showpeople.
- **Town Centre Development** – this policy seeks to enhance vibrancy of town centres, maintaining their important role for local communities.
- **Eating and Drinking** – this policy sets out the councils requirements for development and use of existing commercial/retail space for restaurants and takeaways.
- **Culture and Creativity –** this policy promotes protection and enhancement of the boroughs cultural assets and encourages proposals to promote community engagement and increased social inclusiveness.
- **Social Infrastructure** – this policy sets out the councils requirements for providing social infrastructure within and residential development in order to provide all new and existing residents with appropriate facilities.
- **Education -** this policy supports the expansion of primary and secondary schools where they help deliver the councils agreed strategy for provision of additional school places in the borough.
- **Loss of Industrial Land –** this policy supports the continued use of industrial land for such purposes unless it can be demonstrated that the loss will not lower the industrial capabilities of the borough or that there is no market interest for the site following one year of continuous active marketing.
- **Affordable workspace** – this policy promotes the incorporation affordable work space within new commercial and mixed development schemes. Where on-site provision is not possible, financial contributions for equivalent off-site provision will be sought.
- **Skills and training** – this policy supports proposals that will provide employment and skills development opportunities for the local residents of the borough.
- **Transport connections** – this policy supports a sustainable pattern of development in the borough by reducing the need to travel and offering a choice of transport modes to residents and visitors. The policy

also supports development which demonstrates adverse impacts on the transport network are avoided or mitigated where necessary.

- **Parking Provision and Design -** this policy sets out the requirements of the council to developers for providing sufficient car and cycle parking in accordance with parking standards of the London Plan.

- **Digital connections** – this policy supports the promotion and enhancement of connectivity of the borough through delivery of high speed broadband and telecommunication services.

- **Urban design –** this policy ensures the promotion and enhancement of the boroughs character and local distinctiveness.

- **Landscaping –** this policy promotes greening though the planting of trees and other soft landscaping and promotes the protection and enhancement of biodiversity.

- **Heritage assets –** this policy seeks to sustain or enhance significant heritage assets and maintain Conservation Areas, listed buildings, registered parks and gardens and areas with archaeological significance.

- **Flood management –** this policy sets out requirements for developments to, where reasonable, incorporate flood risk reduction measures and protect developments from increased risk of flooding.

- **On-site waste management –** this policy sets out the councils requirements around waste management, reuse, composting and recycling and waste disposal for new developments.

- **Low carbon design, decentralised energy and renewable energy –** this policy seeks to optimise the energy efficiency of buildings and supports low carbon and renewable energy developments in principle.

- **Mineral reserves** – this policy seeks to safeguard mineral reserves in the borough from other forms of development that would sterilise the resource and/or prejudice future mineral extraction.

- **Mineral extraction** – this policy sets out the requirements in order to protect the borough where mineral extraction activities are taking place.

- **Secondary aggregates –** this policy sets out the requirements in order to minimise the quantity of primary aggregate and resources necessary to facilitate a development and the amount of waste generated.

However, Policies Romford Strategic Development Area, Rainham and Beam Park Strategic Development Area, Housing Supply and Business Growth, do present theoretical pathways for impacts, largely because they govern the quantum and location of new development.

Having completed the initial sift of policies, impact pathways are now discussed in more detail in the following chapters.

5. Epping Forest SAC

5.1 Introduction

Epping Forest SAC is located approximately 6.5km north-east of the London Borough of Havering. 70% of the 1,600 hectare site consists of broadleaved deciduous woodland, and it is one of only a few remaining large-scale examples of ancient wood-pasture in lowland Britain. Epping Forest supports a nationally outstanding assemblage of invertebrates, a major amphibian interest and an exceptional breeding bird community.

5.2 Features of European interest[16]

Epping Forest qualifies as a SAC for both habitats and species. Firstly, the site contains the Habitats Directive Annex I habitats of:

- Beech forests on acid soils with *Ilex* and sometime *Taxus* in the shrub-layer.
- Wet heathland with cross-leaved heath; and
- Dry heath

Secondly, the site contains the Habitats Directive Annex II species Stag beetle *Lucanus cervus*, with widespread and frequent records.

5.3 Conservation objectives

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site

5.4 Current pressures and threats[17]

- Air pollution
- Under grazing
- Public disturbance
- Changes in species distribution
- Inappropriate water levels
- Water pollution
- Invasive species
- Disease

5.5 Potential Effects of the plan

Two potential effects of the Local Plan document upon the SAC have been identified.

- Recreational Pressure
- Air Pollution

[16] JNCC (2015) Natura 200 Standard Data Form: Epping Forest SAC
[17] Natural England (2015). Site Improvement Plan: Epping Forest SAC

The impact pathways discussed in the following sections are inherently 'in combination' (i.e. Havering is discussed in terms of its contribution to the totality of impact arising from numerous authorities) and therefore a specific separate 'in combination' assessment is not provided.

5.5.1 Recreational Pressure

Epping Forest SAC receives a great many visits per year (estimated at over 4 million) and discussions with the Corporation of London have identified long-standing concerns about increasing recreational use of the forest resulting in damage to its interest features. A programme of detailed formal visitor surveys has been undertaken in recent years. Analysis of data from 2014 was undertaken by Footprint Ecology in September 2016[18]. This further analysis identified that 89% of survey respondents originated from within 5km of the SAC and 76% originated from within 4km. Some uncertainties with the data were identified as follows:

- It is not clear to what extent the postcodes reflect a random sample of visitors due to the nature of the survey method, which enabled completion online as well as collection of data from people who attended the visitor centres, rather than based on encounters with people on footpaths and at car parks across the site. Therefore, although the scale of response is good, respondents are a self-selecting group to some extent. However, in order to try and address this staff and volunteers targeted visitors from the harder to reach groups such as under 16s, ethnic minorities, the elderly and disabled, at the busier locations with the hard copy version to be completed by themselves or with help from staff and volunteers; and

- The data show an uneven distribution of postcodes from which visitors originated. It showed that the southern portion of Epping Forest SAC (427ha of the total area of 2476ha), receives more than half of visitors, who focus on a few key honeypot sites (Wanstead Flats, Bush Wood, Wanstead Park, Hollow Ponds, Connaught Water and High Beach), with the northern portion of the SAC receiving a smaller proportion of visitors. This is not really surprising given that far more people live within 5km of the southern part of the SAC than the northern part. However, it does mean that, while the data indicate that 89% of 2014 survey respondents live within 5km this may over-estimate the catchment for the northern part of the SAC within Epping Forest district.

It should be noted that the distances mentioned above are distances measured from the SAC boundary because interview location wasn't always known and in many cases questionnaires were completed online or at visitor centres rather than out on site. This survey therefore applied a slightly different method to those for other European sites, where visitor origin data has been typically been presented as the distance between the interview location (which is usually an entry point such as a car park) and home postcode. This doesn't change the distribution of respondents' post-codes around Epping Forest SAC, but means that the catchment information from the Epping Forest visitor surveys is not directly comparable to data collected on other European sites by other methods.

However, the distribution of postcodes revealed by the analysis seems logical and intuitive as a 5km zone would cover all the larger settlements surrounding the SAC. There is therefore no reason to assume that the core catchment is either much larger or much smaller. Based on the existing analysis and settlement patterns around the SAC it is reasonable to expect that most regular visitors to the SAC are likely to derive from the London Boroughs of Waltham Forest, Enfield, and Redbridge and the following main settlements in Epping Forest District: Chigwell, Buckhurst Hill, Loughton, Theydon Bois, Epping and Waltham Abbey. The London Borough of Havering is located 6.5km from Epping Forest SAC at its closest, with the nearest settlement (Collier Row) being 7.6km from Epping Forest SAC as the crow flies or approximately 11-15km by road (depending on route taken). As such all available evidence indicates that Havering is unlikely to contribute materially to visitor pressure in Epping Forest SAC. Moreover, Collier Row has the Havering Forest Country Park and Bedford's Park immediately adjacent and Hainault Country Park, Dagnam Park and Page's Wood nearby, which are all much more convenient attractions for resident's wishing to visit a countryside or woodland site. Unlike some London Boroughs, Havering is not short of natural recreational greenspace open to the public. As such, no likely significant effect is anticipated through this pathway, alone or in combination.

[18] Footprint Ecology (2016). Initial review of current visitor data for Epping Forest

5.5.2 Air Quality

It is acknowledged that air pollution may cause a significant ecological effect within 200m of a road through emissions and related nitrogen deposition from vehicle exhausts and Epping Forest SAC has been shown to be affected by traffic-related emissions (specifically NOx concentrations and nitrogen deposition and possibly also ammonia) arising from the local road network (those roads within 200m of the SAC). Future local emissions will be most dictated by those areas that are the biggest contributors to 'journey to work' flows on roads through the SAC[19]. The increase in housing development within the London Borough of Havering is likely to increase the number of cars on the road network, which will contribute to air pollution generally. However, the degree to which Havering contributes specifically to journey to work flows through the SAC is the most important factor in considering what contribution growth in the borough is likely to make to changing air quality within the SAC, rather than simply the quantum of development being delivered in the borough.

The nearest settlement to Epping Forest SAC within the London Borough of Havering is Collier Row, approximately 7.6km distant as the crow flies and up to 15km by road (depending on route taken and location of housing). Such distances mean that there are many opportunities for vehicles to disperse across the network elsewhere into London (or out of London) rather than travelling through Epping Forest SAC. It is also noted that journeys to work within the London boroughs tend to be relatively short for the majority of London-resident commuters compared to other parts of the country and London offers an extensive network of alternative public transportation methods[20]. Data from the 2011 census indicates that the major journey to work destination for residents of Havering (outside the borough itself) is Westminster (20% of journeys), which accounted for double the number of journeys of the next most popular destination. Westminster, Barking & Dagenham, Tower Hamlets, Thurrock and Newham collectively accounted for 53% of all journeys to work arising from Havering. In contrast, Waltham Forest and Epping Forest District accounted for less than 4% of journeys to work between them and only c. 33% of those visits would have been by private car, van or motorbike (i.e. just over 1% of all journeys to work arising from Havering). It is not known how many of that 1% might travel past Epping Forest SAC on their journey but given the number of available routes that do not pass the SAC it is likely to be a small proportion[21].

Therefore, all the available evidence indicates that very few new journeys to work arising from additional development in Havering are likely to involve routes through Epping Forest SAC. Therefore the borough's contribution 'in combination' will undoubtedly be very small. Havering Council are introducing several policies that are likely to either further reduce journeys to work out of the borough (such as through delivering new employment development within the borough) or improve air quality either by requiring air quality neutrality from new development or by improving public transport links within the borough and to the main journey to work destinations. Policy Air Quality and Policy Managing Pollution seeks to make sure the new development is at least air quality neutral[22] and delivers measures to support active travel to reduce pollution concentrations and exposure. Policies to increase business and therefore employment within the borough (Policies Rainham and Beam Park Strategic Development Area and Business Growth) should further reduce the number of residents journeying out of the borough to work, as will new sustainable transport initiatives mentioned in Policies Romford Strategic Development Area, Rainham and Beam Park Strategic Development Area and Transport Connections, such as improved public transport access to central London via Crossrail services at Romford, Harold Wood and Gidea Park Stations and a new station at Beam Park on the C2C line, the A127 Corridor for Growth project and improved north-south links within the borough, connecting Rainham and Beam Park, Romford and Harold Hill.

Moreover, it is also important to consider the improvements in background air quality that are expected nationally over the plan period. Although in recent years improvements have not kept pace with predictions, the general long-term trend in NOx has been one of improvement (particularly since 1990) despite an increase in vehicles on the roads[23]. There is every reason to believe that new initiatives such as the further roll-out of Euro6 standard vehicles and city-wide initiatives to improve air quality, as well as any decline in the popularity of diesel vehicles,

[19] Air quality impacts on vegetation from traffic occur over long time periods as a result of long-term (year on year) continuous exposure to pollutants. Therefore the number of regular journeys to work are the most significant factor in determining the contribution of a particular area or development

[20] For example, data from the 2011 census indicates that 33% of residents of London Borough of Havering travel to work by car, van or motorbike, which is substantially lower than for England & Wales as a whole (41%). Reference: https://www.nomisweb.co.uk/census/2011/QS701EW/view/1946157270?rows=cell&cols=rural_urban [accessed 08/06/17]

[21] Reference: https://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462387 [accessed 08/06/17]

[22] To enable the implementation of this policy, emission benchmarks have been produced for buildings' operation and transport across London based on the latest technology (including its effectiveness and viability). Developments that do not exceed these benchmarks will be considered by the Mayor of London to avoid any increase in NOx and PM emissions across London as a whole and therefore be 'air quality neutral'

[23] Emissions of nitrogen oxides fell by 69% between 1970 and 2015. Source: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/579200/Emissions_airpollutants_statisticalrelease_2016_final.pdf [accessed 08/06/17]

will result in improvement in background air quality, which could offset increases in emissions from a greater number of vehicles on the road network.

Considering the very small proportion of journeys to work that might involve traversing Epping Forest SAC, the initiatives Havering is introducing to either reduce the need to travel outside the borough to work or improve sustainable transport links and the context of expected improvements in background air quality over the Local Plan period, it is considered that the contribution of growth in Havering to vehicle flows (and thus changing air quality) through Epping Forest SAC will be negligible and thus would not contribute materially to any adverse effect in combination.

6. Conclusions

The two main development pressures on Epping Forest SAC are recreational pressure and atmospheric pollution.

However, due to the distance between Epping Forest SAC and the nearest settlement within the London Borough of Havering, it is considered that the increase in population in Havering is unlikely to significantly increase recreational pressure upon the SAC as the borough lies outside the core catchment of that SAC and has ample alternative semi-natural publically accessible woodlands. In addition policies in the Havering Local Plan promote the provision of local green infrastructure and open spaces, providing locals with much closer recreational alternatives to Epping Forest SAC.

Considering the very small proportion of journeys to work that might involve traversing Epping Forest SAC, the initiatives Havering is introducing to either reduce the need to travel outside the borough to work or improve sustainable transport links and the context of expected improvements in background air quality over the Local Plan period, it is considered that the contribution of growth in Havering to vehicle flows (and thus changing air quality) through Epping Forest SAC will be negligible and thus would not contribute materially to any adverse effect in combination.

It is possible to conclude that development in the Havering Local Plan will not have a likely significant effect on any internationally designated site either alone or in combination. It is therefore considered that no amendments to the Local Plan are required.

Appendix A Initial Policy Sift

The table below presents an initial sift of policies and allocations within the Local Plan, from the point of view of HRA. Only those which cannot obviously be dismissed due to an absence of linkages to European sites are discussed.

Policy	Policy summary	HRA implications needing consideration
Romford Strategic Development Area	Romford Strategic Development Area (SDA) encompasses Havering's largest Town Centre and is one of Outer London's major growth and regeneration areas. Residential Development This policy sets out that 5,300 new high quality homes will be delivered in the Romford SDA within the Plan period. Commercial Development To strengthen Romford's role as a Metropolitan Centre this policy supports initiatives to improve commercial development the refurbishment of existing retail and/or provide new modern retail units, diversification and improvement of the quality of retail, culture and leisure opportunities and the reinforcement of South Street as the main shopping street. To transform the Market Place into a high quality civic space and accommodate mixed uses by providing residential and new commercial floor space above ground level. To incorporate major regeneration schemes in Romford Town centre, including the Romford Station Scheme and Romford Market transformation. Transport Connectivity Romford is the most accessible and well connected area within the Borough. This policy supports delivery of Crossrail to Romford as well as new east-west pedestrian cycle links, improved accessibility to Romford Town Centre and improvements to the ring-road and links along the River Rom. It requires developers to improve active travel links between Romford Station, Waterloo Road and Bridge Close; and requiring proposals for development along the River Rom to improve the quality and setting of the river and to provide continuous, safe and accessible links alongside the river. Social Infrastructure This policy supports the expansion of existing schools in the area in line with the Council's Commissioning Plan and Schools Expansion Programme in addition to new primary and secondary schools in the area and the creation of a new health hub, including relocation of sexual health services into the Town Centre. Design and Heritage This policy promotes improvements to existing retail frontages and proposed pedestrian routes as well as contributing	This policy provides for both residential and employment focused development. Potential HRA implications dependant on sites allocated. The majority of this policy focuses on improving the existing development and infrastructure within Romford Town Centre to make the centre a more accessible and inviting location to improve economic growth within the borough. No HRA implications arise from the improvements to existing development and infrastructure within Romford SDA.

	toward public realm improvements in the Market Place and while responding positively to the sensitive nature and urban fabric within the conservation area and views of St. Edward the Confessor Church and historic crossroads.	
Rainham and Beam Park Strategic Development Area	Rainham and Beam Park SDA is a major growth and regeneration area. Residential Development This policy supports development of over 3,000 new homes within the Rainham and Beam Park SDA. The policy also supports the redevelopment of undesignated sites in Rainham District centre and wider SDA. Commercial Development This policy supports a new Local Centre at Beam Park Station which will provide 3,500 and 4,000 m^2 of new floor space for modern retail and commercial units integrated within the Station building. New developments will be required to incorporate generous floor to ceiling heights of 3.00-3.75m at ground level for flexibility and adaptability for conversion. Transport Connectivity This policy supports the establishment of Beam Park Station on the Essex Thameside Line; a new green neighbourhood that links the existing settlements of South Hornchurch and Orchard Village with Rainham Village in addition to transforming New Road into an attractive high quality green street. The policy also supports improved east-west travel connections and a link across Rainham Creek for buses as well as a new integrated network of walking and cycling routes connecting neighbourhoods, local facilities and open spaces. Supporting Infrastructure This policy supports the expansion of existing primary and secondary schools in line with the Council's Commissioning Plan as well as the expansion of Havering College's Rainham Campus, the development of a new primary school at Beam Park, provision of health facilities and improvement to sports and leisure facilities. Design Principles This policy states that new development should adhere to a set of common development and design principles to ensure successful transformation of the area, including; providing layouts that facilitate coherent urban structure across the area, link existing settlements better and overcome the barrier presented by the river. As well as designing buildings which provide a good sense of enclosure and that help to make the area both safe and welcoming and which enhance the character of the area.	This policy provides for both residential and employment focused development. Potential HRA implications dependant on sites allocated. This policy also supports the establishment of a new green neighbourhood which is likely to have a beneficial impact on local biodiversity and improve green corridors within the local area. Other areas of this policy focus on improving the existing development and infrastructure within Rainham and Beam Park SDA to make the area a more accessible and inviting location to improve economic growth within the borough. No HRA implications arise from the improvements to existing development and infrastructure within Rainham and Beam Park SDA.
Housing Supply	Ensuring an adequate housing supply to meet local and regional housing need is essential in ensuring that Havering is a place where people want to live and where residents are able to stay and prosper.	This policy provides for residential focused development. Potential HRA implications dependant on sites allocated.

	This policy sets out that over the plan period at least 17,550 new homes will be built in the following areas: - 5,300 in Romford SDA - 4,000 in Rainham and Beam Park SDA - 700 through intensification and renewal of existing Council housing estates - 400 homes on previously developed sites within the Green Belt - 2,790 on small sites across the borough The policy also states that the council will support appropriate development of infill, under-utilised and vacant sites, prioritising all non-designated land for housing when available, optimising residential output and densities with the density matrix set out in the London Plan, encouraging reuse of previously developed land, resisting net loss of residential development, promote mixed use development in town centres and out of town centre locations and supporting initiatives to bring back empty residential properties into use.	
Garden and Backland development	This policy supports proposals for residential development on gardens and back-land sites when they : - Do not prejudice the future development of neighbouring sites; - Ensure good access and, where possible, retain existing through routes; - Retain and provide adequate amenity space for existing and new dwellings; - Do not have a significant adverse impact on the amenity of existing and new occupants.	Although this policy does not pose any HRA implications to European Sites this policy has the potential to cause a loss of biodiversity within the borough through the removal of garden greenspace. 24% of Greater London is private, domestic garden land of which it is estimated that 14% is vegetated green space. These vegetated garden areas are of high value to wildlife within a heavily built up area and it is recommended policies supporting removal of this habitat type take into consideration safeguards for biodiversity in the local area.
Healthy Communities	This policy supports proposals which provide opportunity for health lifestyles and contribution to the creation of healthier communities. The policy promotes environmental improvements, improving air quality and minimising exposure to pollutants, promotion of walking and cycling, promotion of active travel, provisioning for multifunctional green infrastructure and provision and protection of open space, leisure and recreational facilities. Promotion the diversification of uses within town centres and managing uses with negative health impacts such as betting shops and fast food takeaways. To avoid contributing to factors that affects climate change and to contribute to prevention measures for mitigating climate change. Developers are required to consider wider local/regional primary care strategies and to take into account how development can contribute to the objectives of those strategies.	No HRA implications. Provision of multifunctional greenspace and provisions and protection of open space, leisure and recreational facilities within the borough may have a beneficial influence through less people leaving the borough to visit greenspace and therefore reducing the number of visitors to Epping Forest SAC.
Open space, leisure	This policy promotes the creation/re-development of open space, leisure and recreational facilities when new	No HRA implications.

and recreation	development is created and resists the loss of existing designated open space, unless replacement is provisioned for. Where no sufficient provision can be made on-site developer contributions will be sought to create these facilities across the borough. Developments are required to provide children's play and informal recreation space on-site in line with the London Plan.	The creation and protection of open space and recreational facilities within the borough may have a beneficial influence through less people leaving the borough to visit greenspace and therefore reducing the number of visitors to Epping Forest SAC.
Business growth	This policy promotes building a strong and prosperous economy, by supporting development of Strategic Outer London Development Centres (SOLDC), protecting designated Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs), requiring large scale residential proposals to include flexible business space and supporting development of flexible business space for small and medium sized enterprises. As well as supporting development of a hotel in close proximity to Rainham Employment Area, supporting expansion of business in rural areas and creating an environment that attracts businesses and improves competitiveness of employment areas.	This policy provides for increased business and employment within the borough, which could lead to a net increase in traffic generation within and potentially surrounding the borough. Potential HRA Implications.
Green Infrastructure	This policy seeks to maintain and expand the network of green spaces and natural features in the borough. Including on site green infrastructure to new developments and compensation for any proposed loss of green space. Developers are expected to work with existing partnerships to support and enhance green infrastructure provision including; The All London Green Grid, Thames Chase Community Forest, Rainham Wildspace, Land of the Fanns Landscape Partnership and Roding, Beam & Ingrebourne Catchment Partnership	No HRA Implications. This is a protective and enhancement policy which along with other green infrastructure and biodiversity policies could potentially reduce the recreational pressure on Epping Forest SAC.
Nature Conservation	This policy seeks to protect and enhance biodiversity and geodiversity in the borough to provide benefits to both local wildlife and local residents, through protecting statutory designated sites, conserving and extending wildlife corridors, and through protecting veteran trees, ancient woodland and priority species and habitats.	No HRA Implications. This is a protective and enhancement policy which along with other green infrastructure and biodiversity policies could potentially reduce the recreational pressure on Epping Forest SAC.
Rivers and River Corridors	This policy seeks to enhance the river environment for biodiversity, recreation, place-making, amenity, freight transport and flood management.	No HRA Implications. This is a protective and enhancement policy which along with other green infrastructure and biodiversity policies could potentially reduce the recreational pressure on Epping Forest SAC.
Air Quality	This policy seeks to make sure the borough residents are not put at risk through health impacts relating to air quality. The council seeks to do this by only supporting development which;	No HRA Implications. This policy supports the Mayor's Sustainable Design and

	- Is at least air quality neutral - Delivers measures to support active travel to reduce pollution concentrations and exposure - Does not pose an unacceptable risk to the quality of the water catchment, groundwater or surface water - Optimises the use of green infrastructure to avoid pollution concentrations and exposure. - Minimises emissions from construction	Construction SPG linking back to the London Plan policy 7.14 Improving air quality, where it states development proposals should be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)). The Mayor is committed to improving air quality in London and has put in place an ambitious strategy of measures to reduce air pollution and minimise human exposure in order to improve Londoner's health and quality of life. Areas that do not meet national air quality targets for nitrogen dioxide (NO_2) and particulate matter (PM_{10}) are designated Air Quality Management Areas (AQMA) as havering has been. The Mayor's Air Quality Strategy sets out how the Mayor proposes to reduce air emissions across London. Each borough with an AQMA has its own Air Quality Strategy and a detailed Air Quality Assessment will need to be submitted with a planning application for each development within the AQMA in order to assess air quality neutrality and highlight mitigation.
Managing Pollution	The council will support development proposals that: - Do not unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination; - Do not pose an unacceptable risk to the quality of the water catchment, groundwater or surface water; and optimise the design, layout and orientation of buildings and the use of green infrastructure to minimise exposure to the above pollutants.	No HRA Implications. This is a protective and enhancement policy which along with other green infrastructure and biodiversity policies could potentially reduce the recreational pressure on Epping Forest SAC.

AK
Ecologist
Grad CIEEM

AECOM Infrastructure & Environment UK Limited
Midpoint
Alencon Link
Basingstoke
Hampshire RG21 7PP
UK

T: +44(0)1256 310200
aecom.com

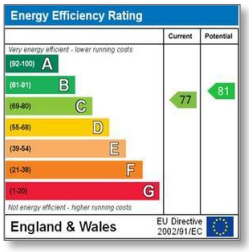
This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

OUTER NORTH-EAST LONDON STRATEGIC HOUSING MARKET ASSESSMENT 2016



Outer North East London Strategic Housing Market Assessment

Report of Findings

September 2016

Opinion Research Services | The Strand, Swansea SA1 1AF
Jonathan Lee | David Harrison | Nigel Moore
enquiries: 01792 535300 · info@ors.org.uk · www.ors.org.uk

© Copyright September 2016

Contents

1. Introducing the Study 6
Background to the project and wider policy context
Government Policy 6
London Specific SHMAs 7
Developing the Strategic Housing Market Assessment 9
Overview of the SHMA 10

Executive Summary 11
Key Challenges 11
Housing Delivery 11
Benefit Reform 12
Duty to Co-operate 12
Housing Market Area 12
Population and Household Growth 13
Market Signals 13
Objectively Assessed Housing Need 14
Specific Needs 16
Private Rented Sector
People wishing to self-build
Older People
Households with Specific Needs
Students
Conclusion 17

2. Defining the Housing Market Area 18
An evidence base to identify functional housing markets
Chapter Summary 18
Functional Housing Market Areas 19
Planning Practice Guidance 19
Geography of Housing Market Areas (NHPAU/CURDS) 20
Travel to Work Areas 21
Housing Markets in London 22
Jobs and Housing 24
Migration Patterns 25
House Prices and Valuation Office Agency Broad Rental Market Areas 28
Administrative Boundaries and Housing Market Areas 32
Conclusions 33

3. Demographic Projections 34

The starting point for Objectively Assessed Need

Chapter Summary 34
Process for Establishing Objectively Assessed Need 34
Official Household Projections 35
Official Population Projections 36
Population and Household Projections based on Local Circumstances 38
Population Trends 39
Population Projections 42
Establishing the Future Need and Demand for Housing 44
Official Household Projections 44
Household Projections and Dwellings 46
Conclusions 47

4. Affordable Housing Need 48

Identifying households who cannot afford market housing

Chapter Summary 48
Defining Households in Housing Need 48
Past Trends and Current Estimates of the Need for Affordable Housing 49
Local Authority Data: Homeless Households and Temporary Accommodation 49
Census Data: Concealed Households and Overcrowding 51
English Housing Survey Data 55
Housing Register Data 58
Households Unable to Afford their Housing Costs 61
Establishing Affordable Housing Need 62
Current Unmet Need for Affordable Housing 63
Projected Future Affordable Housing Need 67
Assessing the Overall Need for Affordable Housing 76
Conclusions 83
Outer East London 83
Outer North East London 84
Size Mix 84
Affordable Rent Levels and Housing Need 85
Shared Ownership and Low Cost Home Ownership: Potential Market Size 87
Households with Specific Needs 90

5. Market Signals 92

Considering the balance between housing need and supply

Chapter Summary 92
Defining Market Signals 92
House Prices and Affordability 94
Private Rent 100
Overcrowding 101

Summary of Market Signals 102
Outer East London 102
Outer North East London 104
Conclusions on Market Signals 105

6. Objectively Assessed Need 107
Analysing the evidence to establish overall housing need
Chapter Summary 107
The Process for Assessing OAN 107
National Context for England 108
Household Growth 108
International Migration 109
Market Signals 109
Converting to Dwellings 110
Establishing Objectively Assessed Need for Outer East London and Outer North East London 110
CLG Household Projections 111
GLA Adjustments 111
Affordable Housing Need 111
Employment Trends 112
Market Signals 112
Conclusions for Outer East London and Outer North East London 113
Summary 119

7. Housing Requirements 120
Considering the policy response to identified housing need
Chapter Summary 120
Housing Shortfall 120
The Plan-making Process 121
Affordable Housing Need 122
Older People 126
Gypsies and Travellers 127

Appendix A 129
Table of Figures

Appendix B 133
Glossary of Terms
Definitions 133
Acronyms and Initials 135

1. Introducing the Study

Background to the project and wider policy context

1.1 Opinion Research Services (ORS) was jointly commissioned by the Outer North East London local authorities (London Boroughs of Barking and Dagenham, Havering, Newham and Redbridge) to prepare a Strategic Housing Market Assessment (SHMA) to establish the Objectively Assessed Need for housing across the Area. We would note that London Borough of Waltham Forest were not part of the commissioning group, but given the identified housing markets in the study area results for Waltham Forest have been included within this document.

1.2 The study adheres to the requirements of the National Planning Policy Framework published in 2012 and Planning Practice Guidance (March 2014). The methodology also had regard to emerging good practice and outcomes from Examinations, as well as the Technical Advice Note about Objectively Assessed Need and Housing Targets Version 2 that was published by the Planning Advisory Service (PAS) in July 2015.

1.3 The purpose of the study is to support the local authorities in objectively assessing and evidencing the need for housing (both market and affordable) across Outer North East London for the 22-year period 2011-33, and provide other evidence to inform local policies, plans and decision making.

Government Policy

1.4 The National Planning Policy Framework (NPPF) contains a presumption in favour of sustainable development, and states that Local Plans should meet the full, objectively assessed needs for market and affordable housing in the housing market area. While Regional Spatial Strategies are now revoked, the London Plan has not been revoked. However, within the context of the London Plan, a responsibility for establishing the level of future housing provision required rests with the local planning authority.

> *At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*
>
> *Local planning authorities should positively seek opportunities to meet the development needs of their area.*
>
> *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
>
> **National Planning Policy Framework (NPPF), paragraph 14**

> *To boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.*
>
> **National Planning Policy Framework (NPPF), paragraph 47**

1.5 Given this context, Strategic Housing Market Assessments (SHMAs) primarily inform the production of the Local Plan (which sets out the spatial policy for a local area). Their key objective is to provide the robust and strategic evidence base required to establish the full Objectively Assessed Need (OAN) for housing in the Housing Market Area (HMA) and provide information on the appropriate mix of housing and range of tenures needed.

> *Local planning authorities should have a clear understanding of housing needs in their area.*
>
> *They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:*
>
> » *meets household and population projections, taking account of migration and demographic change;*
>
> » *addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and*
>
> » *caters for housing demand and the scale of housing supply necessary to meet this demand;*
>
> **National Planning Policy Framework (NPPF), paragraph 159**

1.6 Modelling future housing need requires a consideration of the housing market from a high-level, strategic perspective; in this way an understanding of how key drivers and long-term trends impact on the structure of households and population over the full planning period can be delivered.

1.7 Planning Practice Guidance (PPG) on the assessment of housing and economic development needs was published in March 2014 and has been updated in March 2015. Previous SHMA Guidance (2007) and related documents were rescinded at that time, so the approach taken in preparation of this report is focussed on meeting the requirements of PPG. In addition, it reflects emerging good practice and the PAS OAN technical advice note.

London Specific SHMAs

1.8 The Strategic Planning Authority for London is the Greater London Authority. The GLA have produced a London SHMA (2013) covering the whole of Greater London which has been used to underwrite the evidence base for the Further Alterations to the London Plan (FALP) 2014.

1.9 The Report on the Examination in Public into the Further Alterations to the London Plan was published in November 2014. Issue 2 of the report was:

Given that the FALP sets out the objectively assessed housing need for London should London Boroughs be required to undertake their own assessments?

1.10 In response to this question the inspector concluded that this was not necessary. From paragraph 18 onwards he concluded that:

"The NPPF at paragraph 47 requires local planning authorities to, amongst other things, 'use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area'. The guidance in the NPPF regarding plan making is silent with regard to how responsibilities should be divided in a two tier system as exists uniquely in London. The London Plan is part of the development plan for London and, in my view, it must be right that read together with the development plan documents produced by London Boroughs, the development plan should be consistent with national policy.

However, in a two tier system there should be no need for each part of the development plan to include the full range of policies necessary to accord with all parts of the NPPF or PPG, provided that together they do (as far as is necessary) and are consistent with national policy. The PPG advises that there should be no need to reiterate policies that are already set out in the NPPF in Local Plans. It seems to me that the same principle should apply to a spatial development strategy. Further, to avoid unnecessary duplication and potential confusion, there should be no need for a local plan in London to reiterate policies set out in the FALP.

Section 334 of the GLA Act requires the Mayor to prepare a spatial development strategy. That plan must include a statement formulating the Mayor's strategy for spatial development for the use of land in Greater London. Housing need, supply and distribution are undisputedly strategic matters in London. I conclude below that the Mayor's estimate of objectively assessed housing need in London is justified by the evidence submitted to the EiP. Further, although I have reservations, I also consider that the FALP's strategy with regard to supply and distribution can be supported in the short term.

Once adopted, statute will require the local plans produced by London Boroughs to be in general conformity with the FALP. That includes conforming with a strategy which seeks to meet London's needs on brownfield land within the existing built up area. The SHLAA identifies most of the existing capacity and, effectively, through the SHLAA, the FALP has determined the extent to which individual Boroughs can contribute to meeting the strategic need for housing across London. Within the confines of the FALP's strategy there is little scope to do more.

I acknowledge that the NPPF requires each local planning authority to identify its own objectively assessed housing need. However, in my view, it is the role of the spatial development strategy to determine the overall level of need for London and to guide the distribution of new housing to meet that need. The Mayor points to the acceptance by previous EiP Panels that London constitutes a single housing market area with sub markets which span Borough boundaries. The Mayor also points to the findings of the High Court, following a challenge to the Revised Early Minor Alterations to the London Plan, within

which in his (undisputed) opinion, the Court accepted that although local variations exist, this did not compromise the view that London constitutes a single housing market area.

Other than some fine tuning regarding local need relating to the size and type of property and tenure, there is no need, in my view, for each London Borough to duplicate the work done by the GLA and produce their own individual assessment of overall need. IRC1 recommends that the FALP is changed to reflect this approach by removing references to London Boroughs needing to identify objectively assessed need with regard to the quantum of new housing in their areas".

1.11 In a position which lead to some initial confusion, the wording of this letter has been accepted by the Mayor of London, however no polices in the FALP were changed as a result of it. The GLA's position was clarified in May 2015 in their Draft Interim Housing Supplementary Planning Guidance, and confirmed in the final Housing SPG published in March 2016[1]. At paragraph 3.2.11 the March 2016 documents lists how the London boroughs should proceed in assessing their housing needs.

- Consider housing market area geographies that extend beyond single borough boundaries
- Consider different demographic scenarios, ideally using GLA household projections for consistency
- Make allowance for backlog need and other factors that increase the number of homes required.
- Take account of market signals
- Consider how the economy and jobs growth will influence housing need.
- Take into account wider needs.
- Specific needs.

1.12 **In conclusion**, this SHMA meets the CLG national guidance and the GLA's London Plan and March 2016 Housing Supplementary Planning Guidance, paragraph 3.2.11. It is mindful of the Inspector's findings (at the FALP examination) yet has followed the Mayor's methodology for assessing housing need.

Developing the Strategic Housing Market Assessment

1.13 The objective of the SHMA study was to give the Outer North East London authorities an objectively assessed and evidence based assessment of development needs for housing (both market and affordable) and to ensure that this was compliant with the requirements of the National Planning Policy Framework and Guidance, as well as the Mayor's methodology.

1.14 Fieldwork was undertaken with local stakeholders given that the implications of the study could have implications beyond the local authority boundaries. These included:

- A series of telephone interviews with Landlords and their agents, Housing associations, universities, business organisations, house builders and neighbourhood forums.
- Separate workshops for private and public sector stakeholders to consider the projects emerging findings

[1] https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/housing-supplementary#Stub-174871

» A separate report on the fieldwork outcomes has been produced

Overview of the SHMA

1.15 The first key objective of this SHMA was to identify and define the functional housing market area(s) across Outer North East London area.

1.16 The second key objective of this SHMA was to establish the OAN for housing (both market and affordable) in the Outer North East London HMAs, ensuring that this was fully compliant with the requirements of the NPPF and PPG and mindful of good practice. The OAN for housing will help inform the planning policies for the period 2011-33.

1.17 The SHMA methodology was based on secondary data, and the SHMA sought to:

» Provide evidence of the need and demand for housing based on demographic projections;

» Consider market signals about the balance between demand for and supply of dwellings;

» Establish the Objectively Assessed Need for housing over the period 2011-33;

» Identify the appropriate balance between market and affordable housing; and

» Address the needs for all types of housing, including the private rented sector, people wishing to build their own home, family housing, housing for older people and households with specific needs.

1.18 This report considers the key outputs from the SHMA – namely establishing the Housing Market Areas and establishing the Full Objectively Assessed Need for housing in Outer North East London (including the overall balance between market and affordable housing) over the 22-year period 2011-33.

1.19 It is important to recognise that the information from the SHMA should not be considered in isolation, but forms part of a wider evidence base to inform the development of housing and planning policies. The SHMA does not seek to determine rigid policy conclusions, but instead provides a key component of the evidence base required to develop and support a sound policy framework.

Executive Summary

1. The Outer North East London Boroughs Strategic Housing Market Assessment 2015 (SHMA) has been undertaken at a time of considerable change, both locally and nationally. The SHMA highlights the complexity of understanding housing need in a relatively dynamic housing market. Key drivers such as the local economy, complex population change and the need to support growth in the local economy – all these factors interact to make the establishment of objectively assessed housing need a significant challenge.

2. The SHMA has considered various factors regarding the housing needed in the commissioning boroughs of Barking and Dagenham, Havering, Newham, Redbridge, along with Waltham Forest, which was not a commissioning borough. Critically, it has considered the current evidence base on population and households and the impact of wider Market Signals. From this, the SHMA has derived an objectively assessed housing need to inform housing and planning policies.

3. At the present time, the five boroughs are undergoing considerable change; London's status as a World City and the regeneration of historically 'poor' areas, such as Stratford, combined with Crossrail, mean that the relative affluence of the boroughs is changing rapidly. This poses significant challenges for the future; the operation of housing markets is complex and the ability of local authorities to interact in order to deliver desired strategic outcomes is challenging.

4. This Executive Summary, therefore, summarises the key challenges facing the Housing Market Areas and highlights the housing needed to meet them. The local authority areas are considered in two different geographies:

   - The Outer North East London housing market area which includes the boroughs of Barking and Dagenham, Havering and Redbridge;
   - The Outer East London housing market area which includes the boroughs of Newham and Waltham Forest (who were not part of this report commission).

Key Challenges

Housing Delivery

5. The National Planning Policy Framework paragraph 47 aims to *'To boost significantly the supply of housing'*. Nationally, new housing delivery nationally has fallen substantially in recent years relative to demand.

6. The rate of development in **Outer East London** (in terms of increase in dwelling stock over the last 10 years) shows that development has increased the stock size by +8.7%, which is higher than England (8.3%), but lower than comparator areas except for Barnet, Enfield and Haringey.

7. The rate of development in **Outer North East London** (in terms of increase in dwelling stock over the last 10 years) shows that development has increased the stock size by +6.1%, which is lower than England (8.3%) and lower than comparator areas except Ealing, Hillingdon and Hounslow.

8. However, there is a continuing need to support housing delivery if wider strategy goals are to be achieved.

Benefit Reform

9. Benefit reforms pose a considerable risk to existing households renting in the five boroughs in both the private and public housing sectors. The combination of the Benefit 'cap', changes regarding under-occupation and changes in Local Housing Allowance (LHA) are likely to mean adjustment in the rental sectors. One issue to note is the growth in Private Rented Sector and how this contributes to meeting housing need; Benefit reform poses a risk to this. The full implications of Reform are not yet known.

Duty to Co-operate

10. Section 110 of the Localism Act 2011 imposes a 'Duty to Co-operate' on Councils who submit plans for Examination after 15 November 2011. The scale of objectively assessed housing need identified in this SHMA has meant a proactive approach to co-operation between the commissioning authorities and their neighbours. The key challenge facing the various authorities remains how assessed need can be met.

11. The Outer North East London housing market area identified in the SHMA contains Barking and Dagenham, Havering and Redbridge and, in addition, the influence of the market area has wider implications for Enfield and Epping Forest necessitating Duty to Co-operate consultation there.

Housing Market Area

12. The identification of Housing Market Areas (HMAs) is the first relevant building block in the evidence for identifying objectively assessed housing needs. HMAs are defined as reflecting *"the key functional linkages between places where people live and work"* because, in general, people will live within a certain commuting distance or time of their work and, in general, will move house or their employment to facilitate that commuting. HMAs as defined do not align to individual local authority areas; they can be larger or smaller than a single local authority, but either way they can cut across boundaries. For this reason it is important to identify the HMAs and local authorities which it cuts across. In the case of Outer North East London the HMA cuts across the four boroughs in the study.

13. On the basis of the evidence, we would conclude that:

- Greater London can be considered as a single large housing market area which contains many smaller overlapping housing market areas within it.
- Migration[2] and travel to work flows do not identify any distinct housing market areas in London.
- House price represents a means of identifying separate housing market areas in London. The VOA has worked with house price and rent nationally to identify Broad Rental Market Areas (BRMAs) which determined LHA levels.
- BRMAs represent the most practical and pragmatic approach to identifying housing market areas in London. The 13 BRMAs in London will allow small groups of London boroughs to plan together.
- 100% of Newham's population fall in the Outer East London BRMA.

[2] Migration is the movement of people between geographical areas. In this context it could be either local authority districts, or wider housing market areas. The rate of migration is usually measured as an annual number of individuals, living in the defined area at a point in time, who were not resident there one year earlier. Gross migration refers to the number of individuals moving into or out of the authority. Net migration is the difference between gross in-migration and gross out-migration.

- 100% of Barking and Dagenham, 100% of Havering[3] and 98% of Redbridge's populations fall in the Outer North East London BRMA.
- When assessing objectively assessed needs at housing market area level we recommend that Barking and Dagenham, Havering and Redbridge be considered as one area, with Newham as part of a separate area (along with Waltham Forest).
- Given the overlapping nature of housing market areas, this does not preclude Barking and Dagenham, Havering, Redbridge and Newham from also considering their needs as part of the wider Outer North East London area. The Census migration data supports this conclusion.
- Given this context, it is appropriate for the SHMA analysis to focus upon two core areas (i.e. Barking and Dagenham, Havering and Redbridge, and Newham). Nevertheless, it will be important that the four boroughs consider the needs of other authorities in surrounding areas, their relationship and that these issues are explored under Duty to Co-operate arrangements.
- The HMA analysis should not be seen as prescriptive on other authorities who may wish to identify their housing market areas by other means.

Population and Household Growth

14. A key input into the modelling of housing need is the rate of household growth. Guidance states:

> *Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.*
>
> *Planning Policy Guidance (CLG, March 2014), para 015*

15. While CLG household projections are a useful starting point, there is a need to test these further to ensure that they are a robust basis for modelling need. These have been analysed and household figures derived to input into the assessment of housing need.

Market Signals

16. Current guidance states that market signals should be taken into account when considering assessed housing need:

> *The housing need number suggested by household projections (the starting point) should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings.*
>
> *Planning Policy Guidance (CLG, March 2014), para 019*
>
> *A worsening trend in any of these indicators will require upward adjustment to planned housing numbers compared to ones based solely on household projections … Plan makers should set this adjustment at a level that is reasonable*
>
> *Planning Policy Guidance (CLG, March 2014), para 020*

17. Market signals are indicators that supply and demand are not in balance for a local housing market. Possible market signals are listed in PPG and the following are the most pertinent; house prices, private sector rents, affordability, rate of development and overcrowding.

[3] Note: although part of London Borough of Havering is outside the Outer North East London BRMA; however, this is less than 1% of the Borough

18. Given the relative market signal indicators, and the trends they identify for the two areas under consideration, and the views of the Inspectorate and the Greater London SHMA to would seem reasonable to:

- Consider an uplift of 20% to be reasonable for Outer East London as the area experiences significant housing market pressures which are in line with other highly pressurised markets in London.
- Outer North East London experiences lower housing market pressures when compared with Outer East London, but does have similar pressures to London as a whole, so an uplift of around 15% would seem to be appropriate.

Objectively Assessed Housing Need

19. The SHMA identifies the Full Objective Assessed Need for Housing in the **Outer East London HMA** to be **96,100 dwellings over the 22-year Plan period 2011-33**, equivalent to an average of 4,370 dwellings per year. This includes the Objectively Assessed Need for Affordable Housing of 37,400 dwellings over the same period, equivalent to an average of 1,700 dwellings per year.

20. Meanwhile, the SHMA identifies the Full Objective Assessed Need for Housing in the **Outer North East London HMA** to be **99,800 dwellings over the 22-year Plan period 2011-33**, equivalent to an average of 4,540 dwellings per year. Again, this includes the Objectively Assessed Need for Affordable Housing of 38,600 dwellings over the same period, equivalent to an average of 1,760 dwellings per year.

21. The figures below summarise the housing size and tenure mix for each of the boroughs over a 22 year period.

Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer East London 2011-33 (Note: Figures may not sum due to rounding)

	Outer East London		
	Newham	Waltham Forest	TOTAL
MARKET HOUSING			
1 bedroom	2,600	2,500	5,200
2 bedrooms	6,400	4,900	11,200
3 bedrooms	20,200	19,400	39,600
4 bedrooms	700	2,400	3,100
5+ bedrooms	-300	0	-300
Total Market Housing	**29,600**	**29,200**	**58,800**
AFFORDABLE HOUSING			
1 bedroom	-500	1,300	800
2 bedrooms	5,300	3,900	9,200
3 bedrooms	13,100	7,500	20,600
4 bedrooms	3,300	2,100	5,400
5+ bedrooms	1,000	400	1,400
Total Affordable Housing	**22,200**	**15,200**	**37,400**
TOTAL	**51,800**	**44,400**	**96,200**

Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer North East London 2011-33 (Note: Figures may not sum due to rounding)

	Outer North East London			
	Barking and Dagenham	Havering	Redbridge	TOTAL
MARKET HOUSING				
1 bedroom	1,400	900	1,600	3,900
2 bedrooms	3,300	2,600	3,200	9,100
3 bedrooms	8,300	10,900	20,700	40,000
4 bedrooms	-200	2,400	5,500	7,700
5+ bedrooms	-200	300	500	600
Total Market Housing	**12,600**	**17,000**	**31,500**	**61,200**
AFFORDABLE HOUSING				
1 bedroom	1,200	900	1,600	3,600
2 bedrooms	5,600	2,400	3,900	12,000
3 bedrooms	6,700	4,100	7,500	18,300
4 bedrooms	1,400	700	1,900	3,900
5+ bedrooms	300	100	400	800
Total Affordable Housing	**15,100**	**8,200**	**15,300**	**38,600**
TOTAL	**27,800**	**25,200**	**46,900**	**99,800**

Specific Needs

Private Rented Sector

22. One of the most significant housing changes in the past decade, in the five boroughs and in England, has been the rise in the relative size of the private rented sector and the decline in owner occupation. In the five boroughs, between 2001 and 2011, owner occupation declined by between -5.0% (Havering) and -8.2% Barking & Dagenham, -8.6% Newham, -10.7% Redbridge; private rent, however, increased by between +5.1% Havering, +9.5% Redbridge, +11.7% Barking & Dagenham, +15.4% Newham.

23. Overall, in terms of the private rented sector, the evidence supports continuing demand for, and growth in, the Private Rented Sector homes in the four authorities, in both self-contained and shared accommodation.

People wishing to self-build

24. Overall, the evidence suggests limited demand for self-build. However, this may under-estimate actual demand. Therefore, arrangements should be put in place to comply with the Self-Build and Custom Housebuilding Act and undertake a possible future survey to ascertain levels of demand for self-build in the HMA.

Older People

25. Overall, the evidence suggests a net need of 14,587 additional specialist units for older people by 2032. However, this need should be considered in partnership with other agencies as well as other factors and constraints in the market. These outputs are relatively similar to those in the GLA's London Housing Plan 2015. The exception is Barking and Dagenham where the GLA has benchmarked double the level of specialist housing needed.

26. Within the identified need there is a further need to consider the split in the identified need for rent and sale/intermediate sale homes; the GLA London Housing Plan provides a useful basis for this as does the Housing LIN approach.

	Annualised Need using Housing LIN	GLA London Plan 2015 Benchmark
Barking & Dagenham	34	70
Havering	185	185
Newham	69	75
Redbridge	108	125

Households with Specific Needs

27. Building regulations Approved Document M (2015) introduced three categories of accessible dwellings. Category 1 (visitable dwellings) relates to accessibility of all properties and, being mandatory, is not assessed in the SHMA. Category 2 (accessible and adaptable dwellings) is optional and similar to Lifetime

Homes. Category 3 (wheelchair user dwellings) is optional and equivalent to wheelchair accessible standard.

28. Overall, in terms of the need for adapted or wheelchair adapted dwellings for households with specific needs, the evidence supports:

- the need for all dwellings to meet Category 2 requirements, providing that this does not compromise viability.
- the need for 10% of market housing and 15% of affordable housing to meet Category 3 requirements.

Students

The main university in the area is the University of East London (UEL) which records 2,785 of its 11,351 students as living in postcodes E1 to E18. London South Bank University (LSB) also has a smaller presence in Havering. Students are concentrated in Newham, with some LSOAs having over 300 students. Parts of Waltham Forest, Redbridge and Barking and Dagenham also have some concentrations of students. UEL provides 1,170 units of specialist student accommodation in the area, though LSB has none. There is little evidence of further expansion from these two local universities.

Conclusion

29. As London boroughs, Barking and Dagenham, Havering, Newham, Redbridge and Waltham Forest face considerable strategic challenges in meeting the housing needs of their future population. The boroughs are changing rapidly and in parts becoming more affluent, largely as an indirect benefit from London's status as a World city. However, these benefits are not affecting all people and all parts of the boroughs. Further, there has been fundamental tenure adjustment, the continuing challenge of new housing delivery, responding to the needs of those households affected by welfare reform and a changing population profile.

30. Overall, therefore, there is a need for a continued co-ordinated approach towards the varied housing challenges faced to ensure future success.

Note: Since this SHMA was prepared, the GLA have published updated population and household projections. Further work is being undertaken to understand the implications of these projections in the Outer North East London Housing Market Area. In light of this additional work being undertaken the London Borough of Havering has not yet formally published the SHMA as part of the evidence base for its emerging Local Plan.

2. Defining the Housing Market Area

An evidence base to identify functional housing markets

Chapter Summary

2.1 This chapter follows the Planning Policy Guidance to analyse the available data and concludes with our recommendation that Barking and Dagenham, Havering and Redbridge be considered as part of a Housing Market Area which also includes Epping Forest, with Newham and Waltham Forest being part of a separate Housing Market Area. The key points leading to this conclusion are:

- Housing market areas reflect *"the key functional linkages between where people live and work"*
- To meet Planning Policy Guidance, a housing market area can be defined using house prices and rates of change in house prices; household migration and search patterns, and; contextual data (e.g. travel to work area boundaries, retail and school catchment areas)
- PPG recommends using travel to work areas (TTWAs) to provide information about commuting flows and the spatial structure of the labour market, but this is not feasible for London boroughs as the whole of London is a single TTWA.
- Census travel to work data demonstrates that travel to work for a significant minority of North East London boroughs' residents may be loosely related with place of residency.
- Census migration data demonstrates that none of the boroughs can be considered to be housing market area on its own, but the inter-borough migration between the four boroughs suggests that some combination with neighbouring boroughs will meet the definition of a housing market area.
- There is a high degree of alignment between Broad Rental Market Areas and house prices in London.
- The Outer East London BRMA shows a high degree of containment for Newham along with Waltham Forest: 100% of Newham's population, 75% of Waltham Forest and 2% of Redbridge fall within the Outer East London BRMA.
- The Outer North East London BRMA shows a high degree of containment for Barking and Dagenham, Havering and Redbridge: 100% of Barking and Dagenham's and of Havering's populations and 98% of Redbridge fall within the Outer North East London BRMA. 52% of Epping Forest's population and 25% of Enfield also fall within this BRMA. The need for co-operation between these local authorities is clearly particularly important.

Functional Housing Market Areas

2.2 The definition of a functional housing market area is well-established as being "...the geographical area in which a substantial majority of the employed population both live and work and where those moving house without changing employment choose to stay" (Maclennan et al, 1998)[4].

Planning Practice Guidance

2.3 Planning Practice Guidance (PPG)[5] on the Assessment of Housing and Economic Development Needs (March 2014) reflects this existing concept, confirming that the underlying principles for defining housing markets are concerned with the functional areas in which people both live and work:

> ***What is a housing market area?***
>
> *A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case the housing market areas overlap.*
>
> *The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.*
>
> **Planning Practice Guidance 2014, paragraph 10**

2.4 Therefore, PPG requires an understanding of the housing market area and says this can be defined using three different sources of information:

- House prices and rates of change in house prices
- Household migration and search patterns
- Contextual data (e.g. travel to work area boundaries, retail and school catchment areas)

2.5 These sources are consistent with those identified in the CLG advice note *'Identifying sub−regional housing market areas'* published in 2007[6].

[4] Local Housing Systems Analysis: Best Practice Guide. Edinburgh: Scottish Homes
[5] http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/
[6] Identifying sub−regional housing market areas (CLG, March 2007); paragraph 1.6

Geography of Housing Market Areas (NHPAU/CURDS)

2.6 CLG also published a report on the *'Geography of Housing Market Areas'* in 2010[7] which was commissioned by the former National Housing and Planning Advice Unit (NHPAU) and undertaken by the Centre for Urban and Regional Development Studies (CURDS) at Newcastle University. This study explored a range of potential methods for calculating housing market areas for England and applied these methods to the whole country to show the range of housing markets which would be generated. The report also proposed three overlapping tiers of geography for housing markets:

- Tier 1: framework housing market areas defined by long distance commuting flows and the long-term spatial framework with which housing markets operate;
- Tier 2: local housing market areas defined by migration patterns that determine the limits of short-term spatial house price arbitrage;
- Tier 3: sub-markets defined in terms of neighbourhoods or house type price premiums.

2.7 The report recognised that migration patterns and commuting flows were the most relevant information sources for identifying the upper tier housing market areas, with house prices only becoming relevant at a more local level and when establishing housing sub-markets. The report also outlined that no one single approach (nor one single data source) will provide a definitive solution to identifying local housing markets; but by using a range of available data, judgements on appropriate geography can be made.

2.8 Advice recently published in the PAS OAN technical advice note also suggests that the main indicators will be migration and commuting (paragraph 5.4).

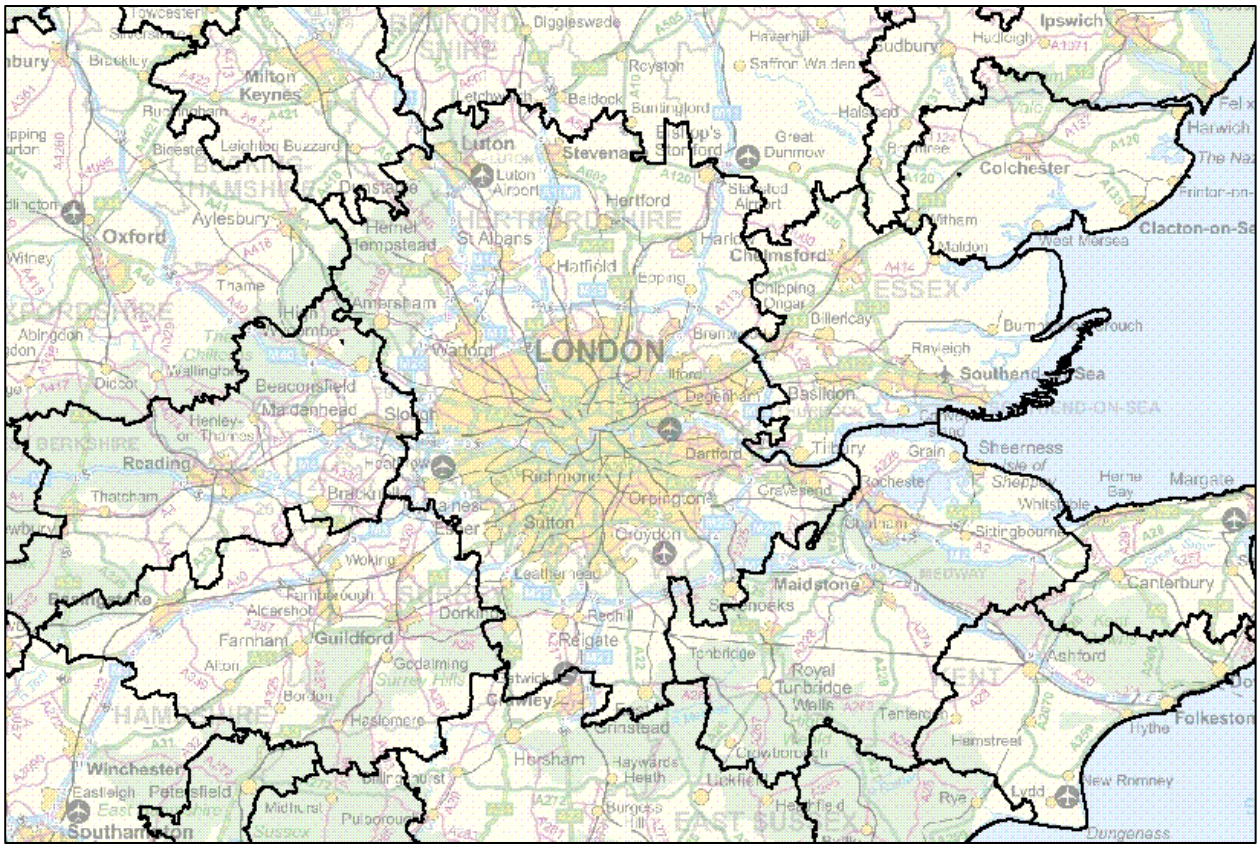
> *"The PPG provides a long list of possible indicators, comprising house prices, migration and search patterns and contextual data including travel-to-work areas, retail and school catchments. In practice, the main indicators used are migration and commuting. With regard to migration, the PPG explains that areas that form an HMA will be reasonably self-contained, so that…*
>
> *A relatively high proportion of household moves (typically 70%) are contained [within the area]. This excludes long-distance moves (e.g. those due to a change of lifestyle or retirement, reflecting the fact that most people move relatively short distances due to connections to families, friends, jobs and schools)."*

2.9 The PAS OAN technical advice note also suggests that analysis reported in the CLG report *"Geography of Housing Market Areas"* (CLG, November 2010) should provide a starting point for drawing HMAs (Figure 1). It is apparent that this study identifies a single housing market across London and beyond. Consequently, this is not useful in defining functional HMAs for the boroughs.

2.10 Nevertheless, it is important to note that whilst the 'starting point' CLG study (2010) was commissioned by the former National Housing and Planning Advice Unit (NHPAU) and undertaken by the Centre for Urban and Regional Development Studies (CURDS) at Newcastle University, the analysis of migration and commuting was based on data from the 2001 Census. Given this context, the PAS OAN technical advice note recognises that "*more recent data should always 'trump' this geography*" (paragraph 5.9).

[7] Geography of Housing Market Areas (CLG, November 2010); paragraph 1.6

Figure 1: NHPAU Study - PAS OAN technical advice note 'Starting Point



Travel to Work Areas

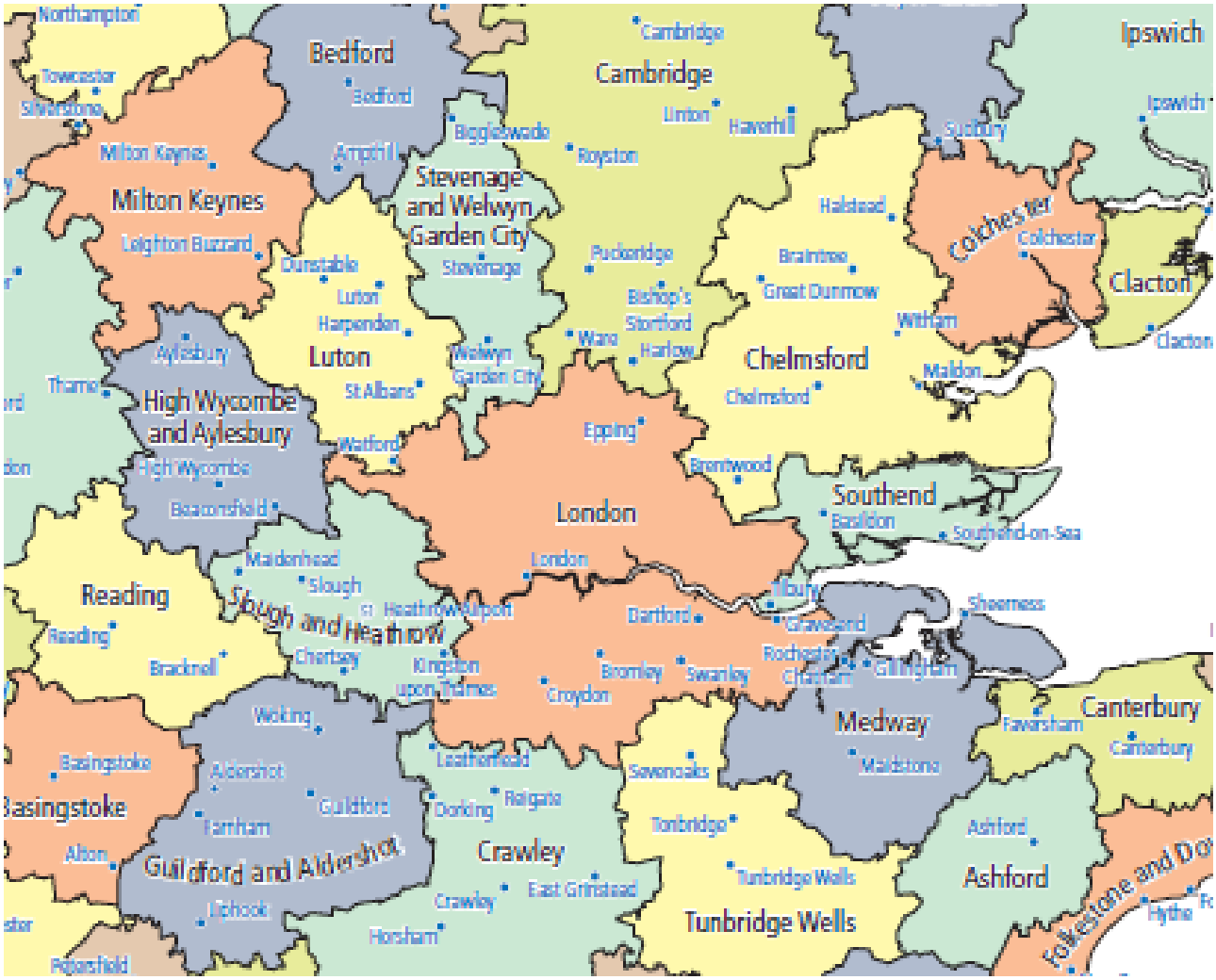
2.11 Housing market areas reflect *"the key functional linkages between places where people live and work"* and therefore it is important to consider travel to work patterns within the identified area alongside the migration patterns:

> *Travel to work areas can provide information about commuting flows and the spatial structure of the labour market, which will influence household price and location. They can also provide information about the areas within which people move without changing other aspects of their lives (e.g. work or service use).*
>
> **Planning Practice Guidance 2014, paragraph 11**

2.12 One of the PPG suggested data sources is the Office for National Statistics travel to work areas (TTWAs). Figure 2 shows the latest ONS TTWAs. These were published in 2015 and they are based on the origin-destination data from the 2011 Census.

2.13 London is represented by a single TTWA. Consequently, TTWAs are not useful in defining functional HMAs for London boroughs.

Figure 2: ONS Travel To Work Areas (Source: ONS 2015 based on 2011 Census data)



Contains Ordnance Survey data © Crown copyright and database right

Housing Markets in London

2.14 Housing Market Areas reflect *"the key functional linkages between places where people live and work"* and therefore it is important to consider travel to work patterns within the identified area alongside the migration patterns. The Guidance (Paragraph 11) states:

> *"Travel to work areas can provide information about commuting flows and the spatial structure of the labour market, which will influence household price and location. They can also provide information about the areas within which people move without changing other aspects of their lives (e.g. work or service use)."*

2.15 The identification of housing markets in London is not a new area of study. As previously noted, the ONS identified London as a single Travel to Work Area and the CURDS analysis identified a single housing market area for London that extended beyond the city's administrative boundary.

2.16 The Greater London Authority has published Strategic Housing Market Assessments in 2008 and 2014 which both treat London as a single housing market area. The 2014 Greater London SHMA at Table 5 notes;

> *"While the London housing market is accepted to cross the regional boundary, practical considerations including data availability and the precise identification of the market area (see chapter 2)* ***favour limiting the study to the Greater London area,*** *in line with previous such studies and with common practice both within London and in neighbouring areas".*

2.17 The identification of a single London wide housing market has been further supported by a recent High Court judgement. Nine London Boroughs sought to challenge the Mayor of London's policy in relation to Affordable Rent in March 2014. The claimants case was summarised in paragraph 9 of the judgement in that:

> *"The Claimants submit that the Defendant has failed to have proper regard to the requirements of the NPPF. Indeed, he has mis-interpreted the NPPF when he claims that rent caps would undermine the deliverability of affordable housing, contrary to the objective of the NPPF.* ***He was also mistaken in treating London as a single housing market.*** *Each Borough had to assess its own needs, and develop its own targets and policies to meet them."*

2.18 In relation to the issue of a single housing market in London the judgement concluded at paragraphs 39-41 that:

> *"Turning to the next issue, I accept the Defendant's submission that he was entitled to conclude, in the exercise of his planning judgment that* ***London represented a single housing market.***
>
> *The term "housing market area" appears in the NPPF, but is not defined. That a "housing market area" within the meaning of the NPPF does not necessarily equate to LPA administrative boundaries is plain from paragraph 159:*
>
> > *"159. Local planning authorities should have a clear understanding of housing needs in their area. They should: prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. [...]"*
>
> *The view that London should be regarded as a single housing market is not new. As the reasons supporting MD1268 noted at paragraph 7.22:*
>
> > *"[...] since at least the establishment of the GLA, London has always been regarded as a single market for strategic planning purposes. Both the London Plan and the Mayor's Housing Strategy are based on this accepted approach."*

2.19 However, paragraph 43 of the judgement states

> *The Draft Replacement London Plan, Report of Panel, March 2011 stated at 3.28:*
>
> > *"As it was not disputed that London is a single Strategic Housing Market Area with complex sub-markets that spread across Borough boundaries and has constrained land supply the use of which has to be optimised, we agree with the Mayor that it is not only appropriate but necessary to include Borough provision targets."*

2.20 The view that London contains many housing market areas within it is further supported by the 2014 Greater London SHMA which notes at paragraph 1.13:

> *"It is important to note that this SHMA, like the 2004 HRS and the 2008 SHMA before it, looks at housing requirements at the regional London level only, and does not provide any estimates of requirements at the local level. London boroughs remain responsible for assessing their own requirements, within the policy context set by the NPPF and the London Plan. Given the fact that housing market areas in London frequently extend across local borough boundaries, many boroughs have chosen to work in partnership to assess housing requirements on a sub-regional basis."*

2.21 Given this context, we can conclude that the North East London authorities form part of the Greater London Housing Market Area (GLHMA); the GLHMA (a "Tier 1" HMA that is defined by commuting and migration patterns) needs to ensure a balance of jobs and workers. The Greater London Authority has prepared a SHMA for the GLHMA to inform the London Plan, and it is this study that must consider the need to balance jobs and housing at the London-wide level.

2.22 In the light of the above, there is a need to consider how housing market area geography might be considered at a level below London, in order to develop a pragmatic solution for practical planning purposes and the local assessment of housing need. In this way, it allows for practical planning by small groups of boroughs, working together, within the framework of an overarching GLHMA.

2.23 This SHMA, therefore, is based on a lower-tier HMA that will help the LPA plan housing at a Borough level. In determining the number of homes needed at Borough level, the SHMA will need to be consistent with the London Plan and the projected population/households consistent with GLA figures. By doing so, this lower-tier HMA will, therefore, contribute to balancing jobs and workers across the Greater London HMA, consistent with the London Plan.

Jobs and Housing

2.24 It is not possible to define an HMA that is smaller than Greater London that is self-contained in terms of commuting – so if jobs and workers are to be in balance, the analysis must be undertaken for the whole of Greater London. Nevertheless, it remains helpful to consider the functional relationships between where people live and work when considering appropriate lower-tier HMAs.

2.25 Figure 3 summarises the underlying travel to work data for the North East London Boroughs including Waltham Forest, and shows that at least 54% of people who work in each borough also live in that borough. Between 1% and 13% of those who work in one of the four boroughs Barking and Dagenham, Havering, Newham and Redbridge, live in another of the four. There is comparatively little travel to work from some of the neighbouring commuter belt local authorities such as Brentwood and Thurrock.

2.26 Figure 4 shows that at least 41% of each borough's residents work in that borough. Between 3% and 9% live in one of the four boroughs Barking and Dagenham, Havering, Newham and Redbridge, and work in another of the four, while between 9% and 15% work in Westminster or the City of London. There is comparatively little travel to work out of London to Essex.

2.27 Both tables demonstrate that travel to work for a significant minority of North East London boroughs residents may be loosely related with place of residency.

Figure 3: Residence Location by Work in North East London Boroughs (Source: Census 2011 - Note: Top five values shown, based on at least one borough having no less than 5%)

	Work in									
	Barking and Dagenham		Havering		Newham		Redbridge		Waltham Forest	
Reside in	Barking and Dagenham	54%	Havering	66%	Newham	60%	Redbridge	63%	Waltham Forest	68%
	Havering	13%	Barking and Dagenham	8%	Redbridge	8%	Barking and Dagenham	7%	Redbridge	7%
	Redbridge	8%	Redbridge	5%	Barking and Dagenham	5%	Havering	7%	Newham	4%
	Newham	5%	Thurrock	4%	Waltham Forest	5%	Waltham Forest	5%	Epping Forest	3%
	Thurrock	5%	Brentwood	3%	Havering	4%	Newham	4%	Enfield	3%

Figure 4: Work Location by Resident in North East London Boroughs (Source: Census 2011 - Note: Top six values shown, based on at least one borough having no less than 5%

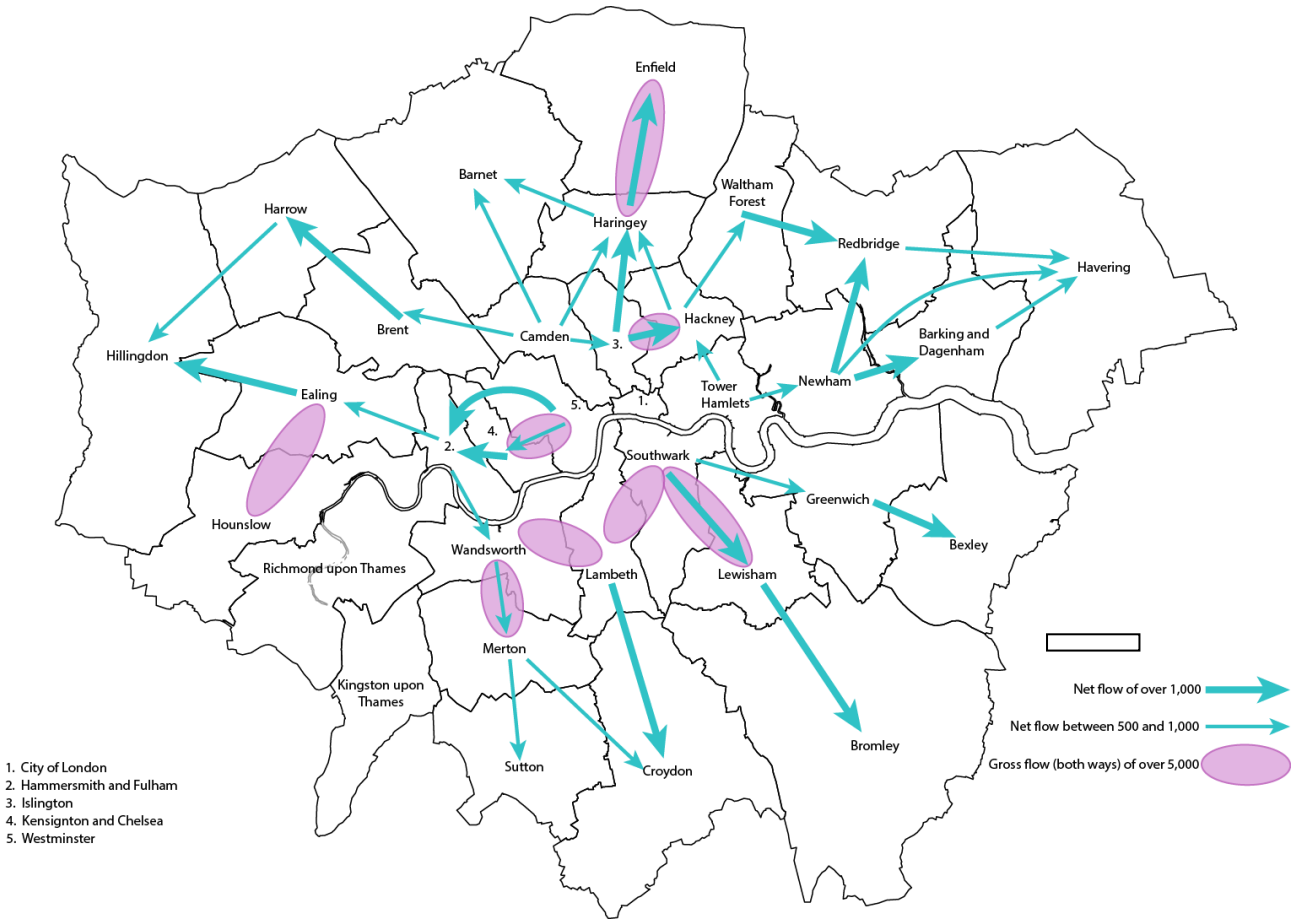
	Reside in									
	Barking and Dagenham		Havering		Newham		Redbridge		Waltham Forest	
Work in	Barking and Dagenham	43%	Havering	50%	Newham	45%	Redbridge	41%	Waltham Forest	43%
	Havering	9%	Westminster City of London	12%	Westminster City of London	15%	Westminster City of London	14%	Westminster City of London	15%
	Westminster City of London	9%	Barking and Dagenham	7%	Tower Hamlets	10%	Tower Hamlets	8%	Camden	5%
	Redbridge	8%	Tower Hamlets	5%	Camden	4%	Newham	7%	Tower Hamlets	5%
	Newham	7%	Redbridge	5%	Redbridge	3%	Waltham Forest	5%	Islington	4%
	Tower Hamlets	6%	Thurrock	3%	Islington	3%	Barking and Dagenham	4%	Hackney	4%

Migration Patterns

2.28 One of the ways to define a Housing Market Area is to consider an area *"where most of those changing house without changing employment choose to stay"*. Unfortunately, no data is available that relates migration with changes in employment circumstances, but given that most working people will live relatively close to their job, it is reasonable to assume that those migrants moving longer distances will tend to also change their place of work.

2.29 Figure 5 shows migration flows within London. This shows a complex pattern of moves from Central London to outer London boroughs, with a clear eastwards movement across Outer North East London. The main flows are net out migration from Waltham Forest to Redbridge, Newham to Redbridge and Newham to Barking and Dagenham. There are comparatively modest flows from Barking and Dagenham, Newham and Redbridge out to Havering and from Tower Hamlets to Newham. This does not imply that there is no other migration as only *net* flows of 500+ are shown by the blue arrows.

Figure 5: Migration between London Boroughs (Source: Census 2011)



2.30 The UK Census of population has recently released data on people who moved in the 12 months before the Census. Figure 6 shows the point of origin of people who moved and now live in one of the Outer North East London boroughs, while Figure 7 shows the location of people who lived in one of the boroughs and who moved in the year before the Census.

Figure 6: Current residents in North East London Boroughs who moved in the 12 months preceding the Census 2011 (Note: Top six values shown, based on at least one borough having no less than 5%)

	Residence at time of Census									
	Barking and Dagenham		Havering		Newham		Redbridge		Waltham Forest	
Residence 1 year before Census	Barking and Dagenham	54%	Havering	61%	Newham	66%	Redbridge	53%	Waltham Forest	61%
	Newham	14%	Barking and Dagenham	10%	Tower Hamlets	7%	Newham	14%	Newham	7%
	Redbridge	11%	Redbridge	8%	Waltham Forest	6%	Waltham Forest	9%	Hackney	6%
	Havering	5%	Newham	5%	Redbridge	4%	Barking and Dagenham	7%	Redbridge	4%
	Tower Hamlets	4%	Thurrock	3%	Barking and Dagenham	3%	Tower Hamlets	4%	Haringey	4%

Figure 7: Locations of households who lived in the North East London Boroughs before the Census 2011 and moved in the 12 months preceding the Census (Note: Top six values shown, based on at least one borough having no less than 5%)

	Residence 1 year before Census									
	Barking and Dagenham		Havering		Newham		Redbridge		Waltham Forest	
Residence at time of Census	Barking and Dagenham	56%	Havering	65%	Newham	60%	Redbridge	56%	Waltham Forest	60%
	Havering	10%	Barking and Dagenham	5%	Redbridge	9%	Barking and Dagenham	8%	Redbridge	9%
	Redbridge	9%	Thurrock	5%	Barking and Dagenham	6%	Newham	6%	Newham	7%
	Newham	6%	Brentwood	5%	Waltham Forest	5%	Havering	6%	Epping Forest	3%
	Thurrock	4%	Basildon	3%	Tower Hamlets	4%	Epping Forest	5%	Haringey	3%
	Waltham Forest	2%	Redbridge	3%	Havering	2%	Waltham Forest	5%	Enfield	2%

2.31 Between 53% and 66% of households who moved and now live in one of the Outer North East London boroughs were previously living in that borough. Meanwhile, between 56% and 65% of households who lived in one of the Outer North East London boroughs and who moved before the Census remained in the same borough. The largest proportion of moves between areas occurred between Barking and Dagenham, Newham and Redbridge rather than further afield, with moves to and from

Havering being comparatively common compared to other areas, but less so than between the other three boroughs.

2.32 There is some migration between the Outer North East London boroughs and Essex which demonstrates an outward flow from London. There is, however, little migration in from the neighbouring Essex local authority areas. For example, 3% of moves into Havering were from Thurrock and 2% from Brentwood, with smaller proportions in from Essex to the other Outer North East London boroughs. There is more outward migration, as might be expected when considering house prices; 5% of moves out of Havering were to Thurrock and 5% to Brentwood, with 4% of moves out from Barking and Dagenham being to Thurrock and 1% to Brentwood. Moves out to the neighbouring Essex authorities from the other Outer North East London boroughs were no more than 1% in any case. The sum of moves out to all Essex authorities is more significant; a total of 22% of moves out from Havering were to 11 Essex authorities, with 12% of moves out from Barking and Dagenham being to 10 Essex authorities, and 9% of moves out from Redbridge to 5 Essex authorities, though only 3% of moves out from Waltham Forest and 2% from Newham were to Essex. Numerically, this amounts to a significant number; in the year leading up to the 2011 Census, there were 8,579 moves out to Essex authorities from any of the five boroughs. Other than Havering, where 6% of moves into the Borough were from all Essex local authorities, in-migration was low, being between 0% and 3% for each borough.

2.33 Planning Practice Guidance on the Assessment of housing and economic development needs (Paragraph 11) states:

> *"Migration flows and housing search patterns reflect preferences and the trade-offs made when choosing housing with different characteristics. Analysis of migration flow patterns can help to identify these relationships and the extent to which people move house within an area. The findings can identify the areas within which a relatively high proportion of household moves (typically 70 per cent) are contained. This excludes long distance moves (e.g. those due to a change of lifestyle or retirement), reflecting the fact that most people move relatively short distances due to connections to families, friends, jobs, and schools'".*

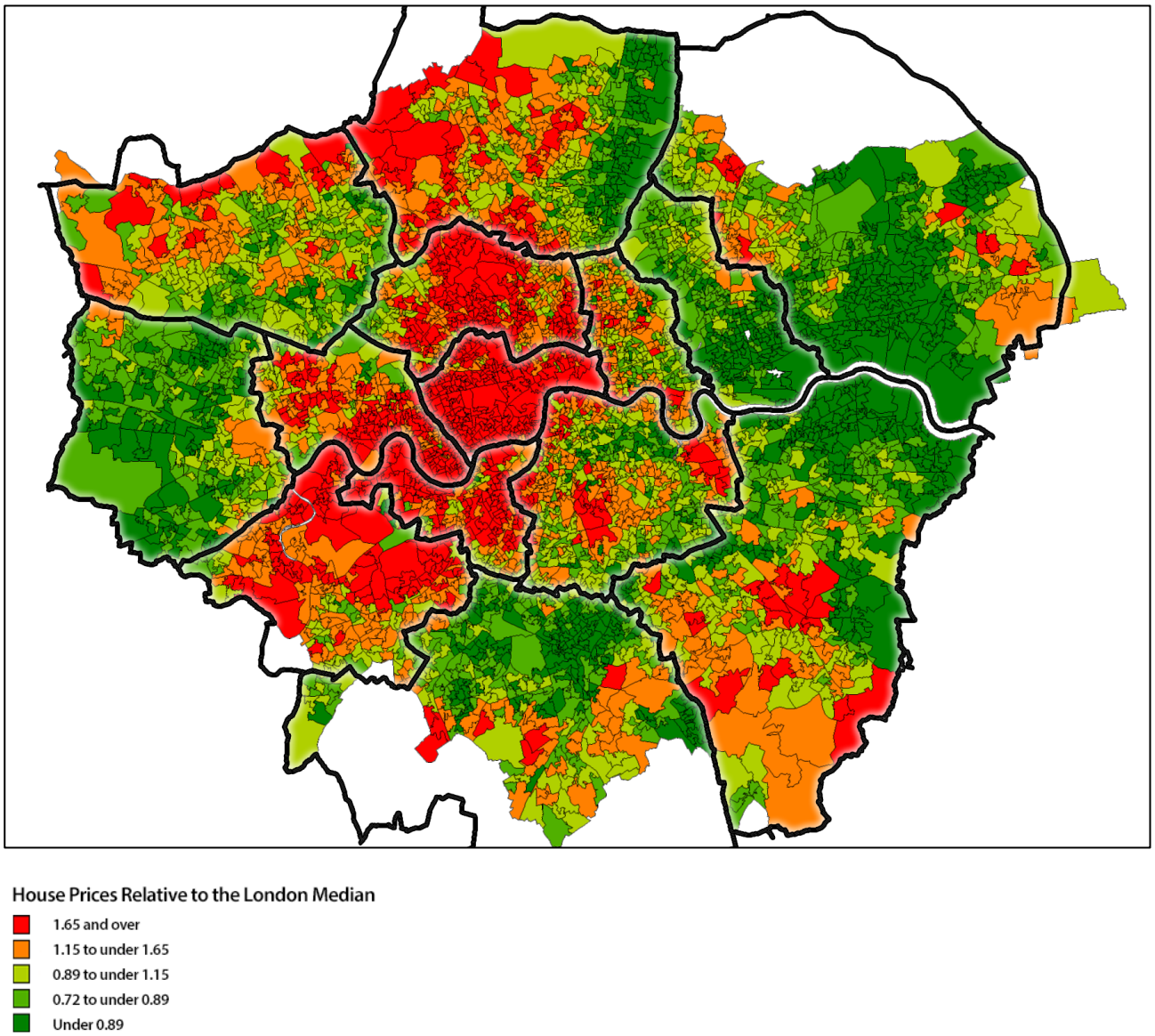
2.34 It is evident from the above analysis that none of the four boroughs can be considered to be housing market area on its own; migrants come and go from beyond Outer North East London. The inter-borough migration between the four boroughs suggests that some combination with neighbouring boroughs will meet the definition of a housing market area; although this is inconclusive as such moves often reflect the London-wide aspects of the housing market rather than a local housing market area.

House Prices and Valuation Office Agency Broad Rental Market Areas

2.35 The Broad Rental Market Area (BRMA) is the geographical area used by the Valuation Office Agency (VOA) to determine the Local Housing Allowance (LHA), the allowance paid to Housing Benefit applicants in the private rented sector. The BRMA area takes into account local house prices and rents, and is based on where a person could reasonably be expected to live taking into account access to facilities and services for the purposes of health, education, recreation, personal banking and shopping. When determining BRMAs the Rent Officer takes account of the distance of travel, by public and private transport, to and from these facilities and services. The boundaries of a BRMA do not have to match the boundaries of a local authority and BRMAs will often fall across more than one local authority area.

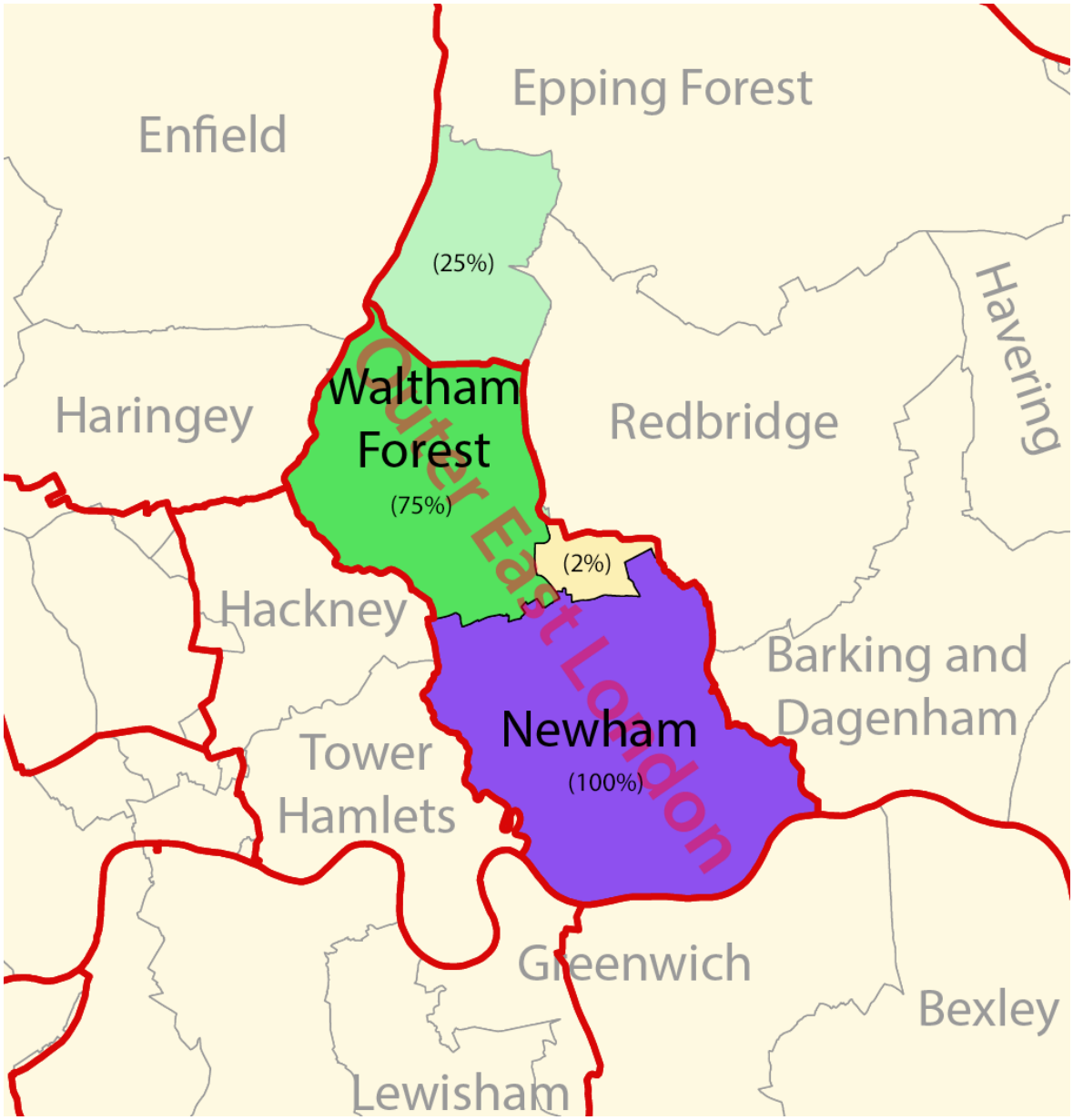
2.36 Figure 8 shows a relatively high degree of alignment between the BRMAs and house prices for London. Clearly there are areas of higher and lower prices around which it would be possible to form a series of housing market areas in London based on this measure, and the BRMA geography provides a useful framework for considering lower-tier housing market areas in London.

Figure 8: House Prices in London by Broad Rental Market Area (Source: Land Registry 2014)



2.37 Figure 9 shows that 100% of Newham's population falls within the Outer East London BRMA. It is also the case that 75% of Waltham Forest's population and a small proportion (2%) of Redbridge's population fall within the same BRMA. Therefore, the Outer East London BRMA shows a high degree of containment for Newham and Waltham Forest.

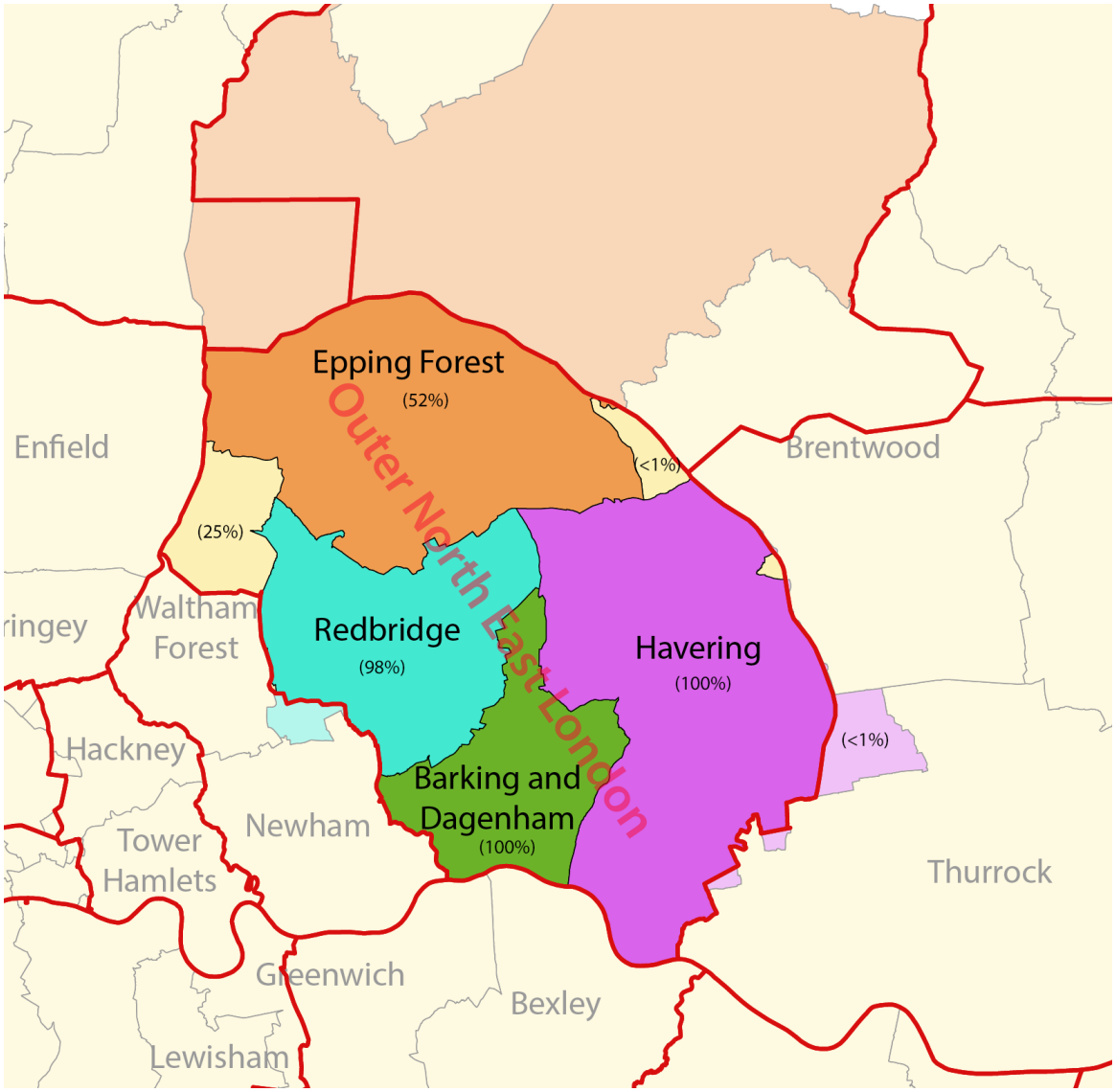
Figure 9: Outer East London Broad Rental Market Area



2.38 Figure 10 shows that 100% of Barking and Dagenham and Havering's populations falls within the Outer North East London BRMA along with 98% of Redbridge's population. It is also the case that 25% of Enfield's population fall within the same BRMA. Therefore, the Outer North East London BRMA shows a high degree of containment for Barking and Dagenham, Havering and Redbridge. If this BRMA is to define the housing market area, then close co-operation between all five local authorities is essential to ensure policies are developed which can deliver against the OAN, particularly to take account of Epping Forest being a district council rather than a London Borough.

2.39 While Epping Forest is also part of the BRMA for 'Outer North East London', it is not part of the Greater London Authority area, and, consequently, is subject to different planning arrangements to London boroughs and, therefore, outside the scope of this study. However, Epping Forest has been part of the wider consultation undertaken in the development of this study. Further, Epping Forest is undertaking their own SHMA as part of a wider HMA covering West Essex and East Hertfordshire.

Figure 10: Outer North East London Broad Rental Market Area



2.40 For planning purposes and the operation of the NPPF it is sensible for housing market areas to be relatively small to allow local authorities to work together as cohesive units. Therefore, ORS considers that the national Government-defined BRMAs based on house prices and rents form a sensible basis for deriving housing market areas in London where migration and travel to work patterns do not identify any distinct sub-markets.

2.41 We would stress that there are many ways of analysing housing sub-markets. The SHMA conclusion that Barking and Dagenham, Havering and Redbridge can considered as part of a single housing market area, with Newham part of a separate housing market area with Waltham Forest is based on a tested methodology which has been accepted in examination, but that does not prevent other options being explored.

Administrative Boundaries and Housing Market Areas

2.42 The NPPF recognises that housing market areas may cross administrative boundaries, and PPG emphasises that housing market areas reflect functional linkages between places where people live and work. The previous 2007 CLG advice note[8] also established that functional housing market areas should not be constrained by administrative boundaries, nevertheless it suggested the need for a "best fit" approximation to local authority areas for developing evidence and policy (paragraph 9):

> *"The extent of sub-regional functional housing market areas identified will vary and many will in practice cut across local authority administrative boundaries. For these reasons, regions and local authorities will want to consider, for the purposes of developing evidence bases and policy, using a pragmatic approach that groups local authority administrative areas together as an approximation for functional sub-regional housing market areas."*

2.43 This "best fit" approximation has also been commended by the PAS OAN technical advice note, which suggests (paragraph 5.21):

> *"It is best if HMAs, as defined for the purpose of needs assessments, do not straddle local authority boundaries. For areas smaller than local authorities data availability is poor and analysis is becomes impossibly complex. There may also be 'cliff edge' effects at the HMA boundary, for example development allowed on one side of a road but not the other."*

2.44 This means there is a need for balance in methodological approach:

- On the one hand, it is important that the process of **analysis and identification of the functional housing market areas should not be constrained by local authority boundaries**. This allows the full extent of each functional housing market to be properly understood and ensures that all of the constituent local planning authorities can work together under the duty to cooperate, as set out in Guidance (PPG, paragraph 10).
- On the other hand, and as suggested by the recent PAS OAN technical advice note (and the previous CLG advice note), it is also necessary to identify a "best fit" for each functional housing market area that is based on local planning authority boundaries. This "best fit" area provides an appropriate basis for analysing evidence and drafting policy, and would normally represent the group of authorities that would take responsibility for undertaking a Strategic Housing Market Assessment (SHMA).

2.45 In summary, therefore, the approach to defining housing market areas needs to balance robust analysis with pragmatic administrative requirements. Therefore, whilst we have established the most up-to-date functional housing markets for Outer North East London, it is now necessary to consider the most appropriate working arrangements for establishing the evidence base that the NPPF requires.

[8] Identifying sub-regional housing market areas (CLG, March 2007)

Conclusions

2.46 On the basis of the evidence, we would conclude that:

- Greater London can be considered as a single large housing market area which contains many smaller overlapping housing market areas within it.
- Migration and travel to work flows do not identify any distinct housing market areas in London.
- House price represents a means of identifying separate housing market areas in London. The VOA has worked with house price and rent nationally to identify BRMAs which determined LHA levels.
- BRMAs represent the most practical and pragmatic approach to identifying housing market areas in London. The 13 BRMAs in London will allow small groups of London boroughs to plan together.
- 100% of Newham's population fall in the Outer East London BRMA.
- 100% of Barking and Dagenham, 100% of Havering and 98% of Redbridge's populations fall in the Outer North East London BRMA.
- When assessing objectively assessed needs at housing market area level we recommend that Barking and Dagenham, Havering and Redbridge be considered as one area, with Newham as part of a separate area (along with Waltham Forest).
- Given the overlapping nature of housing market areas, this does not preclude Barking and Dagenham, Havering, Redbridge and Newham from also considering their needs as part of the wider Outer North East London area. The Census migration data supports this conclusion.
- Given this context, it is appropriate for the SHMA analysis to focus upon two core areas (i.e. Barking and Dagenham, Havering and Redbridge, and Newham). Nevertheless, it will be important that the four boroughs consider the needs of other authorities in surrounding areas, their relationship and that these issues are explored under Duty to Co-operate arrangements.
- The HMA analysis should not be seen as prescriptive on other authorities who may wish to identify their housing market areas by other means.

3. Demographic Projections

The starting point for Objectively Assessed Need

Chapter Summary

3.1 The first step in the Objective Assessment of Need is a demographic process to derive housing need from a consideration of population and household projections, after which market signals are considered. The key points and conclusions of the demographic process are:

- PPG places emphasis on the role of **CLG Household Projections** as the appropriate starting point in determining objectively assessed need. The ONS Sub National **Population projections** are also considered.
- For the 25-year period 2012-37, the CLG 2012-based projections show an annual increase of 3,900 households in Outer East London and 4,927 households in Outer North East London.
- Whilst PPG identifies CLG household projections as the starting point for establishing housing need, it also recognises the need to consider sensitivity testing this data and take account of local evidence.
- CLG and GLA household projections are considered. GLA long-term trend migration scenario is used as the basis for the SHMA central estimates. Long-term 10-year migration scenarios are more likely to capture both highs and lows and are not as dependent as 5-year scenarios on trends that may be unlikely to be repeated.
- GLA long-term trends based on 12-year migration flows identifies a total increase of 7,428 households per annum (7,587 dwellings) over the 22-year period 2011-33 and this provides the most appropriate demographic projection on which to base the Objectively Assessed Need (OAN) for housing for the 22-year Plan period 2011-33.

Process for Establishing Objectively Assessed Need

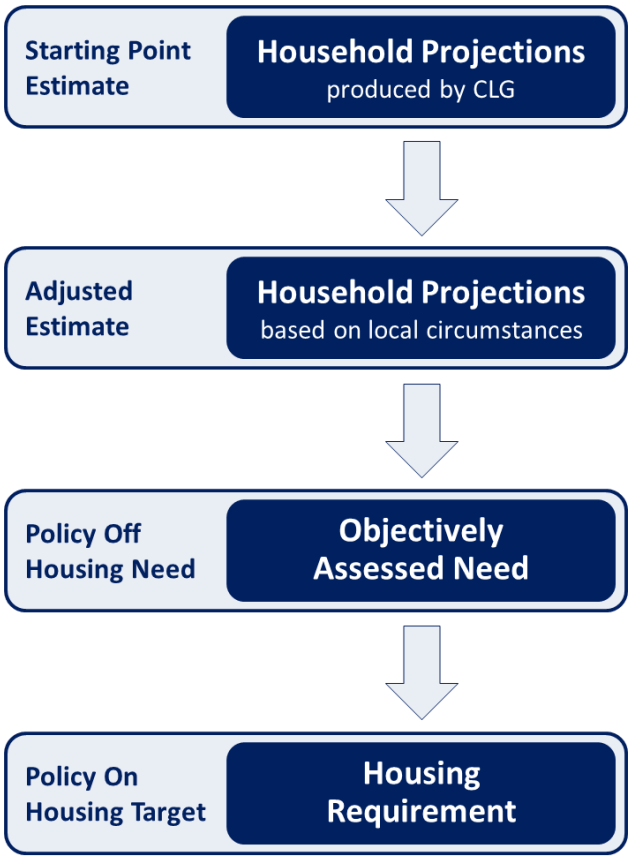
3.2 The Objective Assessment of Need identifies the quantity of housing needed (both market and affordable) in the Housing Market Area over future plan periods. This evidence assists with the production of the Local Plan (which sets out the spatial policy for a local area).

3.3 Figure 11 sets out the process for establishing the housing number for the Housing Market Area. It starts with a demographic process to derive housing need from a consideration of population and household projections. This chapter therefore considers the most appropriate demographic projection on which to base future housing need.

3.4 To establish the Objectively Assessed Need (OAN), external market and macro-economic constraints are applied to the demographic projections ('Market Signals') in order to ensure that an appropriate balance is achieved between the demand for and supply of dwellings. Nevertheless, it is important to recognise that the OAN does not take account of any possible constraints to future housing supply. Such factors should subsequently be considered by the local planning authorities as part of the plan-

making process in order to establish the appropriate Housing Requirement and planned housing number.

Figure 11: Process for establishing the housing number for the HMA (Source: ORS based on NPPF and PPG)



Official Household Projections

3.5 Planning Practice Guidance published in March 2014 places emphasis on the role of **CLG Household Projections** as the appropriate starting point in determining objectively assessed need. PPG was updated in February 2015 following the publication of the 2012-based Household Projections.

> *Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.*
>
> *The household projections are produced by applying projected household representative rates to the population projections published by the Office for National Statistics.*
>
> **Planning Practice Guidance 2014, paragraph 15**

> *The 2012-2037 Household Projections were published on 27 February 2015, and are the most up-to-date estimate of future household growth.*
>
> **Planning Practice Guidance 2015, paragraph 16**

3.6 Given this context, Figure 12 sets out the 2012-based **household** projections together with previous household projections that CLG has produced for the area. The projections have varied over time,

with the most recent set of projections showing the highest projected rates of growth. Each set of household projections will be influenced by a wide range of underlying data and trend-based assumptions, and it is important to consider the range of projected growth and not simply defer to the most recent data.

Figure 12: CLG Household Projections for North East London: annual average growth (Source: CLG Household Projections Note: Figures may not sum due to rounding**)**

	2012-based		2011-based interim		2008-based	
	10 years 2012-22	25 years 2012-37	10 years 2011-21	25 years Not published	10 years 2008-18	25 years 2008-33
Newham	2,654	2,244	1,408	-	164	379
Waltham Forest	1,667	1,656	1,196	-	446	580
OUTER EAST LONDON	**4,320**	**3,900**	**2,603**	**-**	**610**	**959**
Barking & Dagenham	1,511	1,507	1,471	-	468	568
Havering	1,162	1,306	1,163	-	949	1,007
Redbridge	2,191	2,114	2,179	-	1,329	1,256
OUTER NORTH EAST LONDON	**4,863**	**4,927**	**4,813**	**-**	**2,746**	**2,831**

3.7 The CLG 2012-based household projections show an increase of 4,927 households each year over the 25-year period 2012-37, and a marginally lower rate (4,863 p.a.) in the initial 10-year period. These figures project forward over the normal 25-year period and supersede both the 2008-based household projections (which projected a household growth of 2,831 per year from 2008-33) and the interim 2011-based household projections (which projected growth of 2,746 per year from 2011-21). The differences are largely due to changes in the ONS population projections (Figure 13) on which the CLG household projections are based; although there have also been changes to household representative rates (considered later in this chapter).

Official Population Projections

3.8 Figure 13 and Figure 14 show the outputs from the latest (2012-based) ONS Sub National **Population** Projections together with the previous projections that have informed the various CLG household projections (though note that CLG did not produce household projections based on the 2010-based SNPP). It is evident that the 2012-based projections follow a similar trajectory to the 2010-based and 2011 based projections, albeit from a higher starting point in Outer East London, but a notably higher rate of increase than projected by the 2008-based projection.

Figure 13: ONS Mid-Year Estimates and Sub-National Population Projections for Outer East London (Source: ONS. Note: There were methodological changes to the migration assumptions between the 2008-based and subsequent SNPP. Household projections were not produced for the 2010-based SNPP)

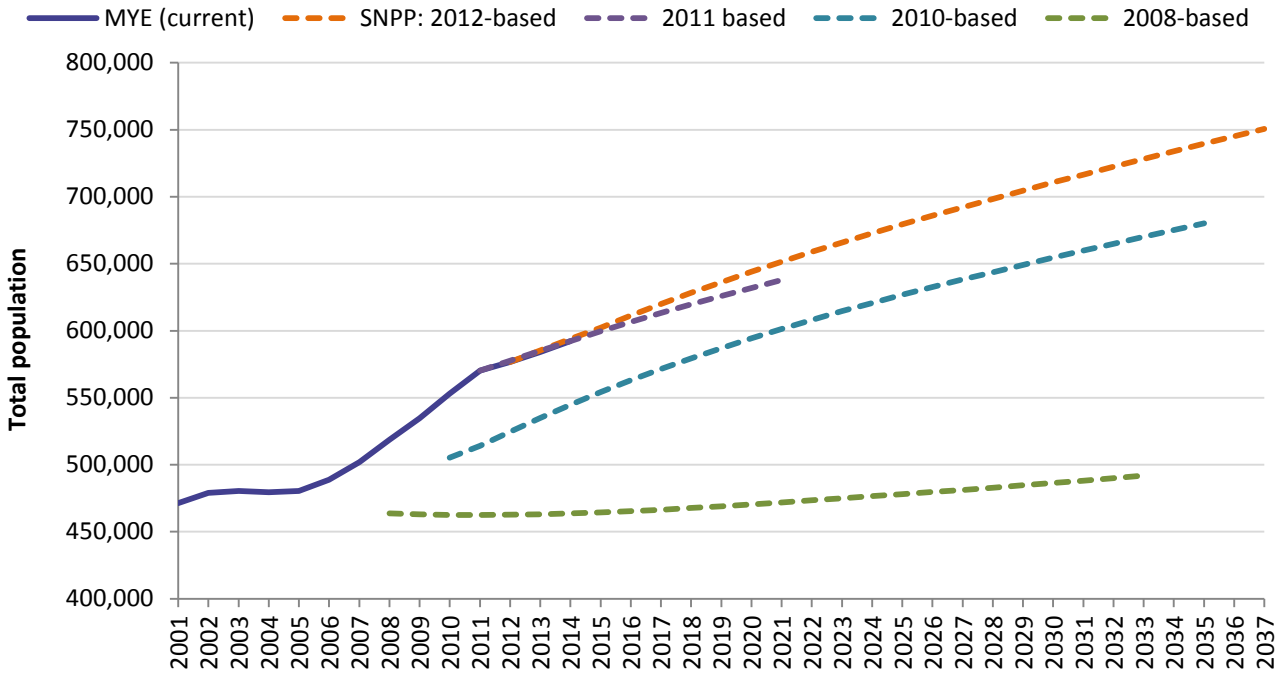
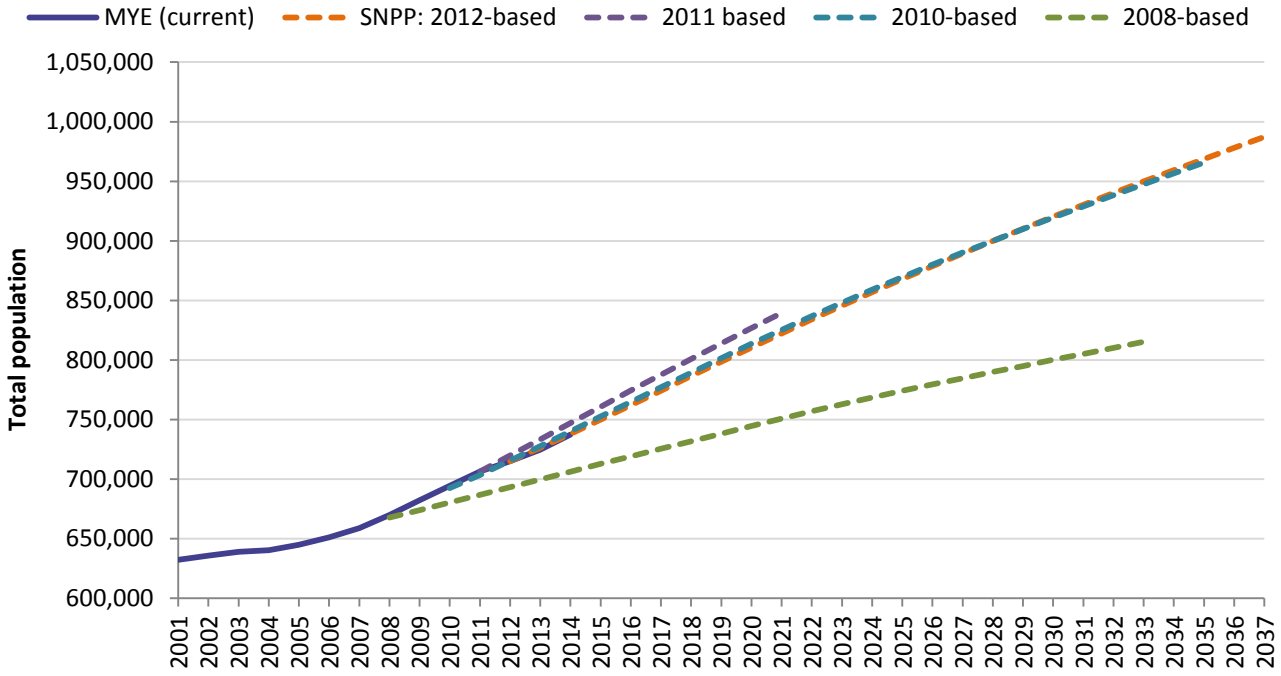


Figure 14: ONS Mid-Year Estimates and Sub-National Population Projections for Outer North East London (Source: ONS. Note: There were methodological changes to the migration assumptions between the 2008-based and subsequent SNPP. Household projections were not produced for the 2010-based SNPP)



3.9 Differences in the projected increase in population between the different projections are largely associated with the **assumed migration rates**, which are based on recent trends using 5-year averages – so short-term changes in migration patterns can significantly affect the projected population growth. There were also methodological changes to the migration assumptions between the 2008-based and

2010-based figures. However, it is clear that the 2008-based household projections were based on a much slower population growth than is currently projected.

Population and Household Projections based on Local Circumstances

3.10 Whilst PPG identifies CLG household projections as the starting point for establishing housing need, it also recognises the need to consider sensitivity testing this data and take account of local evidence.

> *Plan makers may consider sensitivity testing, specific to their local circumstances, based on alternative assumptions in relation to the underlying demographic projections and household formation rates … Any local changes would need to be clearly explained and justified on the basis of established sources of robust evidence.*
>
> **Planning Practice Guidance 2014, paragraph 17**

3.11 Given that the demographic projections are trend-based, one of the most critical factors is the period over which those trends are based. The PAS OAN technical advice note considers this issue in relation to the ONS population projections (paragraphs 6.12-5.13):

> *''To predict migration between local authorities within the UK that model uses a base period of five years (for international migration the period is six years and the figures are controlled to national totals). This can throw doubt on the projections, because for many areas migration varies widely over time. Over a number of years one would expect such fluctuations to cancel out, so that long-term trends become apparent. But a five-year base period does not seem enough for this, bearing in mind that the ONS projections look ahead 25 years and Local Plans 15 years or longer. This is a main reason why for many areas successive rounds of population projections show very different results.*
>
> *The base period used in the latest official projections, 2007-12, is especially problematic. The period covers all of the last recession, in which migration was severely suppressed as many households were unable to move due to falling incomes and tight credit. Therefore the official projections may underestimate future migration - so that they show too little population growth for the more prosperous parts of the country, which have been recipients of net migration in the past. If so, by the same token the projections will also overestimate population growth for areas with a history of net out-migration.''*

3.12 This issue was also considered by an article by Ludi Simpson (Professor of Population Studies at the University of Manchester) and Neil MacDonald (previously Chief Executive of the National Housing and Planning Advice Unit) published in Town and Country Planning (April 2015)[9].

> *"The argument for using a five-year period rather than a longer one is that the shorter the period, the more quickly changes in trends are picked up. The counter-argument is that a shorter period is more susceptible to cyclical trends, an argument that has particular force when the five-year period in question – 2007-12 – neatly brackets the deepest and longest economic downturn for more than a generation. … A large number of local authority areas are affected by this issue. For 60% of authorities the net flow of migrants within the UK in 2007-12 was different by more than 50% from the period 2002-07. While this is comparing a*

[9] "Making sense of the new English household projections", Town and Country Planning (April 2015)

boom period with a recession, it serves to indicate the impact of the choice of reference period for trend projections."

3.13 On balance, we consider that:

» 5-year trend migration scenarios are less reliable: they have the potential to roll-forward short-term trends that are unduly high or low and therefore are unlikely to provide a robust basis for long-term planning.

» 10-year trend migration scenarios are more likely to capture both highs and lows and are not as dependent on trends that may be unlikely to be repeated. **Therefore, we favour using 10-year migration trends as the basis for our analysis.**

3.14 This SHMA has, therefore, produced additional projections based on long-term migration trends as part of the analysis. Whilst no one scenario will provide a definitive assessment of the future population; considering demographic projections where migration is based on long-term trends provides a more appropriate basis on which to consider future housing need.

3.15 We have adopted this approach systematically across all SHMAs that we have undertaken since the publication of the NPPF, and the approach was supported by the Inspector examining the Core Strategy for Bath and North East Somerset. His report[10] concluded (paragraphs 42-43):

"Given the uncertainties inherent in some of the data, particularly for flows of migrants internationally, a 10 year period is a reasonable approach … The inter-censal period provides a readily understandable and robust check on the reasonableness of the average of about 550 per year for migration and other change used in the ORS model. Thus I consider that the ORS mid-trend population projection is a reasonable demographic projection."

Population Trends

3.16 Figure 15 to Figure 19 shows the current and historic mid-year **population** estimates and Census estimates for each of the authorities since 1981. The data shows that the local authorities' populations were relatively stable throughout the 1980s and 1990s. However, since 2001 all of the authorities have seen a sharp growth in their populations with the growth in both Newham and Waltham Forest not being identified until the release of the 2011 Census.

[10] Report on the Examination into Bath and North East Somerset Council's Core Strategy (June 2014)

Figure 15: Newham official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded)

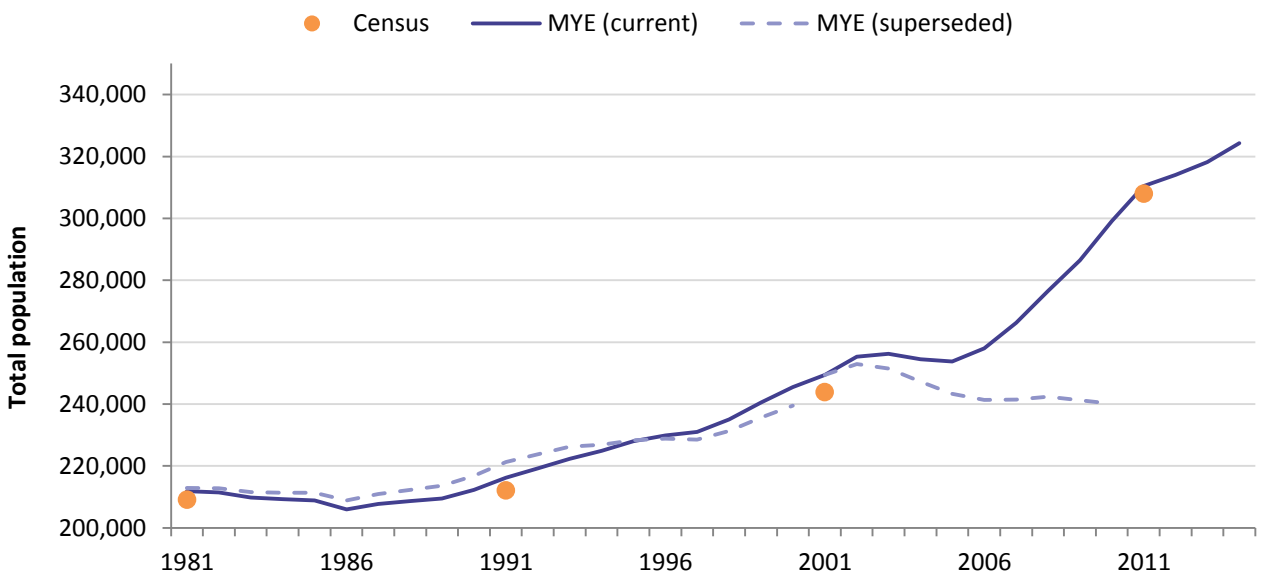


Figure 16: Waltham Forest official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded)

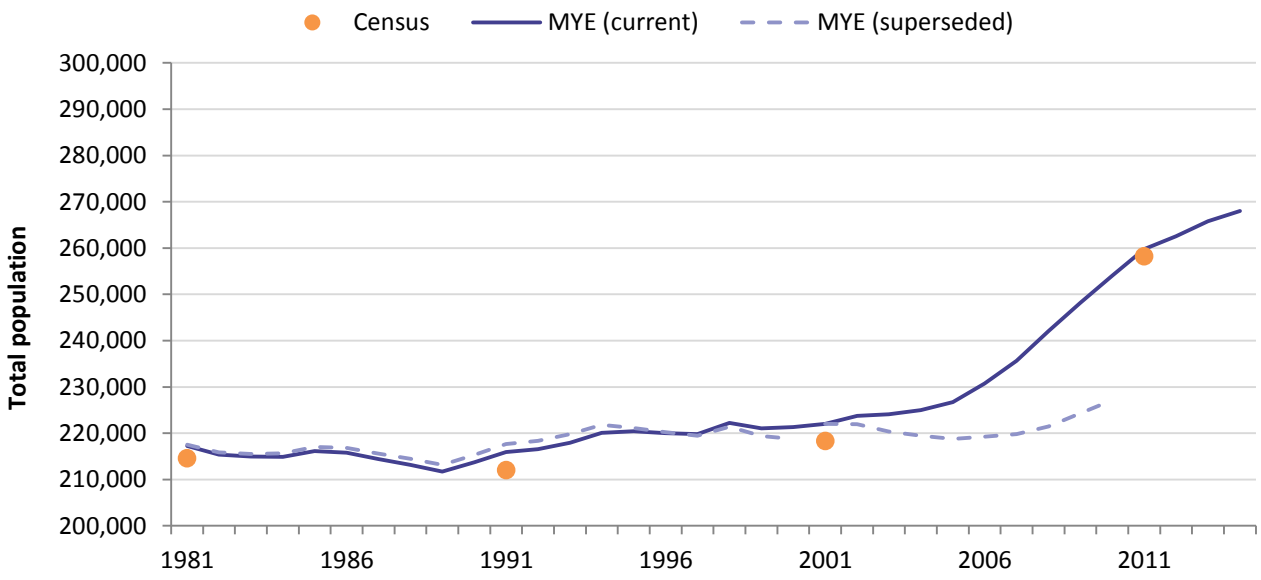


Figure 17: Barking & Dagenham official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded)

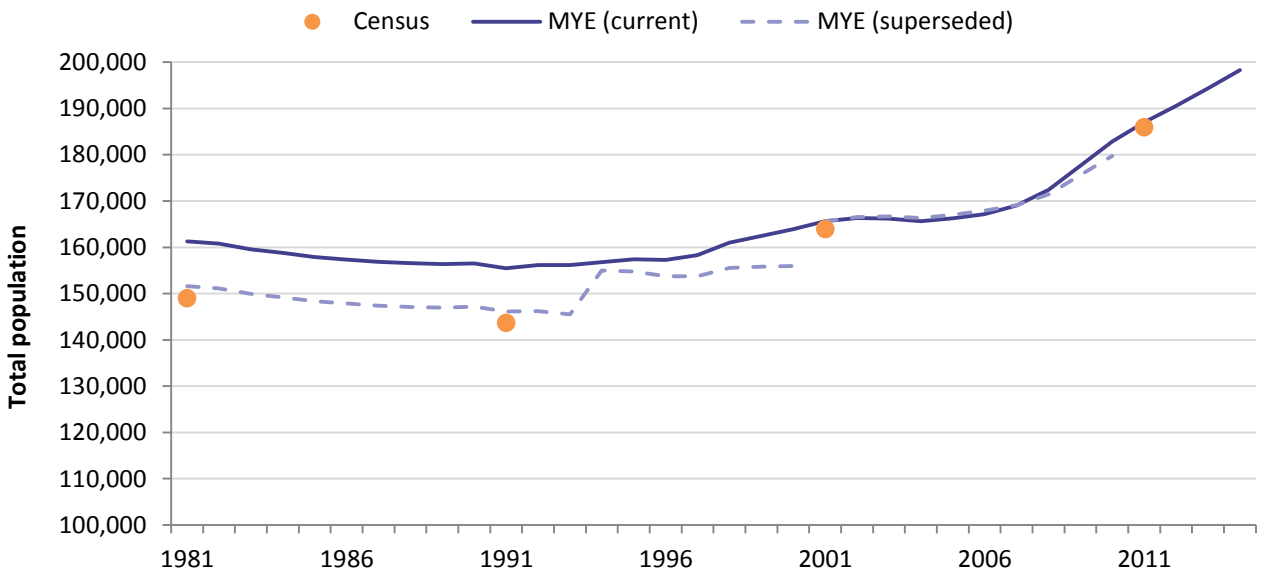


Figure 18: Havering official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded)

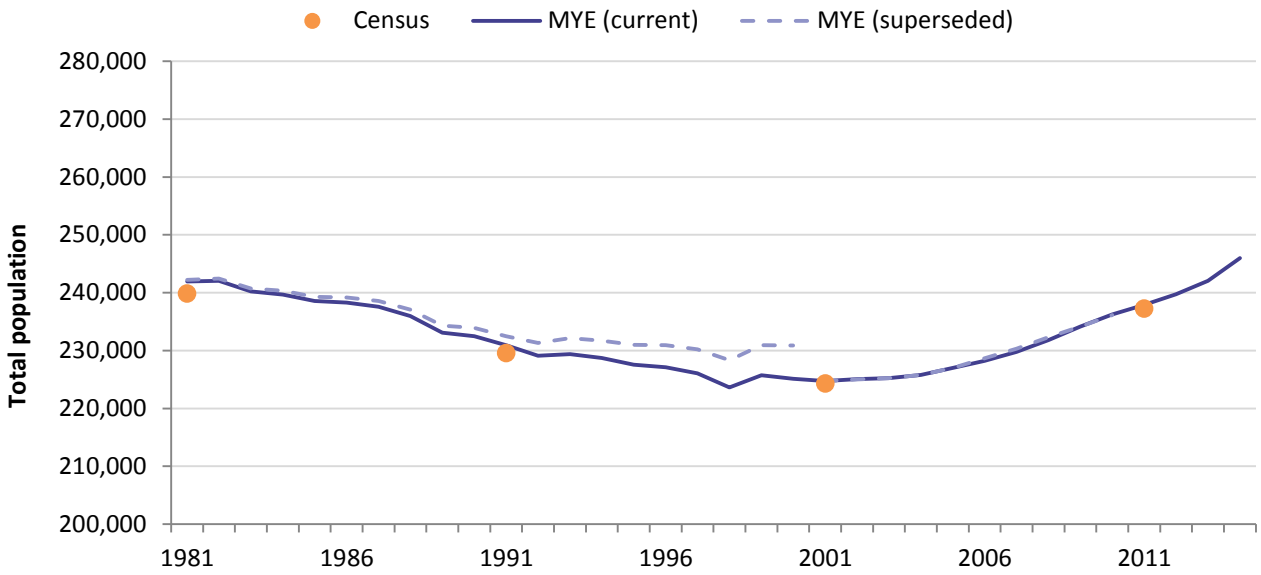
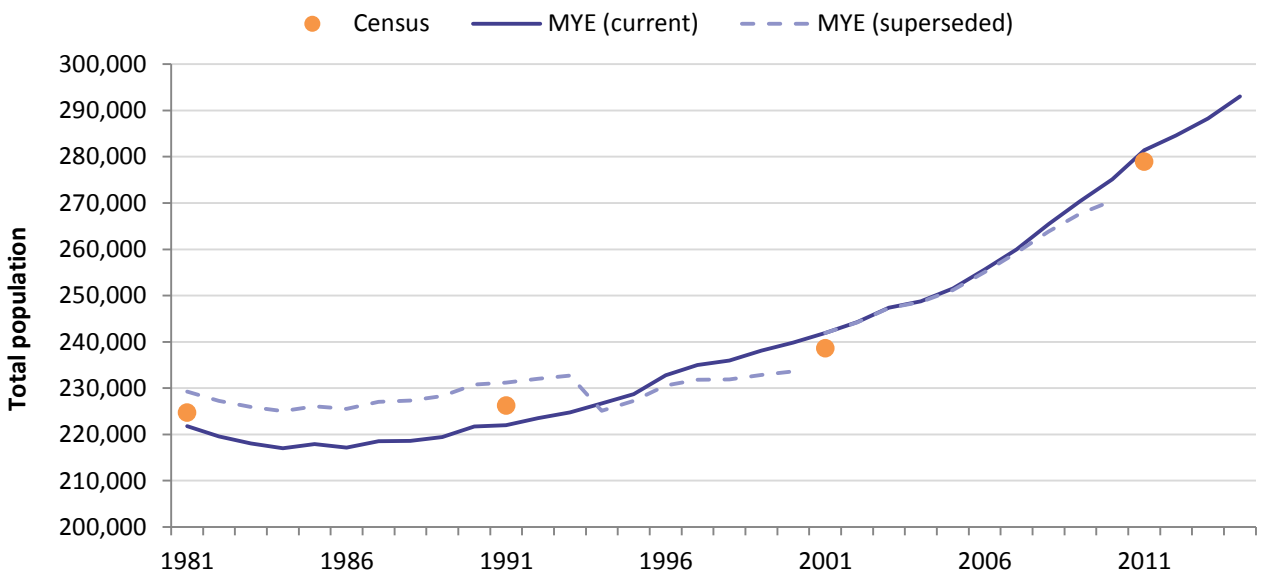


Figure 19: Redbridge official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded)



Population Projections

3.17 Having considered past population growth and its components, both the ONS and the GLA have produced population projections for each of the boroughs. Figure 20 shows all of the official estimates and projections for population in one chart for Outer East London and Figure 21 shows the equivalent figures for Outer North East London. It is clear that the GLA 2014 round short-term round data closely mirrors the 2012 based SNPP which is unsurprising given that the data underwriting them are from similar periods.

3.18 However, the GLA 2014 round long-term trends show a lower rate of growth with an assumption of slightly lower in-migration to London and higher out-migration from London.

Figure 20: Official population estimates and projections for Outer East London the period 2001-2035 (Source: ONS and GLA

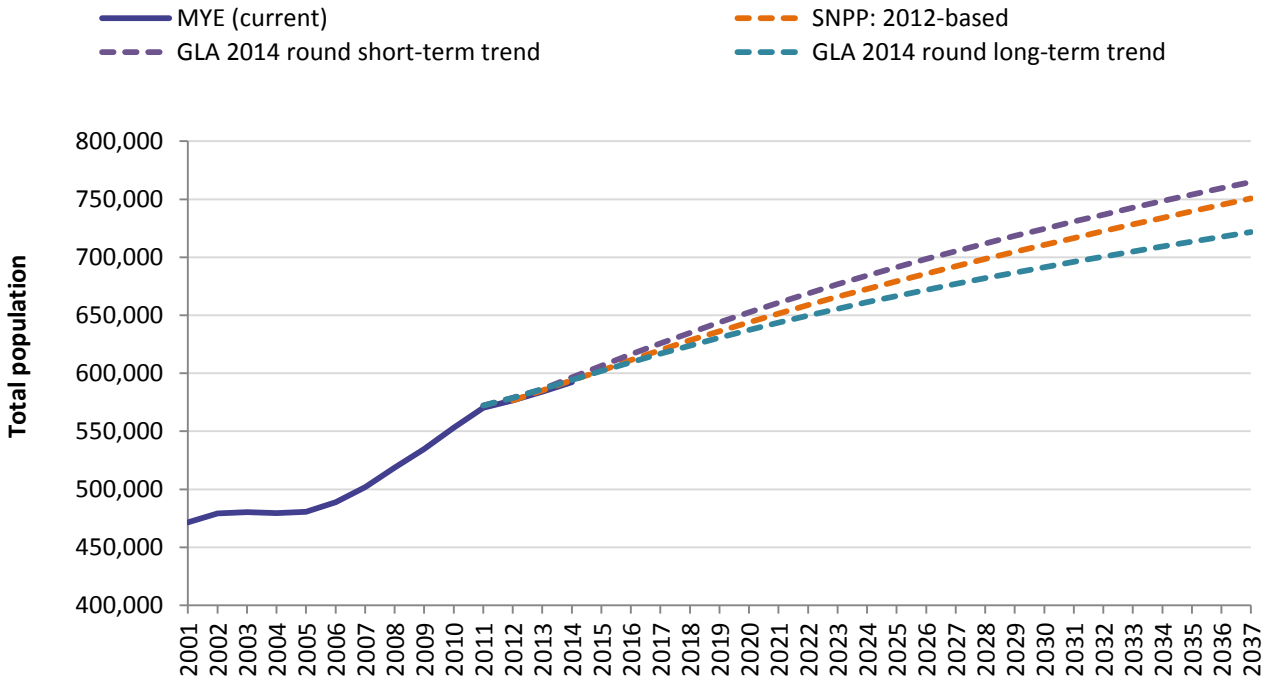
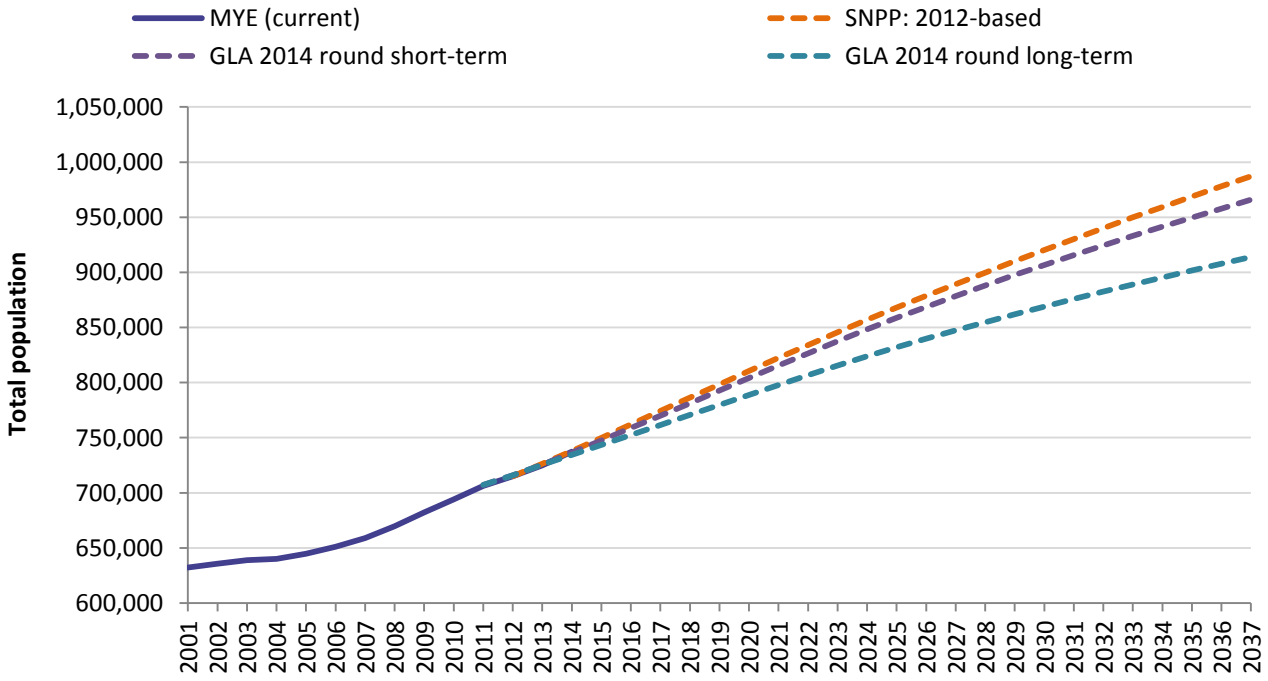


Figure 21: Official population estimates and projections for Outer North East London for the period 2001-2037 (Source: ONS and GLA



Establishing the Future Need and Demand for Housing

3.19 Modelling future need and demand for housing requires a consideration of the future housing market from a high-level, strategic perspective; in this way an understanding of how key drivers and long-term trends impact on the structure of households and population over the full planning period can be delivered. Further, it needs to be produced in a way that is consistent, strategic and robust.

3.20 The National Planning Policy Framework contains a presumption in favour of sustainable development, and states that Local Plans should meet objectively assessed needs for market and affordable housing based on household and population projections that take account of migration and demographic change:

> *At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*
>
> *Local planning authorities should positively seek opportunities to meet the development needs of their area.*
>
> *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
>
> **National Planning Policy Framework (NPPF), paragraph 14**

> *To boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.*
>
> **National Planning Policy Framework (NPPF), paragraph 47**

> *Local planning authorities … should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.*
>
> *The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which meets household and population projections, taking account of migration and demographic change.*
>
> **National Planning Policy Framework (NPPF), paragraph 159**

Official Household Projections

3.21 Planning Practice Guidance published in March 2014 places emphasis on the role of CLG Household Projections as the appropriate starting point in determining objectively assessed need. However, the Guidance does allow for the use of sensitivity testing of CLG Household projections to 'test' whether these are appropriate, allowing for alternative assumptions to be used.

3.22 In the case of London we consider it appropriate to acknowledge the role of the GLA's own household projections. As discussed above, the projections undertaken by the GLA are more specific to London than those undertaken by CLG. Therefore, they form a more credible basis for planning in London than CLG's projections.

> *Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.*
>
> *The household projections are produced by applying projected household representative rates to the population projections published by the Office for National Statistics.*
>
> **Planning Practice Guidance 2014, section 3**

> *Plan makers may consider sensitivity testing, specific to their local circumstances, based on alternative assumptions in relation to the underlying demographic projections and household formation rates. Account should also be taken of the most recent demographic evidence including the latest Office of National Statistics population estimates*
>
> *Any local changes would need to be clearly explained and justified on the basis of established sources of robust evidence.*
>
> **Planning Practice Guidance 2014, section 3**

3.23 Given this context, Figure 22 sets out the range of household projections that CLG and GLA has produced for the boroughs for both 10 and 25 year periods. The GLA short term trend migration model uses data from 2008-2013 to project future migration, while the long-term migration scenario uses migration from 2001-2013 as the basis for its projection.[11]

Figure 22: CLG and GLA Household Projections for North East London: annual average growth (Source: CLG Household Projections Note: Figures may not sum due to rounding**)**

	CLG 2012-based		GLA 2014 Round Short-term trends		GLA 2014 Round Long-term trends	
	10 years 2012-22	25 years 2012-37	10 years 2011-21	25 years 2011-36	10 years 2011-21	25 years 2011-36
Newham	2,654	2,244	2,829	2,441	2,229	1,856
Waltham Forest	1,667	1,656	1,771	1,,710	1,760	1,617
OUTER EAST LONDON	**4,320**	**3,900**	**4600**	**4,151**	**3,989**	**3,473**
Barking & Dagenham	1,511	1,507	1,488	1,516	1,063	1,067
Havering	1,162	1,306	1,010	1,181	865	1,000
Redbridge	2,191	2,114	1,771	1,710	1,851	1,783
OUTER NORTH EAST LONDON	**4,863**	**4,927**	**4,269**	**4,407**	**3,779**	**3,850**

3.24 It is clear that the GLA projections using long-term trends for migration are typically lower than both the CLG 2012 based and GLA short-term trend migration models. The GLA projections indicate that the last 5 years for London have seen high levels of net migration and that a return to longer-term trends would see this figure being reduced.

[11] The 2014 round GLA household projections were updated in December 2015 after the analysis for this report was completed.

3.25 Across England as a whole we have taken the view that on balance, we consider that:

» 5-year trend migration scenarios are unlikely to be robust: they have the potential to roll-forward short-term trends that are unduly high or low and therefore are unlikely to provide a robust basis for long-term planning.

» 10-12-year trend migration scenarios are more likely to capture both highs and lows and are not as dependent on trends that may be unlikely to be repeated. **Therefore, we favour using 10-12 migration trends as the basis for our analysis.**

3.26 ORS are undertaking SHMAs for a range of local authorities across England, with many in commuter areas around London. In all cases we are utilising long-term trends in our modelling, so and assumption of long-term migration trends to and from London are balance by the same assumptions being applied to areas outside of London.

3.27 This SHMA therefore, uses the GLA long-term trend migration scenario as the basis for its central estimates. However, it is important to recognise that no one scenario will provide a definitive assessment of the future population and therefore we have sensitivity tested the figures using the short-term trend analysis form the GLA.

Household Projections and Dwellings

3.28 Using the GLA household projections, we can establish the projected number of additional households. The projected increase in households across the area is summarised in Figure 23.

3.29 Figure 23 also provides an estimate of dwelling numbers, which takes account of vacancies and second homes based on the proportion of dwellings without a usually resident household identified by the 2011 Census. This identified a rate of 2.1% for Barking and Dagenham, 2.1% for Havering, 2.0% for Newham, 2.4% for Redbridge and 1.9% for Waltham Forest.

Figure 23: Projected households and dwellings over the 22-year period 2011-33 (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in 2011 Census Note: Figures may not sum due to rounding)

	GLA 2014 Round Short-term trends		GLA 2014 Round Long-term trends	
	Households 22 years 2011-33	Dwellings 22 years 2011-33	Households 22 years 2011-33	Dwellings 22 years 2011-33
Newham	2,518	2,569	1,921	1,960
Waltham Forest	1,731	1,765	1,649	1,681
OUTER EAST LONDON	**4,249**	**4,334**	**3,570**	**3,641**
Barking & Dagenham	1,525	1,558	1,075	1,098
Havering	1,153	1,178	975	996
Redbridge	1,989	2,038	1,808	1,852
OUTER NORTH EAST LONDON	**4,667**	**4,773**	**3,858**	**3,946**

3.30 While ORS consider that the GLA population and household projections utilised more local information than those produced by the ONS and CLG, we note two key points around their use in Outer North East London.

3.31 The first issue relates to the treatment of Unattributable Population Change (UPC) in the GLA's population projections. UPC is an accountancy adjustment to reflect the difference between MYE and

Census population estimates. In Newham and Waltham Forest, the 2011 Census indicated a very much larger population than had been identified by the MYE and the ONS label this discrepancy as UPC.

3.32 In their population projections, the GLA allocate the UPC to international migration. Therefore, the GLA effectively state that the population of Newham and Waltham Forest has grown faster than was previously believed and that all of this was due to international migration. This extra migration is then assumed to continue in to the future giving a higher projected population growth. Therefore, additional persons per annum have been added to the migrant numbers for Newham and Waltham Forest for each year in the projections.

3.33 As a general rule, ORS would agree with this approach. However, the UPC for Newham and Waltham Forest is so high that the figures should be treated with caution because some of the change may be due to other factors such as an under-estimate of the 2001 population. If the 2001 population was an under-estimate then the population growth between 2001 and 2011 wouldn't have been so high.

3.34 A second point to highlight is that the GLA household projections use the household representative rates from CLG 2012 based projections. While household sizes have risen in all authorities except for Havering since 1991, the CLG household representative rates see household sizes falling rapidly in the future. While some of this change can be attributed to an ageing population it does represent a striking reversal of recent trends and should be treated with caution.

Conclusions

3.35 PPG identifies that the *"starting point estimate of overall housing need"* is the CLG 2012-based household projections shown in Figure 22. For the 25-year period 2012-37, these projections show an annual increase of 8,827 households across the 5 local authorities; 3,900 in Outer East London and 4,927 in Outer North East London.

3.36 The data above shows that the principal projection (GLA long-term trends based on 12-year migration flows) identifies a lower increase of 7,428 households per annum (7,587 dwellings) over the 22-year period 2011-33, The long-term migration trends provide the most robust and reliable basis for projecting the future population, and therefore **the projected household growth of 7,428 households each year (7,587 dwellings) provides the most appropriate demographic projection on which to base the Objectively Assessed Need (OAN) for housing for the 22-year Plan period 2011-33**.

4. Affordable Housing Need

Identifying households who cannot afford market housing

Chapter Summary

4.1 This chapter considers the need for affordable housing, taking into account homeless households, concealed households, overcrowded households and other households living in unsuitable housing that cannot afford their own home. Newly forming households are then considered. It also provides initial estimates of the size mix of affordable housing required, affordable rents, shared and low cost home ownership and households with specific needs. The key points and conclusions of the affordable housing assessment are:

- Census data shows totals of 8,325 concealed families in Outer East London, and 6,560 in Outer North East London in 2011. The **increase in concealed families under 55** between 2001 and 2011 Censuses was 3,859 in Outer East London and 2,745 in Outer North East London.
- Applying the bedroom standard of overcrowding to Census data and English Housing Survey (EHS) trends yields estimates that, **4,115 owner occupied, 6,372 private rented and 7,768 social rented households were overcrowded** in Outer East London in 2011 and that **4,191 owner occupied, 3,859 private rented and 4,828 social rented households were overcrowded** in Outer North East London.
- DWP HB data alongside Census data shows considerable percentages of existing households in some categories based on age, household type and borough of residence are unable to afford their housing costs.
- The Model identifies that in Outer East London 37% of all newly forming households are unable to afford their housing costs, while the figure in Outer North East London is 34%.
- Bringing the information together for Outer East London gives a net estimate (after taking into factors such as account vacancies in affordable housing stock) of a need for additional affordable housing for 36,646 households over the period 2011-33. This is equivalent to an average of 1,666 households or 1,700 dwellings when allowing for vacant homes per year. This equates to 44% of all provision.
- Bringing the information together for Outer North East London gives a net estimate (after taking into factors such as account vacancies in affordable housing stock) of a need for additional affordable housing for 37,850 households over the period 2011-33. This is equivalent to an average of 1,720 households or 1,750 dwellings when allowing for vacant homes per year or 43.1% of all provision.

Defining Households in Housing Need

4.2 Demographic projections provide the basis for identifying the Objectively Assessed Need for all types of housing, including both market housing and affordable housing.

4.3 PPG notes that affordable housing need is based on households *"who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market"* (paragraph 22) and identifies a number of different types of household which may be included:

> ***What types of households are considered in housing need?***
>
> *The types of households to be considered in housing need are:*
>
> » *Homeless households or insecure tenure (e.g. housing that is too expensive compared to disposable income)*
>
> » *Households where there is a mismatch between the housing needed and the actual dwelling (e.g. overcrowded households)*
>
> » *Households containing people with social or physical impairment or other specific needs living in unsuitable dwellings (e.g. accessed via steps) which cannot be made suitable in-situ*
>
> » *Households that lack basic facilities (e.g. a bathroom or kitchen) and those subject to major disrepair or that are unfit for habitation*
>
> » *Households containing people with particular social needs (e.g. escaping harassment) which cannot be resolved except through a move*
>
> **Planning Practice Guidance: Assessment of housing and economic development needs (March 2014) Paragraph 023**

4.4 PPG also suggests a number of data sources for assessing past trends and recording current estimates for establishing the need for affordable housing (paragraph 24):

- Local authorities will hold data on the number of homeless households, those in temporary accommodation and extent of overcrowding.
- The Census also provides data on concealed households and overcrowding which can be compared with trends contained in the English Housing Survey.
- Housing registers and local authority and registered social landlord transfer lists will also provide relevant information.

4.5 The following section considers each of these sources in turn, alongside other relevant statistics and information that is available.

Past Trends and Current Estimates of the Need for Affordable Housing

Local Authority Data: Homeless Households and Temporary Accommodation

4.6 In both Outer East London and Outer North East London, there was a downward trend in the number of households accepted as being homeless and in priority need from 2005-2011 (Figure 24). However, the figures have started to rise again since 2011, with the most recent quarter in 2015 showing 426 cases in Outer East London and 328 cases in Outer North East London.

4.7 In Outer East London there has also been a downward trend in households living in temporary accommodation. In Outer East London there were 4,097 such households in 2002, including 873 in bed and breakfast accommodation and a further 131 in hostels; this had reduced to 3,811 in 2011, a net reduction of 286 households. The opposite pattern emerges for Outer North East London with a

sharp growth in those living in private sector leased properties being part of a net 1,186 growth in the number of households living in temporary accommodation.

Figure 24: Households accepted as homeless and in priority need and households in temporary accommodation 2001-15 (Source: CLG P1E returns. Note: Gaps in the chart represent missing data) –

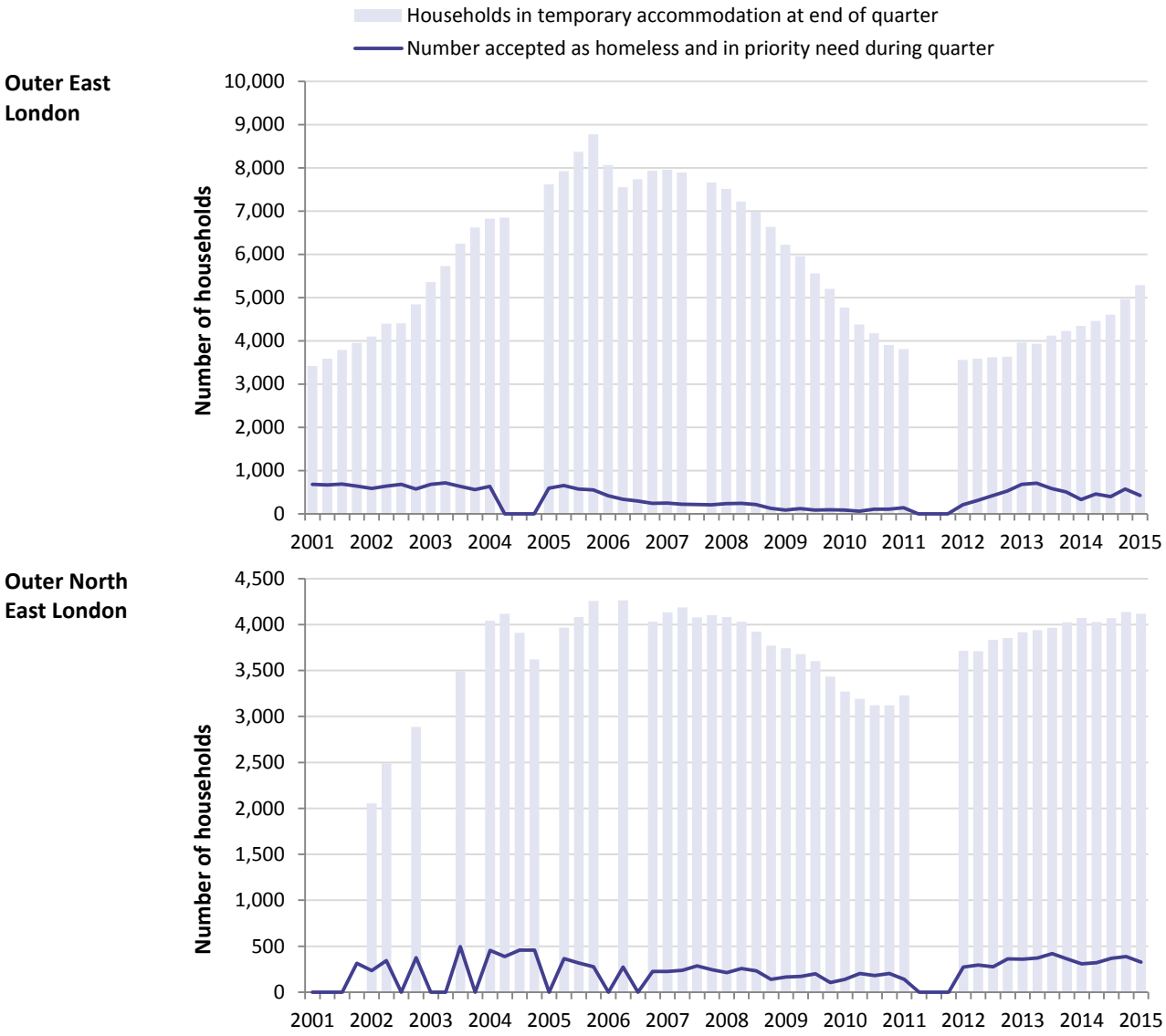


Figure 25: Households in temporary accommodation (Source: CLG P1E returns for March 2001, March 2002 and March 2011
Note: Figures may not sum due to rounding**)**

		Outer East London			Outer North East London			England
		2001	2002	2011	2001	2002	2011	2011
Households in temporary accommodation	Bed and breakfast	776	873	43	*	286	118	-
	Hostels	230	131	37	*	69	92	-
	Local Authority or RSL stock	918	1,100	176	*	882	8	-
	Private sector leased (by LA or RSL)	1,465	1,576	1,639	*	245	2,637	-
	Other (including private landlord)	27	417	1,916	*	572	375	-
	TOTAL	3,416	4,097	3,811	*	2,054	3,230	-
	Rate per 1,000 households	18.7	22.1	20.8	*	8.2	12.2	*2.2*
Households accepted as homeless but without temporary accommodation provided		604	755	18	*	0	0	-

4.8 It is evident that statutory homelessness has not become significantly worse across the study area over the period since 2002, but this does not necessarily mean that fewer households risk becoming homeless. Housing advice services provided by the councils limit the number of homeless presentations, through helping people threatened with homelessness find housing before they become homeless and many councils have a strong record of homelessness prevention in the years preceding the Localism Act. Housing allocation policies can also avoid the need for temporary housing if permanent housing is available sooner; however many households facing homelessness are now offered private rented housing.

4.9 Changes to the Law in 2011 means homeless households can now be offered accommodation in the Private Rented Sector and this cannot be refused, provided it is a reasonable offer. Prior to this change, Local Authorities could offer private sector housing to homeless households (where they have accepted a housing duty under Part 7 of the Housing Act 1996) but the applicant was entitled to refuse it. The Localism Act 2010 means refusal is no longer possible providing the offer is suitable. While the change aims to reduce the pressures on the social housing stock, an indirect result is that there are further demands on the private rented sector as Councils seek to house homeless households.

Census Data: Concealed Households and Overcrowding

4.10 The Census provides detailed information about households and housing in the local area. This includes information about **concealed families** (i.e. couples or lone parents) and **sharing households**. These households lack the sole use of basic facilities (e.g. a bathroom or kitchen) and have to share these with their "host" household (in the case of concealed families) or with other households (for those sharing).

Concealed Families

4.11 Concealed families are defined as; "family units or single adults living within other households, who may be regarded as potential separate households which may wish to form given appropriate opportunity"[12]. The number of **concealed families** living with households in Outer East London increased from 3,523 to 8,325 over the 10-year period 2001-11 Figure 26, an increase of 4,802 families (60%). Meanwhile the number of concealed households in Outer North East London rose by 3,780 over the same time period.

[12] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6338/1776873.pdf

Figure 26: Concealed families in Outer East London and Outer North East London HMAs by age of family representative (Source: Census 2001 and 2011 Note: Figures may not sum due to rounding**)**

	Outer East London			Outer North East London		
	2001	2011	Net change 2001-11	2001	2011	Net change 2001-11
Aged under 25	375	1,128	+753	278	864	+586
Aged 25 to 34	1,141	3,407	+2,266	874	2,375	+1,501
Aged 35 to 44	552	841	+289	466	668	+203
Aged 45 to 54	303	855	+552	212	667	+456
Sub-total aged under 55	**2,371**	**6,231**	**+3,859**	**1,830**	**4,575**	**+2,745**
Aged 55 to 64	435	829	+395	343	634	+291
Aged 65 to 74	574	809	+235	471	839	+368
Aged 75 or over	143	456	+313	136	512	+376
Sub-total aged 55 or over	**1,152**	**2,094**	**+943**	**950**	**1,985**	**+1,035**
All Concealed Families	**3,523**	**8,325**	**+4,802**	**2,780**	**6,560**	**+3,780**

4.12 Although many concealed families do not want separate housing (in particular where they have chosen to live together as extended families), others are forced to live together due to affordability difficulties or other constraints – and these concealed families will not be counted as part of the CLG household projections. Concealed families with older family representatives will often be living with another family in order to receive help or support due to poor health. Concealed families with younger family representatives are more likely to demonstrate un-met need for housing. When we consider the growth of 3,859 families over the period 2001-11 in Outer East London and 2,745 in Outer North East London, with substantial growth amongst those aged under 35 in particular (in line with national trends).

Sharing Households

4.13 The number of sharing households in Outer East London increased from 1,178 to 1,213 over the 10-year period 2001-11 (Figure 27), an increase of 35 households. Outer North East London saw a rise on 32 households sharing.

Figure 27: Shared Dwellings and Sharing Households in Outer East London and Outer North East London HMAs (Source: Census 2001 and 2011 Note: Figures may not sum due to rounding**)**

	Outer East London			Outer North East London		
	2001	2011	Net change 2001-11	2001	2011	Net change 2001-11
Number of shared dwellings	445	385	-60	193	204	+11
Number of household spaces in shared dwellings	1,254	1,260	+6	650	664	+14
All Sharing Households	**1,178**	**1,213**	**+35**	**597**	**629**	**+32**
Household spaces in shared dwellings with no usual residents	76	47	-29	53	35	-18

4.14 Figure 28 shows that the number of multi-adult households living in Outer East London increased from 14,924 to 25,349 households over the same period, an increase of 10,425. The equivalent figure in Outer North East London was 4,618 more households. These people also have to share basic facilities, but are considered to be a single household as they also share a living room, sitting room or dining

area. This includes Houses in Multiple Occupation (HMOs) with shared facilities, as well as single people living together as a group and individuals with lodgers.

Figure 28: Multi-adult Households in Outer East London and Outer North East London HMAs (Source: Census 2001 and 2011 Note: Figures may not sum due to rounding**)**

	Outer East London			Outer North East London		
	2001	2011	Net change 2001-11	2001	2011	Net change 2001-11
Owned	6,850	7,382	+532	6,674	8,160	+1,486
Private rented	5,988	15,917	+9,929	2,489	5,356	+2,867
Social rented	2,086	2,050	-36	1,252	1,517	+265
All Households	**14,924**	**25,349**	**+10,425**	**10,415**	**15,033**	**+4,618**

4.15 The growth in multi-adult households was focussed particularly in the private rented sector, with an increase in single persons choosing to live with friends together with others living in HMOs. This growth accounts for 9,928 households in Outer East London and 2,867 households in Outer North East London and this represents over four-fifths (85%) of the total increase in multi-adult households living in the area.

4.16 Nevertheless, shared facilities is a characteristic of HMOs and many people living in this type of housing will only be able to afford shared accommodation (either with or without housing benefit support). Extending the Local Housing Allowance (LHA) Shared Accommodation Rate (SAR) allowance to cover all single persons up to 35 years of age has meant that many more young people will only be able to afford shared housing, and this has further increased demand for housing such as HMOs.

4.17 There is therefore likely to be a continued (and possibly growing) role for HMOs, with more of the existing housing stock possibly being converted. Given this context, it would not be appropriate to consider households to need affordable housing only on the basis of them currently sharing facilities (although there may be other reasons why they would be considered as an affordable housing need).

Overcrowding

4.18 The Census also provides detailed information about occupancy which provides a measure of whether a household's accommodation is **overcrowded or under occupied**:

> *"There are two measures of occupancy rating, one based on the number of rooms in a household's accommodation, and one based on the number of bedrooms. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement."*

4.19 When considering the number of rooms required, the ONS use the following approach to calculate the room requirement:

- A one person household is assumed to require three rooms (two common rooms and a bedroom); and

» Where there are two or more residents it is assumed that they require a minimum of two common rooms plus one bedroom for:

– each couple (as determined by the relationship question)
– each lone parent
– any other person aged 16 or over
– each pair aged 10 to 15 of the same sex
– each pair formed from any other person aged 10 to 15 with a child aged under 10 of the same sex
– each pair of children aged under 10 remaining
– each remaining person (either aged 10 to 15 or under 10).

4.20 For Outer East London, overcrowding increased from 38,558 to 57,866 households (an increase of 19.328) over the 10-year period 2001-11 (Figure 29). This represents a growth of 37%, which is higher than the national increase for England (23%). The equivalent growth in overcrowding for Outer North East London is 49%.

4.21 When considered by tenure across both HMAs, overcrowding has increased relatively marginally in the owner occupied sector. However, there has been a sharper growth in the social rented sector, but with the sharpest rises in overcrowding being seen in the private rented sector.

Figure 29: Proportion of overcrowded households 2011 and change 2001-11 by tenure (Note: Overcrowded households are considered to have an occupancy rating of -1 or less. Source: UK Census of Population 2001 and 2011 Note: Figures may not sum due to rounding**)**

	Occupancy rating (rooms)						Occupancy rating (bedrooms) 2011	
	2001		2011		Net change 2001-11			
	N	%	N	%	N	%	N	%
Newham								
Owned	7,277	18.2%	7,106	19.9%	-171	+10%	5,895	16.5%
Private rented	6,508	35.6%	17,981	50.2%	+11,473	+41%	12,832	35.8%
Social rented	10,365	30.9%	10,344	34.4%	-21	+11%	6,854	22.8%
All Households	**24,150**	**26.3%**	**35,431**	**34.9%**	**+11,281**	**+33%**	**25,581**	**25.2%**
Waltham Forest								
Owned	4,269	8.1%	4,652	9.4%	+383	+17%	3,701	7.5%
Private rented	4,327	28.0%	10,750	41.2%	+6,423	+47%	6,940	26.6%
Social rented	5,812	27.2%	7,053	33.0%	+1,241	+21%	4,262	19.9%
All Households	**14,408**	**16.0%**	**22,455**	**23.2%**	**+8,047**	**+44%**	**14,903**	**15.4%**
OUTER EAST LONDON								
Owned	11,546	12.4%	11,758	13.8%	+212	+11%	9,596	11.3%
Private rented	10,835	32.1%	28,731	46.4%	+17,896	+45%	19,772	31.9%
Social rented	16,177	29.5%	17,397	33.8%	+1,220	+15%	11,116	21.6%
All Households	**38,558**	**21.2%**	**57,886**	**29.2%**	**+19,328**	**+37%**	**40,484**	**20.4%**
Barking & Dagenham								
Owned	2,889	7.7%	4,111	12.4%	+1,222	+61%	3,107	9.3%
Private rented	1,082	23.0%	4,565	35.1%	+3,483	+53%	2,905	22.4%
Social rented	4,347	17.4%	5,359	22.8%	+1,012	+31%	3,383	14.4%
All Households	**8,318**	**12.4%**	**14,035**	**20.1%**	**+5,717**	**+63%**	**9,395**	**13.5%**

Havering								
Owned	2,298	3.2%	2,590	3.6%	+292	+13%	1,749	2.4%
Private rented	787	12.9%	1,952	17.6%	+1,165	+36%	849	7.6%
Social rented	2,056	15.8%	2,624	19.0%	+568	+20%	1,303	9.4%
All Households	**5,141**	**5.6%**	**7,166**	**7.4%**	**+2,025**	**+32%**	**3,901**	**4.0%**
Redbridge								
Owned	4,819	6.9%	4,831	7.6%	+12	+9%	3,864	6.0%
Private rented	3,411	25.4%	8,261	34.7%	+4,850	+37%	5,054	21.2%
Social rented	2,353	25.1%	3,612	32.0%	+1,259	+27%	1,806	16.0%
All Households	**10,583**	**11.5%**	**16,704**	**16.9%**	**+6,121**	**+47%**	**10,724**	**10.8%**
OUTER NORTH EAST LONDON								
Owned	10,006	5.6%	11,532	6.8%	+1,526	+22%	8,720	5.1%
Private rented	5,280	21.8%	14,778	30.8%	+9,498	+42%	8,808	18.4%
Social rented	8,756	18.5%	11,595	23.9%	+2,839	+29%	6,492	13.4%
All Households	**24,042**	**9.6%**	**37,905**	**14.3%**	**+13,863**	**+49%**	**24,020**	**9.0%**
All Households								
ENGLAND	**-**	**7.1%**	**-**	**8.7%**	**-**	**+23%**	**-**	**4.6%**
Lambeth, Lewisham & Southwark	-	21.6%	-	25.9%	-	+20%	-	13.6%
Barnet, Enfield & Haringey	-	15.7%	-	21.1%	-	+34%	-	12.1%
Hackney & Tower Hamlets	-	28.4%	-	33.5%	-	+18%	-	15.8%
Bexley, Bromley & Greenwich	-	8.6%	-	11.6%	-	+34%	-	6.3%
Croydon, Merton & Sutton	-	11.0%	-	14.8%	-	+35%	-	8.4%
Ealing, Hillingdon & Hounslow	-	15.7%	-	20.6%	-	+31%	-	12.2%

English Housing Survey Data

Overcrowding

4.22 The English Housing Survey (EHS) does not provide information about individual local authorities, but it does provide a useful context about these indicators in terms of national trends between Census years.

4.23 The measure of overcrowding used by the EHS provides a consistent measure over time **however the definition differs from both occupancy ratings provided by the Census**. The EHS approach[13] is based on a *"bedroom standard"* which assumes that adolescents aged 10-20 of the same sex will share a bedroom, and only those aged 21 or over are assumed to require a separate bedroom (whereas the approach used by the ONS for the Census assumes a separate room for those aged 16 or over):

> *"The 'bedroom standard' is used as an indicator of occupation density. A standard number of bedrooms is calculated for each household in accordance with its age/sex/marital status composition and the relationship of the members to one another. A separate bedroom is allowed for each married or cohabiting couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex, and each pair of children under 10. Any unpaired*

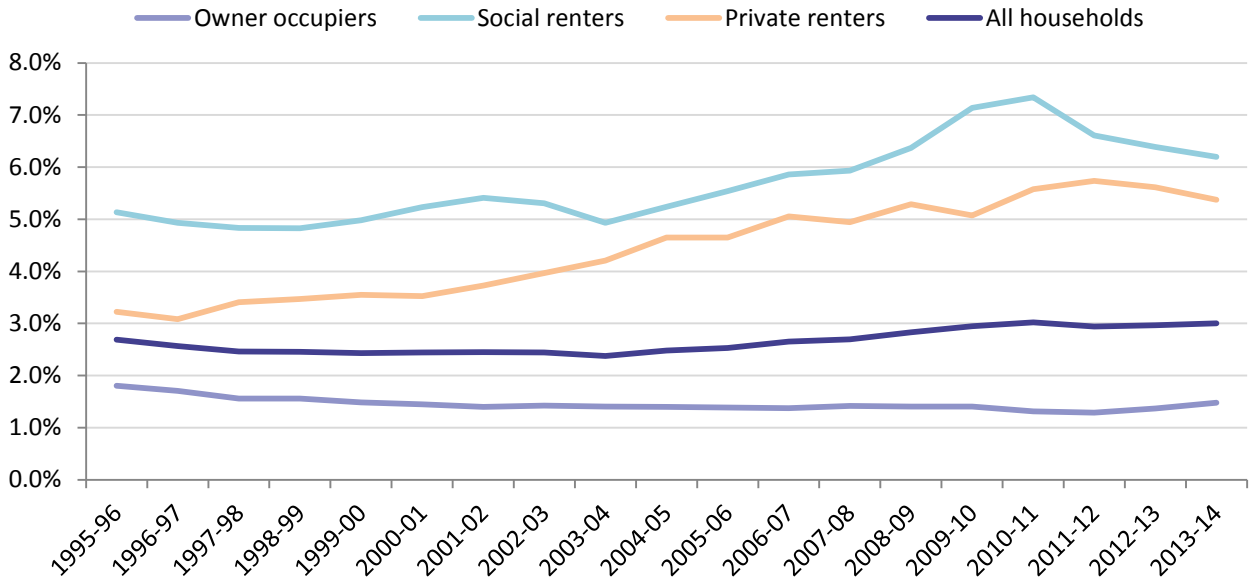
[13] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/284648/English_Housing_Survey_Headline_Report_2012-13.pdf

person aged 10-20 is notionally paired, if possible, with a child under 10 of the same sex, or, if that is not possible, he or she is counted as requiring a separate bedroom, as is any unpaired child under 10.

"Households are said to be overcrowded if they have fewer bedrooms available than the notional number needed. Households are said to be under-occupying if they have two or more bedrooms more than the notional needed."

4.24 Nationally, overcrowding rates increased for households in both social and private rented housing, although the proportion of overcrowded households has declined in both sectors since 2011. Overcrowding rates for owner occupiers have remained relatively stable since 1995.

Figure 30: Trend in overcrowding rates by tenure (Note: Based on three-year moving average, up to and including the labelled date. Source: Survey of English Housing 1995-96 to 2007-08; English Housing Survey 2008-09 onwards)



4.25 Whilst the EHS definition of overcrowding is more stringent than the Census, the measurement closer reflects the definition of statutory overcrowding that was set out by Part X of the Housing Act 1985 and is consistent with statutory Guidance[14] that was issued by CLG in 2012 to which authorities must have regard when exercising their functions under Part 6 of the 1996 Housing Act (as amended).

4.26 This Guidance, *"Allocation of accommodation: Guidance for local housing authorities in England"*, recommends that authorities should use the bedroom standard when assessing whether or not households are overcrowded for the purposes of assessing housing need:

4.8 The Secretary of State takes the view that the bedroom standard is an appropriate measure of overcrowding for allocation purposes, and recommends that all housing authorities should adopt this as a minimum. The bedroom standard allocates a separate bedroom to each:
– married or cohabiting couple;
– adult aged 21 years or more
– pair of adolescents aged 10-20 years of the same sex
– pair of children aged under 10 years regardless of sex

[14] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5918/2171391.pdf

4.27 The bedroom standard therefore provides the most appropriate basis for assessing overcrowding. By considering the Census and EHS data for England, together with the Census data for the HMAs, we can estimate overcrowding using the bedroom standard. Figure 31 sets out this calculation based on the Census occupancy rating for both rooms and bedrooms. Based on the bedroom standard, it is estimated that **4,115 owner occupied, 6,372 private rented and 7,768 social rented households were overcrowded** in Outer East London HMA in 2011. Meanwhile, it is estimated that **4,191 owner occupied, 3,859 private rented and 4,828 social rented households were overcrowded** in Outer North East London HMA in 2011. Student households have been excluded from this calculation given that their needs are assumed to be transient.

Figure 31: Estimate of the number of overcrowded households by tenure based on the bedroom standard (Source: EHS; UK Census of Population 2011 Note: Figures may not sum due to rounding**)**

		Owned		Private Rented		Social Rented	
ENGLAND	**EHS bedroom standard 2011** Percentage of households overcrowded [A]		1.3%		5.6%		7.3%
	Census occupancy rating Percentage of households overcrowded [B]	*Bedrooms* 2.3%	*Rooms* 3.3%	*Bedrooms* 8.8%	*Rooms* 20.2%	*Bedrooms* 8.9%	*Rooms* 16.9%
	Proportion of these overcrowded households based on bedroom standard [C = A ÷ B]	57%	40%	64%	28%	83%	43%
OUTER EAST LONDON	**Census occupancy rating** Number of overcrowded households [D]	*Bedrooms* 9,596	*Rooms* 11,758	*Bedrooms* 19,772	*Rooms* 28,731	*Bedrooms* 11,116	*Rooms* 17,397
	Full-time student households [E]	1,938	2,094	8,162	9,756	905	977
	Estimate of overcrowded households based on the bedroom standard [C × (D - E)]	**4,365**	**3,866**	**7,430**	**5,313**	**8,475**	**7,061**
	Estimate of overcrowded households based on the bedroom standard (average)		**4,115**		**6,372**		**7,768**
OUTER NORTH EAST LONDON HMA	**Census occupancy rating** Number of overcrowded households [F]	*Bedrooms* 8,720	*Rooms* 11,532	*Bedrooms* 8,808	*Rooms* 14,778	*Bedrooms* 6,492	*Rooms* 11,595
	Full-time student households [G]	1,194	1,304	2,065	2,625	540	627
	Estimate of overcrowded households based on the bedroom standard [C × (F - G)]	**4,290**	**4,091**	**4,316**	**3,403**	**4,940**	**4,716**
	Estimate of overcrowded households based on the bedroom standard (average)		**4,191**		**3,859**		**4,828**

Housing Condition and Disrepair

4.28 The EHS also provides useful information about **housing disrepair**. The EHS headline report for 2013-14 identifies that private rented sector dwellings had the highest rate of disrepair: 7% compared with 4% of owner occupied dwellings and 3% of social sector dwellings.

4.29 The Decent Homes Standard provides a broad measure of **housing condition**. It was intended to be a minimum standard that all housing should meet and that to do so should be easy and affordable. It was determined that in order to meet the standard a dwelling must achieve all of the following:

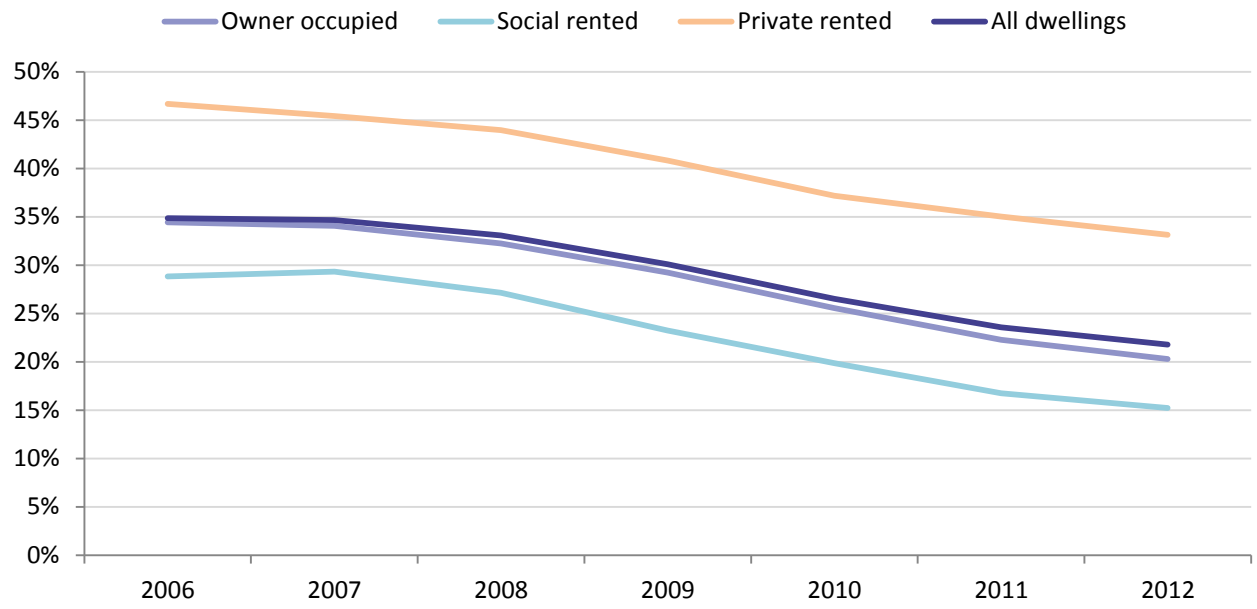
- Be above the legal minimum standard for housing (currently the Housing Health and Safety Rating System, HHSRS); and
- Be in a reasonable state of repair; and
- Have reasonably modern facilities (such as kitchens and bathrooms) and services; and

» Provide a reasonable degree of thermal comfort (effective insulation and efficient heating).

4.30 If a dwelling fails any one of these criteria, it is considered to be "non-decent". A detailed definition of the criteria and their sub-categories are described in the ODPM guidance: "A Decent Home – The definition and guidance for implementation" June 2006.

4.31 Figure 32 shows the national trends in non-decent homes by tenure. It is evident that conditions have improved year-on-year (in particular due to energy efficiency initiatives), however whilst social rented properties are more likely to comply with the standard, almost a third of the private rented sector (33.1%) remains currently non-decent. This is a trend that tends to be evident at a local level in most areas where there are concentrations of private rented housing, and there remains a need to improve the quality of housing provided for households living in the private rented sector.

Figure 32: Trend in non-decent homes by tenure (Source: English House Condition Survey 2006 to 2007; English Housing Survey 2008 onwards)



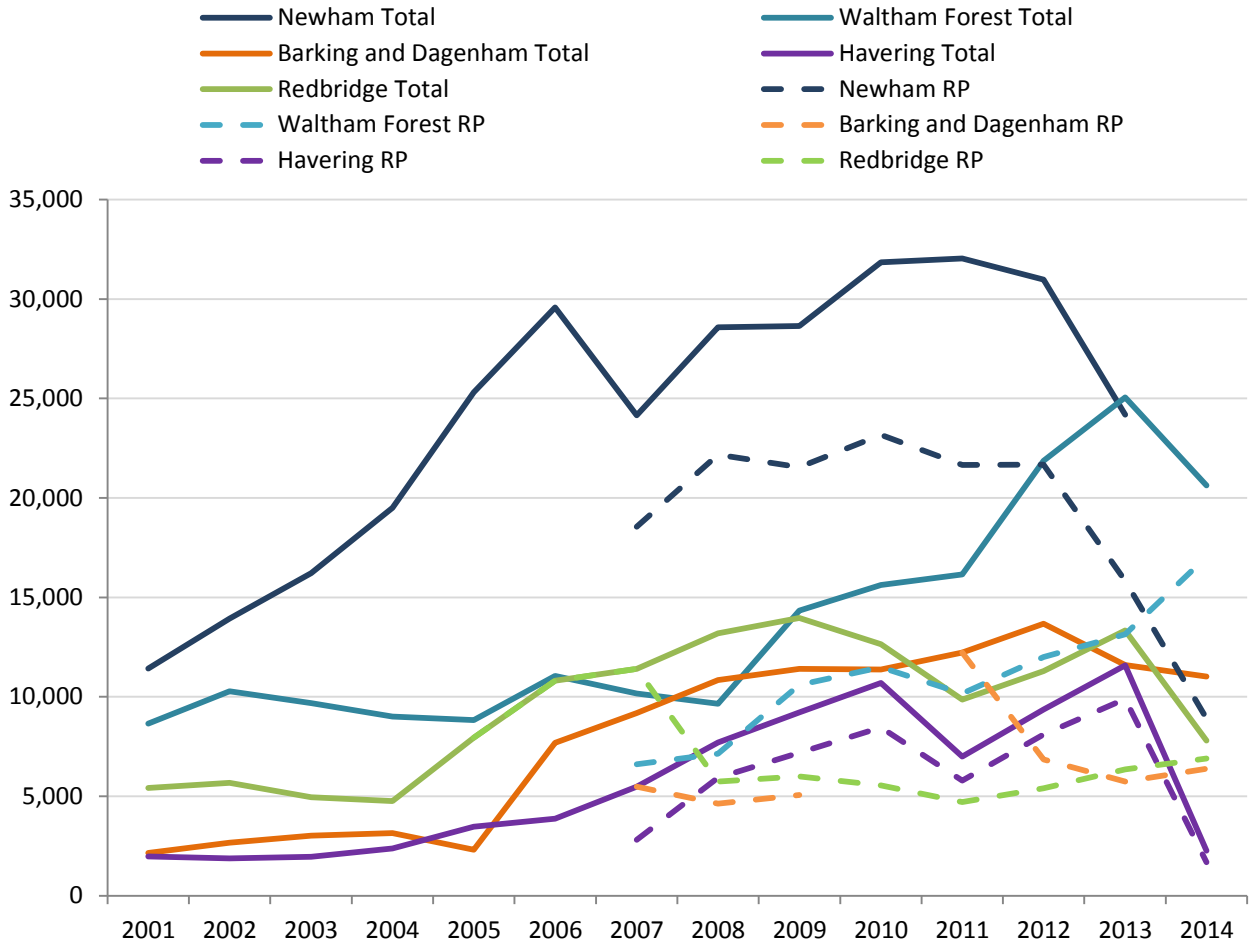
Housing Register Data

4.32 The local authority **housing register** and **transfer lists** are managed through individual Choice Based Lettings schemes managed by each of the five local authorities in the area. Households apply for a move via the scheme and 'bid' for homes along with applicants from various sources, including homeless households, housing register and transfer applicants.

4.33 Figure 33 shows the trend in households on the housing register over the period since 2001. Whilst the overall number of households on the housing register increased from 2001 to 2013. Between 2001 and 0213 the number of households on the housing registers rose from just under 30,000 to just over 85,000.

4.34 Nevertheless, the criteria for joining the housing registers in all five areas have recently changed as a result of policy changes following the Localism Act. Only people with a local connection now qualify for the housing register, and people with adequate financial resources (including owner occupiers) are no longer included – so the trends discussed above have to be understood in this context.

Figure 33: Number of households on the local authority housing register 2001-14 (Note: Solid line shows total number of households; dotted line shows number of households in a reasonable preference category. Source: LAHS and HSSA returns to CLG)



4.35 Figure 33 also show the number recorded in a reasonable preference category since 2007. Reasonable preference categories are defined in the Housing Act 1996, which requires "reasonable preference" for housing to be given to people who are:

- Legally homeless;
- Living in unsatisfactory housing (as defined by the Housing Act 2004);
- Need to move on medical/welfare grounds; or
- Need to move to a particular area to avoid hardship.

4.36 Figure 34 provides further detailed information for the last 2 years. The number of households in **reasonable preference categories** has also been subject to variation from year-to-year, although these have not always followed the trends in the overall number of households on the register. There are over 25,000 households in Outer East London and nearly 15,000 households in Outer North East London in a reasonable preference category. These figures need to be understood in the context of the implementation of the Localism Act mentioned above, which mean numbers on the registers are lower than in recent years.

Figure 34: Number of households on the local authority housing register at 1st April 2014 (Source: LAHS returns to CLG Note: Figures may not sum due to rounding**)**

	OUTER EAST LONDON			OUTER NORTH EAST LONDON			
	Newham	Waltham Forest	TOTAL	Barking & Dagenham	Havering	Redbridge	TOTAL
Total households on the housing register	18,058	20,635	**38,693**	11,024	2,271	7,804	**21,099**
Total households in a reasonable preference category	**8,908**	**17,036**	**25,944**	**6,384**	**1,684**	**6,908**	**14,976**
People currently living in temporary accommodation who have been accepted as being homeless (or threatened with homelessness)	2,877	1,632	**4,509**	32	53	0	**85**
Other people who are homeless within the meaning given in Part VII of the Housing Act (1996), regardless of whether there is a statutory duty to house them	2,564	0	**2,564**	1,394	97	2,532	**4,023**
People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions	5,741	14,271	**20,012**	4,429	2	3,477	**7,908**
People who need to move on medical or welfare grounds, including grounds relating to a disability	721	543	**1,264**	474,	204	369	**1,047**
People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship (to themselves or to others)	0	0	**0**	8	0	5	**13**

4.37 Nevertheless, we previously estimated that there were around 18,255 overcrowded households in the Outer East London HMA and 12,878 households in Outer North East London, based on the bedroom standard (Figure 31) – but in Outer East London 20,212 people were recorded by the housing registers in 2014 as currently *"occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions"*. This result can be attributed to Waltham Forest where 14,271 households are on their housing register due to these issues, which is a very similar figure to the 2011 Census. However, most owner occupiers would not qualify for rented affordable housing due to the equity in their current home whilst others may only be temporarily overcrowded and will have sufficient space available once a concealed family is able to leave and establish an independent household. Therefore, the housing register for Waltham Forest appears to be overstating the number of overcrowded households in the area.

4.38 When considering the types of household to be considered in housing need, the PPG also identified "households containing people with social or physical impairment or other specific needs living in unsuitable dwellings (e.g. accessed via steps) which cannot be made suitable in-situ" and "households containing people with particular social needs (e.g. escaping harassment) which cannot be resolved except through a move". It is only through the housing register that we are able to establish current estimates of need for these types of household, and not all would necessarily be counted within a reasonable preference category. Nevertheless, there were 1,263 households in Outer East London and 1,047 households in Outer North East London registered "who need to move on medical or welfare grounds, including grounds relating to a disability".

Households Unable to Afford their Housing Costs

4.39 The PPG emphasises in a number of paragraphs that affordable housing need should only include those households that are unable to afford their housing costs:

> *Plan makers … will need to estimate the number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market (paragraph 022, emphasis added)*
>
> *Plan makers should establish unmet (gross) need for affordable housing by assessing past trends and recording current estimates of … those that cannot afford their own homes. Care should be taken to avoid double-counting … and to include only those households who cannot afford to access suitable housing in the market (paragraph 024, emphasis added)*
>
> *Projections of affordable housing need will need to take into account new household formation, the proportion of newly forming households unable to buy or rent in the market area (paragraph 025, emphasis added)*
>
> **Planning Practice Guidance: Assessment of housing and economic development needs (March 2014)**

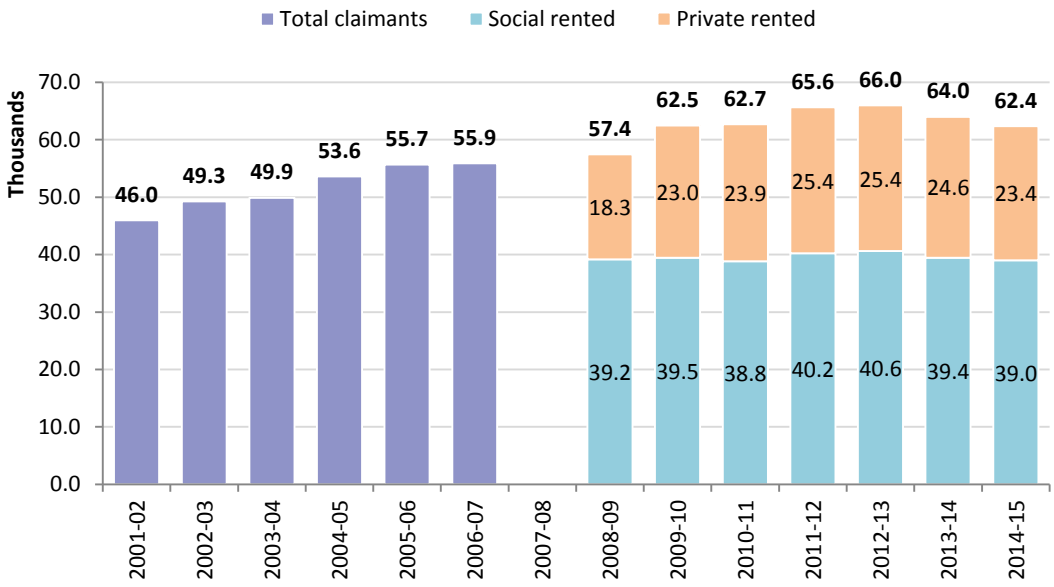
4.40 Housing benefit data from the Department for Work and Pensions (DWP) provides reliable, consistent and detailed information about the number of families that are unable to afford their housing costs in each local authority area. Data was published annually from 2001-02 to 2006-07 which identified the total number of claimants in receipt of housing benefit, and more detailed information has been available since 2008-09 which includes more detailed information about claimants and the tenure of their home.

Housing Benefit Claimants

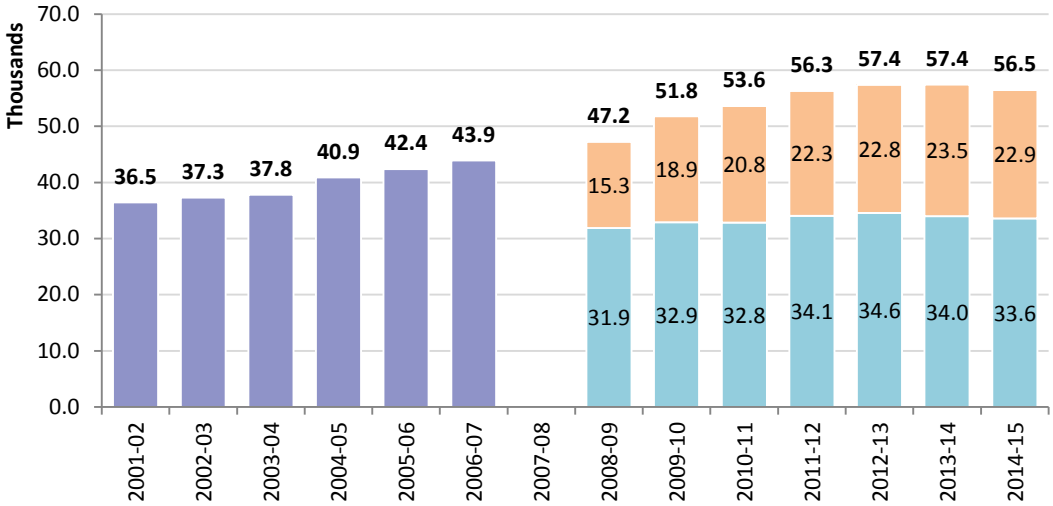
4.41 Figure 35 shows the trend in the number of housing benefit claimants.

Figure 35: Number of claimants in receipt of housing benefit by tenure (Source: DWP)

Outer East London



Outer North East London



4.42 The number of housing benefit claimants in Outer East London HMA increased from 46,000 to 55,900 over the period 2001-02 to 2006-07, equivalent to an average annual growth of around 2,000 families. The number of claimants reached 66,000 in 2012-13, so the rate of growth had continued. In Outer North East London the rate of growth between 2001-02 and 2006-07 was slower, but then accelerated to peak at a total number of claimants of 57,400 in 2012-13.

4.43 Considering the information on tenure, it is evident that the number of claimants in social rented housing increased by 1,400 in Outer East London and 2,500 In Outer North East London over the period 2008-09 to 2012-13. However over the same period the number of claimants in private rented housing increased by 7,100 in Outer East London and 7,500 in Outer North East London.

4.44 This increase in housing benefit claimants, in particular those living in private rented housing, coincides with the increases observed on the housing registers. Indeed, it is likely that many households applying for housing benefit would have also registered their interest in affordable housing. Nevertheless, many of them will have secured appropriate housing in the private rented sector which housing benefit enabled them to afford; so not all will necessarily need affordable housing, though many may prefer this type of housing if it were available.

4.45 The information published by DWP provides the detailed information needed for understanding the number of households unable to afford their housing costs. Of course, there will be other households occupying affordable housing who do not need housing benefit to pay discounted social or affordable rents but who would not be able to afford market rents. Similarly there will be others who are not claiming housing benefit support as they have stayed living with parents or other family or friends and not formed independent households. However, providing that appropriate adjustments are made to take account of these exceptions, **the DWP data provides the most reliable basis for establishing the number of households unable to afford their housing costs and estimating affordable housing need.**

Establishing Affordable Housing Need

4.46 In establishing the Objectively Assessed Need for affordable housing, it is necessary to draw together the full range of information that has already been considered in this report.

4.47 PPG sets out the framework for this calculation, considering both the current unmet housing need and the projected future housing need in the context of the existing affordable housing stock:

> ***How should affordable housing need be calculated?***
>
> *This calculation involves adding together the current unmet housing need and the projected future housing need and then subtracting this from the current supply of affordable housing stock.*
>
> **Planning Practice Guidance: Assessment of housing and economic development needs (March 2014) Paragraph 022**

Current Unmet Need for Affordable Housing

4.48 In terms of establishing the **current** unmet need for affordable housing, the PPG draws attention again to those types of households considered to be in housing need; whilst also emphasising the need to avoid double-counting and including only those households unable to afford their own housing.

> ***How should the current unmet gross need for affordable housing be calculated?***
>
> *Plan makers should establish unmet (gross) need for affordable housing by assessing past trends and recording current estimates of:*
>
> - *the number of homeless households;*
> - *the number of those in priority need who are currently housed in temporary accommodation;*
> - *the number of households in overcrowded housing;*
> - *the number of concealed households;*
> - *the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings);*
> - *the number of households from other tenures in need and those that cannot afford their own homes.*
>
> *Care should be taken to avoid double-counting, which may be brought about with the same households being identified on more than one transfer list, and to include only those households who cannot afford to access suitable housing in the market.*
>
> **Planning Practice Guidance: Assessment of housing and economic development needs (March 2014) Paragraph 024**

4.49 Earlier sections of this chapter set out the past trends and current estimates for relevant households based on the data sources identified by PPG (based on a reference point of March 2011). Although this evidence does not provide the basis upon which to establish whether or not households can afford to access suitable housing, we believe that it is reasonable to assume that certain households will be unable to afford housing, otherwise they would have found a more suitable home.

Establishing the Current Unmet Need for Affordable Housing

4.50 Households assumed to be unable to afford housing include:

- All households that are currently **homeless**;
- All those currently housed in **temporary accommodation**; and

» People in a **reasonable preference category** on the housing register, where their needs have not already been counted.

4.51 Given this context, our analysis counts the needs of all of these households when establishing the Objectively Assessed Need for affordable housing at a base date of 2011.

4.52 For overcrowding, it is likely that most owner occupiers would not qualify for rented affordable housing (due to the equity in their current home); but it is reasonable to assume that households living in overcrowded rented housing are unlikely to be able to afford housing, otherwise they would have found a more suitable home.

4.53 Our analysis counts the needs of all households living in overcrowded rented housing when establishing the OAN for affordable housing (which could marginally overstate the affordable housing need) but it does not count the needs of owner occupiers living in overcrowded housing (which can be offset against any previous over-counting). Student households are also excluded, given that their needs are assumed to be transient and do not count towards the need for affordable housing in the area.

4.54 The analysis does not count people occupying insanitary housing or otherwise living in unsatisfactory housing conditions as a need for additional affordable housing. These dwellings would be unsuitable for any household, and enabling one household to move out would simply allow another to move in – so this would not reduce the overall number of households in housing need. This housing need should be resolved by improving the existing housing stock, and the Councils have a range of statutory enforcement powers to improve housing conditions.

4.55 When considering **concealed families**, it is important to recognise that many do not want separate housing. Concealed families with older family representatives will often be living with another family, perhaps for cultural reasons or in order to receive help or support due to poor health. However, those with younger family representatives are more likely to experience affordability difficulties or other constraints (although not all will want to live independently).

4.56 Concealed families in a reasonable preference category on the housing register will be counted regardless of age, but our analysis also considers the additional growth of concealed families with family representatives aged under 55 (even those not registered on the housing register) and assumes that all such households are unlikely to be able to afford housing (otherwise they would have found a more suitable home).

4.57 The needs of these households are counted when establishing the OAN for affordable housing and they also add to the OAN for overall housing, as concealed families are not counted by the GLA household projections.

Outer East London

4.58 Figure 36 sets out the assessment of current affordable housing need for Outer East London.

Figure 36: Assessing current unmet gross need for affordable housing (Source: ORS Housing Model)

	Affordable Housing		Increase in Overall Housing Need
	Gross Need	Supply	
Homeless households in priority need (see Figure 25)			
Currently in temporary accommodation in communal establishments (Bed and breakfast or Hostels)	80		80
Currently in temporary accommodation in market housing (Private sector leased or Private landlord)	3,555		
Currently in temporary accommodation in affordable housing (Local Authority or RSL stock)	176	176	
Households accepted as homeless but without temporary accommodation provided	18		18
Concealed households (see Figure 26)			
Growth in concealed families with family representatives aged under 55	3,859		3,859
Overcrowding based on the bedroom standard (see Figure 31)			
Households living in overcrowded private rented housing	6,372		
Households living in overcrowded social rented housing	7,768	7,768	
Other households living in unsuitable housing that cannot afford their own home (see Figure 34)			
People who need to move on medical or welfare grounds, including grounds relating to a disability	1,264	168	
People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship (to themselves or to others)	0	0	
TOTAL	**23,092**	**8,112**	**3,957**

4.59 Based on a detailed analysis of the past trends and current estimates of households considered to be in housing need, our analysis has concluded that there are **23,092 households currently in affordable housing need in the Outer East London HMA who are unable to afford their own housing**. This assessment is based on the criteria set out in the PPG and avoids double-counting (as far as possible).

4.60 Of these households, 8,112 currently occupy affordable housing that does not meet the households' current needs, mainly due to overcrowding. Providing suitable housing for these households will enable them to vacate their existing affordable housing, which can subsequently be allocated to another household in need of affordable housing. **There is, therefore, a net need from 14,980 households** (23,092 less 8,112 = 14,980) **who currently need affordable housing and do not currently occupy affordable housing in the Outer East London HMA** (although a higher number of new homes may be needed to resolve all of the identified overcrowding).

4.61 This number includes 3,957 households that would not be counted by the household projections. There is, therefore, a need to increase the housing need based on demographic projections to accommodate these additional households. As for the household projections, we have also added an additional allowance for vacancies and second homes (once again based on the proportion of dwellings with no usually resident household); this increases the need for overall housing provision by 4,036 dwellings.

4.62 Providing the net additional affordable housing needed will release back into the market (mainly in the private rented sector) the dwellings occupied by a total of 11,023 households (23,092 less 8,112 less 3,957) that are currently in affordable housing need who are unable to afford their own housing.

Outer North East London

4.63 Figure 37 sets out the assessment of current affordable housing need for Outer North East London.

Figure 37: Assessing current unmet gross need for affordable housing (Source: ORS Housing Model)

	Affordable Housing		Increase in Overall Housing Need
	Gross Need	Supply	
Homeless households in priority need (see Figure 25)			
Currently in temporary accommodation in communal establishments (Bed and breakfast or Hostels)	210		210
Currently in temporary accommodation in market housing (Private sector leased or Private landlord)	3,012		
Currently in temporary accommodation in affordable housing (Local Authority or RSL stock)	8	8	
Households accepted as homeless but without temporary accommodation provided	0		0
Concealed households (see Figure 26)			
Growth in concealed families with family representatives aged under 55	2,745		2,745
Overcrowding based on the bedroom standard (see Figure 31)			
Households living in overcrowded private rented housing	3,859		
Households living in overcrowded social rented housing	4,828	4,828	
Other households living in unsuitable housing that cannot afford their own home (see Figure 34)			
People who need to move on medical or welfare grounds, including grounds relating to a disability	1,047	55	
People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship (to themselves or to others)	13	1	
TOTAL	**15,722**	**4,892**	**2,955**

4.64 Our analysis has concluded that there are 15,722 households currently in affordable housing need in the Outer North East London HMA who are unable to afford their own housing.

4.65 Of these households, 4,892 currently occupy affordable housing that does not meet the households' current needs, mainly due to overcrowding. Providing suitable housing for these households will enable them to vacate their existing affordable housing, which can subsequently be allocated to another household in need of affordable housing. **There is, therefore, a net need from 10,830 households** (15,722 less 4,892 = 10,830) **who currently need affordable housing and do not currently occupy affordable housing in the Outer North East London HMA** (although a higher number of new homes may be needed to resolve all of the identified overcrowding).

4.66 This number includes 2,955 households that would not be counted by the household projections. There is, therefore, a need to increase the housing need based on demographic projections to accommodate these additional households. As for the household projections, we have also added an additional allowance for vacancies and second homes (once again based on the proportion of

dwellings with no usually resident household); this increases the need for overall housing provision by 3,021 dwellings.

4.67 Providing the net additional affordable housing needed will release back into the market (mainly in the private rented sector) the dwellings occupied by a total of 7,875 households (15,722 less 4,892 less 2,955) that are currently in affordable housing need who are unable to afford their own housing.

Projected Future Affordable Housing Need

4.68 In terms of establishing future projections of affordable housing need, the PPG draws attention to new household formation (in particular the proportion of newly forming households unable to buy or rent in the market area) as well as the number of existing households falling into need.

> ***How should the number of newly arising households likely to be in housing need be calculated?***
>
> *Projections of affordable housing need will need to take into account new household formation, the proportion of newly forming households unable to buy or rent in the market area, and an estimation of the number of existing households falling into need. This process should identify the minimum household income required to access lower quartile (entry level) market housing (plan makers should use current cost in this process, but may wish to factor in changes in house prices and wages). It should then assess what proportion of newly-forming households will be unable to access market housing.*
>
> **Planning Practice Guidance: Assessment of housing and economic development needs (March 2014) Paragraph 025**

4.69 The ORS Housing Mix Model considers the need for market and affordable housing on a longer-term basis that is consistent with household projections and Objectively Assessed Need. The Model provides robust and credible evidence about the required mix of housing over the full planning period, and recognises how key housing market trends and drivers will impact on the appropriate housing mix.

4.70 The Model uses a wide range of secondary data sources to build on existing household projections and profile how the housing stock will need to change in order to accommodate the projected future population. A range of assumptions can be varied to enable effective sensitivity testing to be undertaken. In particular, the Model has been designed to help understand the key issues and provide insight into how different assumptions will impact on the required mix of housing over future planning periods.

4.71 The Housing Mix Model considers the future number and type of households based on the household projections alongside the existing dwelling stock. Whilst the Model considers the current unmet need for affordable housing (including the needs of homeless households, those in temporary accommodation, overcrowded households, concealed households, and established households in unsuitable dwellings or that cannot afford their own homes), it also provides a robust framework for projecting the future need for affordable housing.

Households Unable to Afford their Housing Costs

4.72 PPG identifies that "projections of affordable housing need will need to take into account new household formation, the proportion of newly forming households unable to buy or rent in the market area, and an estimation of the number of existing households falling into need" (paragraph 25); however, the Model recognises that the proportion of households unable to buy or rent in the market

area will not be the same for all types of household, and that this will also differ between age cohorts. Therefore, the appropriate proportion is determined separately for each household type and age group.

4.73 The affordability percentages in Figure 38 are calculated using data published by DWP about housing benefit claimants alongside detailed information from the 2011 Census. There are several assumptions underpinning the Model:

- Where households are claiming housing benefit, it is assumed that they cannot afford market housing; and the Model also assumes that households occupying affordable housing will continue to do so;
- Households occupying owner occupied housing and those renting privately who aren't eligible for housing benefit are assumed to be able to afford market housing; so the Model only allocates affordable housing to those established households that the Government deems eligible for housing support through the welfare system; and
- The Model separately considers the needs of concealed families and overcrowded households (both in market housing and affordable housing) which can contribute additional affordable housing need.

Figure 38: Assessing affordability by household type and age (Source: ORS Housing Model based on Census 2011 and DWP)

	Under 25	25-34	35-44	45-54	55-64	65+
NEWHAM: Percentage unable to afford market housing						
Single person household	46%	30%	51%	63%	60%	62%
Couple family with no dependent children	18%	10%	20%	29%	27%	32%
Couple family with 1 or more dependent children	36%	39%	46%	42%	42%	46%
Lone parent family with 1 or more dependent children	90%	91%	81%	77%	71%	66%
Other household type	13%	15%	20%	31%	31%	36%
WALTHAM FOREST: Percentage unable to afford market housing						
Single person household	47%	25%	37%	42%	45%	41%
Couple family with no dependent children	13%	6%	9%	14%	14%	20%
Couple family with 1 or more dependent children	37%	40%	31%	24%	24%	36%
Lone parent family with 1 or more dependent children	96%	88%	68%	58%	57%	74%
Other household type	16%	14%	19%	27%	25%	22%
BARKING & DAGENHAM: Percentage unable to afford market housing						
Single person household	66%	40%	50%	56%	54%	47%
Couple family with no dependent children	35%	15%	21%	25%	26%	29%
Couple family with 1 or more dependent children	65%	48%	34%	29%	32%	38%
Lone parent family with 1 or more dependent children	78%	92%	76%	66%	70%	70%
Other household type	35%	34%	28%	32%	32%	28%
HAVERING: Percentage unable to afford market housing						
Single person household	41%	20%	30%	32%	30%	21%
Couple family with no dependent children	18%	5%	8%	8%	6%	8%
Couple family with 1 or more dependent children	59%	26%	12%	8%	12%	16%
Lone parent family with 1 or more dependent children	80%	87%	55%	37%	36%	21%
Other household type	32%	32%	21%	16%	15%	9%
REDBRIDGE: Percentage unable to afford market housing						
Single person household	37%	14%	31%	37%	33%	25%
Couple family with no dependent children	10%	4%	9%	8%	6%	8%
Couple family with 1 or more dependent children	31%	21%	20%	16%	17%	25%
Lone parent family with 1 or more dependent children	72%	72%	59%	49%	54%	40%
Other household type	24%	13%	12%	14%	10%	8%

Components of Projected Household Growth

4.74 PPG identifies that the CLG household projections "should provide the starting point estimate for overall housing need" (paragraph 15) and that "the 2012-2037 Household Projections … are the most up-to-date estimate of future household growth" (paragraph 16). However, when considering the number of newly arising households likely to be in affordable housing need, the PPG recommends a "gross annual estimate" (paragraph 25) suggesting that "the total need for affordable housing should be converted into annual flows" (paragraph 29).

4.75 The demographic projections developed by the GLA to inform the overall Objectively Assessed Need include annual figures for household growth, and these can therefore be considered on a year-by-year basis as suggested by the Guidance; but given that elements of the modelling are fundamentally based on 5-year age cohorts, it is appropriate to annualise the data using 5-year periods.

4.76 Figure 39 shows the individual components of annual household growth.

Figure 39: Components of average annual household growth by 5-year projection period for Outer East London (Source: GLA 2014 Round Long-term Trend Household Projections Note: Figures may not sum due to rounding**)**

Outer East London	Annual average for 5-year periods during Plan					Annual average
	2011-16	2016-21	2021-26	2026-31	2031-36	2011-36
New household formation	7,442	7,909	8,095	8,279	8,441	7,989
Household dissolution following death	1,864	1,810	1,821	1,907	2,028	1,865
Net household growth within Outer East London HMA	**5,578**	**6,099**	**6,274**	**6,372**	**6,413**	**6,125**
Household migration in	14,755	15,263	15,513	15,738	16,031	15,378
Household migration out	16,303	17,412	18,308	19,006	19,643	17,934
Net household migration	**-1,549**	**-2,148**	**-2,794**	**-3,268**	**-3,612**	**-2,555**
Total household growth	**4,029**	**3,951**	**3,480**	**3,104**	**2,801**	**3,571**

4.77 In Outer East London over the initial 5-year period (2011-16) the model shows that:

- There are projected to be 7,442 new household formations each year; but this is offset against 1,854 household dissolutions following death – so there is an **average net household growth of 5,578 households** locally;
- There are also projected to be 14,755 households migrating to Outer East London HMA offset against 16,303 households migrating away from the area – which yields an **reduction of 1,549 households attributable to net migration;**
- The total household growth is therefore **projected to be 4,029** (5,578 less 1,549 = 4,029) **households each year** over the initial 5-year period of the projection.

Figure 40: Components of average annual household growth by 5-year projection period (Source: GLA 2014 Round Long-term Trend Household Projections Note: Figures may not sum due to rounding**)**

Outer North East London	Annual average for 5-year periods during Plan					Annual average
	2011-16	2016-21	2021-26	2026-31	2031-36	2011-36
New household formation	7,517	7,888	8,096	8,383	8,719	8,043
Household dissolution following death	3,964	3,716	3,564	3,623	3,800	3,724
Net household growth within outer North East London HMA	**3,554**	**4,172**	**4,532**	**4,760**	**4,919**	**4,318**
Household migration in	14,357	15,057	15,590	16,023	16,531	15,372
Household migration out	14,276	15,305	16,134	16,877	17,653	15,832
Net household migration	**82**	**-248**	**-544**	**-854**	**-1,122**	**-460**
Total household growth	**3,635**	**3,924**	**3,988**	**3,906**	**3,797**	**3,858**

4.78 Meanwhile, in Outer North East London over the initial 5-year period (2011-16) the model shows that:

- There are projected to be 7,517 new household formations each year; but this is offset against 3,964 household dissolutions following death – so there is an **average net household growth of 3,554 households**;
- There are also projected to be 14,357 households migrating to Outer North East HMA offset against 14,276 households migrating away from the area – which yields an **growth of 82 households attributable to net migration;**
- The total household growth is therefore **projected to be 3,635** (3,554 plus 82 = 3,635) **households each year** over the initial 5-year period of the projection.

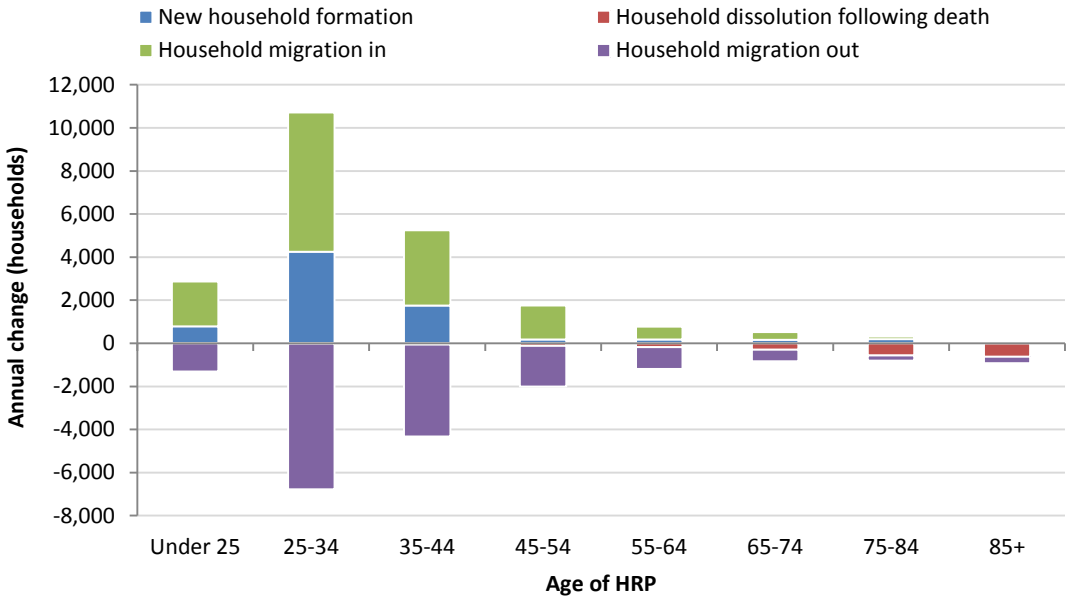
Change in Household Numbers by Age Cohort

4.79 To establish the proportion of newly forming households unable to buy or rent in the market area, it is necessary to consider the characteristics of the new households projected to form in Outer East London and Outer North East London each year over the period 2011-16 (Figure 39 and Figure 40) alongside the detailed information about household affordability (Figure 38).

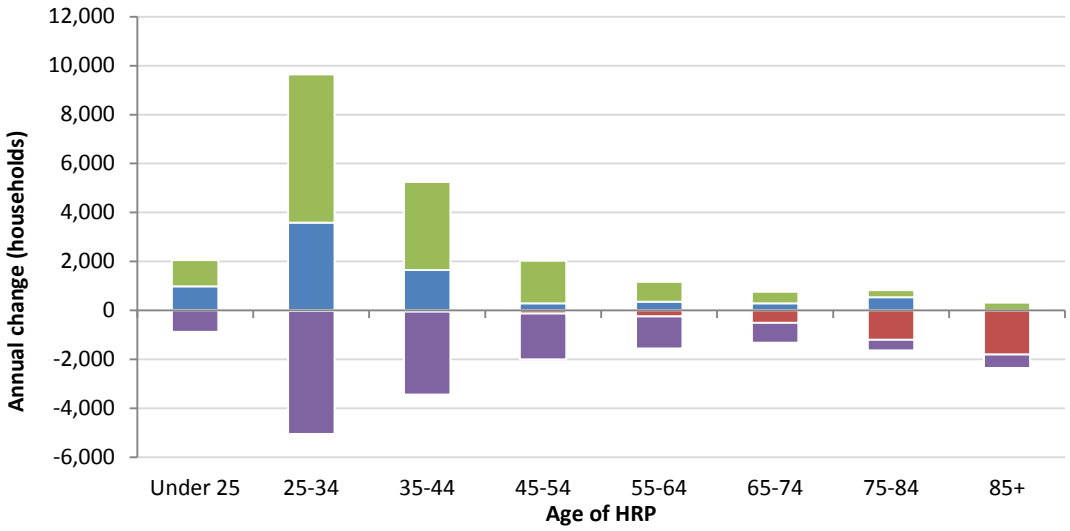
4.80 Figure 41 shows the age structure of each of the components of household change. Note that this analysis is based on changes within each age cohort, so comparisons are based on households born in the same year and relate to their age at the end of the period. Therefore all new households are properly counted, rather than only counting the increase in the number of households in each age group.

Figure 41: Annual change in household numbers in each age cohort by age of HRP (Source: ORS Housing Model)

Outer East London



Outer North East London



4.81 Together with information on household type, this provides a framework for the Model to establish the proportion of households who are unable to afford their housing costs.

4.82 The Model identifies that in Outer East London 37% of all newly forming households are unable to afford their housing costs, while the figure in Outer North East London is 34% (Figure 42) The Model shows that a similar proportion of households migrating to the area are unable to afford (36% in Outer East London and 33% in Outer North East London). Some of these households will be moving to social rented housing, but many others will be renting housing in the private rented sector with housing benefit support. Together, there are 8,097 new households each year who are unable to afford their housing costs in Outer East London and 7,245 in Outer North East London.

Figure 42: Affordability of new households over the initial 5-year period 2011-16 (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

	OUTER EAST LONDON			OUTER NORTH EAST LONDON		
	All households (annual average)	Households able to afford housing costs	Households unable to afford housing costs	All households (annual average)	Households able to afford housing costs	Households unable to afford housing costs
Newly forming households	7,442	4,722	2,720	7,517	4,956	2,561
In-migrant households moving to the area	14,755	9,377	5,377	14,357	9,673	4,684
All new households	**22,197**	**14,099**	**8,097**	**21,875**	**14,629**	**7,245**

4.83 Having established the need for affordable housing and the dwellings likely to be vacated, the PPG suggests that the total net need can be calculated by subtracting "total available stock from total gross need" (paragraph 29), but this over-simplifies what is a very complex system.

4.84 It is essential to recognise that some households who are unable to buy or rent in the market area when they first form may become able to afford their housing costs at a later date – for example:

- Two newly formed single person households may both be unable to afford housing, but together they might create a couple household that can afford suitable housing;
- Similarly, not all households that are unable to afford housing are allocated affordable housing;

» Some will choose to move to another housing market area and will therefore no longer require affordable housing.

4.85 In these cases, and others, the gross need will need adjusting.

4.86 The Model recognises these complexities, and through considering the need for affordable housing as part of a whole market analysis, it maintains consistency with the household projections and avoids any double counting.

4.87 Considering those components of household change which reduce the number of households resident in the area, the Model identifies 1,864 households in Outer East London and 3,964 household in Outer North East London are likely to dissolve following the death of all household members. Many of these households will own their homes outright; however 40% in Outer East London and 23% in Outer North East London are unable to afford market housing: most living in affordable housing.

4.88 When considering households moving away from the area, the Model identifies that an average of 16,303 households will leave Outer East London each year including 6,082 who are unable to afford their housing costs, while 14,276 households will leave Outer North East London including 4,503 who are unable to afford their housing costs. Some will be leaving social rented housing, which will become available for another household needing affordable housing. Whilst others will not vacate a social rented property, their needs will have been counted in the estimate of current need for affordable housing or at the time they were a new household (either newly forming or migrating in to the area). Given that they are now leaving the study area, they will no longer need affordable housing in the area and it is therefore important to discount their needs.

4.89 Figure 43 summarises the total household growth. In Outer East London this includes the 8,097 new households on average each year who are unable to afford their housing costs, but offsets this against the 6,826 households who will either vacate existing affordable housing or who will no longer constitute a need for affordable housing in Outer East London (as they have moved to live elsewhere). In Outer North East London, 7,245 new households will require affordable housing, outset against 5,395 households who will either vacate existing affordable housing or who will no longer constitute a need for affordable housing in Outer North East London.

Figure 43: Components of average annual household growth 2011-16 (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

	OUTER EAST LONDON			OUTER NORTH EAST LONDON		
	All households (annual average)	Households able to afford housing costs	Households unable to afford housing costs	All households (annual average)	Households able to afford housing costs	Households unable to afford housing costs
Newly forming households	7,442	4,722	2,720	7,517	4,956	2,561
In-migrant households moving to the area	14,755	9,377	5,377	14,357	9,673	4,684
All new households	**22,197**	**14,099**	**8,097**	**21,875**	**14,629**	**7,245**
Household dissolutions following death	1,864	1,120	744	3,964	3,071	892
Out-migrant households moving away from the area	16,303	10,222	6,082	14,276	9,773	4,503
All households no longer present	**18,168**	**11,342**	**6,826**	**18,239**	**12,844**	**5,395**
Average annual household growth 2011-16	**4,029**	**2,757**	**1,272**	**3,635**	**1,785**	**1,850**

4.90 Overall, the Model projects that household growth will yield a net increase of 1,272 households in Outer East London ad 1,850 households in outer North East London on average each year (over the period 2011-16) who are unable to afford their housing, which represents 32% of the household growth in outer East London and 51% in Outer North East London.

Projecting Future Needs of Existing Households

4.91 PPG also identifies that in addition to the needs of new households, it is also important to estimate "the number of existing households falling into need" (paragraph 25). Whilst established households that continue to live in the area will not contribute to household growth, changes in household circumstances (such as separating from a partner or the birth of a child) can lead to households who were previously able to afford housing falling into need. The needs of these households are counted by the Model, and it is estimated that an average of 1,267 established households fall into need each year in the Outer East London HMA and 953 established households fall into need each year in the Outer North East London HMA.

4.92 Finally, whilst the PPG recognises that established households' circumstances can deteriorate such that they fall into need, it is also important to recognise that established households' circumstances can improve. For example:

- When two people living as single person households join together to form a couple, pooling their resources may enable them to jointly afford their housing costs (even if neither could afford separately). Figure 38 showed that 46% of single person households aged under 25 in Newham could not afford housing, compared to 18% of couples of the same age; and for those aged 25 to 34, the proportions were 30% and 10% respectively.
- Households also tend to be more likely to afford housing as they get older, so young households forming in the early years of the projection may be able to afford later in the projection period. Figure 38 showed that 26% of couple families with dependent children

aged 25 to 34 in Havering could not afford housing, compared to 12% of such households aged 35 to 44.

4.93 Given this context, it is clear that we must also recognise these improved circumstances which can reduce the need for affordable housing over time, as households that were previously counted no longer need financial support. The Model identifies that the circumstances of 1,310 households in Outer East London and 1,579 households in Outer North East London improve each year such that they become able to afford their housing costs despite previously being unable to afford.

4.94 Therefore, considering the overall changing needs of existing households, there is an average net reduction of 43 households (1,267 less 1,310 = 43) needing affordable housing each year in Outer East London and a net reduction of 625 in Outer North East London.

Projecting Future Affordable Housing Need (average annual estimate)

4.95 Figure 44 provides a comprehensive summary of all of the components of household change that contribute to the projected level of affordable housing need. More detail on each is provided earlier in this Chapter.

Figure 44: Components of average annual household growth 2011-16 (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

	OUTER EAST LONDON			OUTER NORTH EAST LONDON		
	All households (annual average)	Households able to afford housing costs	Households unable to afford housing costs	All households (annual average)	Households able to afford housing costs	Households unable to afford housing costs
Newly forming households	7,442	4,722	2,720	7,517	4,956	2,561
In-migrant households moving to the area	14,755	9,377	5,377	14,357	9,673	4,684
All new households	**22,197**	**14,099**	**8,097**	**21,875**	**14,629**	**7,245**
Household dissolutions following death	1,864	1,120	744	3,964	3,071	892
Out-migrant households moving away from the area	16,303	10,222	6,082	14,276	9,773	4,503
All households no longer present	**18,168**	**11,342**	**6,826**	**18,239**	**12,844**	**5,395**
Average annual household growth 2011-16	**4,029**	**2,757**	**1,272**	**3,635**	**1,785**	**1,850**
Existing households falling into need	-	-1,267	1,267	-	-953	953
Existing households climbing out of need	-	1,310	-1,310	-	1,579	-1,579
Change in existing households	**-**	**43**	**-43**	**-**	**625**	**-625**
Average annual need for market and affordable housing 2011-16	**4,029**	**2,800**	**1,229**	**3,635**	**2,411**	**1,225**

4.96 Based on the needs of new households and existing households, there is a projected increase in Outer East London of 1,229 households each year on average for the initial period 2011-16 who will need affordable housing. The equivalent figure in Outer North East London is 1,225 households per annum.

Assessing the Overall Need for Affordable Housing

Outer East London

4.97 Figure 45 brings together the information on assessing the unmet need for affordable housing in 2011, and the future affordable housing need arising over the 22-year period 2011-33.

Figure 45: Assessing total need for market and affordable housing in Outer East London 2011-2033 (Source: ORS Housing Model
Note: Figures may not sum due to rounding**)**

	Housing Need (households)		Overall Housing Need
	Market housing	Affordable housing	
Unmet need for affordable housing in 2011 (see Figure 36)			
Total unmet need for affordable housing	-	23,092	23,092
Supply of housing vacated	11,023	8,112	19,135
Overall impact of current affordable housing need	**-11,023**	**14,980**	**3,957**
Projected future housing need 2011-33			
Newly forming households	116,296	59,472	175,769
Household dissolutions following death	25,254	15,760	41,014
Net household growth within Outer East London HMA	**+91,042**	**+43,712**	**+134,755**
Impact of existing households falling into need	-37,555	+37,555	-
Impact of existing households climbing out of need	+35,505	-35,505	-
Impact of households migrating to/from the area	-32,114	-24,097	-56,211
Future need for market and affordable housing 2011-33	**+56,878**	**+21,666**	**+78,544**
Total need for market and affordable housing			
Projected impact of affordable housing need in 2011	-11,023	+14,980	+3,957
Future need for market and affordable housing 2011-33	+56,878	+21,666	+78,544
Total need for market and affordable housing	**+45,855**	**+36,646**	**+82,501**
Average annual need for housing	2,084	1,666	3,750
Proportion of need for market and affordable housing	**55.58%**	**44.42%**	**100.00%**

4.98 Figure 36 estimated there to be 23,092 households in need of affordable housing in 2014. However, as 8,112 of these already occupied an affordable home, our previous conclusion was therefore a net need from 14,980 households (23,902 less 8,112= 14,980) who need affordable housing and do not currently occupy affordable housing in the Outer East London HMA.

4.99 The 22-year projection period 2011-33 then adopts the approach that was previously outlined for the initial 5-year period of the projection. The Model identifies that the number of households in need of affordable housing will increase by 21,666 households over the period 2011-33, alongside an increase of 56,878 households able to afford market housing.

4.100 Overall, there will be a need to provide additional affordable housing for 36,646 households over the period 2011-33. This is equivalent to an average of 1,666 households or 1,700 dwellings per year. This equates to 44% of all provision.

4.101 Any losses from the current stock (such as demolition or clearance, or sales through Right to Buy) would increase the number of affordable dwellings needed by an equivalent amount.

Outer North East London

4.102 Figure 46 brings together the information for Outer North East London.

Figure 46: Assessing total need for market and affordable housing in Outer North East London 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

	Housing Need (households)		Overall Housing Need
	Market housing	Affordable housing	
Unmet need for affordable housing in 2011 (see Figure 36)			
Total unmet need for affordable housing	-	15,722	15,722
Supply of housing vacated	7,875	4,892	12,767
Overall impact of current affordable housing need	**-7,875**	**+10,830**	**+2,955**
Projected future housing need 2011-33			
Newly forming households	113,494	63,426	176,920
Household dissolutions following death	64,218	17,707	81,925
Net household growth within Outer North East London HMA	**+49,276**	**+45,719**	**+94,995**
Impact of existing households falling into need	-24,980	+24,980	-
Impact of existing households climbing out of need	+43,845	-43,845	-
Impact of households migrating to/from the area	-10,283	+165	-10,117
Future need for market and affordable housing 2011-33	**+57,859**	**+27,020**	**+84,878**
Total need for market and affordable housing			
Projected impact of affordable housing need in 2011	-7,875	+10,830	+2,955
Future need for market and affordable housing 2011-33	+57,859	+27,020	+84,878
Total need for market and affordable housing	**49,984**	**37,850**	**+87,833**
Average annual need for housing	2,272	1,720	3,992
Proportion of need for market and affordable housing	**56.91%**	**43.09%**	**100.00%**

4.103 Figure 36 estimated there to be 15,722 households in need of affordable housing in 2011. However, as 4,892 of these already occupied an affordable home, our previous conclusion was therefore a net need from 10,830 households (15,722 less 4,852 = 10,830) who need affordable housing and do not currently occupy affordable housing in the Outer North East London HMA.

4.104 The Model then identifies that the number of households in need of affordable housing will increase by 27,020 households over the period 2011-33, alongside an increase of 57,859 households able to afford market housing.

4.105 Overall, there will be a need to provide additional affordable housing for 37,850 households over the period 2011-33. This is equivalent to an average of 1,720 households or 1,750 dwellings per year or 43.1% of the total household growth.

Borough Level Results

4.106 Figure 47 to Figure 51 show the components of affordable housing need for each borough.

Figure 47: Assessing total need for market and affordable housing in Newham 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

	Housing Need (households)		Overall Housing Need
	Market housing	Affordable housing	
Unmet need for affordable housing in 2011 (see Figure 36)			
Total unmet need for affordable housing		14,834	14,834
Supply of housing vacated	7,354	4,982	12,336
Overall impact of current affordable housing need	**-7,354**	**+9,852**	**+2,498**
Projected future housing need 2011-33			
Newly forming households	67,202	36,156	103,358
Household dissolutions following death	10,495	8,749	19,245
Net household growth within Outer North East London HMA	**+56,707**	**+27,406**	**+84,113**
Impact of existing households falling into need	-25,175	25,175	
Impact of existing households climbing out of need	21,064	-21,064	
Impact of households migrating to/from the area	-22,093	-19,746	-41,839
Future need for market and affordable housing 2011-33	**+30,503**	**+11,771**	**+42,274**
Total need for market and affordable housing			
Projected impact of affordable housing need in 2011	-7,354	+9,852	+2,498
Future need for market and affordable housing 2011-33	+30,503	+11,771	+42,274
Total need for market and affordable housing	**+23,149**	**+21,623**	**+44,772**
Average annual need for housing	1,052	983	2,035
Proportion of need for market and affordable housing	**51.7%**	**48.3%**	**100%**

Figure 48: Assessing total need for market and affordable housing in Waltham Forest 2011-2033 (Source: ORS Housing Model
Note: Figures may not sum due to rounding**)**

Waltham Forest	Housing Need (households)		Overall Housing Need
	Market housing	Affordable housing	
Unmet need for affordable housing in 2011 (see Figure 36)			
Total unmet need for affordable housing	-	8,258	8,258
Supply of housing vacated	3,669	3,130	6,779
Overall impact of current affordable housing need	**-3,669**	**+5,128**	**+1,459**
Projected future housing need 2011-33			
Newly forming households	49,094	23,317	72,411
Household dissolutions following death	14,759	7,011	21,770
Net household growth within Outer North East London HMA	**+34,335**	**+16,306**	**+50,641**
Impact of existing households falling into need	-12,379	12,379	-
Impact of existing households climbing out of need	14,441	-14,441	-
Impact of households migrating to/from the area	-10,021	-4,350	-14,371
Future need for market and affordable housing 2011-33	**+26,376**	**+9,894**	**+36,270**
Total need for market and affordable housing			
Projected impact of affordable housing need in 2011	-3,669	+5,128	+1,459
Future need for market and affordable housing 2011-33	+26,376	+9,894	+36,270
Total need for market and affordable housing	**+22,707**	**+15,022**	**+37,729**
Average annual need for housing	1,032	683	1,715
Proportion of need for market and affordable housing	**60.2%**	**39.8%**	**100%**

Figure 49: Assessing total need for market and affordable housing in Barking and Dagenham 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

Barking and Dagenham	Housing Need (households)		Overall Housing Need
	Market housing	Affordable housing	
Unmet need for affordable housing in 2011 (see Figure 36)			
Total unmet need for affordable housing	-	5,722	5,722
Supply of housing vacated	2,353	2,549	4,902
Overall impact of current affordable housing need	**-2,353**	**+3,173**	**+820**
Projected future housing need 2011-33			
Newly forming households	23,002	27,107	50,108
Household dissolutions following death	10,516	7,001	17,517
Net household growth within Outer North East London HMA	**+12,486**	**+20,106**	**+32,592**
Impact of existing households falling into need	-13,233	13,233	-
Impact of existing households climbing out of need	19,616	-19,616	-
Impact of households migrating to/from the area	-6,798	-2,151	-8,948
Future need for market and affordable housing 2011-33	**+12,071**	**+11,573**	**+23,643**
Total need for market and affordable housing			
Projected impact of affordable housing need in 2011	-2,353	3,173	820
Future need for market and affordable housing 2011-33	12,071	11,573	23,643
Total need for market and affordable housing	**9,718**	**14,746**	**24,464**
Average annual need for housing	442	670	1,112
Proportion of need for market and affordable housing	**39.70%**	**60.30%**	**100.00%**

Figure 50: Assessing total need for market and affordable housing in Havering 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

Havering	Housing Need (households)		Overall Housing Need
	Market housing	Affordable housing	
Unmet need for affordable housing in 2011 (see Figure 36)			
Total unmet need for affordable housing	-	2,498	2,498
Supply of housing vacated	936	980	1,916
Overall impact of current affordable housing need	**-936**	**+1,518**	**+582**
Projected future housing need 2011-33			
Newly forming households	34,461	16,943	51,404
Household dissolutions following death	30,904	5,857	36,762
Net household growth within Outer North East London HMA	**+3,556**	**+11,086**	**+14,642**
Impact of existing households falling into need	-4,236	4,236	-
Impact of existing households climbing out of need	11,440	-11,440	-
Impact of households migrating to/from the area	4,013	2,801	6,814
Future need for market and affordable housing 2011-33	**+14,773**	**+6,683**	**+21,456**
Total need for market and affordable housing			
Projected impact of affordable housing need in 2011	-936	+1,518	+582
Future need for market and affordable housing 2011-33	+14,773	+6,683	+21,456
Total need for market and affordable housing	**+13,837**	**+8,201**	**+22,038**
Average annual need for housing	629	373	1,002
Proportion of need for market and affordable housing	**62.8%**	**37.2%**	**100.0%**

Figure 51: Assessing total need for market and affordable housing in Redbridge 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

Redbridge	Housing Need (households)		Overall Housing Need
	Market housing	Affordable housing	
Unmet need for affordable housing in 2011 (see Figure 36)			
Total unmet need for affordable housing	-	7,503	7,503
Supply of housing vacated	4,587	1,362	5,949
Overall impact of current affordable housing need	**-4,587**	**6,141**	**1554**
Projected future housing need 2011-33			
Newly forming households	56,032	19,376	75,408
Household dissolutions following death	22,798	4,849	27,646
Net household growth within Outer North East London HMA	**+33,234**	**+14,527**	**+47,761**
Impact of existing households falling into need	-7,510	7,510	-
Impact of existing households climbing out of need	12,789	-12,789	-
Impact of households migrating to/from the area	-7,498	-485	-7,983
Future need for market and affordable housing 2011-33	**+31,015**	**+8,764**	**+39,779**
Total need for market and affordable housing			
Projected impact of affordable housing need in 2011	-4,587	+6,141	+1,554
Future need for market and affordable housing 2011-33	+31,015	+8,764	+39,779
Total need for market and affordable housing	**+26,428**	**+14,905**	**+41,333**
Average annual need for housing	1,201	678	1,879
Proportion of need for market and affordable housing	**63.9%**	**36.1%**	**100.0%**

Future Policy on Housing Benefit in the Private Rented Sector

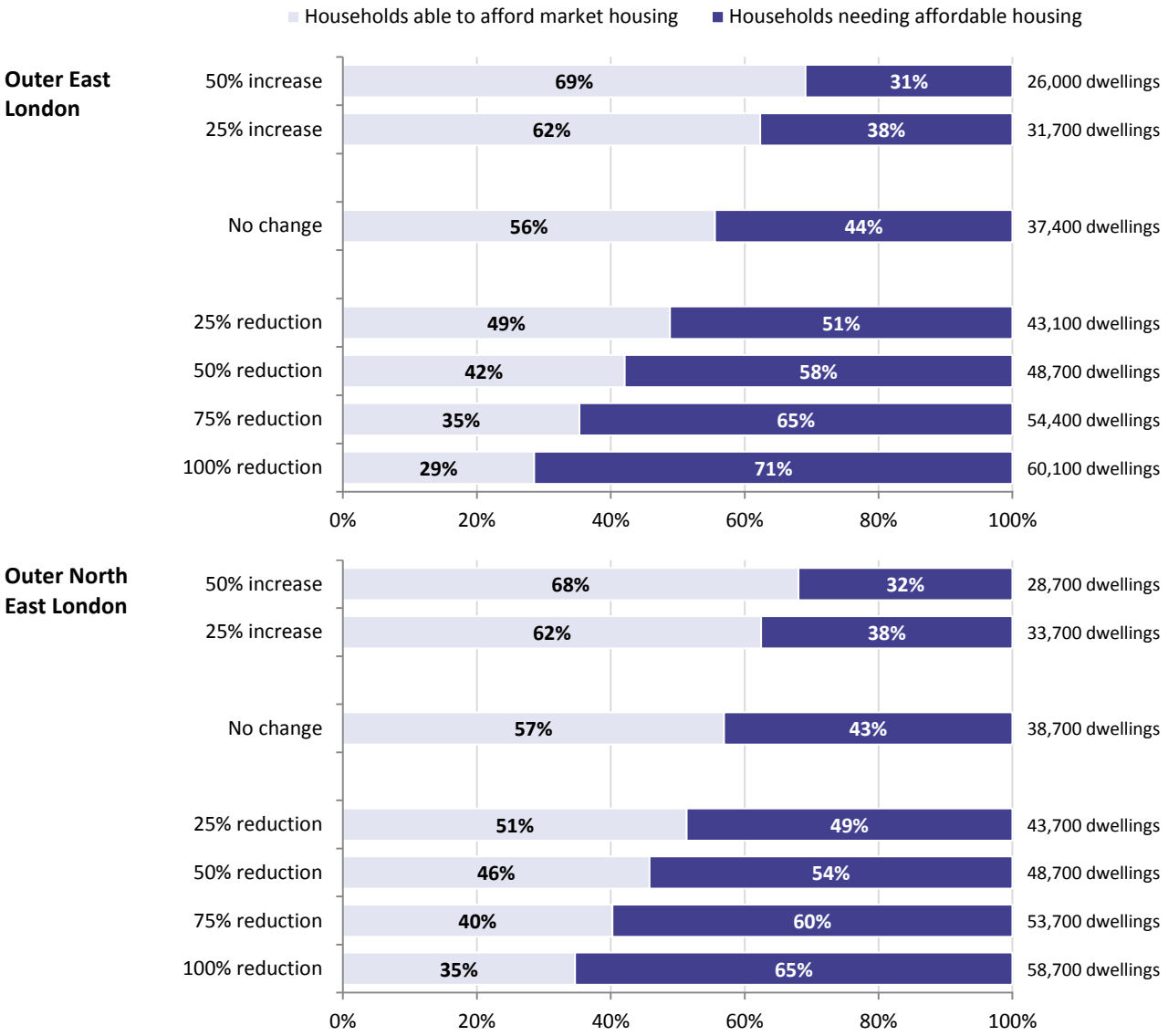
4.107 The Model also recognises the importance of housing benefit and the role of the private rented sector. The Model assumes that the level of housing benefit support provided to households living in the private rented sector will remain constant; however this is a national policy decision which is not in the control of the Council. At the time of writing, the cap for welfare claims from non working households in London is facing a reduction from £26,000 to £23,000 per annum. However, many housing benefit claimants in the private rented sector are in work, while others are in small households not affected by the cap.

4.108 It is important to note that private rented housing (with or without housing benefit) does not meet the definitions of affordable housing. However, many tenants that rent from a private landlord can only afford their housing costs as they receive housing benefit. These households aren't counted towards the need for affordable housing (as housing benefit enables them to afford their housing costs), but if housing benefit support was no longer provided (or if there wasn't sufficient private rented housing available at a price they could afford) then this would increase the need for affordable housing.

4.109 The model adopts a neutral position in relation to this housing benefit support, insofar as it assumes that the number of claimants in receipt of housing benefit in the private rented sector will remain constant. The model does not count any dwellings in the private rented sector as affordable housing supply; however it does assume that housing benefit will continue to help some households to afford their housing costs, and as a consequence these households will not need affordable housing.

4.110 To sensitivity test this position, Figure 52 shows the impact of reducing (or increasing) the number of households receiving housing benefit to enable them to live in the private rented sector.

Figure 52: Theoretical impact of reducing or increasing Housing Benefit support for households living in private rented housing: Balance between households able to afford market housing and households needing affordable housing 2011-33 and associated number of affordable dwellings



4.111 If no households were to receive housing benefit support in the private rented sector, almost three quarter (73%) of the growth in household numbers in Outer East London and two thirds (65%) in Outer North East London would need affordable housing.

Conclusions

Outer East London

4.112 Based on the household projections previously established, we have established the balance between the need for market housing and the need for affordable housing. This analysis has identified a need to increase the overall housing need by 3,957 households to take account of concealed families and homeless households that would not be captured by the household projections.

4.113 The housing mix analysis identified a need to provide 37,456 additional affordable homes over the 22-year period (an average of 1,666 households or 1,700 dwellings per year). This would provide for the current unmet needs for affordable housing in addition to the projected future growth in affordable housing need, but assumes that the level of housing benefit support provided to households living in the private rented sector remains constant.

Outer North East London

4.114 Based on the household projections previously established, we have established the balance between the need for market housing and the need for affordable housing. This analysis has identified a need to increase the overall housing need by 2,955 households to take account of concealed families and homeless households that would not be captured by the household projections.

4.115 The housing mix analysis identified a need to provide 37,850 additional affordable homes over the 22-year period (an average of 1,720 households or 1,750 dwellings per year). This would provide for the current unmet needs for affordable housing in addition to the projected future growth in affordable housing need, but assumes that the level of housing benefit support provided to households living in the private rented sector remains constant.

Size Mix

4.116 Figure 53 and Figure 49 sets out the housing mix in terms of property type and size for each of the local authority areas. Across the Outer East and Outer North East HMA's. In both HMA's around a half third of all affordable households to be provided require 3 bedrooms. The larger dwelling sizes are predominantly to address overcrowding amongst existing households.

Figure 53: Assessing Affordable Housing Mix by HMA (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

	Affordable Housing Need (households)		Affordable Housing Need (households)	
	Outer East London		Outer North East London	
	N	%	N	%
1 bedroom	800	2%	3,600	10%
2 bedrooms	9,200	25%	12,000	31%
3 bedrooms	20,600	55%	18,300	47%
4 bedrooms	5,400	14%	3,900	10%
5+ bedrooms	1,400	4%	800	2%
Total need for affordable housing 2011-33	**37,400**	**100%**	**38,600**	**38,600**

Figure 54: Assessing Affordable Housing Mix by Local Authority (Source: ORS Housing Model Note: Figures may not sum due to rounding**)**

	Affordable Housing Need (households)			Affordable Housing Need (households)			
	Outer East London			Outer North East London			
	Newham	Waltham Forest	TOTAL	Barking and Dagenham	Havering	Redbridge	TOTAL
AFFORDABLE HOUSING							
1 bedroom	-500	1,300	800	1,200	900	1,600	3,600
2 bedrooms	5,300	3,900	9,200	5,600	2,400	3,900	12,000
3 bedrooms	13,100	7,500	20,600	6,700	4,100	7,500	18,300
4 bedrooms	3,300	2,100	5,400	1,400	700	1,900	3,900
5+ bedrooms	1,000	400	1,400	300	100	400	800
TOTAL	**22,200**	**15,200**	**37,400**	**15,100**	**8,200**	**15,300**	**38,600**

Affordable Rent Levels and Housing Need

4.117 A key issue for areas such Outer East London and Outer North East London is how affordable rents can help to meet the needs of those households who cannot afford to meet their own housing costs. Across much of England, affordable rents set at 80% of market rents provide rented accommodation which is very close to the cost of social rents. In these areas we do not have to consider social rent and affordable rent as two different products between the rents associated with them are similar and they serve to meet the needs of the same households.

4.118 However, in Outer East London and Outer North East London there is a significant difference between potential affordable rents and social rents. Figure 55 shows median weekly rents for 2013/14. For the GLA SHMA 2013 it was assumed that households could rent a 4 bedroom property in London at less than £250 per week, but much higher rates currently apply.

Figure 55: Median Weekly Rent Values in Outer East London and Outer North East London (Source: Valuation Office Agency)

	Outer East London		Outer North East London		
	Newham	Waltham Forest	Barking and Dagenham	Havering	Redbridge
1 bedroom	£200.08	£196.15	£160.38	£155.77	£173.08
2 bedroom	£252.92	£253.85	£196.15	£200.08	£223.85
3 bedrooms	£311.54	£311.54	£265.38	£242.31	£300.00
4 or more bedrooms	£369.23	£380.77	£308.77	£357.69	£403.85

4.119 Figure 56 shows potential affordable rents in Outer East London and Outer North East London by bedroom size using 80% of market rents. This shows that at 80% of market rents, a 4 bedroom property will still cost between £247 and £323 per week. In the context of current benefit caps for non-working households of £500 per week this is still likely to be unaffordable and it should be remembered that the benefit cap is set to fall from £26,000 per annum to £23,000 per annum in

London . It should also be noted that potential affordable rents linked to market rents are subject to change over time and if market rents rise then affordable rents will also rise.

Figure 56: Potential Affordable rent Values in Outer East London and Outer North East London (Source: Valuation Office Agency)

	Outer East London		Outer North East London		
	Newham	Waltham Forest	Barking and Dagenham	Havering	Redbridge
1 bedroom	£160.06	£156.92	£128.30	£124.62	£138.46
2 bedroom	£202.34	£203.08	£156.92	£160.06	£179.08
3 bedrooms	£249.23	£249.23	£212.30	£193.85	£240.00
4 or more bedrooms	£295.38	£304.62	£247.02	£286.15	£323.08

4.120 Figure 57 shows the level of income required to be able to afford rents which are set at 80% market rents in Outer East London and Outer North East London under an assumptions that household devote 25% of their household income to housing costs. This requires an income of over £25,000 to be able to afford a 1 bedroom affordable rent property at 80% market rents. A 4 bedroom property would require an income of at least £51,000.

Figure 57: Income Required to Afford 80% Market Rents in Outer East London and Outer North East London (Source: Valuation Office Agency and ORS)

	Outer East London		Outer North East London		
	Newham	Waltham Forest	Barking and Dagenham	Havering	Redbridge
1 bedroom	£33,293	£32,639	£26,687	£25,920	£28,801
2 bedroom	£42,086	£42,241	£32,639	£33,293	£37,249
3 bedrooms	£51,840	£51,840	£44,159	£40,320	£49,920
4 or more bedrooms	£61,440	£63,360	£51,379	£59,520	£67,201

4.121 From the above calculations it is clear that affordable rent properties in Outer East London and Outer North East London set at 80% of market rents are going to be unaffordable to anyone other than relatively high earning households. To begin to address the needs of households who are identified as requiring social rent it is the case that the cost of the rents must fall within housing benefit thresholds for an area.

4.122 Figure 58 shows the Local Housing Allowance (LHA) rates for Outer East London and Outer North East London. Comparing these figures with those in Figure 56 shows that the affordable rents set at 80% of market rents in Outer East London and Outer North East London would be covered by the LHA rate.

Figure 58: Local Housing Allowance Rate in Outer East London and Outer North East London in 2015 (Source: Valuation Office Agency)

	Outer East London	Outer North East London
1 bedroom	£181.80	£155.57
2 bedroom	£229.58	£192.62
3 bedrooms	£286.98	£242.40
4 or more bedrooms	£331,61	£312.77

4.123 Overall, this leaves a complicated position for affordable rent in areas such as Outer East London and Outer North East London where market rents are so much higher than social rents. If affordable rents are set at 80% of market rents then their current level is so high that they will not be affordable to households who are typically seeking social rent. However, the rents do fall within the LHA caps and potentially could meet the needs of households who require social rent. However, the impact of the total benefit cap for non-working households does imply that it will be difficult to deliver affordable rent homes for larger dwellings which are consistent with the benefit cap.

Shared Ownership and Low Cost Home Ownership: Potential Market Size

4.124 It is also important to consider the role of other affordable housing products in Outer East London and Outer North East London. This section concentrates upon the potential role which could be played by shared ownership and low cost home ownership (LCHO) dwellings in meeting the overall housing needs of the areas.

4.125 We would note at the outset that as well as potentially helping households who are unable to afford market housing, both shared ownership and LCHO dwellings are often more affordable to those who can meet their own costs in the private rented sector, but who cannot afford to become owner occupiers. Therefore, they are helping to address market housing needs much more than affordable needs by allowing private renters to access owner occupation. However, it should be noted that the NPPF at paragraph 50 states that plan makers should seek;:

'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:'

4.126 Therefore, the NPPF very specifically seeks to encourage home ownership and shared ownership and LCHO can be seen as playing a role in this alongside other government polices such as Help to Buy.

4.127 To understand the potential role of shared ownership and LCHO in helping to address housing needs, we firstly need to understand how the housing market is operating. Figure 59 shows the tenure pattern for Outer East London and Outer North East London at the time of the 2011 Census.

4.128 Clearly, private rented rates are significantly above the national average. However, a larger private rented sector alone cannot be taken as evidence of more households who could potentially benefit from shared ownership and LCHO. For example, areas with larger student populations will typically have larger private rented sectors and students will not typically qualify for intermediate housing.

Figure 59: Tenure in 2011 (Source: UK Census of Population 2011 Note: Figures may not sum due to rounding)

	Owned	Shared Ownership	Social rented	Private rented	Living rent free
Newham	33.3%	1.8%	29.6%	34.1%	1.2%
Waltham Forest	49.9%	1.1%	22.1%	25.9%	1.0%
Barking and Dagenham	46.4%	1.3%	33.7%	17.7%	1.0%
Havering	73.8%	0.6%	14.2%	10.6%	0.8%
Redbridge	63.6%	1.0%	11.4%	22.9%	1.2%
England	63.3%	0.8%	17.7%	16.8%	1.3%

4.129 Figure 60 shows that change in the owner occupation and private rented rates across Outer East London and Outer North East London in the period 2001-2011. It is clear that for all authorities the fall in owner occupation rates has been above the national average and that the growth in the private rented sector, with the exception of Havering, is at or above the national average.

Figure 60: Tenure Change from 2001 to 2011 (Source: UK Census of Population 2001 and 2011)

	Change in percentage owned occupied	Change in percentage private rented
Newham	-9.1%	16.3%
Waltham Forest	-8.2%	10.2%
Barking and Dagenham	-8.9%	12.0%
Havering	-5.0%	5.1%
Redbridge	-9.1%	16.3%
England	-4.7%	6.9%

4.130 The composition of the private rented sector is also important in assessing the potential role of shared ownership and LCHO in helping households in to owner occupation. An area where the private rented sector is dominated by households who are claiming housing benefit in the private rented sector will have far lower capacity for helping households into owner occupation. In these cases the private rented sector is not accommodating households who would have moved on to owner occupation in the past, but is instead accommodating households whose needs are more likely to be social rent.

4.131 Similarly, student households in the private rented sector would typically not qualify for shared ownership or LCHO products and therefore shouldn't be considered as potential purchasers.

4.132 Figure 61 takes this analysis forward to show the physical size of the private rented sector in each local authority when tenants in receipt of housing benefit and students are excluded. In total it is estimated that there are over 33,500 non student households who are paying their rent without support from housing benefit in the private rented sector in Outer East London and 24,000 household in Outer

North East London. Therefore, there are 57,500 household who aren't students and who are paying their private rents without government assistance. These household represent a group who could potentially benefit from shared ownership and LCHO.

Figure 61: Size of the Private Rent Sector by Local Authority (Source: UK Census of Population 2011 and DWP Benefit Statistics May 2011 Note: Figures may not sum due to rounding**)**

	Total private rented sector	Student households in private rent	Housing benefit tenants in private rent	All other private rent households
Newham	34,570	1,635	13,270	19,665
Waltham Forest	25,102	575	10,590	13,937
Barking and Dagenham	12,328	153	6,490	5,685
Havering	10,337	35	4,560	5,742
Redbridge	22,657	367	9,740	12,550
England	**3,715,924**	112,364	1,371,390	2,232,170

4.133 Figure 62 shows the potential size of the market for shared ownership and LCHO products in Outer East London and Outer North East London. For the calculations we assumed that owner occupation rates were held constant at their 2001 levels and then compared this with the actual number of owner occupiers in 2011 in each local authority. Therefore, for example, if owner occupation rates in Havering had remained at their 2001 levels of 78.8% (including shared ownership) then there would have been 4,660 more owner occupiers in the borough in 2011, which would represent 4,660 fewer private renters. Across the whole area, if owner occupation rates had been held constant at 2001 rates then there would have been 16,400 more owner occupiers in 2011 in Outer East London and 21,000 more in Outer North East London than was the case.

Figure 62: Additional Owner Occupiers in 2011 using 2001 Owner Occupation Rate (Source: UK Census of Population 2011. Note: Shared Ownership has been included in owner occupation Note: Figures may not sum due to rounding)

	Total private rented sector	Student households in private rent	Housing benefit tenants in private rent	Other private rent households	
				Would-be owners	Private rent through choice
Newham	34,570	1,635	13,270	8,648	11,017
Waltham Forest	25,102	575	10,590	7,707	6,230
Barking and Dagenham	12,328	153	6,490	5,744	-59
Havering	10,337	35	4,560	4,660	1,082
Redbridge	22,657	367	9,740	10,634	1,916
England	3,715,924	112,364	1,371,390	1,002,519	1,229,651

4.134 Therefore, these households can be seen as households who are currently renting privately, but who would previously have been owner occupiers. These households all represent households who could potentially benefit from shared ownership or LCHO and therefore there is strong potential for these products in both areas. In particular they are likely to be candidates for the Governments new Starter Homes scheme.

Households with Specific Needs

4.135 Paragraph 021 of the PPG contains issues regarding Households with Specific Needs and states:

> ***Households with specific needs***
>
> *There is no one source of information about disabled people who require adaptations in the home, either now or in the future.*
>
> *The Census provides information on the number of people with long-term limiting illness and plan makers can access information from the Department of Work and Pensions on the numbers of Disability Living Allowance/Attendance Allowance benefit claimants. Whilst these data can provide a good indication of the number of disabled people, not all of the people included within these counts will require adaptations in the home.*
>
> *Applications for Disabled Facilities Grant will provide an indication of levels of expressed need, although this could underestimate total need. If necessary, plan makers can engage with partners to better understand their housing requirements.*
>
> **Planning Practice Guidance 2014, paragraph 21**

4.136 Personal Independence Payments started to replace the Disability Living Allowance from April 2013, and these are awarded to people aged under 65 years who incur extra costs due to disability (although there is no upper age limit once awarded, providing that applicants continue to satisfy either the care or mobility conditions). Higher Mobility Component (HMC) is awarded when applicants have "other, more severe, walking difficulty" above the Lower Mobility Component (which is for supervision outdoors).

4.137 Attendance Allowance contributes to the cost of personal care for people who are physically or mentally disabled and who are aged 65 or over. It is paid at two different rates: a lower rate is paid for those who need help or constant supervision during the day, or supervision at night; a higher rate is paid where help or supervision throughout both day and night is needed, or if people are terminally ill.

4.138 Nevertheless, neither of these sources provides information about the need for adapted homes.

4.139 Disabled Facilities Grants (DFG) are normally provided to Councils and housing association tenants to adapt properties for individuals with health and/or mobility needs. Grants cover a range of works, such as:

- Widening doors and installing ramps;
- Improving access to rooms and facilities, for example stair lifts or a downstairs bathroom;
- Providing a heating system suitable for needs; and
- Adapting heating or lighting controls to make them easier to use.

4.140 Local data about DFGs was published by CLG in Live Table 314. But this data has now been discontinued. PPG notes that whilst patterns of DFG applications "provide an indication of expressed need" it cautions that this could "underestimate need". Of course, it is also important to recognise that DFGs typically relate to adaptations to the existing housing stock rather than new housing provision.

4.141 As previously noted, the Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. This was reflected in the recent changes to building regulations relating to adaptations and wheelchair accessible homes that were published in the 2015 edition of Approved Document M: Volume 1 (Access to and use of dwellings)[15]. This introduces three categories of dwellings:

- Category 1: Visitable dwellings – Mandatory, broadly about accessibility to ALL properties
- Category 2: Accessible and adaptable dwellings – Optional, similar to Lifetime Homes
- Category 3: Wheelchair user dwellings – Optional, equivalent to wheelchair accessible standard.

4.142 Local authorities should identify the proportion of dwellings in new developments that should comply with the requirements for Category 2 and Category 3 as part of the Local Plan, based on the likely future need for housing for older and disabled people (including wheelchair user dwellings) and taking account of the overall impact on viability.

4.143 The demographic projections by the GLA show that the number of people aged 65 or over is projected to increase by around 31,600 persons in Outer East London and 33,400 In Outer North East London. Most of these older people will already live in the area and many will not move from their current homes; but those that do move home are likely to need accessible housing.

4.144 The London Plan (March 2015) Policy 3.8 Paragraph 3.48 (as amended by MALP Housing Standards Consultation Draft May 2015, subject to Examination beginning 21.10.15) states that 90% of new housing meets Building Regulation requirement M4(2)[16] 'accessible and adaptable dwellings' and 10% of new housing meets Building Regulation requirement M4(3) 'wheelchair user dwellings'. This applies to all tenures.

4.145 Given this context, the evidence supports the need for 90% of dwellings to meet Category 2 requirements, providing that this does not compromise viability. This approach has been adopted in Local Plans elsewhere.

4.146 The CLG guide to available disability data[17] shows that currently around 1-in-30 households in England (3.3%) have at least one wheelchair user, although the rate is notably higher for households living in affordable housing (7.1%). It is also important to recognise that these proportions are likely to increase over the period to 2033 in the context of the larger numbers of older people projected to be living in the area. The evidence therefore supports the need for 10% of market housing and 15% of affordable housing to meet Category 3 requirements. This recognises the changing demographics of the area and also provides an element of choice for households that need wheelchair user dwellings now as well as those households considering how their needs may change in future.

[15] http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admvol1
[16] https://www.london.gov.uk/sites/default/files/MALP%20HOUSING%20STANDARDS%20-%20CONSULTATION%20DRAFT%20May%202015web.pdf
[17] https://www.gov.uk/government/publications/building-regulations-guide-to-available-disability-data

5. Market Signals

Considering the balance between housing need and supply

Chapter Summary

5.1 PPG identifies a range of housing market signals that should be considered when determining the future housing number and advises that these should be applied following the household projections. A worsening in market signals such as affordability or increased house prices could indicate the need for an uplift to the projected figures. The key points and conclusions of the assessment of market signals are:

- House prices over time as measured by lower quartile house prices adjusted for inflation show that the changes in house prices between 2001 and 2013 for Outer East London and Outer North East London are both close to the long-term average trends for England. That is, neither shows an increase of the kind which would suggest the need for an uplift to the projected figures. Similarly, the figures for affordability do not suggest the need for an uplift.
- Figures for average private sector rents in 2013-14 in both Outer East London and Outer North East London are above the national average. However, comparator areas have higher rents and have seen a sharper rise in rents in the past 5 years. Rents in the PRS do not suggest the need for an uplift.
- Overcrowding increased substantially between the 2001 Census and 2011 Census and is much higher than England. While comparators areas Ealing, Hillingdon and Hounslow have a higher rate of overcrowding, the proportion of overcrowded households has increased over the last 10 years at a rate much higher than the national average and that of any comparator area. Overcrowding suggests the need for an uplift to the projected figures.
- There is no definitive guidance on what level of uplift is appropriate. Taking into account the relative market signal indicators for the two areas and the available evidence views of the Eastleigh Inspector and the Greater London SHMA, it would seem to be reasonable to consider an uplift of:
  - 20% for Outer East London as the area experiences significant housing market pressures which are in line with other highly pressurised markets in London;
  - 15% for Outer North East London which experiences lower housing market pressures when compared with Outer East London, but does have similar pressures to London as a whole.

Defining Market Signals

5.2 While demographic trends are key to the assessment of OAN, it is also important to consider current Market Signals and how these may affect housing needs. PPG identifies a range of housing market

signals that should be considered when determining the future housing number. Key to this is how market signals should be taken into account:

> *The housing need number suggested by household projections (the starting point) should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings (Paragraph 019)*
>
> *A worsening trend in any of these indicators will require upward adjustment to planned housing numbers compared to ones based solely on household projections. (Paragraph 020)*
>
> **Planning Practice Guidance: Assessment of housing and economic development needs (March 2014)**

5.3 The Market Signals include:

- Land and house prices;
- Rents and affordability;
- Rate of development; and
- Overcrowding.

5.4 Furthermore, there are other issues that should be considered, for example the macro-economic climate (PAS OAN technical advice note, para 5.22). Further, there are wider market trends and drivers to consider. A full range of market signals are considered and their implications are considered especially where these may indicate undersupply relative to demand and the need to deviate from household projections.

5.5 PPG and the PAS OAN technical advice note emphasise the importance of considering indicators in the context of longer-term trends and looking at rates of change as well as absolute levels – for example, house prices in the housing market may be higher or lower than the national average, however the more important consideration is whether or not they are becoming more (or less) expensive at a rate that differs from the national rates or rates in similar areas.

> *Appropriate comparisons of indicators should be made. This includes comparison with longer term trends (both in absolute levels and rates of change) in the housing market area; similar demographic and economic areas; and nationally. (Paragraph 020)*
>
> **Planning Practice Guidance: Assessment of housing and economic development needs (March 2014)**

5.6 To identify areas with similar demographic and economic characteristics, we have analysed data from the ONS area classifications together with data from the CLG Index of Multiple Deprivation. The outcome of this analysis was that Outer East London shares similar demographic and economic characteristics with **Lambeth, Lewisham & Southwark**, **Barnet, Enfield & Haringey** and **Hackney & Tower Hamlets** and that Outer North East London shares similar demographic and economic characteristics with **Bexley, Bromley & Greenwich, Croydon, Merton & Sutton** and **Ealing, Hillingdon & Hounslow**. Therefore, in considering market signals, we have considered these borough council areas as appropriate comparators and compared them against the study areas.

House Prices and Affordability

5.7 House prices in England and Wales have been relatively volatile in the past 15 years. House prices have increased by 6.4% in the 12 months to April 2014; the fastest rises were in London (17.0%), the East of England (6.6%) and the South East (6.1%). The average UK house price in 2014 was £172,000 compared to the high of £181,500 in 2007. Average house price trends 2008-2014 (Source: ONS) show the price divergence between London and the rest of the UK.

Figure 63: Annual house price rates of change, UK all dwellings 2004-2014 (Source: Regulated Mortgage Survey. Note: Not seasonally adjusted)

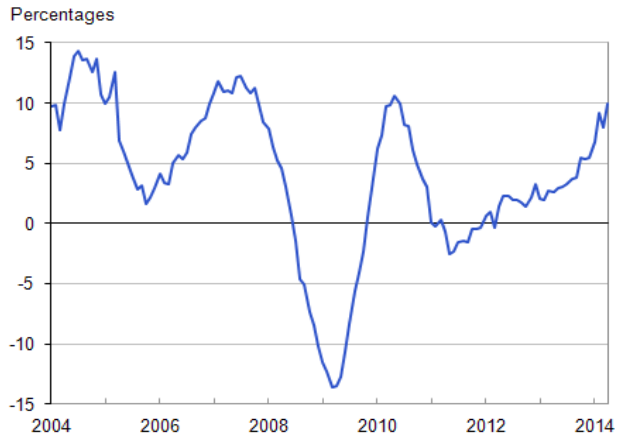
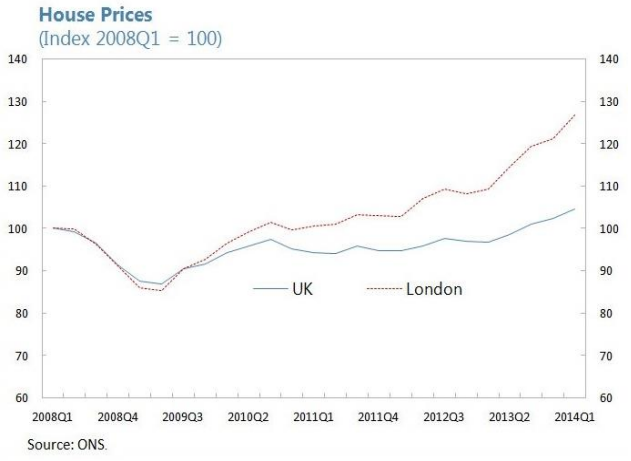


Figure 64: UK and London House Price Index 2008-2014 (Source: ONS)



5.8 The Bank of England has overall responsibility for UK monetary policy: it has become concerned about the risks posed by house prices, high levels of borrowing and any housing 'bubble' to national economic recovery. In his speech at the Mansion House in June 2014, the Governor of the Bank said:

> *"The underlying dynamic of the housing market reflects a chronic shortage of housing supply, which the Bank of England can't tackle directly. Since we are not able to build a single house, I welcome the Chancellor's announcement tonight of measures to increase housing supply.*
>
> *To be clear, the Bank does not target asset price inflation in general or house prices in particular.*
>
> *It is indebtedness that concerns us.*
>
> *This is partly because over-extended borrowers could threaten the resilience of the core of the financial system since credit to households represents the lion's share of UK banks' domestic lending.*
>
> *It is also because rapid growth in or high levels of mortgage debt can affect the stability of the economy as a whole."*

5.9 The International Monetary Fund (IMF) has also highlighted concerns about these risks and especially the high borrowings of households relative to income, especially in London:

> *"The increase in the number of high loan-to-income (LTI) mortgages is more pronounced in London and among first-time buyers. As a result, an increasing number of households are vulnerable to negative income and interest rate shocks."*

5.10 However, while mortgage credit availability shows signs of stabilising closer to historic levels, the surge in prices may be cooling; the Council of Mortgage Lenders (CML) commentary on the Bank of England Credit Conditions Survey (Q4, 2014) suggests:

> *"Looking ahead, there are expectations of a small pickup in both mortgage demand and credit availability except at higher loan-to-value (LTV) ratios in the next quarter.*
>
> *The reported narrowing of risk appetite – with some lenders less willing to lend at LTVs above 90% and/or restricting their lending at high loan-to-income ratios – is potentially of greater importance for market developments.*
>
> *But looking ahead over the coming months, lenders expect mortgage credit availability to stabilise, mortgage spreads to narrow (for what would be the 10th successive quarter) and a modest pick-up in mortgage demand."*
>
> (Emphasis is the author's)

5.11 The Government has strengthened the existing powers of the Bank of England to recommend to regulators a limit on the proportion of high loan to income mortgages. From May 2015, lenders are prevented from extending more than 15% of their mortgages to customers needing to borrow 4.5 times their income.

5.12 The future for the housing market is difficult to predict, although long-term trends indicate continued demand issues from household growth, albeit with issues around affordability. The current Government policy towards national economy recovery, and the role played in this by the Bank of England, indicates that action may be taken to contain any housing price 'bubble'. Interest rates seem likely to rise in the medium term, and this could expose risk of those borrowing with high loan-to-value at low interest rates.

House Prices in Outer East London

5.13 House price trends (2000-2013) are shown in Figure 65 and Figure 66 shows lower quartile house prices adjusted for the impact of inflation. Therefore, the prices reflect real changes which have occurred since 2001 when removing the impact of background inflation.

5.14 It is clear that real house prices in Outer East London rose sharply in the period 2001-2007 (from £100,300 to £223,100 at 2012 values, a real increase of 122%), but they have progressively reduced since that time with real prices at around £193,600 in mid-2013 (at 2012 values).

Figure 65: House Price Trends: Lower Quartile Prices (Source: CLG Live Tables. Note: HMA figure derived using population weighted average of Local Authority data)

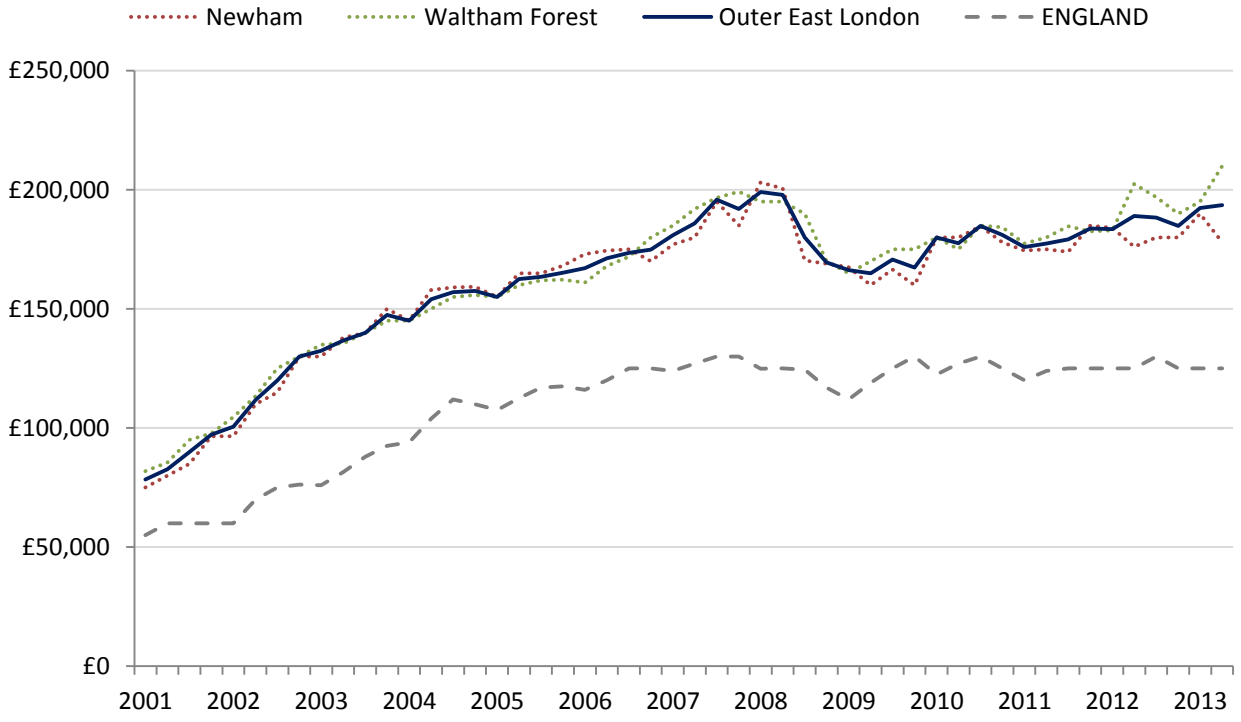
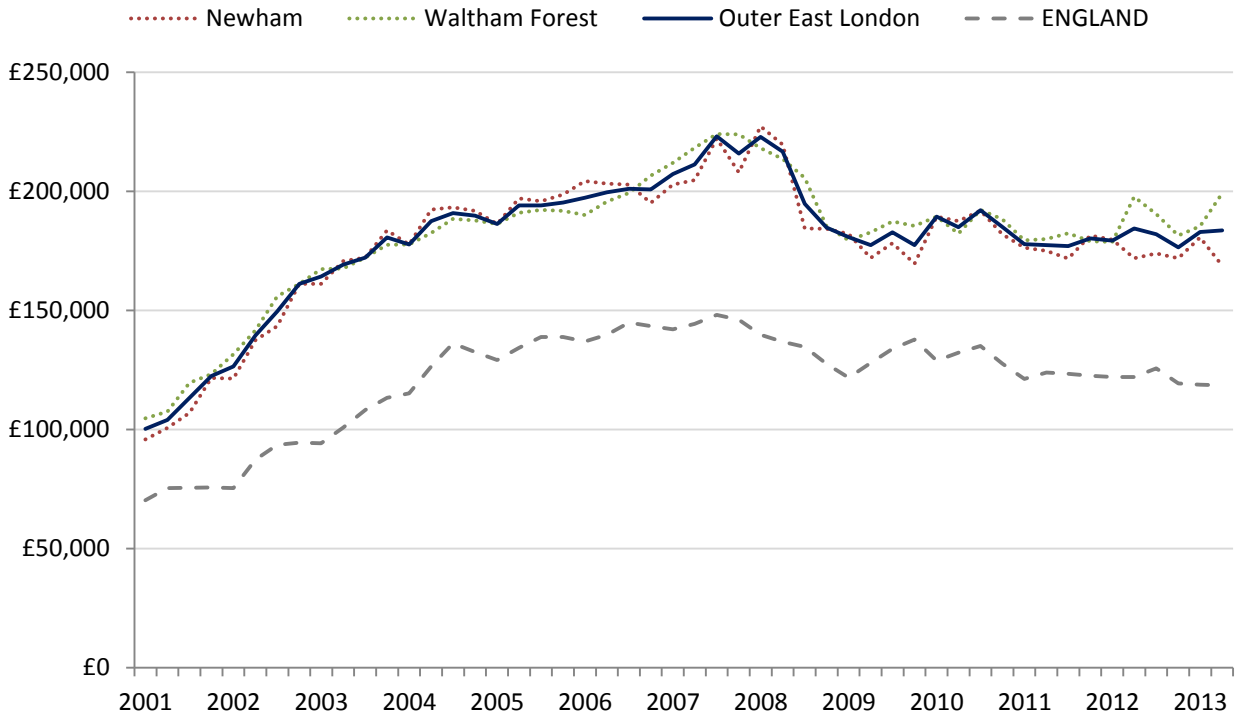
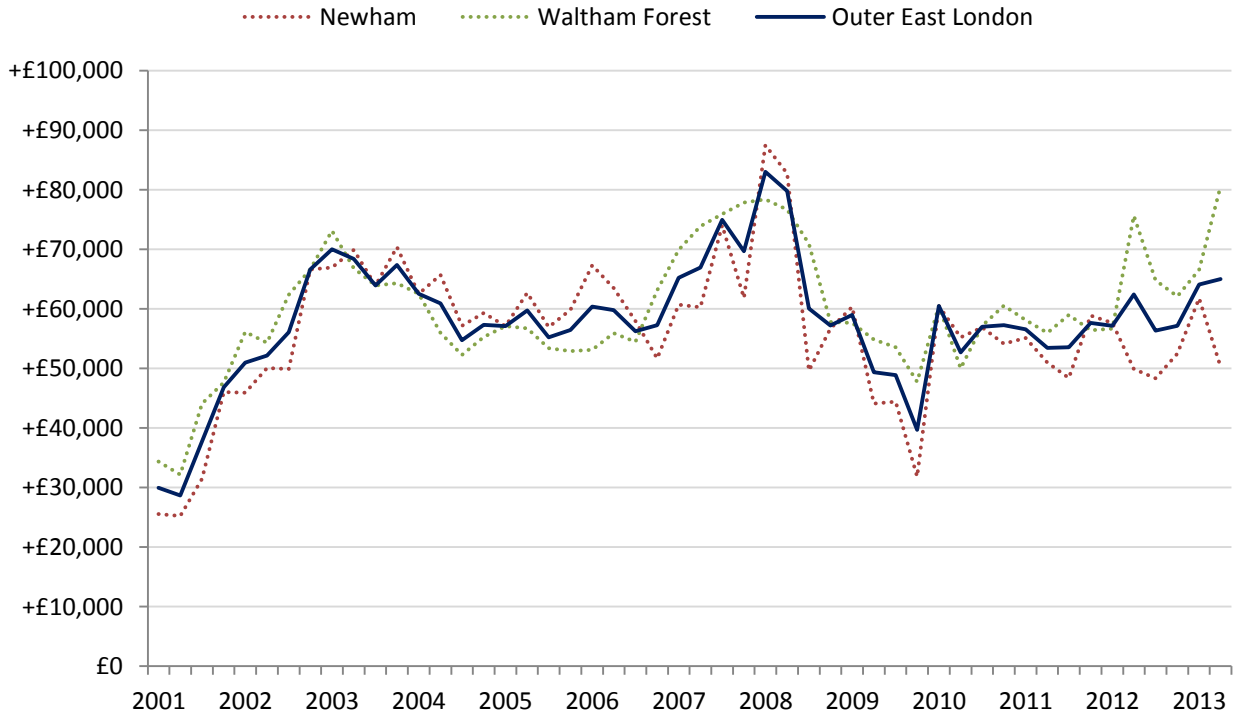


Figure 66: Real House Price Trends: Lower Quartile Prices adjusted to 2011 values using CPI (Source: CLG Live Tables; Bank of England. Note: HMA figure derived using population weighted average of Local Authority data



5.15 Figure 67 shows how real house prices in Outer East London have varied when compared with the English average. This shows that real house prices in the HMA are currently close to the long-term average trends.

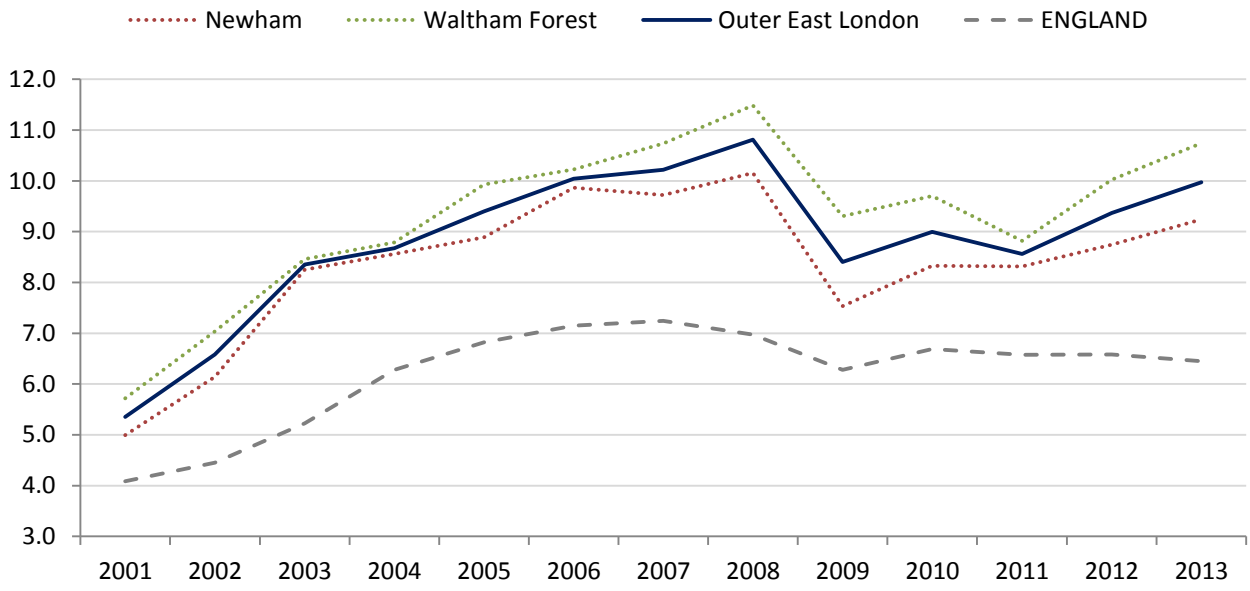
Figure 67: Real House Price Trends relative to England: Lower Quartile Prices adjusted to 2011 values using CPI (Source: CLG Live Tables; Bank of England. Note: HMA figure derived using population weighted average of Local Authority data)



Affordability in Outer East London

5.16 Figure 68 below shows the ratio of lower quartile house price to lower quartile earnings in Outer East London between 2001 and 2013. This long term trend for the HMA shows that affordability worsened in the period 2001-08 (when there was an increase in real house prices). Of course, it is also important to remember that affordability can be influenced by supply issues (e.g. lower housing delivery levels) and demand side issues (e.g. lower availability of mortgage finance for first time buyers).

Figure 68: Ratio of Lower Quartile House Price to Lower Quartile Earnings (Source: DCLG. Note: HMA figure derived using population weighted average of Local Authority data)



House Prices in Outer North East London

5.17 House price trends (2000-2013) are shown in Figure 69 and Figure 70 shows lower quartile house prices adjusted for the impact of inflation. Therefore, the prices reflect real changes which have occurred since 2001 when removing the impact of background inflation.

5.18 It is clear that real house prices in Outer North East London rose sharply in the period 2001-2007, but reduced in the period 2007-2009 and have remained relatively stable since 2011.

Figure 69: House Price Trends: Lower Quartile Prices (Source: CLG Live Tables. Note: HMA figure derived using population weighted average of Local Authority data)

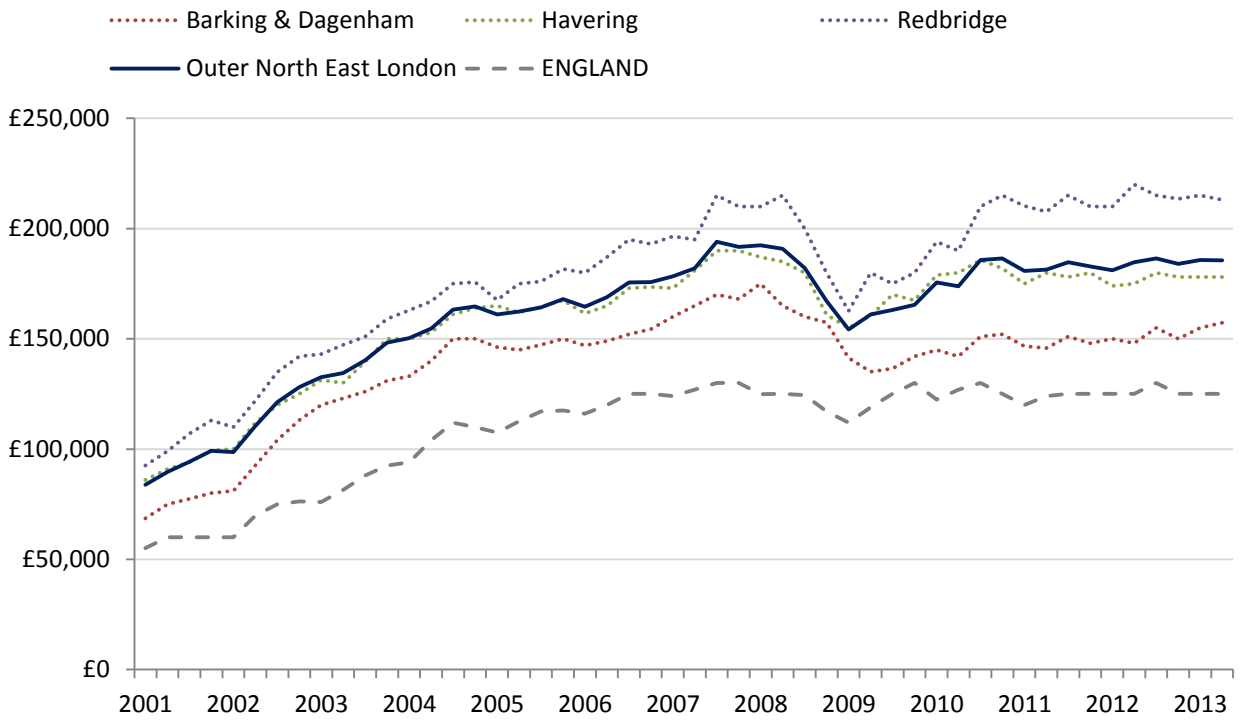
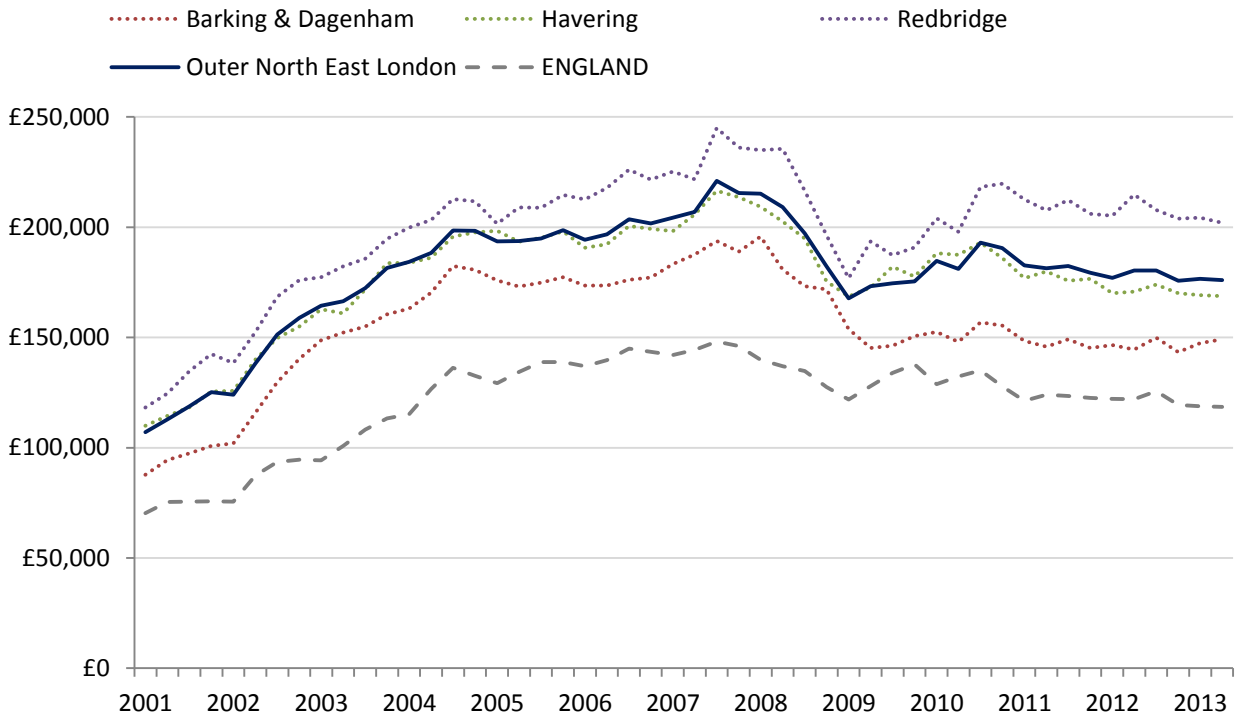
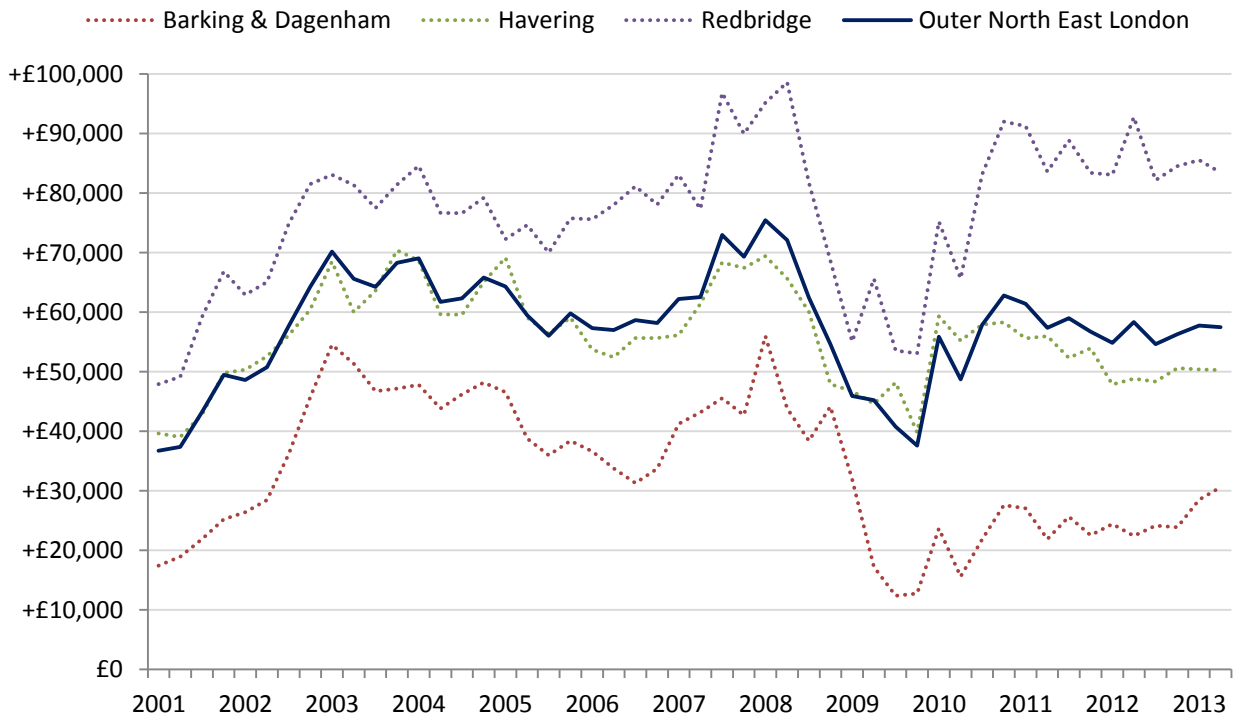


Figure 70: Real House Price Trends: Lower Quartile Prices adjusted to 2011 values using CPI (Source: CLG Live Tables; Bank of England. Note: HMA figure derived using population weighted average of Local Authority data



5.19 Figure 71 shows how real house prices in Outer North East London have varied when compared with the English average. This shows that real house prices in the HMA are currently close to the long-term average trends.

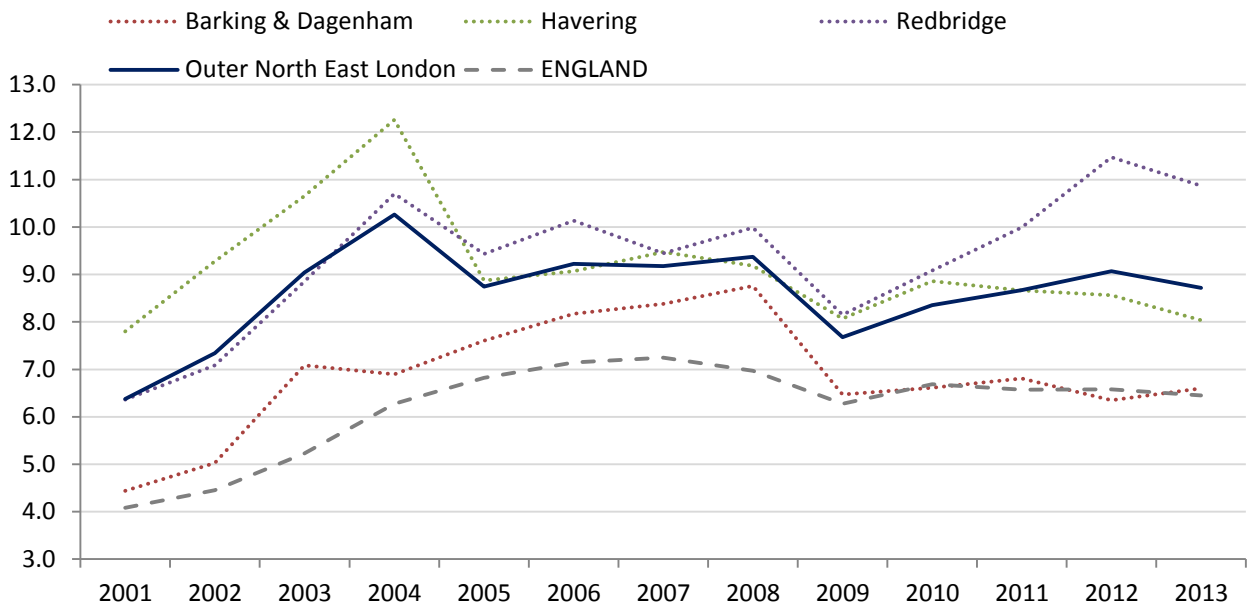
Figure 71: Real House Price Trends relative to England: Lower Quartile Prices adjusted to 2011 values using CPI (Source: CLG Live Tables; Bank of England. Note: HMA figure derived using population weighted average of Local Authority data)



Affordability in Outer North East London

5.20 Figure 72 below shows the ratio of lower quartile house price to lower quartile earnings in Outer North East London between 2001 and 2013. While affordability deteriorated in the period 2001-2004, the situation has improved since that time.

Figure 72: Ratio of Lower Quartile House Price to Lower Quartile Earnings (Source: DCLG. Note: HMA figure derived using population weighted average of Local Authority data)



Private Rent

5.21 The English Housing Survey 2013-14[18] identified that 19% (4.4 million) of households were renting from a private landlord, up from 18% in 2012-13 and 11% in 2003. Households aged 25-34 were more likely to be renting privately (48%) than buying a home, up from 45% in 2012-13 and 21% in 2003-04. Owner occupation in this age group dropped from 59% to 36% over the same 10 year period.

5.22 The growth of the Sector has been acknowledged as both a growing and long term option for meeting the nation's housing need. The Government published *"Improving the Private Rented Sector and Tackling Bad Practice: A guide for local authorities"* in March 2015[19], and the Forward by the Minister stated:

> *"The private rented sector is an important and growing part of our housing market, housing 4.4 million households in England. The quality of housing in the sector has improved dramatically over the last decade. It is now the second largest tenure and this growth is forecast to continue growing. I am proud of this growth as it shows increasing choice, improving standards whilst helping to keep rents affordable. The Government supports a bigger and better private rented sector and wants to see this growth continue."*

[18] https://www.gov.uk/government/statistics/english-housing-survey-2013-to-2014-headline-report
[19] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/412921/Improving_private_rented_sector.pdf

5.23 Policy by both Government and Local Authorities is focussed on improving Management and Maintenance in the sector (via licensing or self-regulation schemes) and expanding supply[20] (including the Build to Rent investment scheme[21]).

5.24 Importantly, the Government sees the PRS having an important and long term role in meeting the housing need of the nation; and although the NPPF and PPG do not mention the current or future role of housing benefit, the policy to support low-income households in the private rented sector with housing benefit is long-standing and housing benefit is explicitly factored into the long-term forecasts for public spending.

5.25 Given this context, it is important for local authorities to recognise the role of the private rented sector at a local level. Assuming the release back into the market of many dwellings in the private rented sector currently occupied by tenants in receipt of housing benefit would have significant consequences; therefore it remains appropriate to recognise that the private rented sector will continue to make an important contribution towards providing housing options for households unable to afford their housing costs in future. Nevertheless, it is essential for local authorities to understand the full extent of the need for affordable housing in their areas and consider their policy responses accordingly.

Overcrowding

5.26 Overcrowding was considered in detail when establishing the need for affordable housing. PPG also identifies a series of other factors to monitor alongside overcrowding, including concealed and sharing households, homelessness and the numbers in temporary housing (paragraph 19):

> *Indicators on overcrowding, concealed and sharing households, homelessness and the numbers in temporary accommodation demonstrate un-met need for housing. Longer term increase in the number of such households may be a signal to consider increasing planned housing numbers.*

5.27 These were also considered when establishing the need for affordable housing, and the overall housing number was increased to take account of the needs of homeless households and concealed families with younger family representatives who would not have been counted as part of the household projections. This adjustment has already been incorporated as a response to the identified un-met need for housing, and can be considered as part of the response to market signals.

[20] https://www.gov.uk/government/publications/private-rented-homes-review-of-the-barriers-to-institutional-investment
[21] https://www.gov.uk/government/publications/build-to-rent-round-2-initial-due-diligence

Summary of Market Signals

5.28 As acknowledged earlier in this section, there is no single formula that can be used to consolidate the implications of this information; and furthermore the housing market signals will have been predominantly influenced by relatively recent housing market trends. Nevertheless, the indicators provide a context for considering the balance between housing need and supply.

Outer East London

5.29 In terms of headline outputs, the market signals when compared to relevant comparator areas show:

Figure 73: Summary of Market Signals

		Outer East London	Lambeth, Lewisham & Southwark	Barnet, Enfield & Haringey	Hackney & Tower Hamlets	England
INDICATORS RELATIING TO PRICE						
House prices						
Lower quartile house price	2012- 13 value	£188,600	£228,700	£228,300	£250,400	£126,200
	Relative to England	+49%	+81%	+81%	+98%	-
	2007-08 value	£193,200	£207,300	£211,800	£229,900	£128,000
	5-year change	-2%	+10%	+8%	+9%	-1%
Rents						
Average monthly rent	2013- 14 value	£1,029	£1,370	£1,294	£1,467	£720
	Relative to England	+43%	+90%	+80%	+104%	-
	2008 value	£718	£716	£793	£830	£501
	5-year change	+43%	+91%	+63%	+77%	+44%
Affordability						
Lower quartile house price to earnings	2013 ratio	10.0	9.5	10.9	9.8	6.5
	Relative to England	+55%	+47%	+68%	+51%	-
	2008 ratio	10.8	9.4	10.7	8.7	7.0
	5-year change	-8%	+1%	+2%	+13%	-7%
INDICATORS RELATIING TO QUANTITY						
Overcrowding						
Overcrowded households	2011 proportion	29.2%	25.9%	21.1%	33.5%	8.7%
	Relative to England	+234%	+196%	+141%	+283%	-
	2001 proportion	21.2%	21.6%	15.7%	28.4%	7.1%
	10-year change	+37%	+20%	+34%	+18%	+23%
Rate of development						
Increase in stock	2001-11 change	8.7%	10.9%	8.4%	24.1%	8.3%
	Relative to England	+4%	+31%	+1%	+189%	-

5.30 On the basis of this data we can conclude:

» **House Prices:** lower quartile prices are higher than the national average, with a lower quartile price of £188,600, compared to England's £126,200 (based on 2012-13 values). The current price in the HMA is lower than any of the comparator areas. Over the last 5-years, prices have increased in the comparator area, while falling in Outer East London;

- **Rents:** for average private sector rents in 2013-14, the study area is above the national average. However, again the comparator areas have higher rents and have seen a sharper rise in rents in the past 5 years;
- **Affordability:** (in terms of the ratio between lower quartile house prices and lower quartile earnings) is currently 'worse' in the study area than across England as a whole (10.0x cf. 6.5x), but is similar to the comparator areas. Furthermore, national affordability ratios have improved since 2008 at a similar rate to Outer East London;
- **Overcrowding:** (in terms of Census occupancy rates) shows that 29.2% of households in the study area are overcrowded based on an objective measure, which is much higher than England (8.7%). However, Tower Hamlets and Hackney have an even higher rate of overcrowding. Also, the proportion of overcrowded households has increased over the last 10 years at a rate much higher than the national average (+37% cf. +23%);
- **Rate of development:** (in terms of increase in dwelling stock over the last 10 years) shows that development has increased the stock size by +8.7%, which is higher than England (8.3%). This rate for the Outer East London is lower than comparator areas except for Barnet, Enfield and Haringey. Of course, these figures will inevitably be influenced by local constraints as well as individual policies.

Outer North East London

5.31 In terms of headline outputs, the market signals when compared to relevant comparator areas show:

Figure 74: Summary of Market Signals

		Outer North East London	Bexley, Bromley & Greenwich	Croydon, Merton & Sutton	Ealing, Hillingdon & Hounslow	England
INDICATORS RELATIING TO PRICE						
House prices						
Lower quartile house price	2012- 13 value	£185,200	£194,200	£194,500	£226,500	£126,200
	Relative to England	+47%	+54%	+54%	+79%	-
	2007-08 value	£190,000	£190,000	£191,600	£216,500	£128,000
	5-year change	-3%	+2%	+2%	+5%	-1%
Rents						
Average monthly rent	2013- 14 value	£965	£1,082	£1,131	£1,325	£720
	Relative to England	+34%	+50%	+57%	+84%	-
	2008 value	£709	£667	£726	£770	£501
	5-year change	+36%	+62%	+56%	+72%	+44%
Affordability						
Lower quartile house price to earnings	2013 ratio	8.7	9.4	9.3	10.2	6.5
	Relative to England	+35%	+45%	+44%	+58%	-
	2008 ratio	9.4	9.8	10.5	10.4	7.0
	5-year change	-7%	-4%	-11%	-2%	-7%
INDICATORS RELATIING TO QUANTITY						
Overcrowding						
Overcrowded households	2011 proportion	14.3%	11.6%	14.8%	20.6%	8.7%
	Relative to England	+63%	+32%	+70%	+136%	-
	2001 proportion	9.6%	8.6%	11.0%	15.7%	7.1%
	10-year change	+49%	+34%	+35%	+31%	+23%
Rate of development						
Increase in stock	2001-11 change	6.1%	5.6%	3.0%	7.5%	8.3%
	Relative to England	-27%	-33%	-64%	-11%	-

5.32 On the basis of this data we can conclude:

- **House Prices**: lower quartile prices are higher than the national average, with a lower quartile price of £185,200, compared to England's £126,200 (based on 2012-13 values). The current price in the HMA is lower than any of the comparator areas. Over the last 5-years, prices have increased in the comparator area, while falling in Outer North East London;
- **Rents**: for average private sector rents in 2013-14, the study area is above the national average. However, again the comparator areas have higher rents and have seen a sharper rise in rents in the past 5 years;
- **Affordability:** (in terms of the ratio between lower quartile house prices and lower quartile earnings) is currently 'worse' in the study area than across England as a whole

(8.7x cf. 6.5x), but is better than the comparator areas. Furthermore, national affordability ratios have improved since 2008 at a similar rate to Outer North East London;

» **Overcrowding:** (in terms of Census occupancy rates) shows that 14.3% of households in the study area are overcrowded based on an objective measure, which is much higher than England (8.7%). However, Ealing, Hillingdon and Hounslow have a higher rate of overcrowding. However, the proportion of overcrowded households has increased over the last 10 years at a rate much higher than the national average (+49% cf. +23%) and that of any comparator area;

» **Rate of development:** (in terms of increase in dwelling stock over the last 10 years) shows that development has increased the stock size by +6.1%, which is lower than England (8.3%). This rate for the Outer North East London is lower than comparator areas except Ealing, Hillingdon and Hounslow.

Conclusions on Market Signals

5.33 As previously noted, PPG suggests that *"household projections should be adjusted to reflect appropriate market signals"* where there is a *"worsening trend in any of these indicators"* (paragraphs 19-20). Whilst rents have increased in both HMAs, house prices have decreased since 2008, and consequently, affordability as measured by lower quarter house prices to earnings has improved in both HMAs. However, there are higher levels of overcrowding in both HMAs, so it is appropriate to consider an uplift to the household projection when establishing OAN in response to market signals. However, the indicators collectively show that circumstances in the Outer East London and Outer North East London HMAs are generally no worse than across other areas of London; so any uplift must be determined in this context.

5.34 There is no definitive guidance on what level of uplift is appropriate. Nevertheless, the Inspector examining the Eastleigh Local Plan judged 10% to be reasonable given the market signals identified for that HMA:

> *"It is very difficult to judge the appropriate scale of such an uplift … Exploration of an uplift of, say, 10% would be compatible with the "modest" pressure of market signals recognised in the SHMA itself."*

5.35 The PAS Objectively Assessed Need and Housing Targets Technical Advice Note (July 2015) supports this approach as a method to estimate the uplift and says that "*where the evidence suggest moderate under-provision…the projected housing need might be increased by 10%"*. We would also note that impact of market signals adjustments for the Greater London SHMA was an increase of 13.5%, although this was never explicitly labelled as a market signal adjustment.

5.36 Given the relative market signal indicators for the two areas and the views of the Eastleigh Inspector and the Greater London SHMA, it would seem to be reasonable to consider an uplift of 20% to be reasonable for Outer East London as the area experiences significant housing market pressures which are in line with other highly pressurised markets in London.

5.37 Meanwhile, Outer North East London experiences lower housing market pressures when compared with Outer East London, but does have similar pressures to London as a whole, so an uplift of around 15% would seem to be appropriate.

5.38 It is important to recognise that any uplifts applied when establishing housing need can have a cumulative impact. This was noted by the Inspector examining the County Durham Plan in his interim views (para 42):

…affordable housing need and market signals are amongst several factors, including future employment, which could lead to an upward adjustment in the housing need suggested by the DCLG projections. Given the significant upward adjustment already brought about by the jobs target, I consider any further upward adjustment in respect of affordable housing need and market signals would result in a calculation of OAN that is not grounded in realism in respect of associated population levels.

5.39 The compound impact of adjustments was also noted by the Inspector examining the Cornwall Local Plan in his interim views:

3.21 Any uplift on the demographic starting point such as the 7% addition for second/holiday homes that I am requiring (see below) would deliver some additional affordable housing and can be taken into account in judging whether any further uplift is justified. A very substantial uplift would raise the same concerns as I set out above in relation to market signals, but some further uplift should still be carefully considered by the Council.

5.40 This is important because we have already noted that a total of 4,036 dwelling in Outer East London and 3,021 dwellings in Outer North East London are required for concealed and homeless households. These households add 5% and 3.5% respective to the GLA long-term trend household projections. We wish to stress that the proposed 20% uplift for Outer East London and 15% for Outer North East London incorporate the 5% and 3.5% adjustment and are not in addition to them.

6. Objectively Assessed Need

Analysing the evidence to establish overall housing need

Chapter Summary

6.1 In this chapter, the figures from CLG household projections with GLA adjustments, affordable housing need, employment trends, and market signals are brought together to present the final OAN:

- Based upon the GLA 2014 round long-term trend migration projections the SHMA therefore identifies the Full Objective Assessed Need for Housing in the Outer East London HMA to be 96,100 dwellings over the 22-year Plan period 2011-33, equivalent to an average of 4,370 dwellings per year. This includes the Objectively Assessed Need for Affordable Housing of 37,400 dwellings over the same period, equivalent to an average of 1,700 dwellings per year.
- Based upon the GLA 2014 round long-term trend migration projections the SHMA therefore identifies the Full Objective Assessed Need for Housing in the Outer North East London HMA to be 99,800 dwellings over the 22-year Plan period 2011-33, equivalent to an average of 4,540 dwellings per year. This includes the Objectively Assessed Need for Affordable Housing of 38,600 dwellings over the same period, equivalent to an average of 1,760 dwellings per year.

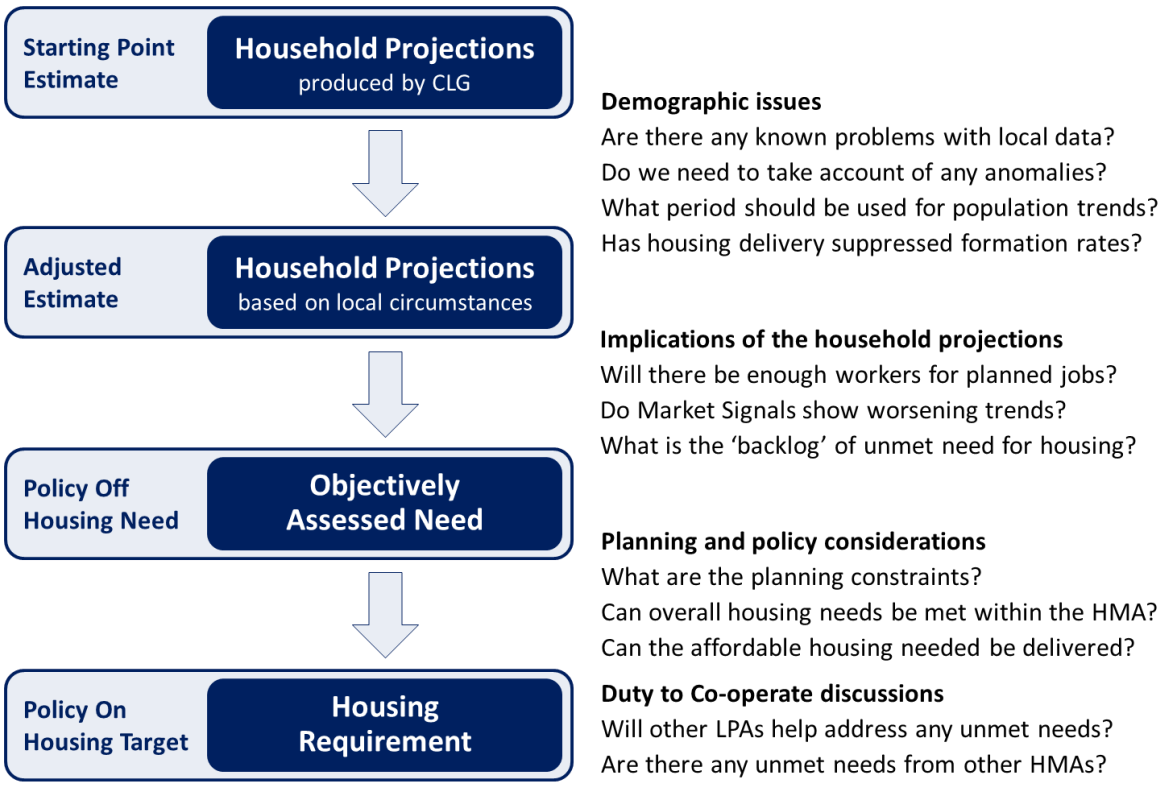
The Process for Assessing OAN

6.2 A key objective of this study is to establish the Objectively Assessed Need (OAN) for housing. The OAN identifies the future quantity of housing that is likely to be needed (both market and affordable) in the Housing Market Area (HMA) over the future plan period. It is important to recognise that the OAN does not take account of any possible constraints to future housing supply. Such factors will be subsequently considered by the local planning authorities before establishing the final Housing Requirement.

> *The assessment of development needs is an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans.*
>
> **Planning Practice Guidance (PPG), paragraph 4**

6.3 Figure 75 sets out the process for establishing the housing number for the HMA. It is a duplicate of Figure 11 repeated here for clarity of presentation. It starts with a demographic process to derive housing need from a consideration of population and household projections. To this, external market and macro-economic constraints are applied ('Market Signals') in order to ensure that an appropriate balance is achieved between the demand for and supply of dwellings.

Figure 75: Process for establishing a Housing Number for the HMA (Source: ORS based on NPPF and PPG)



National Context for England

6.4 The NPPF requires Local Planning Authorities to "ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area" and "identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which meets household and population projections, taking account of migration and demographic change" (paragraphs 47 and 159).

6.5 PPG further identifies that "household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need … The 2012-2037 Household Projections were published on 27 February 2015, and are the most up-to-date estimate of future household growth" (paragraphs 15-16).

Household Growth

6.6 The 2012-based CLG household projections show that the number of households in England will increase from 22.3 million to 27.5 million over the period 2012 to 2037. This represents a growth of 5.2 million households over 25 years, equivalent to an annual average of 210,000 households each year, and this provides the starting point estimate of overall housing need for England.

6.7 It should be noted that the annual average of 210,000 households is already much higher than current housing delivery: CLG data for April 2013 to March 2014 identifies that construction started on 133,900 dwellings and 112,400 dwellings were completed during the year. Therefore, to build sufficient homes to meet annual household growth would require housebuilding to increase by 57% – so providing for household growth in itself would require a significant step-change in the number of homes currently being built.

International Migration

6.8 The 2012-based CLG household projections are based on the ONS 2012-based sub-national population projections. These projections identify an average net gain of 151,600 persons each year due to international migration, and a net loss of 6,400 persons each year from England to other parts of the UK. Therefore, the 2012-based projections are based on net migration averaging 145,100 persons each year.

6.9 However, these estimates for future international migration may be too low. Oxford University research (March 2015) showed net international migration to be 565,000 persons over the 3-year period 2011-14, an average of 188,300 per annum; and net migration to England averaged 211,200 persons annually between the Census in 2001 and 2011. Both figures suggest that the 2012-based SNPP may underestimate international migration, which would have knock-on implications for projected population growth.

6.10 As previously noted, longer-term projections typically benefit from longer-term trends and therefore ORS routinely consider migration based on trends for the 10-year period 2001-11. On this basis, our trends are based on a period when net migration to England averaged 211,200 persons each year: 66,100 persons higher than assumed by the 2012-based SNPP, which represents an additional 29,000 households each year based on CLG average household sizes. Therefore, the approach taken for establishing migration based on longer-term trends would increase household growth for England from 210,000 households to 239,000 households each year on average.

Market Signals

6.11 The NPPF also sets out that "Plans should take account of market signals, such as land prices and housing affordability" (paragraph 17) and PPG identifies that "the housing need number suggested by household projections (the starting point) should be adjusted to reflect appropriate market signals".

6.12 The market signals identified include land prices, house prices, rents, affordability and the rate of development; but there is no formula that can be used to consolidate the implications of this data. Nevertheless, the likely consequence of housing affordability problems is an increase in overcrowding, concealed and sharing households, homelessness and the numbers in temporary accommodation. PPG identifies that these indicators *"demonstrate un-met need for housing"* and that *"longer term increase in the number of such households may be a signal to consider increasing planned housing numbers"* (paragraph 19).

6.13 The Census identified that the number of concealed families living in England increased from 161,000 families to 276,000 families over the decade 2001 to 2011, which represents a growth of 115,000 families over 10 years. Although many concealed families do not want separate housing (in particular where they have chosen to live together as extended families), others are forced to live together due to affordability difficulties or other constraints – and these concealed families will not be counted as part of the CLG household projections.

6.14 Concealed families with older family representatives will often be living with another family in order to receive help or support due to poor health. Concealed families with younger family representatives are more likely to demonstrate un-met need for housing. When we consider the growth of 115,000 families in England over the period 2001-11, over three quarters (87,100) have family representatives aged under 55, with substantial growth amongst those aged 25-34 in particular. This is a clear signal of

the need to increase the planned housing numbers in order to address the increase in concealed families over the last decade and also factor in their impact on current and future average household sizes.

6.15 Addressing the increase in concealed families would increase projected household growth by 87,100 over the 25-year period, an average of 3,500 households each year over the period 2012-37 (or higher if the need is addressed over a shorter period). Therefore, adjusting for longer-term migration trends and taking account of the market signals uplift for concealed families yields an average household growth for England of 242,500 each year.

Converting to Dwellings

6.16 Finally, in converting from households to dwellings we need to allow for a vacancy and second home rate as not all dwellings will be occupied. At the time of the 2011 Census this figure was 4.3% of all household spaces in England: we have applied this to future household growth, and on this basis the growth of 242,500 households would require the provision of **253,400 dwellings each year across England**. This is the average number of dwellings needed every year over the 25-year period 2012-37 and represents a 1.1% increase in the dwelling stock each year.

6.17 This takes account of household growth based on CLG 2012-based projections (the starting point); adjusts for long-term migration trends which assume a higher rate of net migration to England; responds to market signals through providing for the growth of concealed families; and takes account of vacant and second homes.

6.18 Whilst the uplift for market signals represents less than 2% of the projected household growth, the household growth itself is much higher than current rates of housing delivery. **The identified housing need of 253,400 dwellings requires current housebuilding rates to increase by 89%** (based on dwelling starts in 2013-14).

6.19 Development industry campaigners (such as Homes for Britain[22]) are supporting a position which requires 245,000 homes to be built in England every year, a figure derived from the Barker Review (2004)[23]. It is evident that objectively assessed need based on household projections which take account of longer-term migration trends together with a market signals adjustment for concealed families exceeds this target, so any further increase in housing numbers at a local level (such as adjustments which might be needed to deliver more affordable housing or provide extra workers) must be considered in this context.

Establishing Objectively Assessed Need for Outer East London and Outer North East London

6.20 The earlier part of this Chapter sets out the context for national change in households, and the underlying complexities and features around this. We now move on to the position for Outer East London. Our approach for this section follows the format of the earlier section, albeit with specific reference to the Outer East London HMA. Essentially, therefore, this section is concerned with:

- CLG 2012-based household projections (the starting point);

[22] http://www.homesforbritain.org.uk
[23] http://webarchive.nationalarchives.gov.uk/+/http:/www.hmtreasury.gov.uk/barker_review_of_housing_supply_recommendations.htm

- » GLA 2104 round household projections
- » Market signals, incorporating an uplift for concealed families;
- » Converting from household growth to a requirement for dwellings, taking account of vacancies and second homes.

6.21 In addition, we consider employment trends and the relationship between the jobs forecast and projected number of workers, and the need for affordable housing.

CLG Household Projections

6.22 The *"starting point"* estimate for OAN is the CLG household projections, and the latest published data is the 2012-based projections for period 2012-37. These projections suggest that household numbers across Outer East London will increase by 88,100 over the 22-year period 2011-33, an average of 4,000 per year. Meanwhile in Outer North East London the projected growth between 2011-33 in households is 106,800 or 4,850 per annum

6.23 However, the notes accompanying the CLG Household Projections explicitly state that:

> *"The 2012-based household projections are linked to the Office for National Statistics 2012-based sub-national population projections.* ***They are not an assessment of housing need*** *or do not take account of future policies, they are an indication of the likely increase in households given the* ***continuation of recent demographic trends****."*

6.24 The ONS 2012-based sub-national population projections are based on migration trends from the 5-year period before the projection base date; so trends for the period 2007-2012. Short-term migration trends are generally not appropriate for long-term planning, as they risk rolling-forward rates that are unduly high or unduly low. Projections based on long-term migration trends are likely to provide a more reliable estimate of future households.

GLA Adjustments

6.25 The GLA have calculated household projections also include scenarios using 5 and 12-year migration trends. On the basis of 12-year migration trends, **household numbers across Outer East London are projected to increase by 78,500 households over the 22-year period 2011-33, an average of 3,570 per year. For Outer North East London the projected growth is 84,900 households from 2011-33 or 3,860 per annum**

6.26 Whilst this projection is lower than the CLG 2012-based household projection (4,000 and 4,850 p.a.), as this scenario is based on long-term migration trends it gives the most reliable and appropriate demographic projection for establishing future housing need.

Affordable Housing Need

6.27 The SHMA has undertaken a comprehensive analysis of the existing unmet need for affordable housing. This analysis identified that overall housing need should be increased by 3,957 households in Outer East London and 2,955 households in Outer North East London to take account of concealed families and homeless households that would not be captured by the household projections. When the unmet needs from existing households living in unsuitable housing were also included, the analysis

established an overall need from 14,980 households in need of affordable housing in 2011 in Outer East London and 10,830 households in need of affordable housing in Outer North East London;

6.28 Based on the household projections, the SHMA has established the balance between the future need for market housing and affordable housing. The 22-year projection period 2011-33 identifies that **the number of households in the Outer East London HMA in need of affordable housing will increase by 36,650 households over the period 2011-33**, alongside an increase of 45,860 households able to afford market housing. For the same period **the number of households in the Outer North East London HMA in need of affordable housing will increase by 37,850 households over the period 2011-33**, alongside an increase of 49,980 households able to afford market housing.

6.29 Overall, there will be a need to provide additional affordable housing for 36,650 households in the Outer East London HMA and a need to provide an additional affordable housing for 37,850 households in the Outer North East London HMA. This would provide for the current unmet needs for affordable housing in addition to the projected future growth in affordable housing need, but assumes that the level of housing benefit support provided to households living in the private rented sector remains constant. Furthermore, any losses from the current stock (such as demolition or clearance, or sales through Right to Buy) would increase the number of affordable dwellings needed by an equivalent amount.

Employment Trends

6.30 While demographic trends are key to the assessment of OAN, it is also important to consider current Employment Trends and how the projected growth of the economically active population fits with the future changes in job numbers.

> *Plan makers should make an assessment of the likely change in job numbers based on past trends and/or economic forecasts as appropriate and also having regard to the growth of the working age population in the housing market area.*
>
> *Where the supply of working age population that is economically active (labour force supply) is less than the projected job growth, this could result in unsustainable commuting patterns (depending on public transport accessibility or other sustainable options such as walking or cycling) and could reduce the resilience of local businesses. In such circumstances, plan makers will need to consider how the location of new housing or infrastructure development could help address these problems.*
>
> **Planning Practice Guidance 2014, paragraph 18**

6.31 As noted in Chapter 2, it is not possible to define an HMA that is smaller than Greater London that is self-contained in terms of commuting – so if jobs and workers are to be in balance, the analysis must be undertaken for the whole of Greater London. These lower-tier HMAs covering Outer East London and Outer North East London will, therefore, contribute to balancing jobs and workers across the Greater London HMA, consistent with the London Plan.

Market Signals

6.32 As previously noted, PPG suggests that *"household projections should be adjusted to reflect appropriate market signals"* where there is a *"worsening trend in any of these indicators"* (paragraphs 19-20). Whilst house prices, rents and affordability have improved in both HMAs, there are higher levels of overcrowding – so it is appropriate to consider an uplift to the household projection when

establishing OAN in response to market signals. However, the indicators collectively show that circumstances in the Outer East London and Outer North East London HMAs are generally no worse than across other areas of London; so any uplift must be determined in this context.

6.33 Given the relative market signal indicators for the two areas and the views of the Eastleigh Inspector and the Greater London SHMA, it would seem to be reasonable to consider an uplift of 20% to be reasonable for Outer East London and an uplift of 15% for Outer North East London would seem to be appropriate.

Conclusions for Outer East London and Outer North East London

6.34 Note: The totals in the five tables in this section may not sum due to rounding.

6.35 Based upon the information set out above, Figure 76 summarises each of the stages for establishing the Full Objectively Assessed Need for Housing.

Figure 76: Full Objectively Assessed Need for Housing across Outer East London and Outer North East London 2011-33 (Note: Figures may not sum due to rounding)

	GLA 2014 Round Short-term trends (based on 5 years migration trends)		GLA 2014 Round Long-term trends (based on 10 years migration trends)	
	Total 2011-33	Annual 2011-33	Total 2011-33	Annual 2011-33
Newham	67,832	3,083	51,749	2,352
Waltham Forest	46,583	2,117	44,377	2,017
OUTER EAST LONDON	**114,415**	**5,201**	**96,126**	**4,369**
Barking & Dagenham	39,417	1,792	27,779	1,263
Havering	29,803	1,355	25,199	1,145
Redbridge	51,561	2,344	46,856	2,129
OUTER NORTH EAST LONDON	**120,782**	**5,489**	**99,834**	**4,538**

6.36 Of course, it is important to remember that *"establishing future need for housing is not an exact science"* (PPG paragraph 14). Whilst the OAN must be underwritten by robust evidence that is based on detailed analysis and informed by reasonable assumptions, the final conclusions should reflect the overall scale of the housing needed in the housing market area without seeking to be spuriously precise.

6.37 Figure 77 to Figure 80 show the size and tenure mix for the OAN for both long-term and short-term trends. The figures in the tables overleaf are initially derived in the same manner as the overall figures shown in Chapter 4, so for each local authority we have used their backlog of need, concealed households, and net new households who require affordable housing need.

6.38 The size mix by tenure is derived by analysing the type of households projected to live in each Borough with trend rates of growth being applied in the market sector. For affordable housing need the model is more complex and takes account of both overcrowded households who require to move to a larger dwelling and also under-occupying households who require to downsize. While Government polices such as those relating to the Spare Room Subsidy or Bedroom Tax are leading to more households downsizing, not all households will do so. Instead, we have modelled a gradual decline in the amount of under-occupation in the affordable housing sector.

Figure 77: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer East London for Long-term trend Migration 2011-33 (Note: Figures may not sum due to rounding)

	Outer East London		
	Newham	Waltham Forest	TOTAL
MARKET HOUSING			
1 bedroom	2,600	2,500	5,200
2 bedrooms	6,400	4,900	11,200
3 bedrooms	20,200	19,400	39,600
4 bedrooms	700	2,400	3,100
5+ bedrooms	-300	0	-300
Total Market Housing	**29,600**	**29,200**	**58,800**
AFFORDABLE HOUSING			
1 bedroom	-500	1,300	800
2 bedrooms	5,300	3,900	9,200
3 bedrooms	13,100	7,500	20,600
4 bedrooms	3,300	2,100	5,400
5+ bedrooms	1,000	400	1,400
Total Affordable Housing	**22,200**	**15,200**	**37,400**
TOTAL	**51,800**	**44,400**	**96,200**

Figure 78: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer North East London for Long-term Trend Migration 2011-33 (Note: Figures may not sum due to rounding)

	Outer North East London			
	Barking and Dagenham	Havering	Redbridge	TOTAL
MARKET HOUSING				
1 bedroom	1,400	900	1,600	3,900
2 bedrooms	3,300	2,600	3,200	9,100
3 bedrooms	8,300	10,900	20,700	40,000
4 bedrooms	-200	2,400	5,500	7,700
5+ bedrooms	-200	300	500	600
Total Market Housing	**12,600**	**17,000**	**31,500**	**61,200**
AFFORDABLE HOUSING				
1 bedroom	1,200	900	1,600	3,600
2 bedrooms	5,600	2,400	3,900	12,000
3 bedrooms	6,700	4,100	7,500	18,300
4 bedrooms	1,400	700	1,900	3,900
5+ bedrooms	300	100	400	800
Total Affordable Housing	**15,100**	**8,200**	**15,300**	**38,600**
TOTAL	**27,800**	**25,200**	**46,900**	**99,800**

Figure 79: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer East London for Short-term Trend Migration 2011-33 (Note: Figures may not sum due to rounding)

	Outer East London		
	Newham	Waltham Forest	TOTAL
MARKET HOUSING			
1 bedroom	4,000	2,400	6,400
2 bedrooms	8,600	5,000	13,600
3 bedrooms	26,200	20,600	46,800
4 bedrooms	1,400	2,600	4,000
5+ bedrooms	-200	-	-200
Total Market Housing	**40,100**	**30,600**	**70,700**
AFFORDABLE HOUSING			
1 bedroom	500	1,500	2,100
2 bedrooms	7,000	4,100	11,100
3 bedrooms	15,500	7,900	23,300
4 bedrooms	3,700	2,100	5,800
5+ bedrooms	1,000	400	1,400
Total Affordable Housing	**27,700**	**16,000**	**43,700**
TOTAL	**67,800**	**46,600**	**114,400**

Figure 80: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer North East London for Short-term Migration 2011-33 (Note: Figures may not sum due to rounding)

	Outer North East London			
	Barking and Dagenham	Havering	Redbridge	TOTAL
MARKET HOUSING				
1 bedroom	2,000	1,100	1,800	4,900
2 bedrooms	5,400	3,100	3,700	12,200
3 bedrooms	12,600	13,500	23,300	49,400
4 bedrooms	100	3,000	6,200	9,300
5+ bedrooms	-200	300	600	800
Total Market Housing	**19,900**	**21,000**	**35,600**	**76,500**
AFFORDABLE HOUSING				
1 bedroom	2,100	1,000	1,800	4,900
2 bedrooms	7,400	2,500	4,100	14,000
3 bedrooms	8,400	4,400	7,700	20,500
4 bedrooms	1,400	700	2,000	4,100
5+ bedrooms	300	100	400	800
Total Affordable Housing	**19,500**	**8,800**	**15,900**	**44,300**
TOTAL	**39,400**	**29,800**	**51,600**	**120,800**

6.39 It is also possible to calculate the affordability of social and Affordable Rent properties to households who require affordable housing. In the following figures we have made these assumptions:

- Households can spend up to 25% or 35% of their incomes on rents;
- Affordable Rents are set at 80% of median market rents; and
- Households who can afford the 80% of market rents, but not 100% market rents effectively comprise the intermediate housing need.

6.40 The figures for each borough set out the number of households who are able to afford housing of different sizes and tenures. Two different categories of need can be identified, those who can afford affordable housing for rent with housing benefit support, and those who can afford affordable housing for rent without housing benefit support and therefore intermediate housing, such as Low Cost Home Ownership (LCHO). The overall results clearly indicate that the vast majority of households who require affordable housing can only afford social housing if they receive housing benefit, others could afford social housing without benefit, but would need housing benefit support to afford housing at Affordable Rent levels.

6.41 The second category of need that can be identified is a group of 10%-15% of households who require affordable housing and have sufficient income to afford to meet the costs of Affordable Rents. This group therefore can be considered as intermediate housing need and some of these households could meet their needs via Low Cost Home Ownership products such as shared ownership.

Figure 81: Affordable Housing Need for Barking and Dagenham for Different levels of Income Spent on Rent for Long-term Migration 2011-33 (Note: Figures may not sum due to rounding)

BARKING AND DAGENHAM Long Term Trend period 2011-33	unable to afford Target rent	Unable to afford "affordable rent" but can afford target rent	Able to afford "Affordable rents"	Total Affordable
25% of income on rent				
1 bedroom	990	90	90	1,170
2 bedroom	4,150	940	550	5,640
3 bedroom	4,900	1,150	640	6,690
4 bedroom	1,000	260	90	1,350
5+ bedroom	200	50	20	2800
TOTAL	**11250**	**2,500**	**1,380**	**15,130**
35% of income				
1 bedroom	890	130	160	1,170
2 bedroom	3,480	1,060	1,100	5,640
3 bedroom	4,100	1,300	1,290	6,690
4 bedroom	820	360	170	1,350
5+ bedroom	170	70	40	280
TOTAL	**9,460**	**2,920**	**2,740**	**15,130**

Figure 82: Affordable Housing Need for Havering for Different levels of Income Spent on Rent for Long-term Migration 2011-33
(Note: Figures may not sum due to rounding)

HAVERING Long Term Trend period 2011-33	unable to afford Target rent	Unable to afford "affordable rent" but can afford target rent	Able to afford "Affordable rents"	Total Affordable
25% of income on rent				
1 bedroom	740	70	60	870
2 bedroom	1,700	380	300	2,390
3 bedroom	3,080	530	510	4,130
4 bedroom	500	100	40	650
5+ bedroom	90	20	10	120
TOTAL	**6126**	**1,100**	**920**	**8,150**
35% of income				
1 bedroom	650	120	100	870
2 bedroom	1,410	420	560	2,390
3 bedroom	2,580	590	970	4,130
4 bedroom	400	140	100	650
5+ bedroom	80	20	20	120
TOTAL	**5,130**	**1,290**	**1,740**	**8,150**

Figure 83: Affordable Housing Need for Newham for Different levels of Income Spent on Rent for Long-term Migration 2011-33
(Note: Figures may not sum due to rounding)

NEWHAM Long Term Trend period 2011-33	unable to afford Target rent	Unable to afford "affordable rent" but can afford target rent	Able to afford "Affordable rents"	Total Affordable
25% of income on rent				
1 bedroom	-20	-500	10	-510
2 bedroom	3,420	1,430	700	5,560
3 bedroom	8,630	3,320	1,270	13,220
4 bedroom	2,270	640	150	9,060
5+ bedroom	640	180	40	860
TOTAL	**14,930**	**5,080**	**2,180**	**22,190**
35% of income				
1 bedroom	80	-480	-100	-510
2 bedroom	2,640	1,800	1,110	5,560
3 bedroom	6,780	4,240	2,190	13,220
4 bedroom	1,850	890	320	9,060
5+ bedroom	520	250	90	860
TOTAL	**11,880**	**6,700**	**3,610**	**22,190**

Figure 84: Affordable Housing Need for Redbridge for Different levels of Income Spent on Rent for Long-term Migration 2011-33
(Note: Figures may not sum due to rounding)

REDBRIDGE Long Term Trend period 2011-33	unable to afford Target rent	Unable to afford "affordable rent" but can afford target rent	Able to afford "Affordable rents"	Total Affordable
25% of income on rent				
1 bedroom	1,140	200	220	1,570
2 bedroom	2,470	860	620	3,950
3 bedroom	4,590	1890	1040	7,530
4 bedroom	1,220	510	190	1,930
5+ bedroom	230	100	40	360
TOTAL	**9,660**	**3,560**	**2,110**	**15,340**
35% of income				
1 bedroom	960	260	350	1,570
2 bedroom	1,980	890	1,080	3,950
3 bedroom	3660	1950	1,910	7,530
4 bedroom	980	570	380	1,930
5+ bedroom	180	100	70	360
TOTAL	**7,770**	**3,780**	**3,790**	**15,340**

Summary

6.42 Based upon the GLA 2014 round long-term trend migration projections the SHMA therefore identifies the Full Objective Assessed Need for Housing in the Outer East London HMA to be 96,100 dwellings over the 22-year Plan period 2011-33, equivalent to an average of 4,370 dwellings per year. This includes the Objectively Assessed Need for Affordable Housing of 37,400 dwellings over the same period, equivalent to an average of 1,700 dwellings per year.

6.43 Meanwhile, the SHMA therefore identifies the Full Objective Assessed Need for Housing in the Outer North East London HMA to be 99,800 dwellings over the 22-year Plan period 2011-33, equivalent to an average of 4,540 dwellings per year. Again, this includes the Objectively Assessed Need for Affordable Housing of 38,600 dwellings over the same period, equivalent to an average of 1,760 dwellings per year.

6.44 The distribution of future housing numbers across each of the Housing Market Areas is a policy decision that will need to take account of the supply of land for new development, viability, infrastructure and environmental constraints. This will need to be agreed between the local planning authorities under the Duty to Co-operate. Again we would caution that the GLA population and household projections potential overstate the projected population and household growth for London boroughs.

7. Housing Requirements

Considering the policy response to identified housing need

Chapter Summary

7.1 In line with PPG, the OAN does not take into account any constraints to delivering housing. Constraints such as land supply and Green Belt need to be considered in setting a final housing requirement. Important aspects of policy response that need to be considered are:

- The substantial need identified for affordable housing; the appropriate affordable housing targets and market housing led development to deliver the affordable housing.
- New PRS housing and the contribution which it can make to affordable housing.
- Housing for older people and in particular the need for an increase in the institutional population as that is not included in the OAN.
- The needs of Gypsies and Travellers including identifying "*a supply of specific deliverable sites*", noting that any needs identified as part of a Gypsy and Traveller and Travelling Showpeople Needs Assessment are a component of, and not additional to, the OAN figure identified by the SHMA.

Housing Shortfall

7.2 The Planning Advisory Service Good Plan Making Guide[24] identifies that the SHMA should "re-set the clock" and provide a new baseline assessment of all housing need. However, the SHMA must take account of 'backlog': any unmet need for housing that exists at the start of the plan period.

> *"Having an up-to-date, robust Strategic Housing Market Assessment should re-set the clock, and therefore carrying forward under-provision from a previous plan period would be 'double counting'. Make sure however that the Strategic Housing Market Assessment takes account of 'backlog' which is unmet need for housing that still exists at the start of the new plan period (for example, the needs of the homeless and other households living in unacceptable accommodation). The Strategic Housing Market Assessment should show all those in need. It is therefore vitally important to have a properly done Strategic Housing Market Assessment that has the right scope."* (page 49)

7.3 This SHMA has fully considered the unmet needs of homeless and other households living in unacceptable accommodation that will exist at the start of the new Plan period. However, it is also important to recognise that the GLA household projections that inform the SHMA have identified all housing need from a baseline date of 2013. Data from 2011-2013 is based on official household growth from household projections, which do not take account of any shortfall in the delivery of homes. It is therefore necessary to identify the extent of any under-provision during the period 2013-15 against the housing need identified by the SHMA, as this will also represent an unmet need for housing at the point of publication for this study.

[24] http://www.pas.gov.uk/documents/332612/6363137/Pages+from+FINAL+PAS+Good+Plan+Making+-6.pdf

7.4 Housing completions recorded to date, together with numbers currently forecast for the remainder of this period are shown in Figure 85 and show that none of the boroughs have meet their OAN for the past 2 years.

Figure 85: Housing completions recorded and forecast dwelling trajectory for the period 2013-15 (Source: LA Annual Monitoring Data and Forecast Dwelling Trajectories Note: Figures may not sum due to rounding**)**

	Barking and Dagenham	Havering	Newham	Redbridge	Waltham Forest
2013-14	868	966	2,082	204	389
2014-15	512	701	2,884	647	1,120
TOTAL 2013-15	**1,380**	**1,667**	**4,966**	**851**	**1,509**
Shortfall (surplus) against OAN 2013-15	**1,146**	**623**	**(262)**	**3,407**	**2,525**

7.5 Therefore, all boroughs except for Newham have a shortfall at the end of the 2014-15 period which will require an adjustment. This adjustment will ensure that the Plan will provide for all of the household growth projected for the period 2013-15, without it being constrained by any housing under-provision during this initial 2-year period.

7.6 The impact of this adjustment will be to phase the projected growth slightly differently to the demographic projections, but it will not change the overall number of dwellings needed by 2033 or the projected population. Nevertheless, higher rates of housing delivery will need to be achieved over the Plan period to address this shortfall.

7.7 It is also important to consider the relationship between current under-provision and market signals. Market signal indicators reflect past trends and will therefore be influenced by recent housing supply, so any under-provision is likely to have had an effect. If current housing delivery was keeping pace with household growth (with the necessary allowance for vacant and second homes) then the market signals should indicate less imbalance in the housing market, which would impact on the need for any uplift. However, for this study the market signals data relates to 2013 or earlier and therefore, there is no overlap with the shortfall from 2013-15.

7.8 In summary, the SHMA has identified that:

- Under-provision during the period 2013-15 will represent an unmet need for housing, so higher rates of housing delivery will need to be achieved over the Plan period to address this shortfall and
- Market signals indicate that there is some imbalance in the housing market based on current rates of housing delivery, so higher rates of housing delivery will need to be achieved over the Plan period to respond to this imbalance. However, the market signals information is based on data which predates 2013 and therefore will not overlap with more recent shortfalls.

The Plan-making Process

7.9 The SHMA has established the Full Objectively Assessed Need for Housing in Outer East London to be 96,100 dwellings and to be 99,800 dwellings in Outer North East London over the 22-year period 2011-33, however this figure will need to be tested through the statutory Plan-making process.

7.10 This is confirmed by Planning Practice Guidance for housing and economic land availability assessment, which states that "housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply" (paragraph 30). This point was further emphasised in a letter from the Housing Minister to the Planning Inspectorate in December 2014:

> *"Many councils have now completed Strategic Housing Market Assessments either for their own area or jointly with their neighbours. The publication of a locally agreed assessment provides important new evidence and where appropriate will prompt councils to consider revising their housing requirements in their Local Plans. We would expect councils to actively consider this new evidence over time and, where over a reasonable period they do not, Inspectors could justifiably question the approach to housing land supply.*
>
> *"However, the outcome of a Strategic Housing Market Assessment is untested and should not automatically be seen as a proxy for a final housing requirement in Local Plans. It does not immediately or in itself invalidate housing numbers in existing Local Plans.*
>
> *"Councils will need to consider Strategic Housing Market Assessment evidence carefully and take adequate time to consider whether there are environmental and policy constraints, such as Green Belt, which will impact on their overall final housing requirement. They also need to consider whether there are opportunities to co-operate with neighbouring planning authorities to meet needs across housing market areas. Only after these considerations are complete will the council's approach be tested at examination by an Inspector. Clearly each council will need to work through this process to take account of particular local circumstances in responding to Strategic Housing Market Assessments."*

Affordable Housing Need

7.11 The SHMA has identified a substantial need for affordable housing:

- For Outer East London we identified a need for 37,400 affordable homes over the period 2011-33; and
- For Outer North East London we identified a need for 38,600 affordable homes over the period 2011-33.

7.12 Given the level of affordable housing need identified, it will be important to maximise the amount of affordable housing that can be delivered through market housing led developments. Key to this is the economic viability of such developments, as this will inevitably determine (and limit) the amount of affordable housing that individual schemes are able to deliver.

7.13 As part of their strategic planning and housing enabling functions, the Councils will need to consider the most appropriate affordable housing target in order to provide as much affordable housing as possible without compromising overall housing delivery. This target should provide certainty to market housing developers about the level of affordable housing that will be required on schemes, and the Councils should ensure that this target is achieved wherever possible in order to increase the effective rate of affordable housing delivery.

7.14 PPG identifies that Councils should also consider *"an increase in the total housing figure"* where this could *"help deliver the required number of affordable homes"*; although this would not be an adjustment to the OAN, but a policy response to be considered in the local plan:

> *The total affordable housing need should then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments. An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes. (Paragraph 029)*
>
> **Planning Practice Guidance: Assessment of housing and economic development needs (March 2014)**

7.15 It will therefore be important for the Councils to consider the need for any further uplift once the affordable housing target has been established. However, as confirmed by the Inspector examining the Cornwall Local Plan in his preliminary findings[25] (paragraphs 3.20-21):

> *"National guidance requires **consideration** of an uplift; it does not automatically require a mechanistic increase in the overall housing requirement to achieve all affordable housing needs based on the proportions required from market sites. The realism of achieving the intended benefit of additional affordable housing from any such uplift is relevant at this stage, otherwise any increase may not achieve its purpose.*
>
> *Any uplift on the demographic starting point … would deliver some additional affordable housing and can be taken into account in judging whether any further uplift is justified."*

7.16 Given that the identified OAN already incorporates an uplift of 20% for Outer East London and 15% for Outer North East London on the baseline household projections; this will contribute to increasing the supply of affordable homes through market housing led developments. The Councils will need to consider whether there is sufficient justification for any further increase in the total housing figures included in their Local Plans (beyond the identified OAN) as part of their policy response to meeting the identified need for affordable housing; although it will be important for them to consider the implications of providing a higher level of market housing than identified by the OAN, in particular the consequences on the balance between jobs and workers.

7.17 The contribution towards affordable housing delivery that can be achieved through market housing led developments shouldn't be considered in isolation. The Government has launched a series of new initiatives in the past 5 years to attempt to boost the supply of homes, including affordable homes. The key Homes and Communities Agency (HCA) investment programmes include:

- **Affordable Homes Programme:** the flagship HCA investment programme(s) for new affordable homes – the 2015-18 programme intends to support the building of 43,821 new affordable homes across 2,697 schemes in England
- **Affordable Homes Guarantees Programme:** guaranteeing up to £10bn of housing providers' debt in order to bring schemes forward
- **Care and Support Specialised Housing Fund:** funding used to accelerate the development of the specialised housing market such as Older People and those with disabilities
- **Community Right to Build:** (Outside London) including some provision for affordable homes
- **Empty Homes programme**
- **Estate Regeneration Programme:** often creating mixed tenure communities

[25] https://www.cornwall.gov.uk/media/12843214/ID05-Preliminary-Findings-June-2015-2-.pdf

» **Get Britain Building:** aiming to unlock locally-backed stalled sites holding planning permission and including affordable homes

7.18 However, there are currently a number of constraints that are affecting the delivery of new affordable housing; although there is also a range of other initiatives that may help increase delivery in future.

Constraints affecting the delivery of new affordable housing	Other initiatives potentially increasing the delivery of new affordable housing
Welfare reform Most stakeholders (including private landlords, house builders, local authorities and RPs) are concerned at the impact of benefit reform and the risk to their revenue. Credit rating agencies have also signalled concerns. **Registered Providers** Many RPs have become more risk averse in their approach to developing new homes. The move to Affordable Rent as opposed to Social Rent housing and the resultant reduction in grant rates has made delivery more challenging. Grant level reductions in the AHP 2015-18 have, arguably, increased risk perceptions further. **Stock rationalisation by Registered Providers** The new regulatory framework for RPs continues the emphasis on economic regulation. This could, potentially, reduce current supply of affordable housing. Already, sector trends indicate many associations are identifying under-performing stock with a view to rationalisation. **Extension of Right to Buy (RTB) to Registered Providers** The Government pledge to introduce an RTB for RP tenants mean many associations will need to assess the risk to their Business Plans and this might reduce appetite for new development. **Rent Formula Reform** The Chancellor announced reductions in rents of 1% per year from 2016/17. The reduction in revenue may impact on housing association capacity for new development.	**Councils building more new homes** Many Councils are now trying to bring new rental schemes forward following reform of the HRA system. **New 'for profit' providers** Over 30 'for profit' providers to deliver AHP homes have so far registered with the HCA, mainly in order to deliver non-grant affordable housing. There is arguably potential for increased supply of affordable homes for rent by 'for profit' providers. **Co-operative Housing** Given current delivery constraints, co-operative housing has been identified as a further alternative supply for households unable to access ownership or affordable housing. The Confederation of Co-operative Housing, working with RPs, is currently trying to bring schemes forward. The HCA has held back funding for Co-operative Housing in the previous AHP.

7.19 Consideration also needs to be given to the amount of affordable housing to be delivered as intermediate housing, in particular low cost home ownership. No assessment of low cost home ownership has been made in the SHMA because while based on affordability there is in theory a substantial market, in practice the market is usually small, possibly because of reasons such as prospective buyers not understanding the product.

7.20 The Government also sees the growth in the private rented sector as positive. Whilst private rented housing (with or without housing benefit) does not meet the definitions of affordable housing, it offers a flexible form of tenure and meets a wide range of housing needs. The sector also has an important role to play given that many tenants that rent from a private landlord can only afford their housing costs as they receive housing benefit. If there isn't sufficient private rented housing available at a price these households can afford, the need for affordable housing would be even higher.

7.21 A Government task force was established in 2013 to encourage and support build-to-let investment[26]. The HCA also has several investment programmes to help bring schemes forward. These include a £1

[26] https://www.gov.uk/government/publications/2010-to-2015-government-policy-rented-housing-sector/2010-to-2015-government-policy-rented-housing-sector#appendix-9-private-rented-sector

billion Build to Rent Fund, which will provide equity finance for purpose-built private rented housing, alongside a £10 billion debt guarantee scheme to support the provision of these new homes. New supply of private rented housing therefore seems likely from various sources, despite current volumes being relatively low:

- **Registered Providers** are potential key players in the delivery of new PRS supply and recently several have begun to enter the market in significant scale[27], particularly in response to the Build to Rent Fund, although other institutional funding is also being sought. Overall, although interest is high, it remains unclear as to the scale of development which may deliver.
- **Local Authorities** can also enable new PRS supply to come forward investing local authority land, providing financial support (such as loan guarantees), and joint ventures with housing associations, developers or private investors under the Localism Act. Whilst LA initiatives may contribute to new build PRS, these will take time to deliver significant numbers of units.
- **Local Enterprise Partnerships** are another potential source of new build PRS homes[28]. The Growing Places Fund provides £500 million to enable the development of local funds to promote economic growth and address infrastructure constraints in order to enable the delivery of jobs and houses. Any funding for housing, however, has to compete with other priorities e.g. skills and infrastructure. However, LEPs could potentially enable new PRS housing delivery and some attempts have been made in this regard to increase supply.
- **Insurance companies** and **pension funds** have been expanding into property lending in recent years; especially schemes in London. Nearly a quarter of new UK commercial property finance came from non-bank lenders in 2013.

7.22 National Government policy is also focussed on improving the quality of both management and stock in the private rented sector, and local councils also have a range of enforcement powers. This is particularly important given the number of low income households that rent from a private landlord.

7.23 It is also important to note the Starter Home initiative. The NPPF identifies that local authorities should seek to *"widen opportunities for home ownership"* (paragraph 50). Given this context, the Housing and Planning Bill 2015 contains proposals to further this policy of encouraging home ownership through promoting Starter Homes to provide properties that are more affordable to first time buyers. The Bill defines *"a new affordable home"* as including starter homes. Critics of the Bill argue that starter homes would displace affordable rented homes because the development industry will favour them, and that they may be sold on the open market after five years. Consequently, they argue, the starter homes would be unaffordable to the majority of first time buyers leaving them and other families without the opportunity for home ownership or to be able to access affordable renting. The Bill includes clauses stating that local authorities will have a general duty to promote the supply of Starter Homes through planning.

7.24 As it is too early to be able to assess the effects of the starter home initiative on the housing need figures in this SHMA, only basic figures are presented here. The Bill defines a Starter Home as a new

[27] http://www.insidehousing.co.uk/business/development/transactions/lq-to-launch-prs-subsidiary/7009701.article

[28] https://www.gov.uk/government/publications/growing-places-fund-prospectus

dwelling, only available for purchase by qualifying first-time buyers, which is to be sold at a discount of at least 20% of the market value and for less than the price cap (of £450,000 in Greater London), and is subject to restrictions on sale or letting for the initial 5-year period of occupancy. For a property costing £450,000, a 5% deposit would be £22,500 and a 10% deposit £45,000.

7.25 Given the substantial need for affordable housing identified across both Outer East London and Outer North East London, the Councils will need to consider the most appropriate affordable housing target as part of their strategic planning and housing enabling functions. However, it will also be important for the Councils to consider all of the options available to help deliver more affordable homes in the area.

Older People

7.26 Planning Practice Guidance for Housing and Economic Land Availability Assessment states the following in relation to housing for older people:

> ***How should local planning authorities deal with housing for older people?***
>
> *Older people have a wide range of different housing needs, ranging from suitable and appropriately located market housing through to residential institutions (Use Class C2). Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan.*
>
> **Planning Practice Guidance for Housing and Economic Land Availability Assessment 2014, paragraph 37**

7.27 On this basis, the Councils will need to consider the most appropriate way to count the supply of bedspaces in residential institutions (Use Class C2) as part of their overall housing monitoring, and decide whether this should form part of the overall housing supply.

7.28 It is important to recognise that the identified OAN does not include the projected increase of institutional population, which represents a growth of 406 persons over the 22-year period 2011-33 in Outer East London and 700 in Outer North East London. This increase in institutional population is a consequence of the CLG and GLA approach to establishing the household population[29], which assumes *"that the share of the institutional population stays at 2011 levels by age, sex and relationship status for the over 75s"* on the basis that *"ageing population will lead to greater level of population aged over 75 in residential care homes"*.

7.29 On this basis, if bedspaces in residential institutions in Use Class C2 are counted within the housing supply then the increase in institutional population aged 75 or over would need to be counted as a component of the housing requirement (in addition to the assessed OAN). If these bedspaces are <u>not</u> counted within the housing supply, then there is no need to include the increase in institutional population as part of the housing requirement.

7.30 Nevertheless, older people are living longer, healthier lives, and the specialist housing offered today may not be appropriate in future years and the Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. Therefore, despite

[29] Household Projections 2012-based: Methodological Report, Department for Communities and Local Government, February 2015

the ageing population, current policy means that the number of care homes and nursing homes may actually decline, as people are supported to continue living in their own homes for longer.

7.31 Although the institutional population is projected to increase by 406 persons in Outer East London and 700 persons in Outer North East London period (based on the CLG and GLA assumption that there will be a *"greater level of population aged over 75 in residential care homes"*), it does not necessarily follow that all of this need should be provided as additional bedspaces in residential institutions in Use Class C2 – but any reduction in the growth of institutional population aged 75 or over would need to be offset against higher growth for these age groups in the household population; which would yield more households than assumed when establishing the OAN.

7.32 On this basis, if fewer older people are expected to live in communal establishments than is currently projected, the needs of any additional older people in the household population would need to be counted in addition to the assessed OAN.

Gypsies and Travellers

7.33 Planning Policy for Traveller Sites (PPTS) came into force in March 2012 and was updated in August 2015. This document sets out the Government's policy for Gypsies and Travellers and represents the only policy for a particular household group which is not directly covered by the NPPF. However, at paragraph 1 PPTS notes that:

> *This document sets out the Government's planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework.*
>
> **Planning Policy for Traveller Sites, paragraph 1**

7.34 An April 2015 High Court Judgement, '*Wenman v SSCLG and Waverley Borough Council*', has clarified the relationship between Gypsy and Traveller and Travelling Showpeople Needs Assessments and OAN. At paragraphs 42 and 43, the Judgement notes:

> *"42. However, under the PPTS, there is specific provision for local planning authorities to assess the need for gypsy pitches, and to provide sites to meet that need, which includes the requirement to "identify, and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their local set targets" (paragraph 9(a)). These provisions have a direct parallel in paragraph 47 NPPF which requires local planning authorities to use their evidence base to ensure that the policies in their Local Plan meet the full objectively assessed needs for housing in their area, and requires, inter alia, that they "identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing".*
>
> *"43. The rationale behind the specific requirement for a five year supply figure under paragraph 9 PPTS must have been to ensure that attention was given to meeting the special needs of travellers. Housing provision for this sub-group was not just to be subsumed within the general housing supply figures for the area. Therefore it seems to me most unlikely that the housing needs and supply figures for travellers assessed under the PPTS are to be included in the housing needs and supply figures under paragraph 47 NPPF, as this would amount to double counting."*

7.35 The position proposed by the judgement is correct in that Gypsy and Traveller and Travelling Showpeople households will form part of the household projections, concealed households and market signals which underwrite the OAN calculation. The needs of these households are counted as part of the overall OAN; therefore any needs identified as part of a Gypsy and Traveller and Travelling Showpeople Needs Assessment are a component of, and not additional to, the OAN figure identified by the SHMA.

7.36 This also means that any land supply for pitches and plots should be counted towards the general 5-year land supply as the needs they are addressing are included within the housing OAN.

Appendix A

Table of Figures

Figure 1: NHPAU Study - PAS OAN technical advice note 'Starting Point 21
Figure 2: ONS Travel To Work Areas (Source: ONS 2015 based on 2011 Census data) 22
Figure 3: Residence Location by Work in North East London Boroughs (Source: Census 2011 - Note: Top five values shown, based on at least one borough having no less than 5%) 25
Figure 4: Work Location by Resident in North East London Boroughs (Source: Census 2011 - Note: Top six values shown, based on at least one borough having no less than 5% 25
Figure 5: Migration between London Boroughs (Source: Census 2011)....26
Figure 6: Current residents in North East London Boroughs who moved in the 12 months preceding the Census 2011 (Note: Top six values shown, based on at least one borough having no less than 5%) 27
Figure 7: Locations of households who lived in the North East London Boroughs before the Census 2011 and moved in the 12 months preceding the Census (Note: Top six values shown, based on at least one borough having no less than 5%)....27
Figure 8: House Prices in London by Broad Rental Market Area (Source: Land Registry 2014)....29
Figure 9: Outer East London Broad Rental Market Area 30
Figure 10: Outer North East London Broad Rental Market Area 31
Figure 11: Process for establishing the housing number for the HMA (Source: ORS based on NPPF and PPG) 35
Figure 12: CLG Household Projections for North East London: annual average growth (Source: CLG Household Projections Note: Figures may not sum due to rounding) 36
Figure 13: ONS Mid-Year Estimates and Sub-National Population Projections for Outer East London (Source: ONS. Note: There were methodological changes to the migration assumptions between the 2008-based and subsequent SNPP. Household projections were not produced for the 2010-based SNPP)....37
Figure 14: ONS Mid-Year Estimates and Sub-National Population Projections for Outer North East London (Source: ONS. Note: There were methodological changes to the migration assumptions between the 2008-based and subsequent SNPP. Household projections were not produced for the 2010-based SNPP) 37
Figure 15: Newham official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded) 40
Figure 16: Waltham Forest official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded) 40
Figure 17: Barking & Dagenham official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded)....41
Figure 18: Havering official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded) 41
Figure 19: Redbridge official population estimates for the period 1981-2012 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded) 42
Figure 20: Official population estimates and projections for Outer East London the period 2001-2035 (Source: ONS and GLA 43
Figure 21: Official population estimates and projections for Outer North East London for the period 2001-2037 (Source: ONS and GLA....43
Figure 22: CLG and GLA Household Projections for North East London: annual average growth (Source: CLG Household Projections Note: Figures may not sum due to rounding) 45

Figure 23: Projected households and dwellings over the 22-year period 2011-33 (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in 2011 Census Note: Figures may not sum due to rounding) 46

Figure 24: Households accepted as homeless and in priority need and households in temporary accommodation 2001-15 (Source: CLG P1E returns. Note: Gaps in the chart represent missing data) – 50

Figure 25: Households in temporary accommodation (Source: CLG P1E returns for March 2001, March 2002 and March 2011 Note: Figures may not sum due to rounding) 50

Figure 26: Concealed families in Outer East London and Outer North East London HMAs by age of family representative (Source: Census 2001 and 2011 Note: Figures may not sum due to rounding) 52

Figure 27: Shared Dwellings and Sharing Households in Outer East London and Outer North East London HMAs (Source: Census 2001 and 2011 Note: Figures may not sum due to rounding) 52

Figure 28: Multi-adult Households in Outer East London and Outer North East London HMAs (Source: Census 2001 and 2011 Note: Figures may not sum due to rounding) 53

Figure 29: Proportion of overcrowded households 2011 and change 2001-11 by tenure (Note: Overcrowded households are considered to have an occupancy rating of -1 or less. Source: UK Census of Population 2001 and 2011 Note: Figures may not sum due to rounding) 54

Figure 30: Trend in overcrowding rates by tenure (Note: Based on three-year moving average, up to and including the labelled date. Source: Survey of English Housing 1995-96 to 2007-08; English Housing Survey 2008-09 onwards) 56

Figure 31: Estimate of the number of overcrowded households by tenure based on the bedroom standard (Source: EHS; UK Census of Population 2011 Note: Figures may not sum due to rounding) 57

Figure 32: Trend in non-decent homes by tenure (Source: English House Condition Survey 2006 to 2007; English Housing Survey 2008 onwards) 58

Figure 33: Number of households on the local authority housing register 2001-14 (Note: Solid line shows total number of households; dotted line shows number of households in a reasonable preference category. Source: LAHS and HSSA returns to CLG) 59

Figure 34: Number of households on the local authority housing register at 1st April 2014 (Source: LAHS returns to CLG Note: Figures may not sum due to rounding) 60

Figure 35: Number of claimants in receipt of housing benefit by tenure (Source: DWP) 61

Figure 36: Assessing current unmet gross need for affordable housing (Source: ORS Housing Model) 65

Figure 37: Assessing current unmet gross need for affordable housing (Source: ORS Housing Model) 66

Figure 38: Assessing affordability by household type and age (Source: ORS Housing Model based on Census 2011 and DWP) 69

Figure 39: Components of average annual household growth by 5-year projection period for Outer East London (Source: GLA 2014 Round Long-term Trend Household Projections Note: Figures may not sum due to rounding) 70

Figure 40: Components of average annual household growth by 5-year projection period (Source: GLA 2014 Round Long-term Trend Household Projections Note: Figures may not sum due to rounding) 70

Figure 41: Annual change in household numbers in each age cohort by age of HRP (Source: ORS Housing Model) 71

Figure 42: Affordability of new households over the initial 5-year period 2011-16 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 72

Figure 43: Components of average annual household growth 2011-16 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 74

Figure 44: Components of average annual household growth 2011-16 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 75

Figure 45: Assessing total need for market and affordable housing in Outer East London 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 76

Figure 46: Assessing total need for market and affordable housing in Outer North East London 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 77

Figure 47: Assessing total need for market and affordable housing in Newham 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 78
Figure 48: Assessing total need for market and affordable housing in Waltham Forest 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 79
Figure 49: Assessing total need for market and affordable housing in Barking and Dagenham 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 80
Figure 50: Assessing total need for market and affordable housing in Havering 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 81
Figure 51: Assessing total need for market and affordable housing in Redbridge 2011-2033 (Source: ORS Housing Model Note: Figures may not sum due to rounding) 82
Figure 52: Theoretical impact of reducing or increasing Housing Benefit support for households living in private rented housing: Balance between households able to afford market housing and households needing affordable housing 2011-33 and associated number of affordable dwellings 83
Figure 53: Assessing Affordable Housing Mix by HMA (Source: ORS Housing Model Note: Figures may not sum due to rounding) 84
Figure 54: Assessing Affordable Housing Mix by Local Authority (Source: ORS Housing Model Note: Figures may not sum due to rounding) 85
Figure 55: Median Weekly Rent Values in Outer East London and Outer North East London (Source: Valuation Office Agency) 85
Figure 56: Potential Affordable rent Values in Outer East London and Outer North East London (Source: Valuation Office Agency) 86
Figure 57: Income Required to Afford 80% Market Rents in Outer East London and Outer North East London (Source: Valuation Office Agency and ORS) 86
Figure 58: Local Housing Allowance Rate in Outer East London and Outer North East London in 2015 (Source: Valuation Office Agency) 87
Figure 59: Tenure in 2011 (Source: UK Census of Population 2011 Note: Figures may not sum due to rounding) 88
Figure 60: Tenure Change from 2001 to 2011 (Source: UK Census of Population 2001 and 2011) 88
Figure 61: Size of the Private Rent Sector by Local Authority (Source: UK Census of Population 2011 and DWP Benefit Statistics May 2011 Note: Figures may not sum due to rounding) 89
Figure 62: Additional Owner Occupiers in 2011 using 2001 Owner Occupation Rate (Source: UK Census of Population 2011. Note: Shared Ownership has been included in owner occupation Note: Figures may not sum due to rounding) 89
Figure 63: Annual house price rates of change, UK all dwellings 2004-2014 (Source: Regulated Mortgage Survey. Note: Not seasonally adjusted) 94
Figure 64: UK and London House Price Index 2008-2014 (Source: ONS) 94
Figure 65: House Price Trends: Lower Quartile Prices (Source: CLG Live Tables. Note: HMA figure derived using population weighted average of Local Authority data) 96
Figure 66: Real House Price Trends: Lower Quartile Prices adjusted to 2011 values using CPI (Source: CLG Live Tables; Bank of England. Note: HMA figure derived using population weighted average of Local Authority data 96
Figure 67: Real House Price Trends relative to England: Lower Quartile Prices adjusted to 2011 values using CPI (Source: CLG Live Tables; Bank of England. Note: HMA figure derived using population weighted average of Local Authority data) 97
Figure 68: Ratio of Lower Quartile House Price to Lower Quartile Earnings (Source: DCLG. Note: HMA figure derived using population weighted average of Local Authority data) 97
Figure 69: House Price Trends: Lower Quartile Prices (Source: CLG Live Tables. Note: HMA figure derived using population weighted average of Local Authority data) 98
Figure 70: Real House Price Trends: Lower Quartile Prices adjusted to 2011 values using CPI (Source: CLG Live Tables; Bank of England. Note: HMA figure derived using population weighted average of Local Authority data 99

Figure 71: Real House Price Trends relative to England: Lower Quartile Prices adjusted to 2011 values using CPI (Source: CLG Live Tables; Bank of England. Note: HMA figure derived using population weighted average of Local Authority data) 99

Figure 72: Ratio of Lower Quartile House Price to Lower Quartile Earnings (Source: DCLG. Note: HMA figure derived using population weighted average of Local Authority data) 100

Figure 73: Summary of Market Signals 102

Figure 74: Summary of Market Signals 104

Figure 75: Process for establishing a Housing Number for the HMA (Source: ORS based on NPPF and PPG) 108

Figure 76: Full Objectively Assessed Need for Housing across Outer East London and Outer North East London 2011-33 (Note: Figures may not sum due to rounding) 113

Figure 77: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer East London for Long-term trend Migration 2011-33 (Note: Figures may not sum due to rounding) 114

Figure 78: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer North East London for Long-term Trend Migration 2011-33 (Note: Figures may not sum due to rounding) 114

Figure 79: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer East London for Short-term Trend Migration 2011-33 (Note: Figures may not sum due to rounding) 115

Figure 80: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Outer North East London for Short-term Migration 2011-33 (Note: Figures may not sum due to rounding) 115

Figure 81: Affordable Housing Need for Barking and Dagenham for Different levels of Income Spent on Rent for Long-term Migration 2011-33 (Note: Figures may not sum due to rounding) 116

Figure 82: Affordable Housing Need for Havering for Different levels of Income Spent on Rent for Long-term Migration 2011-33 (Note: Figures may not sum due to rounding) 117

Figure 83: Affordable Housing Need for Newham for Different levels of Income Spent on Rent for Long-term Migration 2011-33 (Note: Figures may not sum due to rounding) 118

Figure 84: Affordable Housing Need for Redbridge for Different levels of Income Spent on Rent for Long-term Migration 2011-33 (Note: Figures may not sum due to rounding) 119

Figure 85: Housing completions recorded and forecast dwelling trajectory for the period 2013-15 (Source: LA Annual Monitoring Data and Forecast Dwelling Trajectories Note: Figures may not sum due to rounding) 121

Appendix B

Glossary of Terms

Definitions

Affordability is a measure of whether housing may be afforded by certain groups of households.

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. For the purpose of this report we have used the definition in the National Planning Policy Framework 2012

Census Output Area is the smallest area for which UK Census of Population statistics are produced. Each Census Output Area had a population of around 250 people with around 100 dwellings at the time of the 2001 Census.

ECO underpins the Green Deal and places obligations on energy companies to facilitate installation of energy efficiency measures in homes. ECO fits within the Green Deal framework where Green Deal finance alone is not enough.

Equity is the difference between the selling price of a house and the value of the outstanding mortgage.

Green Deal is a market led framework that will allow individuals and businesses to make energy efficiency improvements to their buildings at no upfront cost. Finance needed for the improvements is repaid, in instalments, attached to an electricity bill.

A household is one person living alone, or two or more people living together at the same address who share at least one meal a day together or who share a living room.

Household formation refers to the process whereby individuals in the population form separate households. 'Gross' or 'new' household formation refers to households that form over a period of time, conventionally one year. This is equal to the number of households existing at the end of the year that did not exist as separate households at the beginning of the year (not counting 'successor' households, when the former head of household dies or departs). 'Net' household formation is the net growth in households resulting from new households forming less the number of existing households dissolving (e.g. through death or joining up with other households).

A Housing Association or **Registered Provider** is an independent not-for-profit body that primarily provides low-cost "social or affordable housing" for people in housing need.

Housing demand is the quantity of housing that households are willing and able to buy or rent.

Household income includes all salaries, benefits and pensions, before deductions such as tax and National Insurance.

House in Multiple Occupation are currently defined by the Housing Act 2004 as:

- an entire house or flat which is let to three or more tenants who form two or more households and who share a kitchen, bathroom or toilet;

- a house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to three or more tenants who form two or more households and who share kitchen, bathroom or toilet facilities;
- a converted house which contains one or more flats which are not wholly self-contained (i.e. the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by three or more tenants who form two or more households; and
- a building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on short-term tenancies.

Housing market areas are geographical areas in which a substantial majority of the employed population both live and work and where those moving house without changing employment choose to stay.

Housing need is the quantity of housing required for households who are unable to access suitable housing without financial assistance.

Housing requirements encompasses both housing demand and housing need, and is therefore the quantity of housing necessary for all households to have access to suitable housing, irrespective of their ability to pay.

Housing type refers to the type of dwelling, for example, flat, house, specialist accommodation.

Intermediate affordable housing is housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria for affordable housing set out above. These include shared equity products (e.g. HomeBuy), other low cost home ownership products and intermediate rent.

Lending multiplier is the number of times a household's gross annual income a mortgage lender will normally be willing to lend. The most common multipliers quoted are 3.5 times income for a one-income household and 2.9 times total income for dual income households.

Low cost home ownership or **Shared ownership** is intermediate affordable housing designed to help people who wish to buy their own home, but cannot afford to buy outright (with a mortgage). Through this type of scheme you buy a share in the property with a Housing Association or other organisation.

Lower quartile means the value below which one quarter of the cases falls. In relation to house prices, it means the price of the house that is one-quarter of the way up the ranking from the cheapest to the most expensive.

Lower Super Output Area is a group of around 5-6 Census Output Areas and is the smallest geography for many Government statistics. Each Lower Super Output Area had a population of around 1,250 people with around 500 dwellings at the time of the 2001 Census.

Market housing is private housing for rent or for sale, where the price is set in the open market.

Migration is the movement of people between geographical areas. In this context it could be either local authority districts, or wider housing market areas. The rate of migration is usually measured as an annual number of individuals, living in the defined area at a point in time, who were not resident there one year earlier. Gross migration refers to the number of individuals moving into or out of the authority. Net migration is the difference between gross in-migration and gross out-migration.

A projection of housing needs or requirements is a calculation of numbers expected in some future year or years based on the extrapolation of existing conditions and assumptions. For example, household projections calculate the number and composition of households expected at some future date(s) given the

projected number of residents, broken down by age, sex and marital status, and an extrapolation of recent trends in the propensity of different groups to form separate households.

Registered Social Landlord/Registered Provider see Housing Association.

Secondary data is existing information that someone else has collected. Data from administrative systems and some research projects are made available for others to summarise and analyse for their own purposes (e.g. Census, national surveys).

Shared ownership see Low Cost Home Ownership.

Social rented housing is provided by social landlords and rented for less than would be paid if renting privately.

Specialised housing refers to specially designed housing (such as mobility or wheelchair accommodation, hostels or group homes) or housing specifically designated for particular groups (such as retirement housing).

Acronyms and Initials

ASHE Annual Survey of Hours and Earnings

BME Black and Minority Ethnic

CACI Private sector company providing modelled data

CORE The Continuous Recording System (for Housing Association and Local Authority lettings)

DEFRA Department for Environment, Food and Rural Affairs

DWP Department of Work and Pensions

GIS Geographical Information Systems

HBF House Builders Federation

HMO House in Multiple Occupation

IMD Indices of Multiple Deprivation

LA Local Authority

LDF Local Development Framework

LDP Local Development Plan

LHA Local Housing Allowance

NHSCR National Health Service Central Register

NPPF National Planning Policy Framework

ONS Office for National Statistics

ORS Opinion Research Services

POPPI Projecting Older Person Population Information

REIT Real Estate Investment Trust

RSL Registered Social Landlord

SAR Share Accommodation Rate

SHMA Strategic Housing Market Assessment

UDP Unitary Development Plan

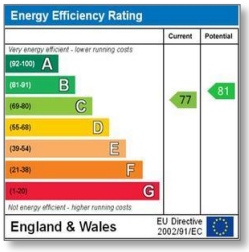
This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

OUTER NORTH-EAST LONDON STRATEGIC HOUSING MARKET ASSESSMENT UPDATE FOR HAVERING 2016



Outer North East London Strategic Housing Market Assessment: Update for Havering

Report of Findings

November 2016

Opinion Research Services | The Strand, Swansea SA1 1AF
Jonathan Lee | David Harrison | Nigel Moore
enquiries: 01792 535300 · info@ors.org.uk · www.ors.org.uk

© Copyright November 2016

Contents

1. Havering SHMA Update 4
Process for Establishing Objectively Assessed Need 4
Official Household Projections 5
Population Trends 6
Population Projections 6
Official Household Projections 7
Household Projections and Dwellings 9
Summary of Market Signals 9
Conclusions for OAN for Havering 10
Size and Tenure Mix 10

Appendix A 13

Table of Figures

1. Havering SHMA Update

1.1 Opinion Research Services (ORS) was jointly commissioned in 2015 by the Outer North East London local authorities (London Boroughs of Barking and Dagenham, Havering, Newham and Redbridge) to prepare a Strategic Housing Market Assessment (SHMA) to establish the Objectively Assessed Need for housing across the Area.

1.2 The purpose of the study is to update the Objectively Assessed Needs for the London Borough of Havering in light of new official data released since the time of the original study. In particular, it focuses on role tof new population and household projections from CLG and the GLA for Havering.

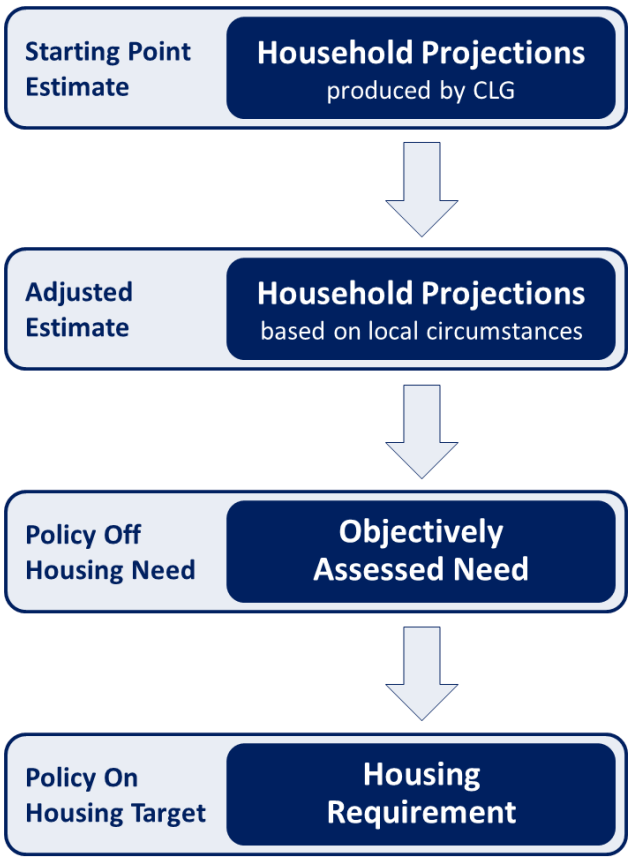
Process for Establishing Objectively Assessed Need

1.3 The Objective Assessment of Need identifies the quantity of housing needed (both market and affordable) in the Housing Market Area over future plan periods. This evidence assists with the production of the Local Plan (which sets out the spatial policy for a local area).

1.4 Figure 1 sets out the process for establishing the housing number for the Housing Market Area. It starts with a demographic process to derive housing need from a consideration of population and household projections. This chapter therefore considers the most appropriate demographic projection on which to base future housing need.

1.5 To establish the Objectively Assessed Need (OAN), external market and macro-economic constraints are applied to the demographic projections ('Market Signals') in order to ensure that an appropriate balance is achieved between the demand for and supply of dwellings. Nevertheless, it is important to recognise that the OAN does not take account of any possible constraints to future housing supply. Such factors should subsequently be considered by the local planning authorities as part of the plan-making process in order to establish the appropriate Housing Requirement and planned housing number.

Figure 1: Process for establishing the housing number for the HMA (Source: ORS based on NPPF and PPG)



Official Household Projections

1.6 Planning Practice Guidance published in March 2014 places emphasis on the role of CLG Household Projections as the appropriate starting point in determining objectively assessed need. PPG was updated in February 2015 following the publication of the 2012-based Household Projections. CLG household projections were further updated in July 2016 to be the 2014 based, but no subsequent update to PPG has yet occurred.

> *Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.*
>
> *The household projections are produced by applying projected household representative rates to the population projections published by the Office for National Statistics.*
>
> **Planning Practice Guidance 2014, paragraph 15**

> *The 2012-2037 Household Projections were published on 27 February 2015, and are the most up-to-date estimate of future household growth.*
>
> **Planning Practice Guidance 2015, paragraph 16**

1.7 Given this context, Figure 2 sets out the 2014-based household projections together with previous household projections that CLG has produced for the area. The projections have varied over time, with the most recent set of projections showing the highest projected rates of growth. Each set of household

projections will be influenced by a wide range of underlying data and trend-based assumptions, and it is important to consider the range of projected growth and not simply defer to the most recent data.

Figure 2: CLG Household Projections for Havering: annual average growth (Source: CLG Household Projections Note: Figures may not sum due to rounding**)**

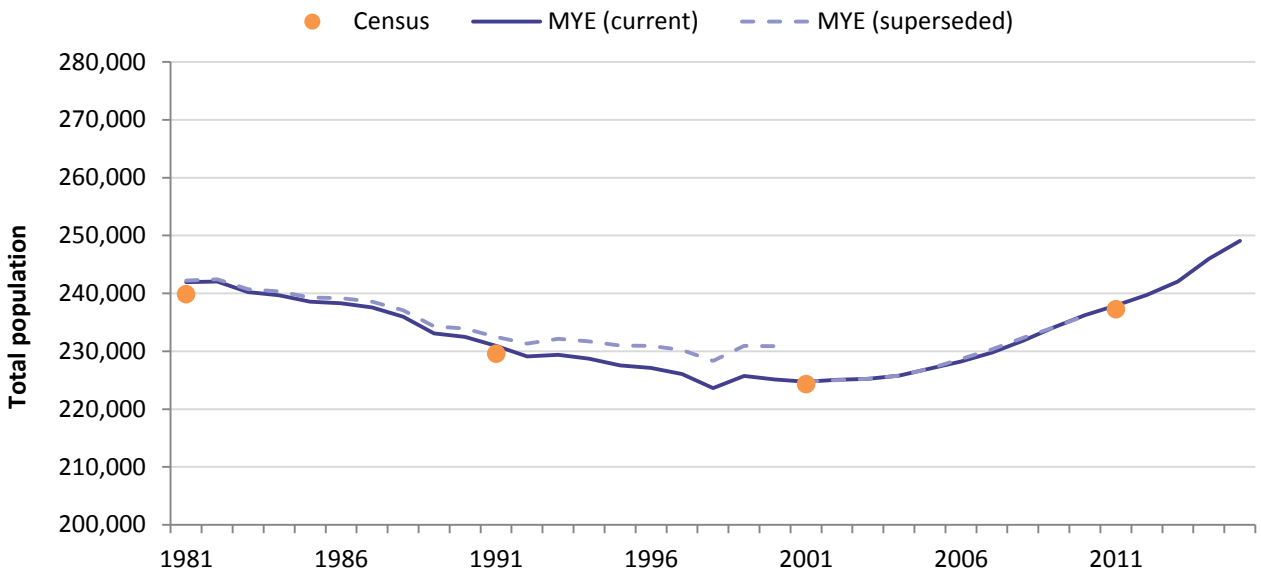
	2014-based		2012-based		2011-based interim	
	10 years 2014-24	25 years 2014-39	10 years 2012-22	25 years 2012-37	10 years 2011-21	25 years Not published
Havering	1,255	1,318	1,162	1,306	1,163	-

1.8 The CLG 2014-based household projections show an increase of 1,318 households each year over the 25-year period 2014-39, and a marginally lower rate (1,255 p.a.) in the initial 10-year period. These figures project forward over the normal 25-year period and supersede both the 2012-based household projections (which projected a household growth of 1,306 per year from 2012-37) and the interim 2011-based household projections (which projected growth of 1,163 per year from 2011-21). The differences are largely due to changes in the ONS population projections on which the CLG household projections are based; although there have also been changes to household representative rates.

Population Trends

1.9 Figure 3 shows the current and historic mid-year population estimates and Census estimates for Havering since 1981. The data shows that the local authority's' populations fell throughout the 1980s and 1990s. However, since 2001 Havering has seen a sharp growth in their populations which has continued since the 2011 Census.

Figure 3: Havering official population estimates for the period 1981-2015 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded)

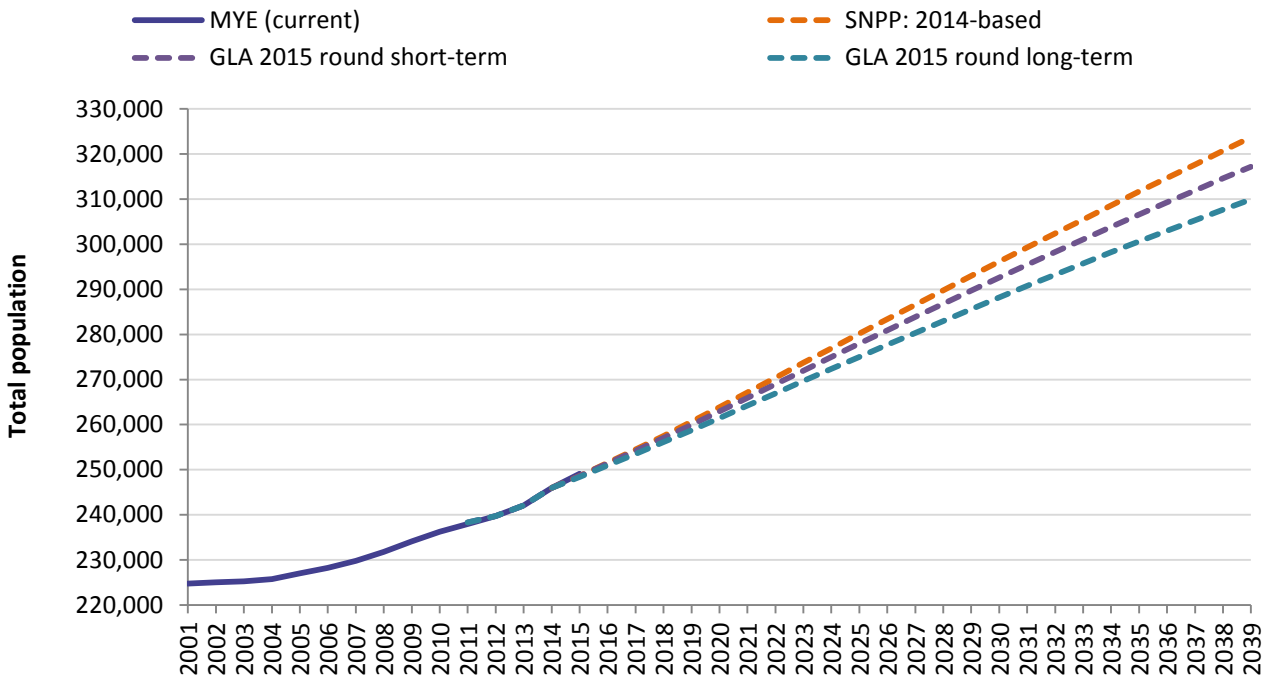


Population Projections

1.10 Having considered past population growth and its components, both the ONS and the GLA have produced population projections for Havering. Figure 4 shows all of the official estimates and projections for population in one chart for Havering. The GLA short-term 2015 round data is underwritten by migration to

and from Havering from 2009-2014, the long-term trend uses migration data from 2002-14. SNPP 2014 also uses migration data from 2009-14 for migration trends, but has different assumptions for how past errors in population estimates are treated . It is clear that the GLA 2015 round long-term round shows a lower rate of growth with an assumption of slightly lower in-migration to Havering and higher out-migration from Havering.

Figure 4: Official population estimates and projections for Havering for the period 2001-2039 (Source: ONS and GLA)



Official Household Projections

1.11 Planning Practice Guidance published in March 2014 places emphasis on the role of CLG Household Projections as the appropriate starting point in determining objectively assessed need. However, the Guidance does allow for the use of sensitivity testing of CLG Household projections to 'test' whether these are appropriate, allowing for alternative assumptions to be used.

1.12 In the case of London we consider it appropriate to acknowledge the role of the GLA's own household projections. The GLA projections are more specific to London than those undertaken by CLG. Therefore, they form a more credible basis for planning in London than CLG's projections.

> *Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.*
>
> *The household projections are produced by applying projected household representative rates to the population projections published by the Office for National Statistics.*
>
> **Planning Practice Guidance 2014, section 3**

> *Plan makers may consider sensitivity testing, specific to their local circumstances, based on alternative assumptions in relation to the underlying demographic projections and household formation rates. Account should also be taken of the most recent demographic evidence including the latest Office of National Statistics population estimates*
>
> *Any local changes would need to be clearly explained and justified on the basis of established sources of robust evidence.*
>
> **Planning Practice Guidance 2014, section 3**

1.13 Given this context, Figure 5 sets out the range of household projections that CLG and GLA has produced for the boroughs for both 10 and 25 year periods.

Figure 5: CLG and GLA Household Projections for North East London: annual average growth (Source: CLG Household Projections Note: Figures may not sum due to rounding**)**

	CLG 2014-based		GLA 2015 Round Short-term trends		GLA 2015 Round Long-term trends	
	10 years 2014-24	25 years 2014-39	10 years 2011-21	25 years 2011-36	10 years 2011-21	25 years 2011-36
Havering	1,255	1,318	1,065	1,238	1,026	1,183

1.14 It is clear that the GLA projections using long-term trends for migration are lower than both the CLG 2012 based and GLA short-term trend migration models. The GLA projections indicate that the last 5 years for London have seen high levels of net migration and that a return to longer-term trends would see this figure being reduced.

1.15 We would also note that the GLA 2015 round projections for Havering are higher than the GLA 2014 round projections. In the 2014 round projections the 25 year short-term trend model showed an annual growth of 1,181 households and the long-term growth showed a growth of 1,000 households per annum. The reason for the change in the household projections is that the 2015 rounded added migration from 2013-14 to the projections, while removing the migration from 2001-02. The period 2001-02 was a relatively low figure for migration and the period 2013-14 was a relatively high figure for migration. This therefore led to the projected future migration being higher in the 0215 round, which in tunr has increased the projected household growth.

1.16 Across England as a whole we have taken the view that on balance, we consider that:

- 5-year trend migration scenarios are unlikely to be robust: they have the potential to roll-forward short-term trends that are unduly high or low and therefore are unlikely to provide a robust basis for long-term planning.
- 10-12-year trend migration scenarios are more likely to capture both highs and lows and are not as dependent on trends that may be unlikely to be repeated. **Therefore, we favour using 10-12 migration trends as the basis for our analysis.**

1.17 The 2015 Outer North East London SHMA used the GLA long-term trend migration scenario as the basis for its central estimates. However, it is important to recognise that no one scenario will provide a definitive assessment of the future population and therefore we hsensitivity tested the figures using the short-term trend analysis form the GLA.

Household Projections and Dwellings

1.18 Using the GLA household projections, we can establish the projected number of additional households. The projected increase in households across the area is summarised in Figure 6.

1.19 Figure 6 also provides an estimate of dwelling numbers, which takes account of vacancies and second homes based on the proportion of dwellings without a usually resident household identified by the 2011 Census. This identified a rate of 2.1% for Havering.

Figure 6: Projected households and dwellings over the 22-year period 2011-33 (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in 2011 Census Note: Figures may not sum due to rounding)

	GLA 2015 Round Short-term trends		GLA 2015 Round Long-term trends	
	Households 22 years 2011-33	Dwellings 22 years 2011-33	Households 22 years 2011-33	Dwellings 22 years 2011-33
Havering	1,212	1,238	1,162	1,187

1.20 While ORS consider that the GLA population and household projections utilised more local information than those produced by the ONS and CLG, we note two key points around their use in Outer North East London.

1.21 The first issue relates to the treatment of Unattributable Population Change (UPC) in the GLA's population projections. UPC is an accountancy adjustment to reflect the difference between MYE and Census population estimates. In their population projections, the GLA allocate the UPC to international migration.

1.22 As a general rule, ORS would agree with this approach. However, the UPC figures should be treated with caution because some of the change may be due to other factors such as an under-estimate of the 2001 population. If the 2001 population was an under-estimate then the population growth between 2001 and 2011 wouldn't have been so high.

1.23 A second point to highlight is that the GLA household projections use the household representative rates from CLG 2012 based projections. While household sizes have risen in almost all London authorities except for Havering since 1991, the CLG household representative rates see household sizes falling rapidly in the future. While some of this change can be attributed to an ageing population it does represent a striking reversal of recent trends and should be treated with caution. However, the importance of this issue for havering is less than for almost any other London borough.

Summary of Market Signals

1.24 PPG identifies a range of housing market signals that should be considered when determining the future housing number and advises that these should be applied following the household projections. A worsening in market signals such as affordability or increased house prices could indicate the need for an uplift to the projected figures. The Outer North East London Strategic Housing Market Assessment identified the following key points for market signals:

» House prices over time as measured by lower quartile house prices adjusted for inflation show that the changes in house prices between 2001 and 2013 for Outer E Outer North East London are both close to the long-term average trends for England.

» Figures for average private sector rents in 2013-14 in both Outer North East London were above the national average. However, comparator areas have higher rents and have seen a sharper rise in rents in the past 5 years. Rents in the PRS do not suggest the need for an uplift.

» Overcrowding increased substantially between the 2001 Census and 2011 Census and is much higher than England. While comparators areas Ealing, Hillingdon and Hounslow have a higher rate of overcrowding, the proportion of overcrowded households has increased over the last 10 years at a rate much higher than the national average and that of any comparator area. Overcrowding suggests the need for an uplift to the projected figures.

1.25 The SHMA 2015 noted that there is no definitive guidance on what level of uplift is appropriate. It concluded that a 15% uplift for Outer North East London, including Havering, was appropriate. Since this report was written ORS have been involved in the Examination on Public of the Luton and Camden Local Plans. At the Luton Local Plan the Home Builders Federation accepted a 10% uplift for the combined Central Bedfordshire and Luton HMA was appropriate for the area, while at the Camden Local Plan EIP the Home Builders Federation agreed that a 20% uplift was appropriate. On this basis, this would indicate that a 15% for Havering is appropriate because its market signals are worse than those for Central Bedfordshire and Luton combined, but better than those for Camden.

Conclusions for OAN for Havering

1.26 Based upon the information set out above, Figure 7 summarises each of the stages for establishing the Full Objectively Assessed Need for Housing for Havering.

Figure 7: Full Objectively Assessed Need for Havering 2011-33 (Note: Figures may not sum due to rounding)

	GLA 2015 Round Short-term trends (based on 5 years migration trends)		GLA 2015 Round Long-term trends (based on 10 years migration trends)	
	Total 2011-33	Annual 2011-33	Total 2011-33	Annual 2011-33
Havering	31,328	1,424	30,052	1,366

1.27 We would note that these OAN figures are higher than those in the Outer North East London SHMA 2015. The short-term trend model in that study provided an OAN of 29,800 and the long-term trend model gave an OAN figure of 25,200 over the 22 year period for Havering. The explanation for this difference is solely due to the higher migration in the 2015 round GLA projections which lead to a higher projection of household growth. This one change alone in the assumptions around migration to Havering sees the long-term trend model projected an additional OAN of 4,850 dwellings over the 22 years.

Size and Tenure Mix

1.28 Figure 8 below shows the identified size mix for market and affordable housing in Havering using both the 2014 and 2015 round GLA long-term trend migration figures for comparison purposes. This takes account of both overcrowded households who require a move to a larger dwelling and also under-occupying households who require downsizing. While Government polices such as those relating to the Spare Room Subsidy or Bedroom Tax are leading to more households downsizing, not all households will do so. Instead, we have modelled a gradual decline in the amount of under-occupation in the affordable housing sector.

1.29 For both the 2014 and 2015 round data, the evidence points to a high need for 3 bedroom properties in both the market and affordable sectors. The main driver of this need in the affordable sector is the need to address overcrowded households in Havering who require larger affordable housing. Meanwhile, in the

market sector the need for 3 bedroom properties is by past trends for the type of dwellings occupied in Havering and changing household types. In particular a growing number of households are projected to fall in to the Couples with Children or Other Household Type categories. These households typically occupy larger dwellings and the past growth in HMOs in Havering has seen many larger dwellings being occupied by households which don't contain a single family.

1.30 We would note that these figures do not include the potential impact of increased right to buy sales due to Registered Providers now being subject to this scheme or any consideration of the impact of Starter Homes being considered as affordable housing, as set out in the Housing and Planning Act.

Figure 8: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Havering for 2011-33[1]

	Havering	
	GLA 2014	GLA 2015
MARKET HOUSING		
1 bedroom	900	1,590
2 bedrooms	2,600	3,030
3 bedrooms	10,900	12,490
4 bedrooms	2,400	2,260
5+ bedrooms	300	160
Total Market Housing	**17,000**	**19,530**
AFFORDABLE HOUSING		
1 bedroom	900	640
2 bedrooms	2,400	2,850
3 bedrooms	4,100	5,400
4 bedrooms	700	1,610
5+ bedrooms	100	20
Total Affordable Housing	**8,200**	**10,520**
TOTAL	**25,200**	**30,050**

1.31 It is possible to calculate the affordability of properties to households who require affordable housing. In Figure 9 we have made the following assumptions:

- Households can spend up to 35% of their gross incomes on rents;
- Affordable Rents are set at a range of 80% of median market rents up to the maximum LHA rate; and
- Households who can afford the 80% of market rents, but not 100% market rents effectively comprise the intermediate housing need, e.g. Low Cost Home Ownership.

1.32 Figure 9 sets out the number of households who are able to afford housing of different sizes and tenures. Two different categories of need can be identified, those who can afford affordable housing for rent with housing benefit support, and those who can afford affordable housing for rent without housing benefit support and therefore intermediate housing, such as Low Cost Home Ownership (LCHO). The overall

[1] The size and tenure mix is split between flats and houses to provide a guide, but in reality it is recognised that most future housing developments in Havering may be flats.

results clearly indicate that the vast majority of households who require affordable housing can only afford social housing if they receive housing benefit, others could afford social housing without benefit, but would need housing benefit support to afford housing at Affordable Rent levels. This should be possible provided that Affordable Rent levels are contained within the level covered by housing benefit and the benefit cap is not breached.

1.33 The second category of need that can be identified is a group of around 20% of households who require affordable housing and have sufficient income to afford to meet the costs of Affordable Rents. This group therefore can be considered as intermediate housing need and some of these households could meet their needs via Low Cost Home Ownership products such as shared ownership.

Figure 9: Affordable housing mix by household affordability to 2011-2033 (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

HAVERING Long Term Trend period 2011-33	Unable to afford Target rent	Unable to afford "affordable rent" but can afford target rent	Able to afford "Affordable rents"	Total Affordable
25% of income on rent				
1 bedroom	550	50	40	640
2 bedroom	1,910	570	370	2,850
3 bedroom	4,040	690	670	5,400
4 bedroom	1260	250	100	1,610
5+ bedroom	20	0	0	20
TOTAL	**7,780**	**1,560**	**1,180**	**10,520**
35% of income				
1 bedroom	480	90	70	640
2 bedroom	1,560	620	670	2,850
3 bedroom	3,380	760	1,260	5,400
4 bedroom	1,060	330	220	1,610
5+ bedroom	10	0	10	20
TOTAL	**6,490**	**1,800**	**2,230**	**10,520**

Appendix A

Table of Figures

Figure 1: Process for establishing the housing number for the HMA (Source: ORS based on NPPF and PPG) 5

Figure 2: CLG Household Projections for Havering: annual average growth (Source: CLG Household Projections Note: Figures may not sum due to rounding) 6

Figure 3: Havering official population estimates for the period 1981-2015 (Source: UK Census of Population 1981, 1991, 2001 and 2011; ONS Mid-Year Estimates, including data since superseded) 6

Figure 4: Official population estimates and projections for Havering for the period 2001-2039 (Source: ONS and GLA) 7

Figure 5: CLG and GLA Household Projections for North East London: annual average growth (Source: CLG Household Projections Note: Figures may not sum due to rounding) 8

Figure 6: Projected households and dwellings over the 22-year period 2011-33 (Note: Dwelling numbers derived based on proportion of dwellings without a usually resident household in 2011 Census Note: Figures may not sum due to rounding) 9

Figure 7: Full Objectively Assessed Need for Havering 2011-33 (Note: Figures may not sum due to rounding) 10

Figure 8: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Havering for 2011-33 11

Figure 9: Affordable housing mix by household affordability to 2011-2033 (Source: ORS Housing Model. Note: Figures may not sum due to rounding) 12

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

HOUSING POSITION STATEMENT

Local Plan Housing Position Statement

1. Introduction 3

2. Policy Context 4
2.1 National Planning Policy 4
2.2 The London Plan 4

3. Past Housing Delivery in Havering 6

4. Havering's Housing Need 8

5. Housing Supply 9
5.1 Sources of Supply 9
5.2 Havering's approach to land supply 11

6. Size Mix 13

7. Conclusion 17

8. Annex 1 - Housing Sites 18

9. Annex 2 - Housing Trajectory 21

10. Annex 3 - Sites with Planning Permission 22

1 Introduction

1.1 This position statement has been prepared to support the Proposed Submission Local Plan.

1.2 The purpose of the paper is to provide further details on:

- The planning policy context relating to housing need and supply
- Past housing delivery in Havering
- The need for new housing in Havering
- The various sources of housing supply in Havering
- How the Council will increase the supply of housing through the Local Plan
- The Council's proposed approach to size and mix

1.3 This statement should be considered alongside the other key evidence base documents including:

- The London Strategic Housing Market Assessment 2013
- The Strategic Housing Land Availability Assessment 2013
- The Outer North East London Strategic Housing Market Assessment 2016
- The Outer North East London Strategic Housing Market Assessment: Update for Havering 2016
- The Havering Green Belt Study 2016

2 Policy Context

2.1 National Planning Policy

2.1 The National Planning Policy Framework (NPPF) sets out the Government's Planning policies for England and how these are expected to be applied. The Havering Local Plan is required to be consistent with the Framework.

2.2 The NPPF states that to boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and

2.3 When preparing Local Plans the NPPF states that local planning authorities (LPAs) should have a clear understanding of housing needs in their area. They should:

- prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

2.2 The London Plan

2.4 The Mayor of London is responsible for preparing the London Plan, which forms part of the Development Plan for the Havering. Havering's Local Plan is required to be in general conformity with the Mayor's Plan.

2.5 The London Plan was originally published in 2011. In 2013 the Mayor undertook a London-wide Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA) as key evidence base documents to inform the Further Alterations to the London Plan published in 2015.

2.6 The London SHMA 2013 sets out an estimate of London's current and future housing requirements. The central projection in the SHMA indicates that London will require between 49,000 (2015-2036) and 62,000 (2015-2026) more homes a year. This range incorporates different levels of population change over the period, the time taken to address current need (backlog) and the anticipated under delivery between 2013 and 2015. The 2015-2036 figure of 49,000 additional homes a year provides the basis for the detailed housing need figures set out in the London Plan.

2.7 The London SHLAA 2013 assesses London's capacity for new residential development. It shows that over the period 2015 to 2025, London has capacity for at least 420,000 additional homes or 42,000 per annum. The SHLAA formed the foundation for the revised housing targets for each borough set out in the London Plan.

2.8 Havering's Housing target, as set out in the London Plan, is a minimum of 11,701 over the period 2015-2025, which equates to minimum annual average housing target of 1,170. This target took effect from the 2015/16 reporting year.

2.9 Policy 3.3 in The London Plan (increasing Housing Supply) states that Boroughs should seek to achieve and exceed the minimum borough annual average housing target. It also states that if a target beyond 2025 is required, boroughs should roll forward the current target until it is replaced by a revised London Plan housing target.

2.10 Policy 3.3 goes on to state that Boroughs should draw on the housing benchmarks in developing their housing targets, augmented where possible with extra housing capacity to close the gap between identified housing need (49,000 homes per annum) and supply (42,000 homes per annum) in line with the requirement of the NPPF.

3 Past Housing Delivery in Havering

3.1 As part of the preparation of the Proposed Submission Local Plan, a full review of past housing completions has been completed and is set out in Table 3.1.

Table 3.1

Year	Housing Target	Net Private Completions	Net Affordable Completions	Net Completions	Housing target variance
2004/05	350	355	113	**468**	+118
2005/06	350	635	76	**711**	+361
2006/07	350	256	204	**460**	+110
2007/08	535	365	238	**603**	+68
2008/09	535	336	301	**637**	+102
2009/10	535	160	288	**448**	-87
2010/11	535	141	93	**234**	-311
2011/12	970	210	235	**445**	-525
2012/13	970	154	144	**298**	-672
2013/14	970	645	272	**917**	-53
2014/15	970	409	329	**738**	-232
2015/16	1,170	758	205	**963**	-207
2016/17	1,170			**Not yet known**	

3.2 The NPPF introduces a buffer requirement for the 5 year supply of housing land of 5% or 20% depending on past performance. The NPPF states that a 20% buffer will be applied where there is a persistent record of under delivery.

3.3 There is no definitive guidance on what constitutes 'persistent' under delivery. However, the NPPF is clear that a longer term view of housing delivery should be used to assess an authority's record, as this will account for the peaks and troughs of the housing market cycle. Judge Lewis in the Cotswold judgement (EWHC 3719 27 November 2013) said that persistent under delivery "should not be a temporary or short lived fluctuation".

3.4 Table 3.1 shows that over the period 2004/05 to 2015/16 Havering has met or exceeded its target in 5 years, and under delivered in 7 years. Havering's delivery record is characterised by a mixture of over and under delivery connected to the peaks and troughs of the housing market cycle. Many of the years in which Havering under delivered were in aftermath of the 2008 financial crisis or in the recession which followed. As this has passed, the number of dwellings completed has increased and has moved in a positive direction. This suggests that Havering's past under delivery is not 'persistent' but is instead linked to cyclical fluctuations linked to wider economic factors.

3.5 Havering's record in terms of cumulative under delivery is also mixed. While the total cumulative under delivery figure of 1,318 since 2004/5 is clearly significant, it should also be noted that the majority of this cumulative under delivery occurred in the years between 2010 and 2013. 2010/11 and 2012/13 were both years in which the building of residential dwellings across the UK was at very low levels as a result of the wider position of the UK economy. Indeed, Havering had a net record of cumulative

over delivery against its housing targets until the year 2011/12. Havering's cumulative under delivery can be considered as representative of a short period of very low delivery rather than 'persistent' under delivery i.e. sustained low delivery over a prolonged period.

3.6 It should also be noted that Havering has significantly increased its levels of housing delivery since 2013/14. This marks a step change from the level of housing delivery in the decade before this and demonstrates that Havering is making serious efforts to boost its housing delivery. In light of the commentary above, the 5 year housing land supply calculations as set out in section 5.2 of this statement have been based upon a 5% buffer.

3.7 In the 2016 Housing White Paper, the Government outlined plans for a new method to assess a borough's housing delivery record. According to these proposals boroughs that failed to deliver 95% of their housing target would need to produce an action plan, addressing the reasons for under delivery and the initiatives needed to solve this. Boroughs that fail to deliver 85% of their housing target would need to apply a 20 per cent buffer on their five year housing land supply calculations. The proposal is that this would be assessed on a three year basis, initially between the 2014/15 and 2016/17 reporting years. Full completions data for Havering is not yet available for the 2016/17 reporting year, however in line with this emerging approach the Council has produced an initial action plan as part of this statement (section 5).

4 Havering's Housing Need

4.1 Havering forms part of both the London-wide housing market area and the outer north east London sub housing market area with the London Boroughs of Barking and Dagenham and Redbridge. In line with the requirements of the National Planning Policy Framework, the Council has worked with these authorities to prepare a Strategic Housing Market Assessment.

4.2 The Outer North East London SHMA indicates that Havering's full objectively assessed housing need is for 25,200 new homes over the period 2011-2033 or 1,145 homes per annum. Since the initial SHMA was undertaken, updated population projections have been published by the GLA. The updated population projections were reflected in an update of the SHMA which identified an increased housing need in Havering of 30,052 new homes over the period 2011-2033 (1,366 new homes per year).

4.3 The SHMA also idenitifies the need for affordable housing and the size of properties required. Of the 30,052 new homes needed 35% are required to be affordable. The breakdown by size and tenure mix is detailed in Table 4.1 below. The Council's proposed approach to size mix is set out in Section 6.

Table 4.1 Havering's Objectively Assessed Housing Need (Outer North East London SHMA – Update for Havering 2016)

	Number	Percentage (%)
Market Housing		
1 Bedroom	1,590	8%
2 Bedrooms	3,030	15.5%
3 Bedrooms	12,490	64%
4 Bedrooms	2,260	11.5%
5 Bedrooms +	160	1%
TOTAL MARKET HOUSING	**19,530**	**100%**
Affordable Housing		
1 Bedroom	640	6%
2 Bedrooms	2,840	27%
3 Bedrooms	5,400	51%
4 Bedrooms	1,610	15.5%
5 Bedrooms +	20	Less than .5%
TOTAL AFFORDABLE HOUSING	**10,520**	**100%**
TOTAL	30,050	

5 Housing Supply

5.1 Sources of Supply

5.1 This section provides details of the various sources of housing supply in Havering as well as the actions that the Council is taking to ensure an increase in housing delivery.

5.2 The 2013 London Strategic Land Availability Assessment, as detailed previously, identified Havering's housing capacity as 11,701 dwellings over the 2015-2025 plan period. The SHLAA is an essential component of the evidence for Havering's Local Plan, however it should be recognised that the London SHLAA is now over three years old and the GLA are now in the process of undertaking a new Assessment.

5.3 In order to ensure that the Proposed Submission Local Plan is based on up to-date housing data it has been necessary to review Havering's housing supply position.

5.4 The key sources of supply that have been included in Havering's housing trajectory are:

- Large sites (over 0.25ha) with planning permission;
- Council Housing Estates Regeneration Sites;
- Large sites within the Romford Strategic Development Area (Housing Zone);
- Large sites within the Rainham and Beam Park Strategic Development Area (Housing Zone);
- Large opportunity sites outside of the two Strategic Development Areas;
- Sites with 'live' planning applications that have yet to be determined;
- Site that have been submitted for pre-application discussions with the Council and where the principle of residential development is accepted;
- Developed sites within the Green Belt (previously known as Major Developed Sites)
- Small sites (under 0.25ha); and
- Vacant units returning to use.

5.5 These are expanded on below and full list of sites is set out in Annexes 1 and 2.

Large sites with planning permission

5.6 The Council has granted planning permission for over 2,800 residential units which are either under construction or yet to be built. These sites are included in the housing trajectory in line with the NPPF which states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. A list of all sites with planning permission is set out in Annex 3.

Council Housing Estates Regeneration Sites

5.7 Further growth will be accommodated from major regeneration of the Council's own housing estates. The Council is planning to build a significant number of new homes in one of the most ambitious local authority home building programmes in the country. The initial programme focuses on 12 sites across the borough delivering over 2,000 additional homes.

Large sites within the Romford Strategic Development Area (Housing Zone)

5.8 The arrival of Crossrail in 2018/9 alongside the relative affordability of this area are key drivers of growth. They have already placed Romford firmly in the minds of investors and developers who are keen to realise its opportunities. The Mayor of London has already recognised this and in early 2016 Romford was granted Housing Zone Status which will provide significant investment in order to accelerate the delivery of new homes. The area's significant growth potential is recognised through its anticipated designation by the Mayor of London as an Opportunity Area in the new London Plan.

5.9 There are a number of opportunity sites within the Romford Strategic Development Area which can accommodate housing growth. There is an increased demand for homes in east London, and with areas closer to central London becoming unaffordable to many both demand and values will grow, especially with the arrival of Crossrail.

Large sites within the Rainham and Beam Park Strategic Development Area (Housing Zone)

5.10 Rainham and Beam Park Strategic Development Area is a major growth and regeneration area and provides the opportunity to establish an exciting new residential neighbourhood linked to the delivery of a new railway station on the existing Essex Thameside line at Beam Park.

5.11 The area falls within the London Riverside Opportunity Area, identified in the London Plan as having the capacity to provide a significant number of new homes and jobs. In June 2015, following a successful bidding process, Rainham and Beam Park was identified as one of the GLA's Housing Zones which is providing much needed investment to help secure and accelerate the delivery of new homes by overcoming barriers to development and supporting the provision of social and physical infrastructure in the area to create attractive new places to live.

5.12 There are a number of development opportunities within public and private ownership. The GLA are an important land owner in the area and are bringing forward the Beam Park site for residential and mixed use development with Persimmon and L&Q.

5.13 The Council is actively acquiring land along the A1306 corridor and will be procuring a development partner to bring forward these sites in joint venture partnership with Mercury Land Holdings. Outline applications are currently being brought forward for these sites.

Large opportunity sites outside of the two Strategic Development Areas

5.14 Outside of the two Strategic Development Areas, the Council has identified a number of opportunity sites which have the potential to contribute to the supply of housing in Havering. These sites are listed in Annex 1.

Sites with 'live' planning applications that have yet to be determined

5.15 Residential development proposals that have been submitted for planning permission have been included in the trajectory where the principle of residential development is accepted. These applications are still to be determined by the Council.

Site that have been submitted for pre-application discussions

5.16 The Council has undertaken a review of recent pre-application discussions where the principle of residential development has been accepted. This has assisted in identifying sites where there is an active interest in bringing forward development .

Developed sites within the Green Belt

5.17 There are two key sites within the Green Belt which were identified within Havering's 2008 Local Development Framework as Major Developed Sites in the Green Belt. The Council recognises that the redevelopment of these sites could make a significant contribution to the supply of housing. The two sites are St Georges Hospital in Hornchurch which in no longer in use and has planning permission for residential redevelopment and Quarles Campus, Harold Hill which has been in educational use.

Small sites

5.18 The London SHLAA 2013 estimates (based on previous housing delivery) that on average 151 new homes will be delivered each year from small sites. However, this is considered to be a conservative estimate. The Council has undertaken a more recent review of completions over the last 5 years and found that on average 186 new homes have been delivered each year from small sites. This has been used as a broad estimate within the housing trajectory. Small sites that have already been granted planning permission have not been included in the trajectory in order to avoid double counting.

Vacant units returning to use

5.19 These are, according to the Government, dwellings which have been unoccupied and substantially unfurnished for over six months. The 2013 London SHLAA estimates that 26 vacant units will be returned to use per annum in Havering. These vacant units returning to use form part of the London Plan housing target and have therefore been incorporated into the housing trajectory.

Future Sources of Housing Supply

5.20 The Council consider that there will be other sources of housing supply across the borough. Consideration has been given to the role of the borough's district centres and their potential for residential intensification. A review of sites in the district centres has found that whilst there may be some scope for intensification, it is unlikely that development will come forward in the early part of the plan due to land ownership issues and the availability of sites. However, the Council's positive strategy within the Local Plan would support such development if it were to come forward.

5.21 A further source of supply may arise from the One Public Estates Programme which takes a holistic view of public sector land and property requirements so that surplus land can be released for other uses.

5.2 Havering's approach to land supply

5.22 This section sets out the deliverable housing land supply position for the ten year period 2016/17-2026/27.

5.23 Havering has based its 5 year housing land supply calculations on the borough's London Plan housing targets. This is in line with the Planning Inspector's guidance in relation to the 2011 London Plan and precedents set by other London Boroughs.

Table 5.1 5 Year Land Supply Calculation

Housing Target	5,850 (1,170 x 5)
5 % buffer	292.5 (5% of 5850)
Under-delivery since 2015	207 (Refer to Table 3.1)
TOTAL	**6,349**

Table 5.2 Havering's Housing Supply

	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)
Planning permission granted - not yet completed	2,181	623
Council Estate Regeneration Sites	-264	1,413
Rainham and Beam Park Strategic Development Area Sites	611	1,398
Romford Strategic Development Area Sites	690	2,416
Planning applications awaiting decision	216	N/A
Sites submitted for pre-application discussions	354	N/A
Other sites	227	192
Small sites	930	930

	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)
Vacant units returning to use	130	130
	5,075	**7,102**

5.24 Tables 5.1 and 5.2 demonstrate that Havering currently has 4 years of housing land supply based. This is based on a housing target of 1,170 units per annum and includes a 5% buffer in addition to previous under delivery. Despite its best efforts, Havering has been unable to identify a sufficient supply of housing land to meet this target in the first five years. However, table 5.2 demonstrates that over the first 10 years of the Local Plan Havering does have sufficient land capacity to meet the required supply of housing. Havering will seek to meet the required housing supply over the 2016 to 2026 period so that at least 12,177 dwellings are delivered in the first 10 years of the plan.

5.25 The Council is therefore adopting a stepped approach which will see an increase in housing deliver over the ten year period with the later years (5-10) seeing an increased housing delivery which will compensate for the lower levels of delivery in the first 5 years.

5.26 This approach has been adopted as the majority of deliverable sites in the borough are projected to come forward in the 2021 to 2026 period, Havering's land supply is largely made up of large brownfield sites within the Romford and Rainham and Beam Park Strategic Development Areas. The Council is doing everything possible to bring forward sites as quickly as possible however, these sites have a longer lead in time than smaller sites, and there are a number of site specific constraints.

5.27 Havering Council's estate regeneration programme, which involves the delivery of over 1,800 net additional units will, again, take time to deliver. This is because the process of buying back properties sold through right to buy and consulting and decanting residents takes a significant amount of time. The existing units will also need to be demolished, which both delays the start of construction and reduces the five year land supply figure through the initial loss of dwellings.

5.28 The proposed approach recognises that there has been a step change in net completions since 2013/14, but that meeting the housing target still represents a significant challenge in the short term. This is Havering's preferred option as it would set a realistic annual monitoring target while also planning to meet the minimum housing targets as set by the London Plan over the 10 year period.

5.29 In seeking to address the shortage of housing land supply, the Council has given full consideration to other options. In particular, the Council has looked at the scope for the Green Belt to provide land for new homes. A Green Belt Study has been undertaken as part of the evidence base for the Local Plan and has reviewed all of the Green Belt in Havering against the purposes of the Green Belt as set out in the NPPF. The Council is satisfied that all of the Green Belt in Havering fulfils its purpose.

5.30 The Council is firmly of the view that unmet housing need does not constitute very special circumstances justifying inappropriate development within the Green Belt. This approach is supported by National planning policy and by the Mayor of London through the London Plan.

5.31 The Council is also concerned that any release of Green Belt could undermine the delivery of housing on key brownfield sites within Rainham and Beam Park and Romford, both of which are important regeneration areas with committed funding programmes and which offer significant opportunities for new homes.

5.32 Opportunities for new housing do exist on previously developed sites within the Green Belt at St Georges Hospital and Quarles Campus. Both sites were previously identified in the Local Development Framework as Major Developed Sites within the Green Belt. The St Georges site has planning permission.

6 Size Mix

6.1 The SHMA determined the housing mix in terms of size for affordable housing to be around 50% for 3 bedroom properties and 10% for 4 bedrooms or more for the period 2011-13. This is supported as the baseline position.

6.2 The assessment for the larger dwelling mix in the SHMA is based on the following four key assumptions:

a. The continued under-occupation of larger properties by smaller households.
b. Current over-crowding in the 2 bedroom social housing stock.
c. Growth in family households
d. Other household types. This category covers both single persons living together and also categories such as 3 generations of a family living together.

6.3 Each of these assumptions and further supporting evidence is explored in further detail below.

The continued under-occupation of larger properties by smaller households

6.4 Many households in Havering would have previously been allocated family housing when they had dependent children and were in need of a larger property. The Council's strategy is to reduce the backlog of under-occupation. As the Council cannot force people to move from their homes, one of the ways of achieving this is to ensure that there are sufficient, or smaller high quality properties that meet their needs and will be desirable to move to once their children have left home.

6.5 It is therefore important that the Council still support an element of smaller properties as set out in section 4.5 of the Housing Strategy 2014-17 which can be found at https://www.havering.gov.uk/Documents/Housing/housing-strategy-havering-2014-17.Pdf.

6.6 The housing need and demand data shown in Table 6.1 is derived from those residents who are on the Council's housing register wishing to move into smaller alternative affordable housing. It shows that the majority of the need is for 1 bedroom and 2 bedroom properties at 56% and 41% respectively. It should be stressed that these figures represent current needs for households who have identified that they wish to downsize. In practise there are many more under-occupying households in the social rented sector in Havering with the 2011 Census indicating that there were a total of 4,300 who had more bedrooms than were technically required under the bedroom standard assessment. Any increase in the rate of downsizing will free larger properties.

Table 6.1 Havering's under-occupying households on the housing register – as at 31st January 2017

Current Bedroom size	Bedroom size required			
	1 bedroom	2 bedroom	3 bedrooms	Total
2 bedroom	91	0	0	**91**
3 bedrooms	19	77	0	**96**
4 bedrooms	0	3	5	**8**
Total	**110 (56%)**	**80 (41%)**	**5**	**195**

Current over-crowding in the 2 bedroom social housing stock.

6.7 Households that are over-crowded in a 2 bedroom property will benefit from the provision of 3 bedroom properties as it will allow them to move to a more suitably sized dwelling. This will also free up the 2 bedroom property to meet the needs of another household.

6.8 The housing need and demand data shown in Table 6.2 is derived from those residents who are on the Council's housing register who are overcrowded and seeking to move into larger alternative affordable social housing. It is in line with the SHMA assumption that households are overcrowded in 2 bedroom properties and therefore require 3 bedroom properties (47%). The majority of these are in smaller 2 bed 3 person accommodation whose needs can be met in larger 2 bed 4 person properties. In addition, the data show that there are a considerable number of households who are overcrowded in 1 bedroom properties and therefore require 2 bedroom properties too (46%). Again we would note that these figures only consider households who are currently seeking to move. The 2011 Census indicated that there were a total of 1,300 households in the social rented sector in Havering who were overcrowded when assessed against the bedroom standard and the SHMA assumed that all overcrowded household require to move, not just those on the transfer list.

Table 6.2 Havering's overcrowded households on the housing register – as at 31st January 2017

Current Bedroom size	Bedroom size required					
	1 bedroom	2 bedroom	3 bedrooms	4 bedrooms	5 bedrooms	Total
1 bedroom	0	264	2	0	0	266
2 bedroom	0	0	269	3	1	273
3 bedrooms	0	0	0	33	1	34
4 bedrooms	0	0	0	0	2	2
Total	**0**	**264 (46%)**	**271 (47%)**	**36 (6%)**	**4**	**575**

Growth in family households

6.9 The strongest growth in the Havering household projections is for lone parent and couple households with children. While many of these households will initially require a 2 bedroom property, the size of some of the households will grow over time to the point that they will require 3 or more bedroom properties.

6.10 Table 6.3 shows the breakdown of the housing need by size mix based on Havering housing register which supports the assumption that many of the households initially require a 2 bedroom property (43%). It is also accepted that over time as they grow, they will require larger accommodation. Some of this need can be met in a larger 2 bedroom 4 person property.

Table 6.3 Havering's housing register need – as at 31st January 2017

Bedroom size	Number	Percentage (%)
1 bedroom	601	27%
2 bedrooms	937	43%
3 bedrooms	562	26%
4 bedrooms	72	3%
5 bedrooms	7	1%
Total	**2179**	

6.11 Table 6.4 also shows the breakdown of the housing need by size mix based on Havering households currently accommodated in temporary accommodation who are waiting to move into settled affordable accommodation. The current main need is for 44% of 2 bedroom properties.

Table 6.4 Havering households in temporary accommodation

Bedroom size	Number	Percentage (%)
1 bedroom	301	28%
2 bedrooms	468	44%
3 bedrooms	254	24%
4 bedrooms	36	3%
5 bedrooms	5	
Total	**1064**	

6.12 Therefore, with the current demand data suggesting a high need for 2 bedroom properties, it is important that we are also able to accommodate these families in the immediate period of the Local Plan leading up to 2033.

Other household types

6.13 This category covers both single persons living together and also categories such as 3 generations of a family living together. This category of household type has been rising recently and will include some who are considered to be in affordable housing need in the grounds of affordability in the SHMA figures. While sharing single persons under 35 years will not typically be considered for social housing allocations, many will still require affordable housing. Their need is more likely to be met through the provision of good quality and well managed houses in multiple occupation (HMOs). In addition, the maximum housing benefit they can get is the rate for renting a single room in a shared house, likely to be in a HMO instead of a 3 bed house let to sharers.

Proposed approach to size mix

6.14 The Council is committed to providing a range a mix of affordable properties that provide a range of options for our residents and which meet their needs.

6.15 The key findings of the SHMA in relation to size mix show that over the Plan period there is a significant need for 3 bedroom properties. However, this can vary over the short and medium term and the current housing need and demand evidence indicates a comparatively significant need for 2 bedroom properties.

6.16 The evidence from both the SHMA and our current housing register is showing that the Council's priority through the Local Plan should be for 2 and 3 bed properties, with 1 bed properties less of a priority.

6.17 To create mixed and balanced communities, the Council considers it necessary to support a mix of affordable housing sizes. The starting point for negotiations on individual sites will be:

Table 6.5 Approach to size mix

	1 bed	2 bed	3 bed	4bed plus
Intermediate	10%	40% - but with preference for higher % of 2 bed 4 person	40%	10%

	1 bed	2 bed	3 bed	4bed plus
Social/ Affordable	10%	40% but with preference for higher % of 2 bed 4 person	40%	10%

7 Conclusion

7.1 The Council is making every effort to identify and bring forward suitable housing sites to exceed the London Plan housing target and meet housing need. Despite these efforts, the Council has been unable to identity sufficient deliverable housing sites to meet its housing need.

7.2 Sufficient land has been identified to meet the minimum London Plan housing targets in the first ten years of the Plan period. However, the Council cannot identify a five year land supply. Havering is therefore employing a staggered approach to housing delivery and will seek to meet and exceed the London Plan housing target of 11,701 over a ten year period (2015/16 to 2025/26)

7.3 Havering is doing everything possible to bring forward development as quickly as possible, but constrains and lead in times on large sites mean that the identified sites will deliver the majority of their units over the second five years of the Local Plan.

7.4 In addition to the specific sites identified in Annex 1. The Proposed Submission Local Plan sets out a positive approach to growth and welcomes applications for sustainable residential development on suitable brownfield sites.

8 Annex 1 - Housing Sites

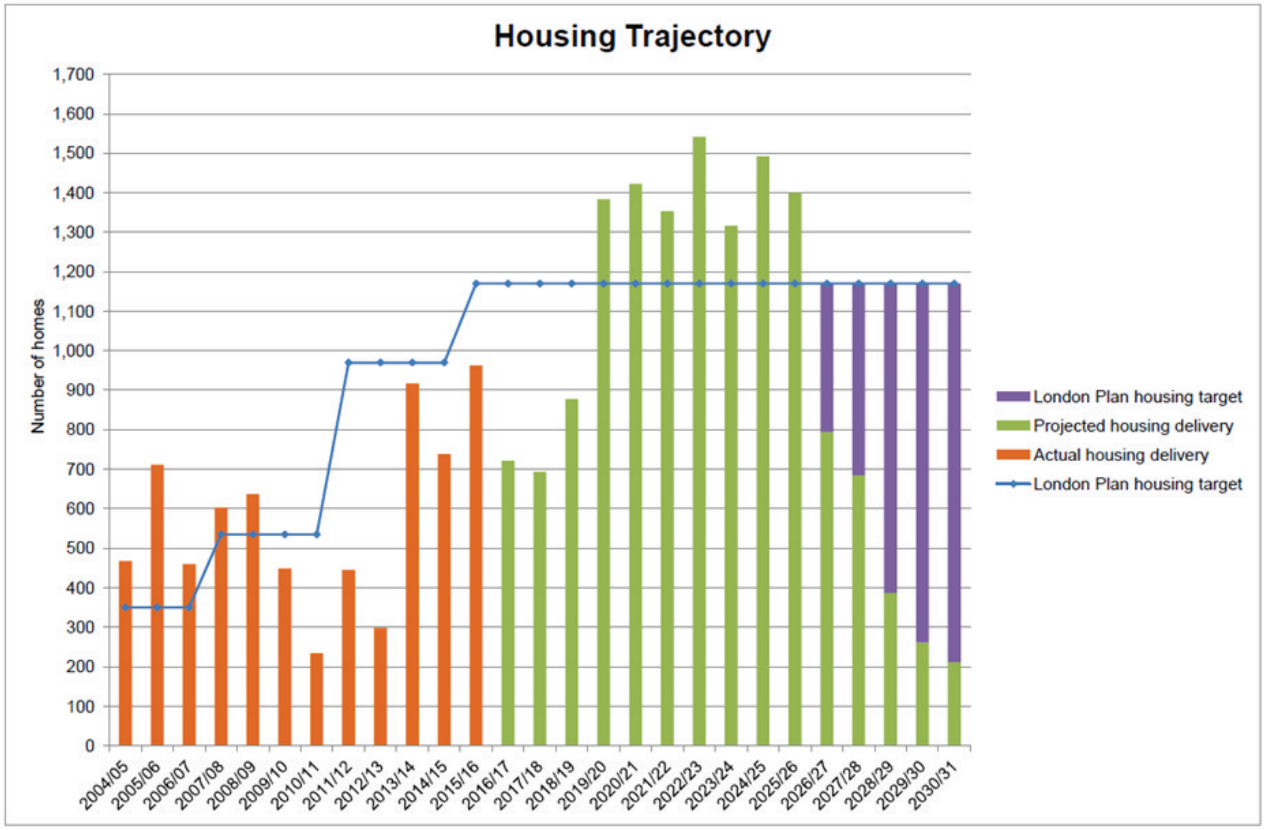
Table 8.1 Housing sites

Site Name	Gross units	Net additional Units	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)	Net Completions 10-15 years (April 2026-31)
Council Estate Regeneration Sites					
Waterloo Road	1366	1081	-117	702	496
Natpier and New Plymouth	200	103	-97	200	0
Solar - Serena - Sunrise	200	145	-55	200	0
Queen Street	36	5	5	0	0
Maygreen	201	107	0	107	0
Old Church	300	216	0	141	75
Royal Jubilee Court	150	71	0	71	0
Delta	350	287	0	12	275
Dell Court	40	11	0	11	0
Delderfield House	30	16	0	16	0
Farnham, Hilldene	63	63	0	0	63
Brunswick	50	3	0	-47	50
Rainham and Beam Park Strategic Development Area Sites					
Beam Park	754	754	282	472	0
A1306 Sites	713	713	267	446	0
Mudlands Site, A1306	320	320	0	320	0

Site Name	Gross units	Net additional Units	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)	Net Completions 10-15 years (April 2026-31)
Suttons Site, A1306	160	160	0	160	
Former Rainham library and offices 7 Broadway Rainham	62	62	62	0	0
Romford Strategic Development Area Sites					
Como Street Car Park	160	160	160	0	0
Romford Gas Works	471	471	0	321	150
Station Gateway and Interchange	670	670	0	500	170
Bridge Close	967	930	155	775	0
37-59 High Street	88	88	0	88	0
Angel Way and High Street Area	300	300	75	225	0
Homebase, Rom Valley Way	200	200	0	200	
Matalan, North Street	100	107	0	107	0
Romford Ice Rink	500	500	300	200	
Planning Applications awaiting decision					
Land to the rear of Kent House,White Hart Lane, Collier Row	16	16	16	0	0
New Zealand Way	30	30	30	0	0
Land at the Junction of Crow Lane / Sandgate Close	150	150	150	0	0
Hexagon House, 5 Mercury Gardens	20	20	20	0	0

Site Name	Gross units	Net additional Units	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)	Net Completions 10-15 years (April 2026-31)
Sites submitted for per-application discussions					
Brooklands House & detection House, Brooklands Approach	64	64	64	0	0
Land Adjacent to Hexagon House	92	92	92	0	0
Newstead House Troopers Drive, Romford	32	32	32	0	0
Station Approach, Upminster	110	110	110	0	0
222-226 South Street	56	56	56		0
Other sites					
Victoria Hospital, Romford	56	56	56	0	0
Quarles Campus	150	150	150	0	0
Station and Tadworth Parade, Elm Park	192	192	0	192	0
Former Harold Hill Library	21	21	21	0	0

9 Annex 2 - Housing Trajectory



10 Annex 3 - Sites with Planning Permission

Table 10.1 Sites with Planning Permission

Site Name	Application Number	Gross Units	Net Units	Net Completions first 5 years (April 2016-March 2021)	Net Completions 5-10 years (April 2021-March 2026)
Hildene North Parcel A	P0819.14	17	17	17	
1 Albyns Close, Rainham	P1034.14	36	-17	19	
Harold Wood Hospital Phase 4B	P1594.14	84	84	84	
Chaucer House and Hexagon House, Mercury Gardens, Romford	J0026.15	115	115	115	
Oldchurch Hospital Block 4		63	63	63	
Harold Wood Hospital Phase 2A and 4A and 2B	P0909.16	282	282	282	
Roneo Corner	P1918.11	48	48	48	
Angel Way Retail Park	P2246.07 new application P1443.15	350	350	200	150
Interwood Site, Hornchurch	P1526.07	45	45	45	
Former Dunningford School	P1689.11	46	46	46	
Land to the east of Gooshays Drive	P1451.10	30	30	30	
Moreton Bay Industrial Estate, Southend Arterial Road	P0439.15	42	42	42	
69 Oldchurch Road	P1020.12	36	36	36	
143 North Street (Rear of) Romford	P0096.15	40	40	40	
Former Somerfield Depot	P1813.11	497	497	200	297
St Georges Hospital	P0459.16	279	279	279	
Dover's Corner	P0922.15	394	394	218	176
Old Windmill Hall Site, St Marys Lane	P1220.14	22	22	22	
1 Kilmartin Way	P1210.15	18	18	18	
Briar Road Shop Site	P0382.15	46	35	35	

Site Name	Application Number	Gross Units	Net Units	Net Completions first 5 years (April 2016-March 2021)	Net Completions 5-10 years (April 2021-March 2026)
St Edwards Court, London Road, Romford	J0012.16	97	97	97	
Neopost House, South Street, Romford	J0016.16	120	120	120	
NALGO Social Club, 75 North Street, Hornchurch	P0960.16	44	44	44	
Pinewoods Public House, St Johns Road	P1241.15	32	32	32	
Lexington Way Garage Block	P1419.15	12	12	12	
The Convent Sacred Heart of Mary 64 St. Marys Lane Upminster RM14 2QR	P1084.14	9	9	9	
37-39 Manor Road Romford	P1304.14	9	9	9	
13 Burntwood Avenue Hornchurch	P0809.14	4	4	4	
16 & 18 Prospect Road and Land to rear of Hornchurch	P0972.14	9	7	7	
66 Harold Court Road(Fouracres) Romford	P1748.14	1	1	1	
Ashley Farm Clay Tye Road North Ockendon	P0328.13	1	1	1	
Land North of No 8 Jackson Close Romford	P1054.13	6	6	6	

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

RETAIL AND COMMERCIAL LEISURE NEEDS ASSESSMENT 2015

Havering Retail & Commercial Leisure Needs Assessment

Volume 1 - Main Report

On behalf of **The London Borough of Havering**

30904 | April 2015

Office Address: 16 Brewhouse Yard, Clerkenwell, London EC1V 4LJ
T: +44 (0)207 566 8600 E: london@peterbrett.com

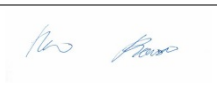
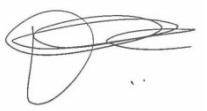
Document Control Sheet

Project Name: **Havering Retail & Commercial Leisure Needs Assessment**

Project Ref: **30904**

Report Title: **Final Report**

Date: **April 2015**

	Name	Position	Signature	Date
Prepared by:	Adam Bunn	Principal Planner		April 2015
Prepared by:	Francesca Rowson	Planner		April 2015
Prepared by:	Jonathan Ngige	Planner		April 2015
Reviewed by:	Peter Keenan	Senior Associate		April 2015
Approved by:	Chris Quinsee	Partner		April 2015
For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
A	January 2015	Final Report	JN	PK	CQ
B	April 2015	Final Report	JN	PK	CQ

Peter Brett Associates LLP disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate RTPI, RICS or equivalent Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Peter Brett Associates LLP 2014

Contents

1 Introduction 1
1.2 Terms of Reference 1
1.3 Structure of the Study 1
1.4 National Planning Policy 2
1.5 Regional Planning Context 4
1.6 Local Planning Context 5
1.7 Romford Area Action Plan 7
2 Context for Town Centres 8
2.1 Introduction 8
2.2 Published Research 8
2.3 Market Context 10
2.4 Economic Context 13
2.5 Implications for LB Havering 15
3 Existing Performance of Network of Centres 16
3.1 Introduction 16
3.2 Romford (Metropolitan Centre) 16
3.3 Collier Row (District Centre) 20
3.4 Elm Park (District Centre) 21
3.5 Harold Hill (District Centre) 22
3.6 Hornchurch (District Centre) 22
3.7 Rainham (District Centre) 24
3.8 Upminster (District Centre) 24
3.9 Out-of-Centre Representation 25
3.10 Surrounding Centres 26
4 Existing Shopping Patterns 29
4.1 Introduction 29
4.2 Definition of Study Area 29
4.3 Current and Future Spending in the Study Area 31
4.4 Patterns of Comparison Goods Spending 32
4.5 Patterns of Convenience Goods Spending 36
5 Need for Retail Floorspace 39
5.1 Introduction 39
5.2 Claims on Expenditure 40
5.3 Over-Trading of Floorspace 41
5.4 Comparison Goods Needs Assessment 42
5.5 Convenience Goods Needs Assessment 43
5.6 Qualitative Need Assessment 44
5.7 Summary of Retail Need 46
6 Need for Commercial Leisure Floorspace 48
6.1 Introduction 48
6.2 Expenditure Growth in the Leisure Services Sector 48
6.3 Restaurants and Cafes 49
6.4 Cinema and Theatre provision 53
6.5 Gym & Leisure Centres 54
6.6 Family Entertainment 56

6.7 Games of Chance 56
6.8 Hotel Provision 57
6.9 Summary of Commercial Leisure Needs 57
7 Recommendations 59
7.2 Quantitative Need for New Floorspace 59
7.3 Meeting Quantitative Needs in LB Havering 59
7.4 Network of Centres & Initial Vision/Strategy Advice 61
7.5 Defining Boundaries 63
7.6 Monitoring 63

Figures

Figure 1.1 - Hierarchy of Centres in LB Havering 6
Figure 2.1 - Leading Supermarkets' Market Share, 1994-2014 11
Figure 2.2 - Example 'C store' formats operated by Tesco, Sainsbury's and Morrisons 12
Figure 2.1 - Forecast of non-store retailing ('Special Forms of Trading') market share to 2030 14
Figure 2.4 - Top 20 e-commerce websites in the UK, 2013 14
Figure 3.1 - Extract from 'PPG' 16
Figure 3.2 - Visitors to Romford Metropolitan Centre by Zone 19
Figure 3.3 - Frequency of trips to Romford Metropolitan Centre 19
Figure 4.1 - Study Area 30
Figure 4.2 - Comparison Goods Market Share of Romford Metropolitan Centre 35
Figure 6.1 - Cinema Provision within and surrounding LB Havering 54

Tables

Table 3.1 - Diversity of Uses in Romford Metropolitan Centre (Number of Units) 17
Table 3.2 - Diversity of Uses in Romford Metropolitan Centre (Gross Floorspace) 17
Table 3.3 - Diversity of Uses in Collier Row (Number of Units) 21
Table 3.4 - Diversity of Uses in Collier Row (Floorspace) 21
Table 3.5 - Diversity of Uses in Harold Hill (Number of Units) 22
Table 3.6 - Diversity of Uses in Harold Hill (Floorspace) 22
Table 3.7 - Diversity of Uses in Hornchurch (Number of Units) 23
Table 3.8 - Diversity of Uses in Hornchurch (Gross Floorspace) 23
Table 3.9 - Diversity of Uses in Upminster (Number of Units) 24
Table 3.10 - Diversity of Uses in Upminster (Gross Floorspace) 25
Table 3.11 - Main Out-of-Centre Retail Floorspace LB Havering 26
Table 4.1 - List of Study Area Zones 30
Table 4.2 - Comparison goods expenditure growth in study area 31
Table 4.3 - Convenience goods expenditure growth in study area 31
Table 4.4 - Summary of Comparison Goods Spending Patterns by Zone 33
Table 4.5 - Romford Core and Secondary Catchment Area 35
Table 4.6 - Most Popular Convenience Goods Destinations 38
Table 5.1 - Summary of Expenditure Retention 39
Table 5.2 - Commitments to New Retail Floorspace 40
Table 5.3 - Sales Density Growth Rates 40
Table 5.4 - Summary of Comparison Goods Need to 2031 43
Table 5.5 - Summary of Convenience Goods Need to 2031 44
Table 6.1 - Growth in Commercial Leisure Sectors to 2031 49
Table 6.2 - Summary of Retention of Food and Drink Spending in Study area 51
Table 6.3 - Indicative A3, A4 and A5 Floorspace Need to 2031 52
Table 6.4 - Gym & leisure centre provision in LB Havering 55

Appendices (bound separately as Volume 2)

Appendix A – Centre Health Checks

Appendix B – Study Area Map

Appendix C – Retail Capacity Tables

Appendix D – Quantitative Need Methodology

Appendix E – Technical Inputs

Appendix F – Leisure Capacity Tables

Household Survey Results (bound separately as Volume 3)

This page is intentionally blank

1 Introduction

1.1.1 The London Borough of Havering (LB Havering) commissioned Peter Brett Associates LLP (PBA) in 2014 to undertake an assessment of the retail and commercial leisure needs to 2031.The study comes at an important time in retailing and town centres, with town centres facing increasing challenges and customers becoming increasingly discerning about their shopping habits. There is a widespread consensus that many town centres will need to adapt to 'futureproof' their long-term vitality and viability.

1.2 Terms of Reference

1.2.1 The agreed terms of reference with the Council, in summary, are as follows:

- Undertake an assessment of the existing supply of retail and leisure floorspace for the existing identified centres within the Borough and review their performance
- Identify spending patterns across the Borough for both retail (food and non-food) and leisure activities
- Assess the need (both quantitative and qualitative) for new retail and leisure floorspace to 2031, and the potential growth in population and expenditure
- Provide a set of core recommendations in respect of the potential strategies to accommodate need, hierarchy of centres and an approach to defining key boundaries for centres in the Local Plan

1.2.2 The methodology used by PBA is robust and up to date. Furthermore, this study is undertaken in accordance with the NPPF and the PPG in determining our recommendations to the Council.

1.3 Structure of the Study

1.3.1 In response to the agreed terms of reference, our study is set out as follows:

- The remainder of this section briefly summarises the national and local policy context within which this study has been prepared;
- **Section 2** sets out our view on how town centres are changing, providing important context to the remainder of the study;
- **Section 3** sets out a summary assessment of existing retail and leisure provision in Romford metropolitan centre and each of the Borough's district centres — Hornchurch, Upminster, Collier Row, Elm Park, Harold Hill and Rainham, including a 'health check' assessment of their current performance, as well as a summary of out-of-centre retail and leisure development in the Borough;
- **Section 4** sets out a summary of where residents in the Borough are currently undertaking their spending on retail and leisure goods, informed by the findings of a household survey of spending patterns undertaken in support of the study;
- **Section 5** sets out the quantitative need for additional retail floorspace, split between convenience (food) goods and comparison (non-food) goods, and also discusses the qualitative need for additional retail floorspace in each of the main centres in the Borough;

- **Section 6** sets out a qualitative and quantitative assessment of the need for additional commercial leisure uses (such as cafes and restaurants, cinemas and health and fitness facilities); and

- **Section 7** draws together the findings of the previous sections to set out a series of recommendations, both Borough-wide and specific to each centre.

1.3.2 This report is supported by **Volume 2** of the study, which contains appendices to the study as follows:

- **Appendix A** contains full 'health check' assessments of the town and district centres in the Borough (building on the summaries set out in Section 3 of Volume 1);

- **Appendix B** provides a plan of the study area which we have used as the basis of our assessment;

- **Appendix C** sets out quantitative retail capacity data tables;

- **Appendix D** provides a summary of our methodology for calculating quantitative retail need;

- **Appendix E** provides a summary of the technical inputs into our retail and leisure capacity forecasts; and

- **Appendix F** sets out quantitative commercial leisure capacity data tables.

1.3.3 Finally, Volume 3 of the study sets out the detailed household survey tables which have been used to inform the recommendations and outputs of this study.

1.4 National Planning Policy

National Planning Policy Framework

1.4.1 The National Planning Policy Framework (NPPF) was published by the Government in March 2012 and replaces all previous Planning Policy Statements and Planning Policy Guidance Notes. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which for plan-making this means that:

- *"local planning authorities should positively seek opportunities to meet the development needs of their area;*

- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*

  - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

  - *Specific policies in this Framework indicate development should be restricted." (paragraph 14)*

1.4.2 In order to be considered sound, Local Plans should be positively prepared (i.e. based on a strategy which seeks to meet objectively assessed development and infrastructure requirements), justified (i.e. the most appropriate strategy, when considered against the reasonable alternatives), effective (i.e. deliverable and based on joint working) and consistent with national policy (paragraph 182).

1.4.3 Paragraph 22 states that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres. This includes a requirement that *'needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability'*. This introduces a challenge for local authorities to maximise central opportunities.

1.4.4 The NPPF also requires Local Plans to be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. In terms of a retail evidence base, paragraph 161 states that they should assess:

- the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development;
- the role and function of town centres and the relationship between them, including any trends in the performance of the centres;
- the capacity of existing centres to accommodate new town centre development;
- locations of deprivation which may benefit from planned remedial action.

National Planning Policy Guidance

1.4.5 The Government recently published the Planning Practice Guidance (PPG) in order to provide further guidance on and support to the policies contained within the NPPF. The PPG is a web based resource, which will be actively managed by the DCLG in order to allow for any necessary updates to be issued as soon as possible. The guidance will continue to be subject to a regular review process.

1.4.6 The PPG is set out thematically. Matters associated with town centre uses are set out in the section 'Ensuring the vitality of town centres'. This section states that a positive vision or strategy for town centres, articulated through the Local Plan, is key to ensuring successful town centres, which enable sustainable economic growth and provide a wider range of social and environmental benefits. It also states that any strategy should be based on evidence of the current state of town centres and opportunities to meet development needs and support their viability and vitality. Strategies should also identify changes in the hierarchy of town centres, including where a town centre is in decline. In these cases, strategies should seek to manage decline positively to encourage economic activity and achieve an appropriate mix of uses commensurate with a realistic future for that town centre.

1.4.7 The PPG also provides further guidance in terms of the interpretation of the NPPF's sequential and impact tests (discussed above), including how they should be applied to both plan-making and decision-taking. A stage-by-stage guide to undertaking an impact test is also provided.

Changes to Permitted Development Rights

1.4.8 The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 came into force on 30 May 2013. This order amends the Town and Country Planning (General Permitted Development) Order 1995. The aim of the policy is to reform the planning system so as to support "sustainable development" by encouraging the reuse of vacant property and by allowing building owners to unlock the value of their assets through a change of use. This reform is intended to make the planning system less bureaucratic and more responsive to changing demand.

1.4.9 The revised permitted development Rights have significant implications for High Streets and town centres. The most significant aspect of the revised policy is that property owners no

longer need to apply for planning permission if the change of use is within the same class or, in some cases, the change of use is to dwellings. The Permitted Development Rights allows the change of use of retail units (A1) to professional and financial services (A2) without seeking planning consent or the conversion of office space (B1) to residential dwellings (C3). This kind of conversion requires prior approval from the Local Authority. New Permitted Development Rights that came into force in April 2014 permit the conversion of A1 and A2 space to C3 (Single residential Dwelling). Up to 150 square meters of A1/A2 space can be converted to residential use subject to prior approval. The amendment also introduced a new use class CA which permits the change of use of a retail unit to a bank or building society without applying for planning permission.

1.4.10 It is important to note that some areas are exempt from Permitted Development Rights. This includes Conservation Areas, World Heritage Sites and Areas of Outstanding Natural Beauty.

1.5 Regional Planning Context

London Plan and Revised Early Minor Alterations

1.5.1 LB Havering's location within Greater London means that the London Plan also forms part of the development plan, and guides the strategic development of individual London Boroughs. The London Plan was adopted in July 2011 and the Revised Early Minor Alterations were adopted in 2013.

1.5.2 The London Plan identifies five types of town centres; international, metropolitan, major, district, local and neighbourhood. Havering's town centres are classified as follows: Romford is a metropolitan centre, whilst Collier Row, Elm Park, Harold Hill, Hornchurch, Rainham and Upminster are all defined as district centres.

1.5.3 Policy 2.15 of the London Plan seeks to coordinate the development of a network of town centres across London. Town centres are designated as areas of commercial intensification and residential development. As such, development proposals in town centres should 'sustain and enhance the viability and vitality of town centres', accommodate economic and/ or housing growth, support and enhance the competitiveness, quality and diversity of town centre retail, leisure, arts, cultural and other consumer services and public services.

1.5.4 In preparing their LDF, Boroughs should identify town centre boundaries, primary and secondary shopping frontages. Furthermore, local authorities should, in co-ordination with neighbouring authorities, identify other smaller centres that cater to the day to day needs of residents and establish themselves as the focus of local neighbourhoods. Local authorities should also proactively manage declining town centres by encouraging a wider range of services, diversification and improving environmental quality.

1.5.5 Policy 4.6 focuses on the provision and enhancement of sports, cultural and entertainment uses. The mayor seeks to support London's arts, cultural, professional sporting and entertainment enterprises. In developing LDFs, local authorities should designate and develop cultural quarters and identify, manage and co-ordinate local and evening and night-time entertainment activities.

1.5.6 Policy 4.7 deals with retail and town centre development. The mayor supports a 'strong partnership approach' to assessing the retail, commercial, cultural and leisure capacity in town centres. In developing LDFs, local authorities should:

- Identify future levels of retail, leisure and other commercial floorspace need in light of integrated strategic and local assessments;
- Undertake regular town centre health checks to inform strategic and local policy and implementation;

- Take a proactive partnership approach to identify capacity and bring forward development within or, where appropriate, on the edge of town centres; and

- Firmly resist inappropriate out of centre development; manage existing out of centre retail and leisure development in line with the sequential approach; seeking to reduce car dependency; improve public transport, cycling and walking access; and promote more sustainable forms of development.

1.5.7 Policy 4.8 seeks to develop successful and diverse retail centres. These centres should meet the needs of Londoners and should be easily accessible. This includes supporting additional comparison goods shopping in international, metropolitan and major centres and convenience retailing in smaller centres. The policy also provides a framework for maintaining and enhancing local shopping and specialist shops. Boroughs should also identify areas under served by convenience goods and support local markets.

Further Alterations to the London Plan

1.5.8 In March 2015, the Mayor published Further Alterations to the London Plan (FALP). The purpose of these alterations was to respond to housing and employment issues stemming from the projected increase in London's population since the publication of the 2011 London Plan. The scope of these alterations include: accommodating changes in national policy and making clear links to the National Planning Policy Framework, providing a robust short and medium term planning framework and making factual corrections. The alterations also take into considerations advice given to the Mayor by organisations such as the Outer London Commission.

1.5.9 The changes include the promotion of Stratford to an International centre and the designation of Elm Park as a District Centre subject to monitoring.

1.6 Local Planning Context

Local Development Framework Core Strategy

1.6.1 This section sets out the current local policy position, however the emerging Local Plan will replace the key documents in the in the Local Development Framework.

1.6.2 The Havering Core Strategy was adopted in July 2008 and forms part of the Borough's Local Development Framework. The Core Strategy sets out the Borough's development framework up to 2020. The objective of the Core Strategy is to balance economic growth and the provision of affordable housing in the Borough with the protection and improvement of the Borough's historic and natural environmental quality. .

1.6.3 Policy CP4 – Town Centres sets out Havering's town centre hierarchy. It is important to note that the Core Strategy does not directly align with the London Plan's classifications of centres as the London Plan does not distinguish between major and minor district centres. Romford is defined as a 'metropolitan centre' In both the Core Strategy and London Plan, Hornchurch and Upminster are designated as 'major district' centres, while Collier Row, Elm Park, Harold Hill and Rainham are 'minor district' centres. In addition, Havering has 11 major local centres and 68 minor local centres.

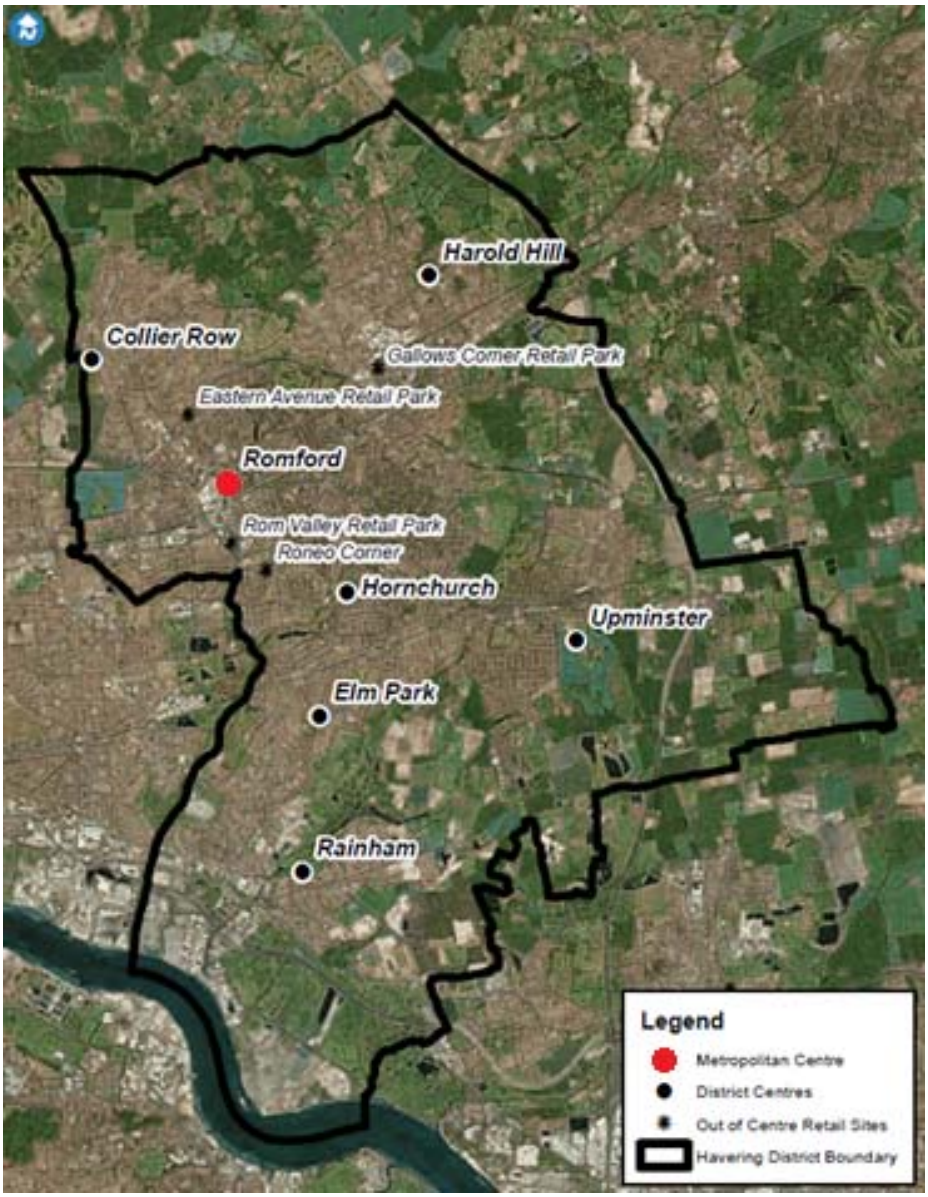
1.6.4 The Council aims to strengthen Romford's position as "East London's premier town Centre. Hornchurch's role is as the borough's cultural capital will be supplemented by the promotion of small to medium sized retail, culture, leisure and residential uses. Upminster functions as Havering's second retail destination after Romford. According to the policy, the strategy for Upminster will be one of consolidation with some small to medium retail and leisure developments permitted. The more significant development opportunities in the town are located in edge of centre sites.

1.6.5 Rainham is situated within the London Riverside Regeneration Area and part of the London Riverside Opportunity Area identified by the Mayor. The regeneration scheme aims to revitalise the area and enhancing its heritage through investments in transport links and mixed use developments. Although Rainham already includes a large Tesco and a number of small shops, the regeneration scheme might require the addition of small scale convenience retail within the regeneration area.

1.6.6 The Core Strategy states Elm Park will continue to function as a predominantly convenience goods focused retail centre. The strategy for Collier Row and Harold Hill is to continue to support the centres by consolidating their current retail offer.

1.6.7 The location of each of the centres in the Borough is shown at Figure 1. We have also added the principal out-of-centre retail locations, which are discussed further in Section 3.

Figure 1.1 - Hierarchy of Centres in LB Havering



1.7 Romford Area Action Plan

1.7.1 The Romford Area Action Plan was adopted in October 2008 and provides the planning framework for the future development and regeneration of Romford metropolitan centre up to 2020. The AAP forms part of the Borough's LDF. The AAP encapsulates a number of policies touching on various aspects including retail, leisure, heritage, accessibility and functionality.

2 Context for Town Centres

2.1 Introduction

2.1.1 This study is being prepared in the midst of a renewed focus on the role and function of the high street, in the context of the recent, sustained economic downturn, continued attraction of out-of-town facilities as alternative shopping destinations, and the increasing popularity of online shopping. A number of independent studies have recently been published considering the future role and function of the high street, most significantly The Portas Review, The Grimsey Review and Beyond Retail's 'Redefining the Shape and Purpose of Town Centres'; we briefly summarise each of these below. We then continue to review the key trends which are likely to influence the demand for new retail floorspace over the study period.

2.2 Published Research

The Portas Review (2011)

2.2.1 In May 2011, retail expert Mary Portas was appointed by the Government to lead an independent review into the future of the high street, largely in response to the stagnation and decline of town centres nationally, seen as a consequence of reduced spending on the high street. The report, published in December 2011, suggest a number of measures to tackle the further decline of the high street.

2.2.2 Amongst 27 separate recommendations in the report, there is a call to strengthen planning policy in favour of 'town centre first' following the publication of the draft NPPF. The core recommendations included:

- **Run town centres like businesses:** by strengthening the management of high streets through 'Town Teams', developing the 'Business Improvements Districts' (BID) model and encouraging new markets;
- **Get the basics right:** by looking at how the business rate system could better support small businesses and independent retailers, encouraging affordable town centre car parking and looking at further opportunities to 'deregulate' the high street and relax local authority restrictions that hold local businesses back.
- **Level the playing field:** by making explicit within the NPPF a presumption in favour to town centre development, introduce Secretary of State 'exceptional sign off'; and encouraging large retailers to show their support for high streets by mentoring local businesses;
- **Define landlords' role and responsibilities:** by encouraging a 'contract of care' between landlords and their commercial tenants, looking at disincentives for landlords leaving properties vacant, and empowering local authorities where landlords are negligent and making proactive use of Compulsory Purchase Order powers; and
- **Give communities greater say:** by including the high street in neighbourhood planning, directing more developer funding to supporting community groups, and, encouraging innovative community uses of empty high street spaces.

Government response to the Portas Review (2012)

2.2.3 The Government published its formal response to the Portas Review in March 2012, which accepted virtually all of Portas' recommendations. It announced that 24 'Portas Pilot' towns secured funding to set up Town Teams to create plans for the future of their high streets and

trail some of the recommendations made in the Portas Review. In addition, the Government will provide investment to help BIDs access loans for their set-up costs, as well as funding for a High Street Innovation Fund (to help bring entrepreneurs back to their communities) and also a 'Future High Street X Fund' (to reward towns which are delivering innovative plans to bring their town centres back to life).

2.2.4 The Government however did not support the call to introduce Secretary of State 'exceptional sign off' for all new out-of-town developments and require all large new developments to have an 'affordable shops' quota. The Government states that LPAs are best placed to understand local needs and 'exceptional sign off is contrary to the Government's ethos of devolution. As such, the Government will continue to use its call-in powers sparingly.

The Grimsey Review (2013)

2.2.5 Bill Grimsey, the former boss of DIY chain Wickes and food retailer Iceland published his report 'The Grimsey Review: An alternative future for the High Street' in September 2013.This report was developed as an 'alternative response' to the recommendations of the Portas Review. The report makes a total of 31 wide-ranging recommendations, including encouraging more people to live in town centres, appointing a High Streets Minister, and freezing car parking charges for a year.

Beyond Retail: Redefining the Shape & Purpose of Town Centres (2013)

2.2.6 Arising from the key recommendations in the Portas Review, the Government supported the establishment of an industry 'task force' to analyse retail property issues relating to town centres. The task force included representatives from the banking, property, retail and public sectors, and the findings of the task force's report were presented in the 'Beyond Retail' report published in November 2013.

2.2.7 The report outlines a 'future vision' of high streets, based on five key observations:

- Market polarisation, resulting in **three broad types of town centre offer** (strong centres with a wide retail and leisure offer; convenience food and service-based centres with an element of fashion and comparison goods; and localised convenience and everyday needs-focussed centres);
- A local authority will have a '**clear vision'** of the role and function of their town centres, and the position of their respective retail offers in the hierarchy of centres;
- **Active intervention** on the part of the local authority should be encouraged by a more flexible planning environment, including reduced regulation and a mix of public and private sector funding models;
- A **'re-basing' of occupational costs** (in terms of rents and rates), to encourage an improved retail and leisure mix of profitable multiple and independent operators, supported by local employment and residential development in close proximity to town centres, and providing a flexible approach to car park pricing to assist in completion with out-of-town developments.
- **Technology** as a critical enabler of future town centre relevance and vitality.

2.2.8 Based on this 'vision', the report makes a number of recommendations, and we consider those particularly pertinent to be:

- Develop **strong and dynamic leadership**, led at the local authority level but also including business and community involvement, to bring about long-term change in town centre functions;

- Undertake bold, **strategic land assembly**, to assemble redevelopment opportunities of scale and worth;
- Provide **greater flexibility** in the planning system to enable redundant retail premises to be converted to 'more economically productive uses';
- Consider the mechanisms to **address funding gaps** to encourage local authorities to commit to long-term planning for town centres; and
- Town centres must take advantage of **technology** to assist in marketing, driving footfall, and assisting independents and SMEs; and
- The **business rate system** should be reviewed, and new retail valuation guidance should be published.

2.3 Market Context

2.3.1 The market context for town centres, and retail in particular, is evolving. The role of the town centre is not as clearly defined as it has historically been, and indications are that the town centres which have weathered the recent economic downturn (discussed further below) are those which have a diverse range of uses. In this section we discuss the key changes in the retail market which are considered likely to have the biggest implications on centres in LB Havering over the study period. These include:

- Polarisation to higher-order centres
- Growth of the convenience goods centre
- Growth in commercial leisure provision.

Key trend: polarisation to higher-order centres

2.3.2 The 'polarisation trend' refers to the preference of retailers to concentrate trading activities in larger schemes, within larger centres. Retailers recognise that greater efficiency can be achieved by having a strategic network of large stores offering a full range of their products, rather than a network of smaller-format stores which are only able to offer a limited range of products. Other trends discussed in this section, in particular the economic downturn and the growth in online shopping, have further amplified the need for retailers to have fewer physical stores. The 'polarisation trend' is also driven by customers, who have become more discerning and are increasingly prepared to travel further afield. There is therefore a concentration of comparison goods expenditure in a smaller number of larger centres. CBRE estimated that by 2008 half the population shopped in just 70 or so major locations, down from 200 locations 30 years ago[1].

2.3.3 However, this trend does mean that smaller centres may be required to potentially refocus their role and function away from solely being shopping destinations to incorporate a much broader retail, leisure, culture and residential offer.

2.3.4 The result of this trend, according to Deloitte[2], is that retailers are beginning to reassess their store portfolios: *'The increasing costs of operating stores, changes in consumer behaviours, and the growing online opportunity, coupled with the rise of shopping centres with larger catchment areas and improvements in infrastructure facilitating travel suggest that retailers will need fewer stores in the future'*

[1] CBRE UK Retail Briefing, September 2008

[2] Deloitte, 'The Changing Face of Retail', 2011

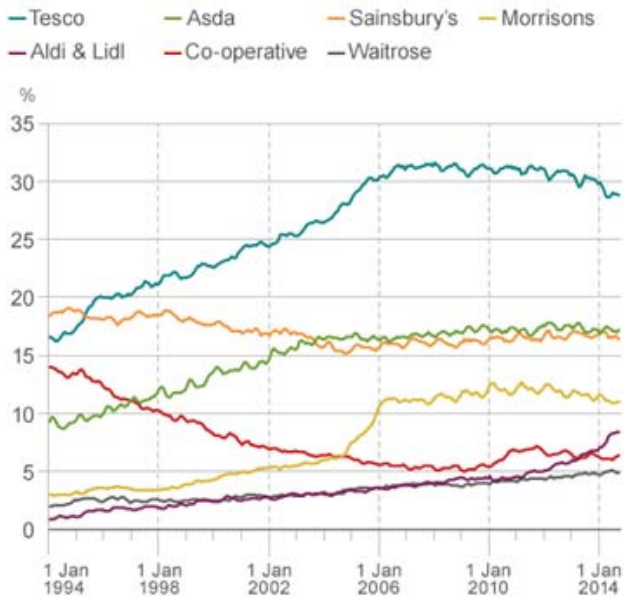
2.3.5 The implications for this on town centres is that many retailers will, in the medium to longer term, seek to downsize their portfolios, particularly in smaller centres. Deloitte consider that this will have three principal impacts on retail property:

- Firstly, **increased availability** of property as vacancy rates increase;
- Secondly, **decreasing prime retail rents** (with the exception of central London); and
- Thirdly, **increased flexibility in rental terms**, with retailers demanding better terms, including shorter leases, rent-free periods, earlier break clauses, and monthly rental arrangements.

Key trend: growth of the convenience goods sector

2.3.6 The convenience goods sector has, during the economic downturn, become a key driver of growth. The sector has traditionally been dominated by the 'big four' supermarket operators of Asda, Morrisons, Tesco and Sainsbury's, but increasingly both higher-quality operators (Waitrose, Marks & Spencer) and discount retailers (Aldi, Lidl) are making inroads into the market share of the 'big four'. The discount retailers have posted significant year-on-year growth in recent years and beginning to emerge as increasingly important forces in the convenience goods market. We expect these retailers to continue to take market share from the 'big four' supermarket operators in future years (see Figure 2.1).

Figure 2.1 - Leading Supermarkets' Market Share, 1994-2014



Source: Kantar Worldpanel

2.3.7 The sector has often been the beneficiary of floorspace becoming available in town and city centres as a result of comparison goods retailers entering administration. For example, Iceland acquired 57 former Woolworths stores in early 2009, and recently Morrisons acquired a number of stores formerly operated by Blockbuster as part of their 'M Local' network of smaller-format stores. Tesco Express, Sainsbury's Local, and Waitrose have significantly expanded store numbers in recent years.

2.3.8 Large foodstores (i.e. typically those with a net retail area of at least 25,000 sq.ft / 2,300 sqm) have historically been the primary driver of growth in the convenience goods sector. However, there is evidence of an increasing move by convenience goods operators away from opening

larger-format stores towards smaller supermarkets and establishing a network of 'top up' convenience goods shopping facilities (often referred to as 'c-stores'), often located in town centres, or district/ neighbourhood shopping parades. Both Sainsbury's and Tesco now have more c-stores than large supermarkets3 and the 'big four' operators appear to be favouring these formats over large supermarkets. In summer 2014, Tesco announced plans to develop 4,000 houses on land formerly earmarked by the company for supermarkets, mostly in the south-east of England[4].

Figure 2.2 - Example 'C store' formats operated by Tesco, Sainsbury's and Morrisons

2.3.9 Verdict Research[5] comment that: *'The second dip of the double-dip recession in 2012 has knocked consumer confidence and shoppers are sticking more tightly than ever to their budgets. They are shopping little and often and sticking more tightly than ever to their budgets… increasing fuel prices, deterring out-of-town trips, and the move towards online food shopping each feed into this trend towards top-up shopping. Out-of-town space is increasingly difficult for grocers to make profitable'*.

2.3.10 Verdict consider that the proportion of convenience goods floorspace which will be accounted for by 'smaller stores' will increase from 37.6% in 2007 to 41.6% by 2017. The majority of floorspace will continue to be accounted for by 'superstores' (53% of floorspace by 2017), with 'food specialists' and off-licences continuing to have their market share reduced. Industry body IGD predicts that the convenience goods market will grow by 29% between 2012 and 2017, from £33.9bn to £43.6bn, and the main retail operators are responding quickly by opening new stores.

Key trend: growth in commercial leisure

2.3.11 Most commentators predict that commercial leisure, such as cafes, bars, restaurants and cinemas, will constitute a growing share of town centre floorspace. This is partly a replacement activity for reduced demand for space for traditional retail, and partly driven by demand the shift to leisure expenditure as discretionary household expenditure rises.

2.3.12 When considering leisure expenditure available to households, spending on food and drink typically accounts for upwards of 50% of total leisure spending, compared to around 15% on 'cultural services' (e.g. going to the cinema, theatre, art galleries or live music) and under 10% on hotels, 'games of chance' (such as bingo) and recreation/sporting services.

2.3.13 There is scope for town centres to capitalise on this, redefining their function as 'destinations' in their own right. This, in turn, can have wider positive implications on the performance of the town centres in question: residents and visitors spend longer in the centre, undertake 'linked trips' between retail, leisure and other uses, and increase their dwell-time in the centre. The development of a strong commercial leisure offer can also help to increase footfall outside of

[3] Daily Telegraph, 12 January 2014

[4] Daily Telegraph, 18 July 2014

[5] Verdict Research 'Food & Grocery Retailing in the UK' Market Report

retail hours, for example in early evenings, particularly if the leisure offer also includes facilities such as cinemas.

2.4 Economic Context

2.4.1 The recent downturn in the economy had a number of clear changes on the retail landscape in the UK, with a series of high-profile retailers entering administration, and a general trend towards discount retailers increasing their representation — both in the comparison goods sector (for example, Poundland, 99p Stores and Wilkinson) and the convenience goods sector (for example, the continued expansion, and strong trading performance of, 'deep discount' retailers such as Aldi and Lidl). The downturn also affected consumer spending, with a greater reluctance to spend amongst consumers on non-essential goods. As a result, forecast levels of growth in consumer spending remain generally subdued, particularly in the short term.

2.4.2 It has been widely documented that online shopping has increased at a rapid pace in recent years — particularly in the comparison goods sector. Online shopping is perceived to offer a number of significant advantages over 'traditional', high street-format shopping — including lower prices (as there are lower operating 'overheads' for online retailers compared with those in a town centre), a wider variety of choice, and the ability for customers to easily search out bargains — including second hand goods. While unfavourable economic conditions are forcing many retailers to scale back on physical retail space, their online operations allow them to reach a much wider customer base. However, the competition is not as straight forward as 'online shopping versus the high street'; new technologies are promoting an integration between the two shopping channels, to the point where a town centre than embraces digital technologies can find itself in a strong position.

2.4.3 Returning to the bigger picture, Internet sales have been rising much more rapidly than general retail sales in recent years. The average value of weekly retail sales on the internet was forecast at £844m in December 2012. The ONS forecast that online sales accounted for 9.4% of all retail sales in October 2012, which increased to 10.5% in October 2013 (equivalent to a year-on-year increase of 1.1 percentage points). Experian consider that this pattern is likely to remain the case for the foreseeable future, commenting in their Retail Planner Briefing Note (October 2013) that:

> *'We retain our assumption that non-store retailing will increase at a faster pace than total retail sales well into the long term. There were 52.7 million internet users in the UK (representing 84.1% of the population) in mid-year 2012… growth momentum will be sustained as new technology such as browsing and purchasing through mobile phones and the development of interactive TV shopping boost internet retailing'.*

2.4.4 However, Experian consider that at the turn of the next decade, growth in online shopping is expected to begins to plateau, stating that they *expect 'the SFT[6] market share [to] continue to increase over the forecast period[7] although the pace of e-commerce growth will moderate markedly after about 2020'*.

2.4.5 The outputs of this study specifically take into account this anticipated growth in online shopping — based on the most up-to-date Experian guidance we remove the proportion of total expenditure which is expected to be diverted towards online shopping, before presenting the final updated quantitative floorspace requirements for the Borough[8]. In Figure 2.3, we

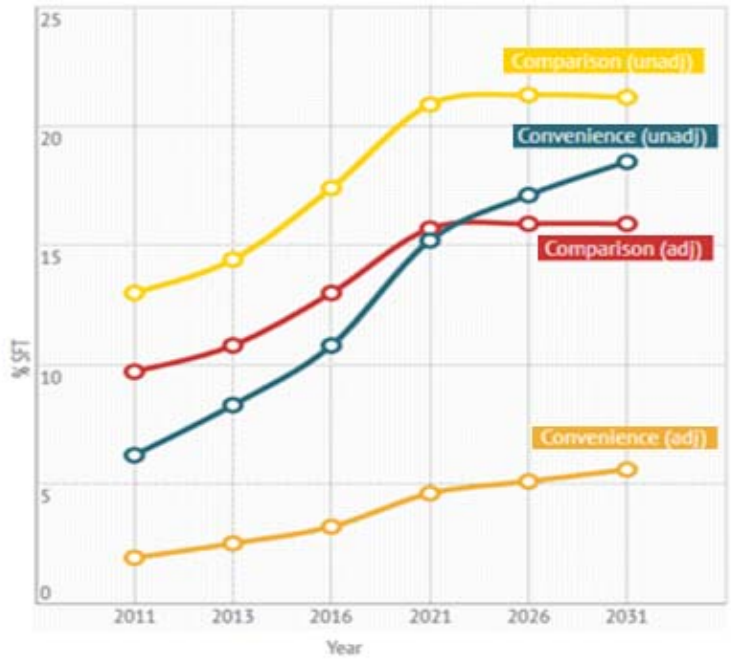
[6] 'Special Forms of Trading', which includes online shopping as well as sales from markets and mail order.

[7] Experian currently project up to 2030.

[8] The figures which we use are Experian's 'adjusted' comparison (non-food) and convenience (food) goods forecasts, which make a deduction on Experian's 'baseline' figures in order to take account of internet goods sales from store space (such as through 'Click & Collect', as discussed below). For comparison goods, Experian apply a discount of 25% to calculate the 'adjusted' figure, and for convenience goods this figure is 70%. The latter figure is particularly high because many online food shopping transactions placed with Sainsbury's, Tesco, Asda and Waitrose are 'picked' from the shelves of the nearest large store of the retailer. Convenience goods retailers

present the projected growth in online comparison and convenience goods shopping over the course of the study period to 2026, based on the forecasts provided by Experian. For reference, both the 'unadjusted' and the 'adjusted' figures are shown[9], although for the purposes of our study we solely rely on the latter set of figures.

Figure 2.1 - Forecast of non-store retailing ('Special Forms of Trading') market share to 2030



Source: Experian Retail Planner Briefing Note 11, October 2013, Appendix 3. SFT includes spending on online shopping, mail order / catalogue shopping, and markets. 'Adjusted' figures include a reduction for store-picked online transactions.

2.4.6 This forecast growth in online spending does not equate to a redundant future for 'bricks and mortar' stores. There is a role for physical outlets to act as 'showrooms' for online retailers[10]. A physical presence on the high street improves the visibility of businesses; 12 out of the top 20 e-commerce businesses in the UK have a physical presence on the high street (Figure 2.4).

Figure 2.4 - Top 20 e-commerce websites in the UK, 2013

Source: IMRG Experian Hitwise Hot Shops List, 2013

are increasingly choosing to instead fulfil orders from warehouses known as 'dark stores' — although this trend remains in its infancy.

[9] See footnote 8

[10] This is where customers visit 'bricks and mortar' stores to look at / try on a product, before using technology such as smartphones to check whether the product is available elsewhere (in another store, or online) for a cheaper price.

2.4.7 The growth in the 'Click & Collect' method of online shopping is a further relatively new trend, but one which looks set to play an increasing role over future years. Like 'showrooming'', it is also one where the physical outlet of the store can still be used to drive footfall. The 'click & collect' concept is such that a customer orders and pays for the desired product online, and then collects the product from the nearest large branch of the retailer in question. This approach is being rolled out by an increasing number of retailers. Recent research by the British Retail Consortium indicates that 60% of 'click & collect' transactions result in an additional purchase in the store.

2.4.8 Recent trends indicate that major retailers are becoming more willing to embrace the challenge posed by online and mobile technology, putting into place technology such as better mobile websites, offering free instore wi-fi, or in-store technology points where a customer can order a product online which may be sold out or not available within the store. This may be particularly applicable for smaller town centres where many retailers' stores are quite small and may not be able to carry the full range of products available.

2.4.9 There is, therefore, a role for 'bricks and mortar' stores, but there is an acute challenge for middle-order centres which will need to be embraced. The role and function of high streets — particularly those outside the higher-order shopping centres — are likely to need to consider uses beyond that of traditional retail activity in order to remain vital and viable.

2.5 Implications for LB Havering

2.5.1 There is little doubt that recent years have seen challenges to 'traditional' store-based shopping on a scale never previously witnessed. These challenges will continue to grow over the Council's Plan period, and in order for the centres in the Borough to perform strongly and meet local needs, they will need to adapt to, and embrace, these challenges. However, it is quite clear that there remains a role for store-based shopping — and for town centres. Experian forecast that store-based shopping is still expected to expand at an average of 1.9% per annum in capita terms to 2030, and online sales will begin to plateau.

2.5.2 In our view, the most successful town centres will be the ones that adapt to the changes in shopping habits, which move away from solely being shopping destinations to those which offer a broad range of retail, leisure, cultural and civic services to enable residents to have multiple reasons to visit a town centre, and to spend longer amounts of time in the centres. Successful town centres will need to embrace and work alongside multi-channelling retailing, through the availability of free wi-fi, promotional offers, 'click & collect' hubs, and so on. There will need to be a willingness for the higher-order centres in the Borough to embrace the wider changes in shopping and spending patterns, and capitalise on them rather than compete with them.

2.5.3 There will also be an important role for niche / curated retail destinations, which are able to compete with advances in online / mobile technology because they offer a different experience, one based around high standards of customer service, and a unique retail offer which cannot be matched online. Related to this, we therefore expect that place marketing and 'selling' the offer of a town centre will become of increasing importance.

3 Existing Performance of Network of Centres

3.1 Introduction

3.1.1 In this section we set out our assessment of the seven highest-order centres in the Borough, as follows:

- The Metropolitan Centre of **Romford**; and
- The District Centres of **Collier Row, Elm Park, Harold Hill, Hornchurch, Rainham and Upminster**.

3.1.2 Based on available evidence and our own analysis, the performance of each centre has been assessed against indicators of town centre vitality and viability set out in the Planning Practice Guidance, which can be summarised as follows:

Figure 3.1 - Extract from 'PPG'

Vitality and viability of town centres: key indicators
• Diversity of uses • Proportion of vacant street level property • Retailer representation and intentions to change representation • Pedestrian flows • Accessibility • Perception of safety and occurrence of crime • State of town centre environmental quality

Source: Planning Practice Guidance (section: 'Ensuring the vitality of town centres', para 005)

3.1.3 Further details of our approach, and a more detailed assessment, are set out at **Appendix A** of **Volume 2** of our Study. In our assessment below, we provide a brief summary of the performance of each centre against each of the PPG indicators, using a 'traffic light' system which is designed to identify areas where a centre is performing particularly strongly – or alternatively is considered to be underperforming.

3.2 Romford (Metropolitan Centre)

3.2.1 As a designated Metropolitan Centre, Romford is the principal shopping destination for residents within the Borough and visitors from further afield. The centre has a strong comparison and convenience offer alongside commercial leisure uses which include gyms, cafes, cinemas, amusement arcades and restaurants. The town centre is anchored by three main shopping centres (The Liberty, the Mercury and the Brewery) in addition to a popular market and high street retail units. The diversity of uses for the centre, as supplied by Experian Goad, is set out in Tables 3.1 and 3.2.

Table 3.1 - Diversity of Uses in Romford Metropolitan Centre (Number of Units)

	No. of Units	% of total	% UK average	% Difference to UK average
Convenience	50	9.1	9.0	0.1
Comparison	229	41.9	40.5	1.4
Service and Miscellaneous	212	38.8	36.9	1.9
Vacant	56	10.2	12.5	-2.3

Source: Experian Goad

Table 3.2 - Diversity of Uses in Romford Metropolitan Centre (Gross Floorspace)

	Gross Floorspace (sqm)[11]	% of total	% UK average	% Difference to UK average
Convenience	27,920	15.2	18.1	-2.9
Comparison	105,120	57.3	45.6	11.7
Services and Miscellaneous	36,080	19.7	24.8	-5.1
Vacant	14,200	7.7	10.5	-2.8

Source: Experian Goad

3.2.2 Romford enjoys good representation from national multiple retailers, as would be expected for a centre of its role and function. These include anchor stores Primark, Marks and Spencer, Next and Debenhams alongside younger fashion retailers H&M, Topman/Topshop and Superdry. Generally speaking the offer is firmly mid-market; there is an absence of upper-middle or higher end retailers. Primark and Marks & Spencer are both important anchors on South Street, which otherwise has a generally poor quality retail offer for what is such a prominent location in the town centre. There is also a good convenience offer in the town centre, with large branches of Asda (Mercury Gardens) and Sainsbury's (The Brewery), Iceland (Market Place) plus Aldi and Lidl supermarkets to the north and southern end of the centre respectively. In addition, both BHS and Marks & Spencer food offer.

3.2.3 The retail offer is further complemented by restaurant operators Nandos, Frankie & Benny's and Pizza Express. Fast food chains McDonalds, Subway, KFC also have representation within the centre, and there are a number of public houses such as Yates' and Wetherspoons located on South Street. The offer also includes a range of independent cafes. There is also a good range of supporting retail services, two cinemas and a theatre. The centre also has an important civic function.

3.2.4 While there is strong representation of national multiple retailers within the town centre, there are also significant presence of independent retailers – however for the most part this is consigned to the secondary areas of the town centre. Some parts of the centre have an over-concentration of low-grade retail uses, with the extensive number of hot-food takeaways on Victoria Road being the most noticeable example of this.

[11] Floorspace includes allowances for internal upper floors within shop units.

3.2.5 The vacancy rate at the time of our visit to the centre was 7%, some way below the UK average of 12.5%. It is positive to note that the vacancy rate has decreased slightly since the most recent Experian Goad centre survey was completed in 2013.

3.2.6 Pedestrian circulation within the primary retail frontage is generally good – a lot of retail activity takes place in pedestrianized streets or covered shopping centres. Market Place is also a vibrant and well used civic space especially on market days. The Liberty was particularly busy at the time of our visit, reflecting the generally good 'prime pitch' offer of the retailers in this location. As would be expected, secondary areas of the town centre do not benefit from such high levels of footfall, although no area was observed that was exceptionally quiet.

3.2.7 The centre has good access to the surrounding region and Central London. Romford's railway station is located on South Street, a short distance from the primary shopping area, and is served by services on the London Liverpool Street – Shenfield line with additional of-peak services to Southend and Colchester. Starting in 2018, Crossrail services will serve the station linking Romford to Reading via Central London. Numerous bus routes serve Romford connecting the town to the surrounding network of district centres. The centre also has good car parking provision which include eight Council owned car parks and five privately managed car parks. The centre feels generally safe during the daytime, although the fact that the much of the town centre is accessed by underpasses from the surrounding area due to the ring road that encircles the centre is not ideal. There is a small concentration of bars/nightclubs along South Street which contributes to the centre's night time economy.

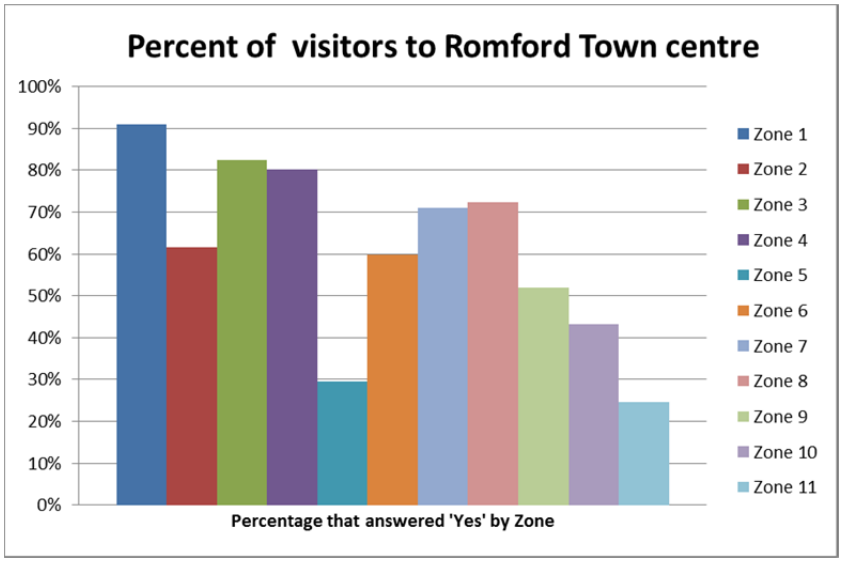
3.2.8 The central retail core is generally of good quality, with the Liberty centre, the Brewery and the Mercury Mall in particular offering a high-quality shopping environment. Recent improvements in the public realm such as the pavement widening works along Victoria Road and South Street have also improved the appearance of the town centre. The Council secured funding for these improvements from TfL. Romford generally has good architectural diversity spanning historic buildings such as the Havering Museum and St Edward the Confessor Church to more contemporary buildings such as the Liberty Centre. The most notable shortcoming of the town centre is a lack of significant green space and sitting areas.

Customer Perceptions of Romford Metropolitan Centre

3.2.9 As part of the household survey of shopping patterns which was undertaken in support of this study (which we discuss further in Section 4), respondents were asked a number of questions in respect of their views whether they visited Romford metropolitan centre for shopping / leisure activities, what they liked about the town centre, and what could be improved. We set out a summary of these findings below; the full results are included within the household survey data at Volume 3 of the report.

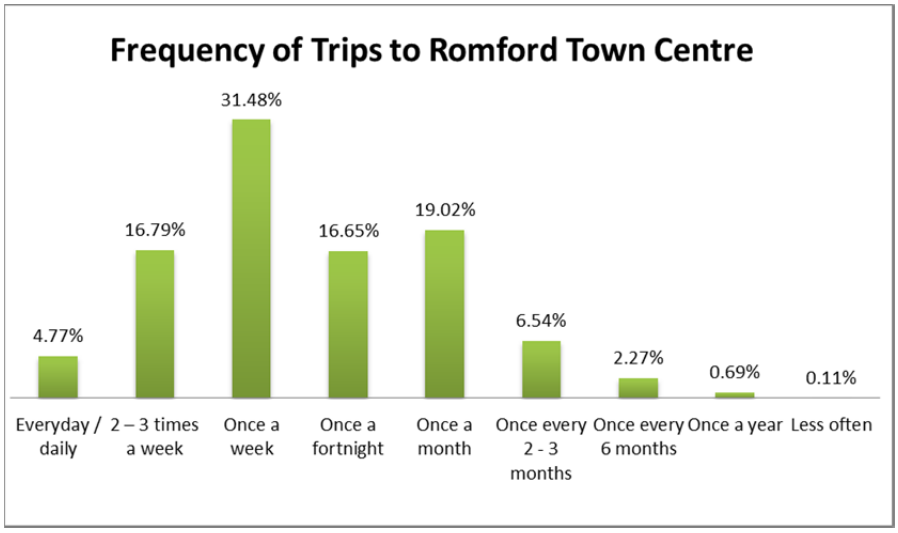
3.2.10 When asked whether they visited Romford metropolitan centre regularly for shopping, leisure or work 59% of survey respondents stated they did. The proportion of residents who said they did visit the town centre regularly varied between the 11 survey zones (refer to Appendix B) which we have used for the purpose of our analysis (see **Figure 3.2**). This data shows that as a general trend Romford metropolitan centre draws high amounts of trade from those zones in the immediate vicinity (the town centre falls within zone 1), with numbers of visits decreasing as proximity to Lakeside increases. A low proportion of respondents from Zones 5 (30%) and 11 (25%) which are closest to Lakeside shopping centre said they visited Romford. Fewer residents from Zone 2 do visit the centre than the other surrounding Zones. This could possibly be attributed to the strong leisure offer in Hornchurch district centre.

Figure 3.2 - Visitors to Romford Metropolitan Centre by Zone



3.2.11 Out of those who stated that they did visit the centre, the majority of respondents (32%) said they visited Romford on a weekly basis. The frequency of visits to Romford undertaken by the total number of respondents is outlined below. This table shows that most people visit the centre on a regular basis once a week, 2-3 times a week or once a month.

Figure 3.3 - Frequency of trips to Romford Metropolitan Centre



3.2.12 When asked what they liked about Romford metropolitan centre the main reasons respondents gave were; close to home (39%), good range of chain stores (31%), good range of independent stores (18%) and nothing/very little (12%). A particularly high number of respondents (55%) from Zone 9 (Dagenham) commented that Romford contains a good range of chain stores. Other reasons that respondents gave included the following:

- Close to work/en-route to work

- Good or free car parking[12]
- Good bus service/accessible public transport
- Markets
- Restaurants/cafes
- Attractive environment
- Compact centre
- Undercover/sheltered areas

3.2.13 When asked what things could be improved about Romford metropolitan centre, 52% of respondents gave no answer, suggesting a reasonable level of satisfaction amongst users of the centre. Out of the reminder of the responses, the most popular improvements suggested by respondents included:

- Cheaper parking (12%)
- More parking (8%)
- Improvement to the market (6%)
- Cleaner Streets/removal of litter (5%)
- Better choice of shops in general (4%)
- Improve appearance/environment of centre (3%)
- More independent shops (3%)
- Better street furniture/floral displays (2%)
- More control on other anti-social behaviour (2%)

3.3 Collier Row (District Centre)

3.3.1 The district centre is located in the north west of the Borough. The centre generally caters to the day to day needs of local residents, with representation geared towards the provision of convenience goods, hot food and some services. Retail activity is centred around Collier Row Road, Clockhouse Lane and Chase Cross Road. The offering in the town centre is generally towards the lower end of the market, especially when the provision of hot food take aways and charity shops is taken into consideration.

3.3.2 The majority of retailers and food outlets are independently owned. The convenience offer within Collier Row is headed by a Tesco Metro (in an attractive art deco former cinema), alongside Costcutter and Londis. Other national multiples present include Boots, Lloyds Pharmacy, Lloyds Bank, Post Office, Greggs, Coral, a JD Wetherspoon operated pub, Domino's Pizza and Pizza Hut. There are 11 vacant units in the centre, equivalent to 15% of all units, above the UK average of 12.5%. The diversity of uses for the centre is set out at Table 3.3.

[12] Parking is also shown as where the centre could improve

Table 3.3 - Diversity of Uses in Collier Row (Number of Units)

	No. of Units	% of total	% UK average	% Difference to UK average
Convenience	8	11.4	9.0	2.4
Comparison	17	24.2	40.5	-16.3
Service and Miscellaneous	36	51.4	36.9	14.5
Vacant	9	12.9	12.5	0.4

Source: Experian Goad

Table 3.4 - Diversity of Uses in Collier Row (Floorspace)

	Gross Floorspace (m^2)	% of total	% UK average	% Difference to UK average
Convenience	2,180	22.2	18.1	4.1
Comparison	2,700	27.6	45.6	-18.0
Service and Miscellaneous	3,850	39.3	24.8	14.5
Vacant	1,070	10.9	10.5	0.4

Source: Experian Goad

3.3.3 Pedestrian flows were observed to be generally good, aided by the linear nature of the centre. The centre is served by six routes, and can thus be considered generally accessible. Environmental quality in the district centre is generally good and the Council has also invested in upgrading the public realm which has added to the centre's attractiveness.

3.4 Elm Park (District Centre)

3.4.1 Elm Park District Centre is located in the south western part of the Borough and is accessible by public transport via the London Underground district line and four bus routes. The centre is split into two distinctive areas located on either side of Elm Park underground station at each end of The Broadway. To the north the main shopping frontages include The Broadway and the junction of Elm Park Avenue/St. Nicholas Avenue/The Broadway. The environmental quality of this area is generally good as there has been extensive public ream investment — however the presence of vacant buildings does undermine environmental quality. To the south the main retail frontages are Station Parade and Tadworth Parade. The environmental quality and perception of safety in this area is quite poor due to a high number of vacant units and concentration of take-aways which remain closed during the day time.

3.4.2 The centre meets day to day shopping needs for residents and as a whole provides a good range of convenience stores including Co-operative Food, Tesco Express and Sainsbury's Local as well as an extensive range of local services. The comparison retail offer is at the lower end of the market and, since the local pub was recently converted to a supermarket the evening economy is now limited to a small number of restaurants and eleven take-aways. The centre had a vacancy rate of 14% at 1 October 2014 this is higher than the current National Average of 12.5%. Whilst the vacancy rate should be monitored, we consider that overall Elm Park is able to meet day-to-day shopping needs to a generally good extent, and, with some improvement to the visual appearance of the centre, will offer generally positive vitality and viability.

3.5 Harold Hill (District Centre)

3.5.1 Harold Hill is a small district centre, occupying the ground floor of a purpose-built 1950s council-owned residential estate to the north-east of the Borough. Most of the retail units are independently owned though a handful of familiar High Street names have established themselves in the centre. The main focus of the retail offer is the provision of convenience goods and some services such as banking and hairdressing. In addition the centre also offers a restaurant; café and hot food takeaways. National retailers/operators present in the centre include Iceland, Co-Operative Food and Sainsbury's Local supermarkets, plus Superdrug, Boots, Boots Opticians, Halifax, Santander, Natwest, William Hill and Ladbrokes.

Table 3.5 - Diversity of Uses in Harold Hill (Number of Units)

	No. of Units	% of total	% UK average	% Difference to UK average
Convenience	15	22.4	9.0	13.4
Comparison	20	29.9	40.5	-10.6
Service and Miscellaneous	21	31.4	36.9	-5.5
Vacant	11	16.4	12.5	3.9

Source: Experian Goad

Table 3.6 - Diversity of Uses in Harold Hill (Floorspace)

	Floorspace (m^2)	% of total	% UK average	% Difference to UK average
Convenience	2,990	32.6	18.1	14.5
Comparison	3,080	33.6	45.6	-12.0
Service and Miscellaneous	2,440	26.6	24.8	1.8
Vacant	650	7.1	10.5	-3.4

Source: Experian Goad

3.5.2 **The diversity of** uses for Harold Hill is presented at **Table 3.4**. At the time of our visit the vacancy rate was 20% and therefore considerably above the UK average, although this partly reflects the renovation works being undertaken to facilitate the creation of a new library within the centre. Once this is considered then the vacancy rate falls to 5.6%. Notwithstanding this, the vacancy rate should be carefully monitored by the Council.

3.5.3 The district centre is of good environmental quality. While the development of the new Harold Hill library is a welcome addition to the eastern arcade, the number of vacancies within the western arcade diminishes the overall quality of the district centre. The centre is served by four bus routes, which is considered to represent a good level of accessibility given the role and function of Harold Hill as a district centre.

3.6 Hornchurch (District Centre)

3.6.1 Hornchurch district centre is located in the centre of the Borough and is accessible by public transport via national rail services, London Underground's District Line and seven bus routes

though it is important to note that there are only half hourly services (Mon-Sat up to 8pm) to Emerson Park from Romford and Upminster and the tube station is not in the town centre. The focal point of the centre is the junction where the three main shopping Streets- the High Street, Station Lane and North Street intersect. The environmental quality of the centre is good, a number of key sites have been redeveloped to a high standard and there has been recent significant investment in the public realm including traffic calming measures using funds from Transport for London under its Major Schemes 'branding'. The current vacancy rate of 6% is less than half the UK average, and there are no particularly prominent vacant units within the primary shopping area (although we note that there has been a slight increase in the vacancy rate since the Experian Goad centre survey was completed in 2013).

Table 3.7 - Diversity of Uses in Hornchurch (Number of Units)

	No. of Units	%of total	% UK average	% Difference to UK average
Convenience	9	5.2	9.0	-3.8
Comparison	64	37.2	40.5	-3.3
Service and Miscellaneous	94	54.7	36.9	17.8
Vacant	5	2.9	12.5	-9.6

Source: Experian Goad

Table 3.8 - Diversity of Uses in Hornchurch (Gross Floorspace)

	Gross Floorspace (m^2)	% of total	% UK average	% Difference to UK average
Comparison	5,340	18.3	18.1	0.2
Convenience	10,060	34.4	45.6	11.2
Service and Miscellaneous	12,930	44.2	24.8	19.4
Vacant	920	3.1	10.5	7.4

Source: Experian Goad

3.6.2 The retail offer contains a good diversity of comparison, convenience and service retail uses as well as an impressive commercial leisure offer which makes the centre a borough-wide leisure destination for eating and drinking and lends it a stronger 'evening economy' than might typically be expected for a district centre. The convenience offer is rather limited and the fact that the prominently-sited former Little Waitrose store has stood vacant for over a year suggests a lack of demand from retailers. The offer is anchored by a Sainsbury's supermarket supplemented by Iceland food store and a range of small convenience stores. The comparison offer is at the mid-range of the market, there are a number of national multiple retailers however there is also a high proportion of charity shops and discount stores which account for 22% of the comparison offer. The centre's leisure offer is focused on eating and drinking out and as such there is a vibrant evening economy. There is a high number of independent restaurants and national multiple outlets including Nando's, Zizzi, Ask, Prezzo, Starbucks, Costa and a JD Wetherspoon pub. A consequence of this is that much of the centre does not benefit from strong levels of footfall during retail trading hours.

3.6.3 It is important to note that Hornchurch is widely regarded as Havering's culture centre. The cultural offer includes the Fairkytes Art Centre and the Queens Theatre.

3.7 Rainham (District Centre)

3.7.1 Rainham is a small district centre which is anchored by a large Tesco Extra supermarket. The size of the supermarket is such that it offers many of the services and facilities which one may associate with a 'typical' district centre, such as a pharmacy, opticians, photo processing, travel money etc, alongside an extensive food and non-food retail offer. The store is open 24 hours when trading regulations permit. Elsewhere in the centre (which benefits from a direct pedestrian link to/from the Tesco store), the offer of the centre includes two convenience shops, estate agents, betting shops, a bank, a footwear store, a second-hand furniture shop and takeaway restaurants with the majority of units operated by independent operators. There are a number of gaps in the retail and services offer, including café and restaurant provision and clothing retailers, and a number of vacant premises were observed on Upminster Road. A new library (pictured above) is a positive addition to the centre, which benefits from its setting within the Rainham conservation area.

3.7.2 At the time of the district centre visit pedestrian activity was generally low while Tesco appeared to be trading well at the time.

3.7.3 Rainham is served by four bus routes and a train station. The mainline service runs from Fenchurch Street to Southend. Pedestrian navigation has been enhanced by the provision of way finding directional signs. The town centre has two main car parks: the first at the train station and the second adjacent to the Tesco supermarket.

3.7.4 Rainham district centre is performing adequately: the Tesco store appears to be trading successfully and offers an extensive product range. The recently-completed Rainham Library is evidently a positive addition to the centre. There are no areas of significant concern in respect of the performance of the centre.

3.8 Upminster (District Centre)

3.8.1 Upminster District Centre is located in the south eastern part of the Borough and is accessible by public transport via National Rail services, the London Underground district line and four bus routes. The main retail frontage extends south along the B1421 (comprising Station Road and Corbets Tey Road) from Upminster rail and underground station at the northern end of the centre and two secondary retail frontages, St. Marys Lane and Springfield Gardens both run east off the B1421. The environmental quality is good in most of the centre which contains a mix of architectural styles reflecting both civic and commercial functions.

3.8.2 The vacancy rate in the centre is low, at 7%, although has increased since the most recent Experian Goad centre survey of the centre in 2013, which identified a vacancy rate of 5%.

Table 3.9 - Diversity of Uses in Upminster (Number of Units)

	No. of Units	%of total	% UK average	% Difference to UK average
Convenience	14	8.1	9.0	-0.9
Comparison	62	36.1	40.5	-4.4
Service and Miscellaneous	87	50.6	36.9	13.7
Vacant	9	5.2	12.5	-7.3

Source: Experian Goad

Table 3.10 - Diversity of Uses in Upminster (Gross Floorspace)

	Gross Floorspace (m^2)	% of total	% UK average	% Difference to UK average
Comparison	7,250	25.9	18.1	7.8
Convenience	11,000	39.3	45.6	-6.3
Service and Miscellaneous	8,980	32.1	24.8	7.3
Vacant	780	2.8	10.5	-7.7

Source: Experian Goad

3.8.3 The environmental quality is good in most of the centre which contains a mix of architectural styles reflecting both civic and commercial functions. The environmental quality of the junction where the B1421 intersects with St. Mary's Lane is poor however: the heavy traffic at the junction reduces safety and acts as a barrier to the flow of pedestrians; there is also a small concentration of vacant units.

3.8.4 Overall the centre contains a good mix of commercial, civic and residential uses which contribute to the centre's vitality. The retail offer is, as would be expected in a district centre, geared towards meeting day-to-day uses, with a range of comparison, convenience and service retail uses. The centre has a diverse convenience offer including both high-end (Waitrose, Marks and Spencer's Simply Food) and budget food stores (Aldi, Iceland) as well as a range of independent convenience shops. The comparison offer accounts for 24% of all units and is in the mid-range of the market however there are only a handful of national multiple comparison retailers (including Clarks, Superdrug and Boots). The Roomes department store (which principally sells fashion and homeware) acts as an anchor store to the northern end of the centre, whilst the foodstores anchor the central and eastern ends. The Waitrose store does not appear to be encouraging strong levels of pedestrian flow from the rest of the centre however, which is partly likely to reflect the fact that much of the rest of the retail offer along St Mary's Lane is of poorer quality, including a number of take-away units.

3.8.5 The leisure offer comprises the local leisure centre and a number of independent and national chain eating and drinking outlets which mostly are positioned in the middle of the market.

3.8.6 Whilst Upminster generally benefits from positive vitality and viability there is some scope for improvement in the quality of the retail offer and for the centre to be better integrated through upgrading of the public realm.

3.9 Out-of-Centre Representation

3.9.1 Not all of the retail provision in the Borough is concentrated in the network of town centres. In common with elsewhere in the country, the established town centres compete for expenditure with retail parks and freestanding retail warehouses, as well as a network of large format out-of-centre convenience goods floorspace. Typically this floorspace offers 'bulky goods' retailing, such as DIY goods and furniture – although there is increasing demand from 'high street' retailers to take space in such developments where planning restrictions allow (or can be relaxed). **Table 3.11** summarises the main out-of-centre retail and leisure floorspace provision in the Borough.

Table 3.11 - Main Out-of-Centre Retail Floorspace LB Havering

Store / Retail or Leisure Park Name	Main retailers / Operators	Floor Area (Gross)
Gallows Corner Retail Park	Argos, Halfords, Harvey's, DFS, Furniture Village, Next	65,000sq.ft/ 6,039 sqm
Rom Valley Retail Park	Carpetright, Dreams Bed Superstores, Pets At Home, Mothercare World.	92,557sq.ft/ 8,5999 sqm
Eastern Avenue Retail Park	PC World, Curry's, Poundstretcher	110,000sq.ft/ 10,219sqm
Roneo Corner	B&Q (also an adjacent Tesco Extra supermarket)	72,000sq.ft/ 6,689sqm

Source: PBA desktop research (excluding standalone foodstores)

3.10 Surrounding Centres

3.10.1 Surrounding Havering is a competing network of centres which can be expected to provide competition to centres within the Borough for expenditure. We expect the principal centres which compete with destinations in Havering to be **Lakeside, Chelmsford, Brentwood, Stratford and Ilford**, whilst smaller centres may also play a more limited role in meeting some residents' day to day shopping needs. We consider the competing centres below. Some of these centres fall within the study area which we have used as the basis of our assessment, which we discuss further in the following section.

Lakeside

3.10.2 Lakeside is designated as a new regional centre in the Thurrock Core Strategy, which supports the transformation of the northern part of the Lakeside Basin into a new regional centre. Lakeside incorporates the Lakeside Shopping Centre (LSC) as well as Lakeside Retail Park and Junction Retail Park, and a number of large, freestanding stores including Ikea, Costco and Tesco Extra. There is a strong and established retail offer, which benefits from good levels of accessibility from the national road network.

3.10.3 The main role of Lakeside at present is as a comparison shopping destination; and LSC in particular is a fashion and department store-led established comparison goods shopping destination. The shopping centre is anchored by large branches of House of Fraser, Marks & Spencer and Debenhams, with an extensive range of supporting clothing & fashion retailers, ranging from budget to upmarket. The retail parks also have a good representation of national retailers, and whilst this is principally 'bulky goods' in nature there is a shift towards 'town centre'-format retailers establishing a trading presence here; for example Lakeside Retail Park includes representation from Next, Sports Direct and Costa Coffee, whilst Junction Retail Park has TK Maxx and 'outlet' stores from Marks & Spencer and Gap.

3.10.4 LSC has benefited from recent improvements to its food and drink offer in this respect through the creation of an exterior family dining destination overlooking the central lake. There are a number of coffee shops located in LSC, and drive-through restaurants in the vicinity of the retail parks. Lakeside offers extensive family entertainment and dining options (all of which are run by national multiple operators). This is designed to complement the retail offering and reinforce LSC's role as a comprehensive retail and entertainment venue. Restaurant operators within the shopping centre include Las Iguanas, Nandos, Strada, Café Rouge, Giraffe and

Wagamama. Elsewhere in the centre there are branches of Pizza Hut, Yo Sushi, Gourmet Burger Kitchen and Taco Bell.

3.10.5 However Lakeside scores poorly in terms of representation in other service sector categories, such as banks/building societies, hair & beauty salons, travel agents and dry cleaners. This reflects Lakeside's current role as a comparison goods shopping-led destination, rather than a 'traditional' town centre.

Chelmsford

3.10.6 Chelmsford is a strong regional shopping destination, with good representation from national retailers, and a significant civic, cultural and leisure destination. We expect Chelmsford to reinforce its position as a regional-level shopping centre with the recent commencement of construction of a new retail and leisure development in the city centre. The development will be anchored by a John Lewis department store, alongside 25 further retail outlets, a cinema and new restaurants. The scheme is expected to commence trading in 2015.

3.10.7 Chelmsford has a number of national hotel chains present within the town centre and the edge of centre. This includes the budget chain Travelodge as well as 2 hotels operated by Best Western. Chelmsford also has an 8-screen Odeon cinema with the independent Chelmsford City Theatres screening additional art house films as well as being the city's main live music and theatre venue. Additional family entertainment includes the 36 lane, Tenpin bowling alley. The facility includes a pool hall, a laser tag room and a café. Chelmsford has a strong representation of national multiple restaurant operators in the town centre. This includes representation from Pizza Express, Prezzo, Pizza Hut, Zizzi's, Café Rouge, Giraffe and Nandos.

Brentwood

3.10.8 Brentwood is the main town in the borough of Brentwood and is defined as a town centre in the Brentwood Local Plan. The centre has a good convenience goods provision, which includes a Sainsbury's, Co-op and Iceland as well as independent specialist retailers. The comparison goods offer is also adequate, with a reasonable provision of clothing and footwear retailers, including small branches of Marks & Spencer and Next. The retail provision in the centre is supported by a good provision of services uses, including a range of coffee shops and restaurants such as Starbucks and Zizzi. National restaurant operators in the town centre include Nandos, Pizza Express, Prezzo and Chimichanga.

Dagenham

3.10.9 Dagenham is classified as a district centre in both the London Plan (2011) and the Barking and Dagenham Core Strategy. The town centre appears to cater primarily for local needs especially day to day convenience shopping. The high street has a significant number of hot food take away units and convenience shops. The presence of national multiple retailers is generally low though there a few exceptions such as Lidl's, Iceland and Tesco Express. The Heathway Shopping Centre contains additional retail outlets though they are general mid to down market. These outlets include Phones 4U, Boots, Peacocks, 99p Store and Wilko. There appear to be few leisure amenities available within the district centre.

Basildon

3.10.10 Basildon is defined as a regional town centre in the emerging Basildon Borough Local Plan. The centre has a good diversity of uses, with a mixture orientated towards comparison goods retailers. Clothing and fashion retailers are principally concentrated in the Eastgate Centre, with key department stores including Marks & Spencer and BHS in Town Square. There is also a large Asda supermarket and a popular market. While retail diversity is strong, the town centre offers very limited leisure and evening economy options – a fact that is noted in the

representations made to the council on its emerging Core Strategy consultation. The Towngate Theatre is the only cultural venue within the town centre and there is a noticeable absence of family dining options.

Stratford

3.10.11 Stratford is designated as a Major Centre in the Newham Core Strategy (2012) and in the 2011 London Plan (though the 2014 Further Alterations draft of the London plan promotes Stratford to a Metropolitan Centre with considerations in place to prompting it to an International Centre in future). The retail offer at Stratford is dominated by the Westfield Stratford City Development. The shopping centre is offers a wide, high quality mix of retail and leisure amenities in a modern, good quality environment. In all there are over 300 retail units – anchored by Marks and Spencer, Waitrose and John Lewis in addition to High Street brands such as Zara, Uniqlo, the Kooples, Topman/ Topshop and Hugo Boss. Stratford also features a high number of fast food and casual dining options and a cinema. There are also three low to mid-range hotels present within the development.

Ilford

3.10.12 Ilford is designated as a Metropolitan Centre in the London Plan (2011). Retailing in Ilford town centre is mainly focused around the High Road and the Exchange Shopping Centre. The retail offer in the shopping centre is generally mid to down market. Anchor tenants at the Exchange Shopping Centre include Debenhams, Marks and Spencer, Wilco and TK Maxx. Additional retailers include Peacocks, the 99p Sore and Deichmann's. Elsewhere in the town centre there is retailer representation from Argos, Sainsbury's, and Primark. The town centre also has a modest restaurant offer and a cinema. Ilford High Street appears to benefit from a pleasant built environment.

4 Existing Shopping Patterns

Read this section alongside:
- Volume 2, Appendix B (Study Area plan)
- Volume 2, Appendix C (Quantitative retail need tables - Tables CM1 to CM5 and CV1 to CV5)
- Volume 3 (Household survey results)

4.1 Introduction

4.1.1 In this section we set out where residents in the Borough are currently undertaking their spending on convenience (food), comparison (non-food) and leisure goods, establishing how much is spent at centres in the Borough and how much 'leaks' to destinations further afield. We also set out the study area which has been used as the basis of our assessment, and assess the extent of growth in spending on retail and leisure goods which can be expected to come forward over the course of the study period.

4.1.2 The findings of this section are informed by a household telephone survey of shopping and leisure patterns, which was undertaken by NEMS Market Research during August / September 2014. The NEMS data is provided in full at **Volume 3** to this study. The approach to these studies is described in full below.

4.2 Definition of Study Area

4.2.1 In order to establish where residents in different parts of the Borough are currently undertaking their retail and leisure spending, it is necessary to firstly define a study area; and secondly split this study area into zones in order for a sufficiently fine-grain of analysis of spending patterns to be provided. The highest order centre in Havering, Romford, is identified as a Metropolitan Centre in the London Plan, and our health check assessment of the town centre has confirmed that it has a strong retail and leisure trade draw. Accordingly it can be expected that Romford can be expected to draw trade from an area wider than the administrative boundaries of the Borough. We have therefore adopted a study area which extends beyond these boundaries, reflecting what we consider to be a 'natural' catchment for Romford, having regard to competing surrounding centres. The study area thus extends into parts of LB Barking & Dagenham; LB Redbridge, as well as the Essex boroughs of Epping Forest and Brentwood. LB Havering is included in its entirety.

4.2.2 Figure 4.1[13] shows the boundaries of the study area we have adopted for the purposes of our study; these are largely unchanged from the Council's previous study, although we have extended the study area eastwards to cover the Brentwood / Shenfield urban area (this forms a new zone, zone 11). Figure 4.1 also shows how the study area has been sub-divided in order to get an accurate indication of spending patterns for residents in different parts of the Borough, and shows a total of five survey zones, as follows:

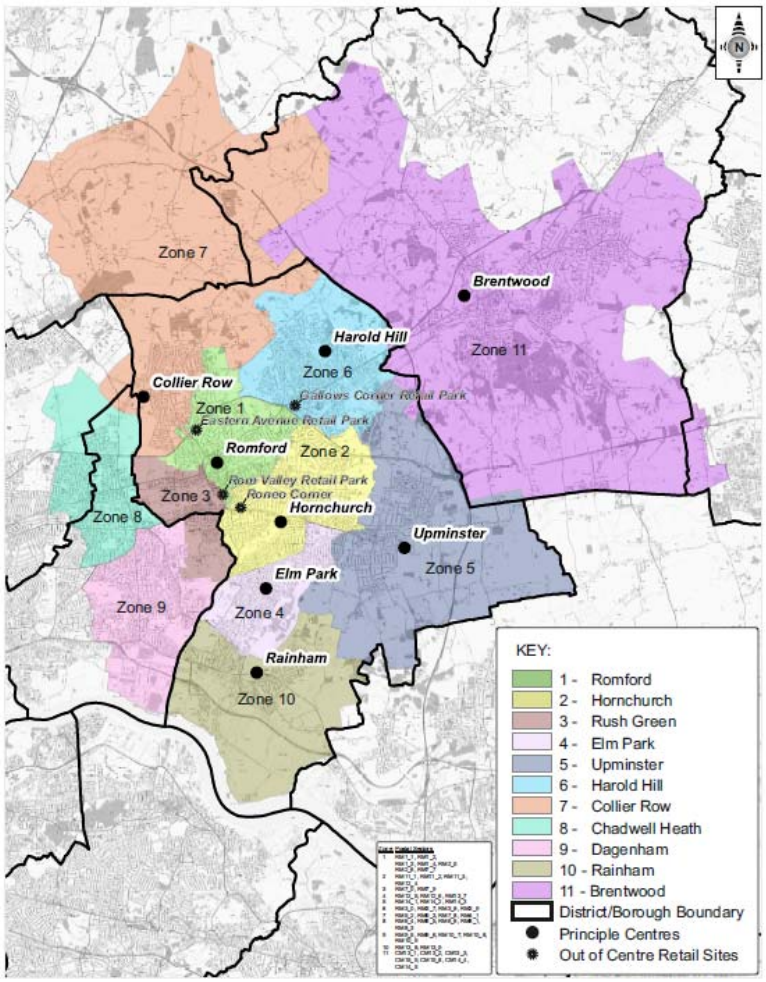
[13] A larger version of the plan shown at Figure 4.1 is provided at **Appendix B**

Table 4.1 - List of Study Area Zones

Zone	Zone name		Zone	Zone name
Zone 1	Romford		Zone 7	Collier Row
Zone 2	Hornchurch		Zone 8	Chadwell Heath
Zone 3	Rush Green		Zone 9	Dagenham
Zone 4	Elm Park		Zone 10	Rainham
Zone 5	Upminster		Zone 11	Brentwood
Zone 6	Harold Hill			

4.2.3 We therefore use these study zones as the basis of our assessment in the remainder of this report. The zones which contain all or parts of the administrative area of LB Havering are zones 1 to 7 inclusive, and zone 10. Therefore, reflecting the nature of this study as an evidence base document for the Council – it is in these zones which we focus our attention.

Figure 4.1 - Study Area



4.3 Current and Future Spending in the Study Area

4.3.1 Appendix C (Volume 2) sets out the growth in population and expenditure on comparison and convenience goods in the study area, over the study period to 2031. Table CM1 (for comparison goods) and Table CV1 (for convenience goods) both show that:

- The study area population at 2014 is 442,231 persons
- This will increase to 462,169 persons by 2017; 488,678 persons by 2021; 520,315 persons by 2026, 563,975 persons by 2029, and 547,846 persons by 2031 (ONS Population Projections).
- This is equivalent to a growth in population of 105,615 persons.

4.3.2 **Table CM2** shows the per capita expenditure on comparison goods across the study area. Annual personal spending on comparison goods differentiates quite considerably across the study area, ranging from £1,925 in zone 9 (Dagenham), to £3,695 in zone 11 (Brentwood) at 2014. The average per capita expenditure on comparison goods for LB Havering zones is £2,987.

4.3.3 **Table CM3** multiples the population forecasts in **Table CM1** to the per capita expenditure forecasts in **Table CM2**. It shows that, having made allowance for 'special forms of trading' (such as online shopping, and using SFT discount rates set out in Experian Retail Planner Briefing Note 12), there is currently £1,182.80m of comparison goods expenditure available to residents in the catchment area. This will increase over the course of the study period as shown in **Table 4.2**.

Table 4.2 - Comparison goods expenditure growth in study area

Interval	2014	2017	2021	2026	2029	2031
Total comparison goods expenditure, inc SFT deduction (£m)	1,191.69	1,375.51	1,603.71	2,005.09	2,285.28	2,493.22

Source: Table CM3, Appendix C

4.3.4 **Table CV3 of Appendix C** multiplies the population forecasts in **Table CV1** (which are identical to those presented in **Table CM1**) to the per capita spending on convenience goods shown in **Table CV2**. Per capita spending on convenience goods ranges from £1,569 in zone 9 (Dagenham) to £2,236 in zone 5 (Upminster) at 2014. The average per capita expenditure on convenience goods for LB Havering is £1,976. Having made allowance for SFT, **Table CV3** shows that total convenience goods expenditure will increase as shown in **Table 4.3.**

Table 4.3 - Convenience goods expenditure growth in study area

Interval	2014	2017	2021	2026	2029	2031
Total convenience goods expenditure, inc SFT deduction (£m)	808.18	840.80	899.19	979.38	1,025.53	1,055.39

Source: Table CV3, Appendix C

4.4 Patterns of Comparison Goods Spending

4.4.1 The household survey identifies where residents in the study are currently undertaking their shopping. **Table CM4 (Appendix C)** sets out where residents are undertaking their comparison goods shopping in percentage form, and **Table CM5** converts these percentages into monetary values, by applying the percentages in **Table CM4** to the total expenditure figures in **Table CM3**.

4.4.2 Of importance is the proportion of expenditure which is retained within the study area, as it is this proportion which is used to inform our estimates of future retail capacity. The row 'total for study area' in **Table CM5** shows that, of the total £1,191.69m which is available to residents in the study area, £780.22m is retained by centres and stores within the study area, with the remaining £411.47m 'leaking' to destinations outside the study area. In other words, the study area retains 65% of total comparison goods expenditure available. The results of the household survey confirm that most of the remaining expenditure 'leaks' to Lakeside, a short distance outside the boundaries of the study area; we return to discuss this further below.

4.4.3 Table CM5 identifies that within the study area:

- **Romford metropolitan centre** draws a total of £374m comparison goods turnover from the study area, equivalent to 31% of total comparison goods expenditure, and – as would be expected – is the most popular destination for comparison goods spending in the study area by some margin;
- There are a number of **retail parks** in Romford which compete with the town centre for expenditure. In total these retail parks (Gallows Corner, Eastern Avenue and other smaller developments) account for £125m of spending;
- **Brentwood** is the second most popular destination for comparison goods spending in the study area, drawing £86m of spending, although virtually all of this comes from residents in the Brentwood zone, with little evidence of expenditure flows from residents in LB Havering;
- Similarly, **Dagenham** draws £40m of spending, but this is largely from residents outside Havering;
- **Hornchurch** is the second most popular comparison goods shopping destination within LB Havering, drawing £32m of spending, and the centre draws trade from a number of zones across the study area.
- **Upminster** attracts a slightly lower turnover of £28m, although proportionally more of its turnover comes from its local catchment, compared to the wider trade draw of Hornchurch;
- The comparison goods turnover of **Rainham** of £15m is largely accounted for by the presence of a Tesco Extra supermarket;
- **Elm Park** and **Harold Hill** do not act as significant comparison goods shopping destinations, drawing turnovers of £3m and £5m respectively.

Expenditure Leakage

4.4.4 The remaining £411.47m of comparison goods expenditure is spent at destinations outside the study area, with most popular destination by some margin being Lakeside, which accounts for £261m of spending, equivalent to 22% of total available comparison goods expenditure — therefore making Lakeside the second-most popular comparison goods shopping destination for residents in the study area. Trade is drawn to Lakeside from each of the 11 survey zones,

but it is noteworthy that for residents in parts of LB Havering, Lakeside is a closer or equidistant comparison goods shopping destination than Romford metropolitan centre.

4.4.5 Elsewhere, £23m of comparison goods expenditure is spent in central London, £27m in Basildon (mostly from residents outside LB Havering), £19m is spent in Stratford, East London (including at Westfield Stratford City), £19m at Bluewater, and £18m in Ilford.

Spending Patterns by Zone

4.4.6 Clearly, spending patterns are not uniform across the study area. **Table 4.4** summarises where residents in each part of the study area are undertaking their comparison goods spending. This helps to determine the extent of catchment areas of individual centres within the study area.

Table 4.4 - Summary of Comparison Goods Spending Patterns by Zone

Zone	Principal comparison goods shopping destinations	Summary of patterns of spending
Zone 1 Romford	Romford metropolitan centre (£67m); Lakeside (£11m); Gallows Corner Retail Park (£6m)	▪ Of the £112m comparison goods expenditure available to residents in the zone, £81m is spent in Romford — split between £67m in the town centre, and the remainder in retail parks and other destinations. The town centre therefore attracts a good level of support from residents who live in the local area, and also appears to be withstanding pressure from competing retail park developments. ▪ Most of the remaining expenditure is accounted for by Lakeside (£11m) and the Tesco Extra store at Bryant Avenue, Romford (£5m). ▪ There are limited expenditure flows to Hornchurch and Upminster (£2m each).
Zone 2 Hornchurch	Romford metropolitan centre (£51m); Lakeside (£43m); Hornchurch (£13m)	▪ Of the £163m comparison goods expenditure available to residents in the zone, £79m is spent in Romford, including £51m in the town centre. It is the most popular comparison goods shopping destination for residents in this zone. ▪ Romford faces stronger competition from Lakeside, which draws £43m of spending from residents in this zone. ▪ Hornchurch itself only attracts £13m of comparison goods spending, reflecting its limited function as a comparison goods shopping destination. ▪ £5m of spending goes to central London, the most from any individual zone.
Zone 3 Rush Green	Romford metropolitan centre (£24m); Lakeside (£4m); Eastern Avenue Retail Park (£3m)	▪ Of the £42m comparison goods expenditure available to residents in the zone, £31m is spent at stores in Romford, including £24m in the town centre. There is no other centre competing for expenditure to any significant degree, although there are some modest flows to Lakeside (£4m). Romford therefore enjoys a dominant position over residents' spending patterns in this zone.
Zone 4 Elm Park	Lakeside (£25m); Romford metropolitan centre (£24m); Hornchurch (£8m)	▪ There is £82m of comparison goods expenditure available to residents of this zone, which is largely split evenly between Romford metropolitan centre (£24m) and Lakeside (£25m). ▪ A further £8m is spent at retail parks in Romford. ▪ Hornchurch also attracts £8m of spending from residents in zone 4, the highest turnover it draws from any zone other than its 'local' zone (zone 2).
Zone 5 Upminster	Lakeside (£47m); Upminster (£14m); Romford	▪ There is £95m of comparison goods expenditure available to residents in this zone. Romford does not draw significant amounts of trade in comparison to Lakeside, which draws £47m

	metropolitan centre (£10m)	of spending. ▪ By contrast Romford draws £15m, including £10m to the town centre. ▪ Upminster town centre draws £14m of spending, which is considered to represent a reasonable performance given the comparison goods offer of the centre is largely restricted to day-to-day uses. ▪ A further £4m of spending goes to Hornchurch, and £4m to Bluewater Shopping Centre.
Zone 6 Harold Hill	Romford metropolitan centre (£37m); Gallows Corner Retail Park (£15m); Lakeside (£15m)	▪ Of the £95m comparison goods expenditure available, Romford accounts for £57m and is the most popular comparison goods shopping destination. The town centre draws £37m of spending, and Gallows Corner Retail Park also draws £15m of spending. ▪ Lakeside also draws £15m of spending from this zone. ▪ Harold Hill is the only centre in this zone. Our health check analysis has confirmed this is not a major comparison goods shopping destination but it nevertheless draws £3m of spending from residents in the zone. ▪ No other destinations draw significant amounts of comparison goods spending.
Zone 7 Collier Row	Romford metropolitan centre (£47m); Eastern Avenue Retail Park (£11m); Gallows Corner Retail Park (£9m)	▪ There is £92m of comparison goods expenditure available to residents in this zone, and Romford accounts for the majority (£71m) of this spending, with £47m spent in the town centre. ▪ Gallows Corner and Eastern Avenue Retail Parks draw £9m and £11m of spending respectively.
Zone 8 Chadwell Heath	Romford metropolitan centre (£57m); Lakeside (£10m); Ilford (£10m)	▪ There is £127m of comparison goods expenditure available to residents in this zone. Romford is again the most popular destination for comparison goods shopping, attracting £68m of turnover, with the vast majority of this (£57m) accounted for by the town centre. ▪ The remaining spending is split between a number of other destinations including Lakeside (£10m), Ilford (£10m), Goodmayes' retail parks (£8m), Dagenham (£6m) and central London (£5m).
Zone 9 Dagenham	Romford metropolitan centre (£35m); Dagenham town centre (£30m); Lakeside (£28m)	▪ The £120m comparison goods expenditure available to this zone is relatively equally between three destinations: Romford metropolitan centre (£35m), Dagenham town centre (£30m) and Lakeside (£28m). There are also limited flows of expenditure to retail parks in Romford, and also in Beckton.
Zone 10 Rainham	Lakeside (£30m); Rainham (£9m); Romford metropolitan centre (£8m)	▪ Of the £53m of comparison goods expenditure which is available to residents in this zone, the majority of spending is accounted for by Lakeside (£30m), which is geographically in closer proximity to many residents than shopping facilities in Romford. ▪ Reflecting this, Romford attracts only £9m of spending from this zone, of which £8m is spent in the town centre. ▪ £9m of expenditure also flows to Rainham, chiefly to the non-food offer in the Tesco Extra store.
Zone 11 Brentwood	Brentwood (£81m); Lakeside (£39m); Basildon (£27m)	▪ Zone 11 covers an extensive geographical area, with £210m of comparison goods spending available to residents in the zone. Brentwood town centre accounts for the greatest proportion of spending (£81m), but there are also significant expenditure flows to Lakeside (£39m), Basildon (£27m) and Chelmsford (£10m). ▪ Centres in LB Havering attract some expenditure from this zone, with Romford drawing £24m of spending in total, including £14m to Romford metropolitan centre and £8m to Gallows Corner.

Source: Table CM5, Appendix C

4.4.7 From our analysis, it can be seen that Romford draws trade from across the study area. Using the household survey results we can define a 'core catchment' and 'secondary catchment' of Romford metropolitan centre, as shown in Table 4.5. From the 'core catchment' zones, Romford does not face any significant competition for expenditure and thus enjoys a dominant trading position. From the 'secondary catchment' zones, Romford metropolitan centre remains an important comparison goods shopping destination for many residents, but faces a greater degree of competition for expenditure from other locations in the surrounding network of centres.

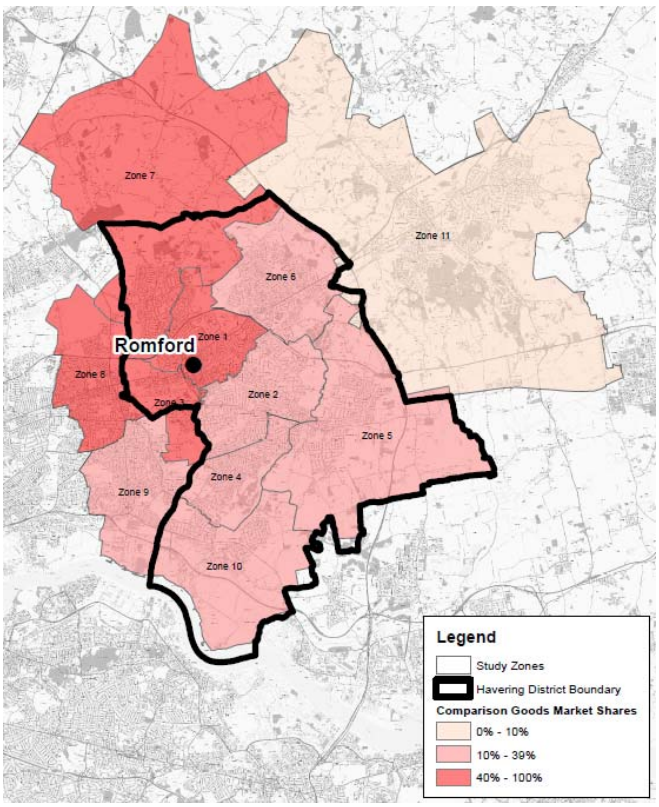
Table 4.5 - Romford Core and Secondary Catchment Area

Romford metropolitan centre core catchment area (market share 40%+)		**Romford metropolitan centre secondary catchment area (market share 10-39%)**	
Zone	**Market share %**	**Zone**	**Market share %**
Zone 1 (Romford)	60%	Zone 2 (Hornchurch)	31%
Zone 3 (Rush Green)	56%	Zone 4 (Elm Park)	28%
Zone 7 (Collier Row)	51%	Zone 5 (Upminster)	11%
Zone 8 (Chadwell Hth)	45%	Zone 6 (Harold Hill)	39%
		Zone 9 (Dagenham)	29%
		Zone 10 (Rainham)	16%

Source: Table CM4, Appendix C

4.4.8 The findings of Table 4.4 are shown visually in Figure 4.2.

Figure 4.2 - Comparison Goods Market Share of Romford Metropolitan Centre



Source: Table CM4, Appendix C

4.4.9 For the most part, the retail parks in Romford do not act as significant competition to the town centre. However their contribution to their spending patterns is not insubstantial – when aggregated, Romford's retail parks account for a 24% market share from zone 7, a 20% market share from zone 6, a 19% market share from zone 3, a 17% market share from zone 2, and a 12% market share from zone 1, enough for them to act as 'secondary' shopping locations in each of these zones.

4.4.10 The remaining centres in the Borough do not generate significant market shares as they are not higher-order comparison goods shopping destinations. Nevertheless Hornchurch acts as a secondary shopping destination for residents in zone 4 (market share 10%), and Upminster for residents in zone 5 (market share 15%). Rainham also attracts a 16% market share from its 'local' zone (zone 10), largely on account of the strong non-food offer within the large Tesco Extra store. Beyond their immediate zones, the trade draw attracted to each of the district centres is generally limited.

4.5 Patterns of Convenience Goods Spending

4.5.1 The household telephone survey also assessed patterns of convenience goods shopping across the study area. Convenience goods shopping is generally a more localised activity, although residents are sometimes prepared to travel further afield if they have preference for a particular supermarket brand. It is apparent that there is a good network of foodstores across the Borough, including provision in Romford metropolitan centre and the district centres.

4.5.2 **Table CV5 of Appendix C** shows that of the £808.18m convenience goods expenditure which is available to residents of the study area, the vast majority - £749.85m, or 93% - is retained within the study area. Clearly this represents a high level of expenditure retention and suggests that for the most part, residents' shopping needs are being provided for at the local level.

4.5.3 A more useful analysis is to look at 'local' retention rates – i.e. how much of the expenditure available to residents in each of the five survey zones is actually spent in those survey zones, or whether residents are travelling longer distances to undertake their convenience goods shopping. The 'localised' retention rate can be seen in Table CV4, by looking at the row 'sub-total' for each survey zone. Table CV4 shows that:

- **Zone 1 (Romford)** has a localised retention of 64%, and most of this is accounted for by the Asda and Sainsbury's stores in Romford metropolitan centre. The majority of the rest of the market share is directed to the large Tesco Extra stores at Hornchurch (Roneo Corner) and Romford (Bryant Avenue) which are a short distance outside the zone boundary. We do not therefore consider the retention rate for central Romford represents cause for concern.

- **Zone 2 (Hornchurch)** has a localised retention of 69%, with the Tesco and Sainsbury's stores both attracting good levels of support from local residents. Other residents shop in nearby stores in Romford (Sainsbury's and Asda in the town centre, or the Tesco Extra store at Bryant Avenue), or Aldi in Upminster.

- **Zone 3 (Rush Green)** has a localised retention rate of 7%, as there are no major centres or foodstores in this zone. Most residents travel the short distance to Romford or Hornchurch to meet their convenience goods shopping needs, although notwithstanding this there may be a deficiency of smaller-format convenience goods provision within this area.

- **Zone 4 (Elm Park)** has a higher localised retention rate of 21% on account of the presence of the Tesco supermarket at Airfield Way, which, whilst relatively limited in size, does enable some residents' shopping needs to be met. The majority of residents prefer to travel to larger stores further afield however, chiefly to the Tesco Extra store in Rainham and the nearby Sainsbury's in Hornchurch. Zone 4 contains Elm Park district

centre, but as this is only served by small c-store format supermarkets, does not result in a particularly high localised retention rate.

- **Zone 5 (Upminster)** has a localised retention rate of 58%, with the majority of this accounted for by the Aldi and Waitrose supermarkets in Upminster district centre. Both of these supermarkets are relatively small in size. Outside the zone, the most popular destination for convenience goods shopping is Sainsbury's in Hornchurch.

- **Zone 6 (Harold Hill)** has a localised retention rate of 67%, largely accounted for by the presence of the Tesco Extra store at Bryant Avenue, which draws almost half of all convenience goods spending for this zone. Foodstores in Romford attract a market share of 18% from this zone.

- **Zone 7 (Collier Row)** has a localised retention rate of 26%, which is mostly accounted for by the Tesco Metro store within the district centre, and it is clear this store has a dominant influence over shopping patterns in the zone. Foodstores in zone 1 (Romford) attract a market share of just under 50% from this zone, with the Aldi supermarket at Marlborough Road attracting a 22% market share. The Tesco Extra store at Bryant Avenue (zone 6) also attracts a market share of 17%.

- **Zone 8 (Chadwell Heath)** has a localised retention rate of 48%, aided by the presence of two large supermarkets within the zone (Tesco Extra in Goodmayes, and Sainsbury's in Chadwell Heath). 15% of residents undertake their food shopping in Romford, and 20% travel to stores in Dagenham.

- **Zone 9 (Dagenham)** has a localised retention of 63%, of which approximately half is accounted for by the Asda store in Dagenham. Residents in this zone do not look towards stores in Havering to any significant extent, with the exception of some modest flows of expenditure to stores in Rainham and Hornchurch.

- **Zone 10 (Rainham)** retains 53% of convenience goods expenditure, chiefly on account of the Tesco Extra store in Rainham district centre. 17% of expenditure flows to Dagenham, 10% to Romford and 9% to Hornchurch.

- **Zone 11 (Brentwood)** is largely self-contained in terms of convenience shopping patterns but some residents travel to the Tesco Extra store at Bryant Avenue as this operator is not represented with a large-format store in Brentwood.

4.5.4 The fluctuations in the localised retention rates are not, in themselves, cause for concern, given the dense urban nature of much of the study area which means that many zones only cover a small geographic area and that, in practice, travelling to a foodstore in a neighbouring survey zone is not a lengthy trip. However, there are also instances where they may point to a local deficiency, and therefore we have regard to these localised retention rates in developing our strategic recommendations.

4.5.5 Drawing the above analysis together, **Table 4.6** summarises the most popular convenience goods shopping destinations by zone. The stores with attract a 'dominant' market share (over 30% from any one zone) and a 'secondary' market share (10 to 30%) are highlighted. It can be seen that in zones 1 to 5, residents benefit from the choice of a number of large supermarkets, and therefore all of the most popular destinations attract secondary levels of market share. In zones 6, 9, 10, and 11, one supermarket exerts a dominant influence over shopping patterns, indicating that in these areas consumer choice is more limited.

Table 4.6 - Most Popular Convenience Goods Destinations

	Most popular convenience shopping location	Second-most popular convenience shopping location	Third-most popular convenience shopping location
Zone 1	Tesco Extra, Bryant Avenue (17%)	Sainsbury's, The Brewery (16%)	Asda, Mercury Gardens (12%)
Zone 2	Tesco Extra, Roneo Corner (29%)	Sainsbury's, Hornchurch (27%)	Asda, Mercury Gardens (9%)
Zone 3	Tesco Extra, Roneo Corner (26%)	Sainsbury's, The Brewery (16%)	Asda, Mercury Gardens, (11%)
Zone 4	Tesco, Airfield Way, Elm Park (21%)	Tesco Extra, Rainham (21%)	Sainsbury's, Hornchurch (15%)
Zone 5	Aldi, Upminster (25%)	Waitrose, Upminster (15%)	Tesco Extra, Bryant Avenue (8%)
Zone 6	Tesco Extra, Bryant Avenue (45%)	Iceland, Harold Hill (8%)	Asda, Mercury Gardens (6%)
Zone 7	Tesco Metro, Collier Row (21%)	Tesco Extra, Bryant Avenue (17%)	Asda, Mercury Gardens (10%)
Zone 8	Sainsbury's, Chadwell Heath (23%)	Tesco Extra, Goodmayes (16%)	Morrisons, Becontree Heath (11%)
Zone 9	Asda, Dagenham (35%)	Morrisons, Becontree Heath (8%)	Tesco Extra, Rainham (5%)
Zone 10	Tesco Extra, Rainham (44%)	Asda, Dagenham (8%)	Tesco Express, Rainham (8%)
Zone 11	Sainsbury's, Brentwood (48%)	Other foodstores, Brentwood (20%)	Tesco Extra, Bryant Avenue (7%)

Source: Table CV4, Appendix C

4.5.6 Having identified where residents in the study area are currently undertaking their shopping, the next step of the study is to assess the quantitative need for additional retail floorspace, and we consider this in the following section.

5 Need for Retail Floorspace

Read this section alongside:
- Volume 2, Appendix C (Quantitative retail need tables)
- Volume 2, Appendix D (Quantitative retail need methodology)
- Volume 2, Appendix E (Summary of technical inputs)

5.1 Introduction

5.1.1 In the previous section we set out the current patterns of retail spending in the study area, based on the findings of the household telephone survey of shopping patterns. Having considered this, in this section we set out the 'need' for additional retail floorspace over the course of the study period to 2031, having regard to both quantitative capacity forecasts (**sections 5.3 to 5.5**) and qualitative observations (**section 5.6**). At the outset we emphasise that capacity forecasts should be subject to regular review throughout the Council's Plan period, in order to ensure an up-to-date evidence base which is based on accurate economic and market trends. We also advise that longer-term quantitative forecasts set out in this assessment (post-2021) should be treated as indicative.

5.1.2 We therefore firstly consider the quantitative need for retail floorspace in the Borough over the study period. Our assessment is based on a standard methodology (see **Appendix D of Volume 2** for a summary of our approach), and is based on up-to-date empirical forecasts.

5.1.3 The quantitative need forecasts are derived from the total amount of comparison and convenience goods expenditure which is retained within the Borough. In the previous section we have identified the total amount of expenditure which is retained within the study area — but for the purposes of our quantitative forecasts this needs to be adjusted further to remove those parts of the study area which are outside the administrative boundaries of the Borough. Therefore, for the purposes of our quantitative need assessment, we adopt the total expenditure retained within zones 1 to 7 (inclusive) and zone 10 as these most closely align with the administrative boundaries of the Borough. **Table 5.1** summarises the expenditure retention from these zones, relative to that of the wider study area.

Table 5.1 - Summary of Expenditure Retention

	Expenditure retained within study area (£m)	Expenditure retained within study area (%)	Expenditure retained within LB Havering (Zones 1-7 & Zone 10)	Expenditure retained within LB Havering (Zones 1-7 & Zone 10)
Comparison goods	780.22	65%	624.01	52%
Convenience goods	749.85	93%	501.35	62%

Source: Table CM5, Table CM6, Table CV5, Table CV7, Appendix C

5.1.4 Therefore the purposes of our assessment we adopt the retention rates shown in the final column of **Table 5.1** – i.e. 52% for comparison goods and 62% for convenience goods. We assume that these retention rates will remain unchanged over the study period for the purposes of our 'baseline' assessment, but for the comparison goods capacity forecasts we also assume that there is scope for Romford to further improve its market share over the course of the study period, in line with its designation as a Metropolitan Centre. We return to discuss this below.

5.2 Claims on Expenditure

5.2.1 We have set out in the previous section that 'special forms of trading' such as online shopping is removed from our baseline expenditure forecasts, in line with current forecasts of growth in this sector set out in Experian's Retail Planner Briefing Note 11. The total expenditure figures summarised in **Table 5.1** make allowance for this.

5.2.2 In addition to SFT there are two further claims on expenditure growth which need to be taken into account in our capacity projections: commitments to new retail floorspace (which are schemes under construction at the time of the household survey, or extant planning permissions which would result in additional retail floorspace); and sales density growth (which is the growth in turnover for existing retailers within the study area).

Commitments to New Retail Floorspace

5.2.3 From monitoring data provided to us by the Council, we have identified two schemes which benefit from planning permission for new retail floorspace — the redevelopment of the former Romford Ice Rink at Rom Valley Way, Romford, to form a Morrisons supermarket, and the mixed-use redevelopment of the former Decathlon store at Angel Way, Romford, which includes residential, food & drink and hotel uses, as well as both comparison and convenience goods floorspace. In **Table 5.2** we set out the floorspace and estimated turnover of these commitments, which informs our capacity forecasts.

Table 5.2 - Commitments to New Retail Floorspace

	Comparison goods floorspace		Convenience goods floorspace	
	Net sales area (sqm)	Turnover, 2017	Net sales area (sqm)	Turnover, 2017
Morrisons, Rom Valley Way, Romford	752	4.27	3,008	36.17
Former Decathlon, Angel Way, Romford	762	5.58	1,172	14.69
Total	**1,514**	**9.84**	**4,180**	**50.86**

Source: Table CM7, Table CV7, Appendix C

Sales Density Growth

5.2.4 Sales density growth (also known as floorspace productivity growth) is the amount of expenditure which is 'ring fenced' for existing floorspace to improve its turnover each year. Allowances for sales density growth are linked to expenditure growth; **Table 5.3** summarises the expenditure growth rates we have used for the purposes of our assessment. It should be noted that, owing to the low forecast levels of expenditure growth for the convenience goods sector, we do not forecast any sales density growth in this sector until 2016 onwards.

Table 5.3 - Sales Density Growth Rates

	Comparison goods sales density growth (% per annum)	Convenience goods sales density growth (% per annum)
To 2016	1.7%	0%
2016 onwards	1.7%	0.3%

Source: Table CM6, Table CV7, Appendix C

5.2.5 This is a blanket sales density growth for all floorspace across the Borough. Inevitably, different types of floorspace have different ability to absorb expenditure growth – relatively modern floorspace (for example much of that in Romford metropolitan centre, and to a lesser extent the larger district centres) is better equipped than older property stock (for example some of the stock in secondary areas of Romford metropolitan centre). Given this is a Borough-wide study, a blanket approach is considered robust.

5.3 Over-Trading of Floorspace

5.3.1 'Over-trading' refers to the both the performance of centres and stores within a catchment when related to 'benchmark' (i.e. expected) turnovers, as well as more qualitative indicators such as overcrowding and congestion in stores. It is therefore both a quantitative and qualitative indicator of need.

5.3.2 Quantitatively, for comparison goods floorspace, we do not consider it appropriate to make allowance for the over-trading of town centre floorspace. For convenience goods floorspace, we have undertaken a detailed trading assessment of each of the principal foodstores across the Borough (principally foodstores with a net sales area upwards of 500 sqm, or those with a significant turnover from their local zones), and compared their trading performance with an expected 'benchmark' turnover (that is, the turnover the store would be expected to achieve if trading at company average turnover per sqm rates). Although this exercise is reliant on the use of operator average data in terms of the split between convenience and comparison goods floorspace within the stores (except in some stores where we have adjusted this based on our own estimate of sales mix from having visited the stores), and is based on national average sales densities, it nevertheless provides a robust, and industry-accepted, method of assessing current trading performance.

5.3.3 Our assessment of foodstore trading performance is set out at **Table CV6 of Appendix C**. This shows that, on aggregate, foodstores across the Borough are presently trading strongly, with a handful of foodstores trading significantly in excess of company average levels. **Table CV6** shows that:

- Foodstores in the Romford Central area are trading, on aggregate, at about £8m above average. Whilst it would appear that the Asda store at Mercury Gardens is trading strongly, this is counterbalanced by the Sainsbury's store at The Brewery which appears to be under-trading by a similar amount; the two largely cancel each other out. The Aldi store at Marlborough Road is also trading strongly, at about £13m above company averages.

- All foodstores in zone 2 (Hornchurch) are trading at above benchmark levels, with the Tesco Extra store at Roneo Corner trading at £17m above average, and Sainsbury's in Hornchurch trading at £9m above average. In total foodstores in this zone are trading at £32m above average.

- The Aldi store in Upminster (zone 3) appears to be trading very strongly, at three times the company average. The Waitrose and Marks & Spencer Simply Food stores within Upminster District Centre both appear to be trading at just below company average levels.

- The Tesco Extra store at Bryant Avenue is another store which is trading very strongly, at above £26m above its benchmark level. The Tesco Metro store in Collier Row is also trading well, at about £11m above average.

- The Tesco Extra store in Rainham appears to have a trading performance more aligned to company average levels, but nevertheless trades at £4m above benchmark.

5.3.4 **Table CV6** shows that on aggregate foodstores across the Borough are over-trading at approximately £97.6m above company average levels – we therefore factor this trading performance into our capacity assessment.

5.4 Comparison Goods Needs Assessment

5.4.1 Drawing the above inputs together, **Table CM6 of Appendix C** shows the quantitative need for additional comparison goods floorspace in the Borough over the study period to 2031, based on current shopping patterns, and making allowance for sales density growth as discussed above. The table is structured as follows:

- **Row A** shows the total population of the study area at the interval years of 2014, 2017, 2021, 2026, 2029 and 2031.
- **Row B** shows the total comparison goods expenditure available to the study area at the same interval years.
- **Row C** shows the proportion of comparison goods expenditure which is retained within centres within LB Havering, which, as shown in Table 5.1, amounts to 52% of total comparison goods expenditure. This is shown in monetary terms in **Row D**, at the base year of 2014 and equivalent figures for each of the interval years under a 'no development' scenario (i.e. assuming that current shopping patterns remain unchanged over the duration of the study period);
- **Row E** shows the amount of expenditure which 'leaks' to destinations outside the District, and is the product of Row B minus Row D;
- **Row F** and **Row G** show in percentage terms (Row F) and monetary terms (Row G), the amount of inflow into the Borough. We have made no allowance for inflow of expenditure into our capacity forecasts and therefore these rows remain blank.
- **Row H** shows the total comparison goods turnover of destinations in the Borough (i.e., the retained expenditure, plus the inflow). This is held constant over the study period to 2031, and the growth in retained expenditure (the 'initial surplus') is shown in **Row I.** Row I therefore shows that by 2017 there will be £96.26m of surplus comparison goods expenditure in the SA, and by 2031 we forecast this figure to increase to £681.53m.
- **Rows J and K** summarise the 'claims' on comparison goods expenditure, as summarised in **Section 5.2** and **Section 5.3.** Row J shows that sales density growth accounts for £32.37m by 2017 and £207.08m by 2031. Row K shows that the comparison goods commitments discussed above amount to a 'claim' of £9.89m at 2017 and we increase the turnover of these in line with sales density growth rates. **Row L** is a summary of Rows J and K.
- **Rows M to R** finally summarise the surplus expenditure capacity available in the SA for new comparison goods floorspace, and convert this expenditure to physical floorspace requirements:
  - **Row M** shows the 'initial surplus' of comparison goods expenditure which is available to the District over the period to 2031 (as per Row I)
  - **Row N** then subtracts the total 'claims' on capacity (as per Row L)
  - **Row O** shows the residual expenditure, in monetary terms, which is available to support new comparison goods floorspace. There is a positive residual for each of the interval periods – so there is surplus capacity to support new floorspace for each interval period.

- **Row P** shows the sales density, i.e. the turnover per sqm, which is used to translate the residual expenditure to a floorspace requirement. For the purposes of our assessment we have used a turnover of £7,000 per sqm at 2014, which increases in line with our sales density growth estimates, to £9,323 per sqm by 2031. As the majority of the comparison goods floorspace in the Borough is accounted for by Romford metropolitan centre, which is a higher-order metropolitan centre and therefore likely to be the focus for future comparison goods development, it is appropriate to allow for a reasonably high sales density when calculating the scope for new floorspace.

- **Row Q** shows the net comparison goods floorspace for the Borough, by applying Row O to Row P. Finally, using a gross:net ratio of 70%, **Row R** translates the net requirements to a gross figure.

5.4.2 In **Table CM7 of Appendix C**, we test the comparison goods floorspace requirements which would arise if centres in the Borough were able to achieve an uplift in the amount of expenditure which is retained over the course of the study period, from the current retention rate of 52% to 57% by the end of the study period in 2031. Whilst a 5 percentage points uplift may not, on paper, seem a significant amount, Table CM7 shows that it delivers a significantly larger floorspace requirement than under the 'constant market share' scenario. Any uplift in floorspace will be related to the ability of Romford to deliver quality new comparison goods retail floorspace, reflective of its role as a Metropolitan centre. Given the aspirations of Lakeside for its own centre, we consider that any aggregate uplift over and beyond the 5 percentage points will be difficult to achieve.

5.4.3 For ease of reference, **Table 5.4** summarises the quantitative need for additional comparison goods as identified in **Table CM**6 and **Table CM7 of Appendix C**. The requirements summarised in **Table 5.4** are cumulative, and are based on the assumption that current patterns of shopping will remain unchanged for the duration of the study period.

Table 5.4 - Summary of Comparison Goods Need to 2031

Interval	2017	2021	2026	2029	2031
Comparison goods floorspace req't (sqm net) – static retention	7,300	16,100	*32,000*	*42,300*	*49,500*
Comparison goods floorspace req't (sqm net) – increasing retention	7,300	21,500	*38,200*	*54,000*	*62,000*

Source: Table CM6, Appendix C. Figures are cumulative. Figures in italics are indicative.

5.4.4 Therefore, the Council should make provision for between 16,100 and 21,500 sqm net additional comparison goods floorspace in the period to 2021, and indicatively between 49,500 and 62,000 sqm net by 2031. These figures should be kept under regular review throughout the study period.

5.5 Convenience Goods Needs Assessment

5.5.1 **Table CV7 of Appendix C** sets out the quantitative requirements for additional convenience goods floorspace for the Borough over the study period to 2031. The structure of the table follows that of **Table CM6**, so we do not repeat our description of the steps here. There is an additional row in the table (Row O) which builds in the trading performance of existing foodstores into the capacity projections, in order to take into account the over-trading of the foodstores across the Borough which we have identified above.

5.5.2 **Table 5.5** summarises the quantitative convenience goods floorspace requirements, and identifies that, based on the current shopping patterns and trading performance of foodstores, there is a quantitative need for 7,500 sqm net additional convenience goods floorspace by 2021, increasing to an indicative requirement of 13,200 sqm net by 2031. This represents a quantitative need over the course of the study period, some of which should be developed in line with our qualitative recommendations (see below). On account of the strong Borough-wide retention rate, we do not test an 'increasing retention' requirement for convenience goods floorspace.

5.5.3 It should be noted that the requirement decreases between 2014 and 2017 as by 2017 the two extant planning commitments for new convenience goods floorspace have been taken into account in by 2017 (albeit it is appreciated that they might not be fully completed or occupied by 2017).

Table 5.5 - Summary of Convenience Goods Need to 2031

Interval	2014	2017	2021	2026	2029	2031
Convenience goods floorspace req't (sqm net)	7,300	5,200	7,500	*10,600*	*12,200*	*13,200*

Source: Table CV7, Appendix C. Figures are cumulative. Figures in italics are indicative.

5.6 Qualitative Need Assessment

5.6.1 Both the NPPF and the PPG are silent on the weight to be attached to qualitative retail floorspace needs, and how such needs should be assessed. We therefore revert back to the guidance in the preceding CLG Practice Guidance, which advises that qualitative factors to take into account include identifying gaps in local provision; consumer choice and competition; over-trading; 'location-specific issues', and quality of existing provision. Below we therefore present a discussion of these criteria, which largely overlap with one another, informed by our health check assessments of the town centres (**Section 3**) and our review of the current patterns of shopping (**Section 4).**

Qualitative Comparison Goods Needs

5.6.2 Gaps in provision are ultimately subjective; what one particular shopper may consider a gap in provision may not be of particular concern to another. Ultimately, centres need to be able to meet as many day-to-day shopping needs of local residents as possible, to help minimise expenditure leakage and promote sustainable patterns of shopping.

5.6.3 Our health check assessment and the results of the household survey indicate that Romford metropolitan centre generally does a good job of meeting residents' comparison goods shopping needs. It draws a strong market share from 10 of the 11 survey zones, and is the dominant comparison goods shopping destination for four of those zones. Its influence over shopping patterns lessens in the southern half of the study area as residents in these areas benefit from good proximity to Lakeside. As our study has identified, Lakeside has ambitious plans for further enhancement of its retail offer over the course of the Council's plan period, including the transformation of the shopping centre and adjacent developments into a fully-fledged 'town centre'. Each of the 11 survey zones loses market share to Lakeside, ranging from 8% (zones 7 and 8) to 58% (zone 10). Romford cannot be complacent therefore; ongoing upgrading of its retail offer – including the modernisation of existing floorspace – will need to take place throughout the Plan period to ensure it retains its popularity as a comparison goods shopping destination.

5.6.4 The Liberty Centre sets a good benchmark for the type of shopping development which modern retailers seek to locate in. The units are generally large, the shopping environment is welcoming, and the centre is well-connected with the surrounding retail offer and public

transport networks. The older parts of the Liberty Centre (such as Stewards Walk) appear dated however. Despite not being relatively old, Mercury Mall does not offer the same quality retail environment, and this is reflected by a weaker tenant mix (although the presence of Asda is an important 'anchor' store). There are a good number of 'anchor' stores located throughout the town centre which help to disperse footfall across a wide area.

5.6.5 South Street, whilst historically the main thoroughfare, is in need of investment and upgrading of many of its units, in order to remain competitive and an integral part of the town centre. Some of the units in this location are low-grade retail and other uses (such as amusement arcades, pawnbrokers and so on) which do not reflect the primary shopping frontage allocation of this area. Many units are on the small side. The improvement in the quality of the retail offer along the pedestrianised section of South Street is therefore considered to represent both a priority and an opportunity for the Council over the course of the study period in order to cement Romford's currently-strong trading position; whilst we have not assessed land ownership in this area, it is considered that amalgamation of units to increase their attractiveness to the retail market should be reviewed as an option.

5.6.6 The Brewery is a positive addition to the town centre through its provision of larger-format retail units, but does turn its back on the centre to a large extent. Better integration of this development would be beneficial – particularly because the extensive car parking which serves this site is likely to represent the principal opportunity for the town centre in the future (we return to discuss this later in the report).

5.6.7 The fashion offer of Romford metropolitan centre is good, with a healthy representation of mid-market retailers such as Gap, H&M, Next and so on. There is little to distinguish the retail offer from that of competing centres, and the attraction of a greater variety of mid-to-upper market retailers to the centre (examples might include Zara, Pull & Bear, Urban Outfitters and Lakeland) will help to 'shore up' the retention rate in the medium to long term and fend off the risk of further market share being lost to Lakeside. Generally speaking, retailer demand is linked to quality of provision; with the development of modern, larger-floorplan retail floorspace (which could involve the modernisation / amalgamation of existing retail premises), we would expect that there is scope for further retailers to be attracted to the town centre, particularly if opportunities are provided within/adjacent to the existing primary shopping area.

5.6.8 We have established that the district centres in Havering do not act as significant comparison goods shopping destinations in their own right. However, they play an important role in meeting local shopping needs and therefore their function as comparison goods shopping destinations should continue to be supported. Indeed, there is considerable difference in the offer of the larger district centres – Hornchurch and Upminster – with smaller centres such as Elm Park. Hornchurch seems to draw trade from a moderate catchment area. These centres do not compete with Romford (and Lakeside) per se, but rather offer a complementary role. There are gaps in the retail offer – none of the centres have particularly strong clothing & footwear provision for example — but unless the Council wishes for the centres to operate at a higher position in the District's retail hierarchy, we would not expect this situation to significantly change over the course of the study period.

5.6.9 The main opportunity for the district centres lies with the opportunity to create a more specialist retail offer which offers an alternative to the national multiples-focused offer in Romford metropolitan centre. There is scope for Hornchurch to further develop this role, building on its existing strengths as a leisure-based destination.

5.6.10 A further constraint to the district centres significantly altering their role and function is a lack of suitable sites for significant expansion of their retail offer. Whilst we are aware of potential opportunity sites in Hornchurch, other centres are generally quite constrained in terms of their ability to accommodate a substantial amount of retail floorspace (i.e. of the scale which would change their role and function as a district centre). We therefore expect these centres to operate with incremental improvements to their retail offer coming forward, which should be

supported by the Council providing they are of an appropriate scale in relation to the role and function of the centre in question.

5.6.11 For all centres, reflecting national planning guidance, any new development should be directed towards town centres in the first instance.

Qualitative Convenience Goods Needs

5.6.12 The household survey confirms that the Borough is served by a good network of foodstores, with Romford metropolitan centre and surrounding urban area particularly well served for. The household survey also confirms that the existing network of foodstores are, for the most part, trading strongly, with the majority of stores trading above company average levels – significantly so, in some cases. The identified over-trading in itself is an indication that there is pent-up demand for additional provision.

5.6.13 Romford metropolitan centre has two large foodstores anchoring the western and eastern ends of the town centre – Sainsbury's at The Brewery, M&S at the Liberty and and Asda at Mercury Mall. There are also Aldi and Lidl discount supermarkets and smaller c-stores. The offer in this part of the study area will be further enhanced through the development of a Morrisons supermarket on the site of the former Romford Ice Rink, which will provide further consumer choice and competition. Having regard to this outstanding permission, we do not consider there to be a qualitative need for additional convenience goods provision in the vicinity of Romford metropolitan centre.

5.6.14 Upminster is served by three supermarkets within the district centre boundary (Waitrose, Aldi and Marks & Spencer Simply Food), and whilst none of the stores are especially large, they are considered to be of a scale which will enable many residents' top-up and larger shopping needs to be met. The Aldi store is trading very strongly, but the Waitrose and M&S stores – both of which are in slightly peripheral locations within the centre boundary – are performing less well. We do not consider there to be a pressing need for further provision in this area.

5.6.15 Similarly, Hornchurch district centre offers Sainsbury's and Iceland supermarkets, and whilst the former is the only large supermarket in the town centre (and is over-trading) and thus occupies a monopolistic position over shopping patterns in the town centre, realistically we are not aware of any opportunity sites which could accommodate comparable-sized provision. The out-of-centre Tesco Extra store is also trading strongly, but given the identified constraints, we would expect future provision in Hornchurch town centre to be smaller-sized c-store developments.

5.6.16 There are qualitative opportunities in some of the smaller district centres. Elm Park is only served by small convenience stores, and would benefit from some larger-format provision (in terms of a medium-format supermarket, up to 1,000 sqm net), ideally located within or adjacent to the district centre, to reduce expenditure leakage to Hornchurch and Rainham. Similarly, Harold Hill has limited provision at present – although we are aware that there is an undetermined planning application for a Lidl foodstore in this area. In Rainham, there is a lack of consumer choice and the household survey results confirm that the Tesco Extra store occupies a monopolistic position over shopping patterns in this part of the Borough. We do not consider there to be an urgent requirement for additional provision in Collier Row.

5.7 Summary of Retail Need

5.7.1 Our capacity assessment has identified a need for the following amounts of floorspace:

- **Comparison goods:** between 16,100 and 21.500 sqm net additional comparison goods floorspace by 2021, increasing to between 49,500 sqm net and 62,000 sqm net by 2031.

- **Convenience goods:** up to 7,500 sqm net by 2021, increasing to 13,200 sqm net by 2031.

5.7.2 Our qualitative assessment identifies that, for comparison goods shopping provision, there is a need to improve the quality of the retail stock in Romford metropolitan centre in order to 'future proof' the town centre and protect its role and function as a Metropolitan Centre, and in the first instance the focus for this improvement needs to be South Street, where modernisation and amalgamation of units to create larger-format developments should be considered a priority. Improvements to the quality of the retail provision should in turn assist in diversifying the quality of the retail offer, and a key aspiration of the Council should be to seek the attraction of more middle/upper-middle-order comparison goods retailers to the centre in the short-to-medium term.

5.7.3 We do not consider there to be a pressing qualitative need for additional provision elsewhere in the Borough. However there is scope for the diversity of uses in all of the smaller centres to be improved, and therefore in instances where applications come forward which seek to provide additional comparison goods floorspace, they should be supported provided they are suitably located and are of an appropriate scale.

5.7.4 Turning to qualitative convenience goods needs (which have no specific timescale), when assessing current provision within centres and the patterns of shopping identified in the household survey, we consider that:

- There is no requirement for any additional large-format foodstore provision within or in the vicinity of Romford metropolitan centre, or Upminster district centre;
- There is a requirement for additional provision within or on the edge of Hornchurch district centre (if a suitable site can be identified) to improve consumer choice and reduce the over-trading of the existing foodstores in the area;
- There is a requirement for provision of a small to medium-sized foodstore in the Elm Park area (indicatively up to 1,000 sqm net), which should if possible be located within or adjacent to the district centre;
- There is a requirement for an additional small to medium sized foodstore in the Harold Hill area which should be locate within or adjacent to the district centre.
- There is a requirement for additional foodstore provision in the Rainham area to improve consumer choice and assist in meeting the future growth needs of this area;
- There is no qualitative requirement for additional provision in the Collier Row area.

6 Need for Commercial Leisure Floorspace

Read this section alongside:
- Volume 2, Appendix F (Summary of technical inputs)
- Volume 2, Appendix G (Quantitative leisure tables)

6.1 Introduction

6.1.1 In this section we provide a summary of the scope for additional commercial leisure and other town centre uses which can be supported in the study area. Our findings are informed by an assessment of the growth of expenditure on leisure goods spending which is expected to come forward in the study area over the period to 2031, supported by the findings of the household survey of shopping and leisure patterns, as discussed previously in the report. We have also taken into consideration of findings from the previous Retail and Commercial Leisure Study (2012). The comments set out in this section should be read in conjunction with the leisure capacity quantitative tables set out at **Appendix G to Volume 2**.

6.2 Expenditure Growth in the Leisure Services Sector

6.2.1 Experian provide 2012-based per capita spending on the following key commercial leisure sectors:

- Accommodation services (e.g. hotels, room hire);
- Cultural services (e.g. cinema, theatre, museums, tv subscriptions);
- Games of chance (.e.g. lottery, bingo, bookmakers);
- Hairdressing salons and personal grooming / beauty establishments;
- Recreational and sporting services; and
- Restaurants and cafes

6.2.2 By applying the per capita figure to the projected population growth in the study area, the amount of total expenditure growth in each of these sectors can be identified. This is summarised in **Table 6.1**.

Table 6.1 - Growth in Commercial Leisure Sectors to 2031

	Spending, 2014 (£m)	Spending, 2021 (£m)	Spending, 2029 (£m)	Spending, 2031 (£m)	Growth in spending, 2014-31 (£m)
Accommodation services	50.57	61.75	74.89	78.39	27.82
Cultural services	115.16	140.88	171.03	179.02	63.86
Games of chance	54.37	66.66	81.01	84.81	30.43
Hairdressing & beauty	35.19	42.90	51.99	54.41	19.22
Recreational & sporting services	55.00	67.14	81.43	85.23	30.23
Restaurants & cafes	423.75	518.07	628.77	658.14	234.39

Source: Table LC3, Appendix G.

6.2.3 Table 6.1 shows that the majority of growth in the commercial leisure sector will come forward in the restaurants and cafes category, which will experience growth of over £234m over the course of the study period. Spending in cultural services and games of chance will increase by £64m and £30m respectively. There is therefore significant opportunity for centres in Havering to capitalise on this growth of expenditure, building on and enhancing what is, in the Borough's largest centres, already a generally good level of representation from commercial leisure operators.

6.2.4 Whilst 60% of those surveyed do most of their household's fashion shopping in Romford, linked trips are uncommon, with only 38% of those surveyed combining shopping with other activities.

6.2.5 As with the retail sector, it is possible to assess patterns of commercial leisure spending through the household survey of spending patterns which was undertaken in support of this study. An estimate of the quantitative need for new food & drink floorspace can also be forecast.

6.3 Restaurants and Cafes

Existing Provision

6.3.1 The food and drink offer varies from centre to centre across the Borough. Generally, the smaller centres have a high provision of A5 (fast food and takeaways) and a smaller proportion of restaurants, cafes (A3) and drinking establishments (A4). Romford, as would be expected, has the highest number of café and restaurant uses as well as the highest diversity of these uses in terms of the range of options available.

Romford

6.3.2 As a metropolitan centre Romford has a good provision of A3 and A5 uses. In total there are 67 A3 and A5 units within the centre, with good representation from national restaurant and fast food chain operators. This includes fast food operators such as KFC, McDonalds, Burger King and Subway as well as a number of casual dining, family oriented options including Frankie & Bennie's, Toby Carvery, Pizza Express, Zizzi and Nandos. National multiple operators within Romford are principally located within the primary retail frontage and the Liberty (mostly cafes) and the Brewery (where there is a broader mix in the vicinity of the cinema). It was generally felt that the first floor leisure uses at The Brewery are poorly integrated with the rest of the shopping centre and the wider town centre. There is noticeably

high number of hot food take-aways within parts of the town centre – especially in the peripheral shopping areas i.e. along North Street, London Road, southern end of South Street and Victoria Road. In all, we assed Romford's offer to be fairly basic as it mainly addressed the budget family and core youth markets. The centre could benefit from a higher quality of restaurants.

6.3.3 The branded coffee shop offer in Romford metropolitan centre includes two Starbucks outlets at the Brewery and The Liberty Shopping Centre and 3 Costa Coffee outlets located – one located within the Brewery and the remaining two located in the town centre.

6.3.4 Romford also has a good number of drinking (A4) establishments within the town centre, mostly concentrated around the South Street area, where there are also three nightclubs.

6.3.5 Reviewing the findings of the household survey, of those residents who stated they spend money on visiting restaurants, 34.1% of Zone 1 residents spend money on restaurants within Romford metropolitan centre. Romford's appeal extends beyond the immediate area however, with the town centre also drawing market share from 28.5% of Zone 3 residents, 28.2% of Zone 9 residents and 27.6% of Zone 7 residents. Indeed, the centre attracts a significant amount of spend from all zones except Zone 11 (where residents prefer to use facilities in Brentwood) – this largely reflects the trends seen in retail spending patterns. Expenditure on cafes and pubs is similarly consistent: 35.4% of Zone 1 residents spend their money on cafes and drinking establishments within Romford. As with restaurants, Romford attracts a significant amount of spend from neighbouring zones, including Zone 3 (28.1%), Zone 8 (23.3%) and Zone 6 (20.0%).

Hornchurch

6.3.6 The food and drink offer in Hornchurch is strong for a centre of its size and when considering its defined role and function as a district centre. In total there are 30 restaurants and take away facilities within the district centre, of which nine are A5 uses. National operators represented in the district centre include casual dining mid-range operators such as Zizzi, Ask, Chimichanga, Nandos and Prezzo. The fast food offer includes KFC, McDonalds, Wimpy and Subway. Café operators Starbucks and Costa Coffee complete the offer. There are seven pubs and bars within the centre.

6.3.7 49.5% of Zone 2 residents and 40.3% of Zone 4 residents spend money on restaurants within Hornchurch. Hornchurch also attracts expenditure from surrounding zones including 29.5% of Zone 3 residents and 19.6% of Zone 10 residents. The expenditure on cafes and drinking establishments in Hornchurch is broadly similar to the expenditure on restaurants. 44.9% of Zone 4 residents, 40.8% of Zone 2 residents and 19.7% of Zone 10 residents visit cafes and bars within Hornchurch. Given its role and function as a district centre we consider these to represent good levels of market share attraction and confirmation that Hornchurch plays an important role as an evening destination.

Upminster

6.3.8 Upminster has a total of 29 A3 and A5 units within the district centre. The number of hot food takeaways within the district centre is high. While the centre has a fairly high number of restaurants and cafes, the offer is narrow and mostly consists of Chinese, Indian and Italian restaurants. National restaurant operators present within the town centre include Prezzo and Pizza Express while the fast food offering is represented by Subway, Wimpy and Papa John's Pizza as well as an extensive number of independent operators. Finally café operators within Upminster include Costa Coffee and Café Nero. Upminster also has two pubs within the town centre. Restaurants in Upminster have a localised catchment area with 50.6% of Zone 5 residents spending the most amount of money within the district centre but limited trade is drawn from beyond this. 48.2% of Zone 5 residents spent money on cafes and bars within the centre but again results from other zones are negligible. Nevertheless the results indicate that Upminster is doing respectable job of meeting local commercial leisure needs.

Collier Row

6.3.9 Collier Row has 16 A3 and A5 units. The bulk of the food and drink offer is dominated by hot food takeaways. There are only two restaurants within the district centre. National operators present within the centre are Pizza Hut and Domino's Pizza, both of which are takeaways. The rest of the fast food and restaurant offer is given over to independent operators. Collier Row has no cafes but it does have a pub. Only 5.6% of Zone 7 residents spend money on restaurants in Collier Row. The centre does not attract any spending from residents of the surrounding zones. For expenditure on cafes and drinking establishments, only 12.3% of Zone 7 residents use facilities in the district centre. Again, Collier Row does not attract any spending from residents in the surrounding zones.

Harold Hill

6.3.10 Harold Hill has five A3 and A5 units within the centre. There are no national restaurant or café operators within the centre. The offer includes two takeaway restaurants, two cafes and a restaurant. The centre has no drinking establishments. The centre only attracts 1.6% of spending from residents in Zone 10, and small amounts from neighbouring zones. Cafes and drinking establishments within the centre attract 3.1% of the resident's expenditure in Zone 7 and 2.3% in Zone 6. Provision in the district centre can thus be considered to be limited.

Rainham

6.3.11 Rainham has a total of seven A3 and A5 units within the town centre, of these 4 are A5 units. The only national restaurant operator is Pizza Hut. The centre also has three pubs. In terms of expenditure on restaurants 12.7% of Zone 10 residents spend money within the centre. There is also limited spending from residents of Zone 4 (1.0%) and Zone 9 (1.4%). 12.4% of residents of Zone 10 spent money on pubs and cafes within Rainham followed by Zone 4 (1.2%) and Zone 3 (0.6%).

Elm Park

6.3.12 Elm Park has a total of 17 A3 and A5 units within the centre. The town centre is dominated by independent takeaways, the only national multiple operator is Dominos. According to the telephone household survey, there is very limited spending on A3 and A5 uses in Elm Park. However, 3.38% of Zone 10 residents spent money on bars and pubs in the centre.

Growth in Spending

6.3.13 Compared to retail, food and drink spending is much more mobile, due to the trend for people to travel longer distances to socialise, and since there are no constraints connected with transporting goods to the home. **Table 6.2** sets out the extent of expenditure retention of destinations in LB Havering.

Table 6.2 - Summary of Retention of Food and Drink Spending in Study area

	Spending, 2014 (£m)	Spending, 2014 (%)
Total spending in LB Havering	230.60	54%
Total spending at centres outside LB Havering	193.15	46%
Overall total	423.75	100%

Source: Table LC6, Appendix G

6.3.14 On aggregate therefore, centres in LB Havering retain 54% of the total food and drink spending which is available to the study area. The main competition for expenditure for the Borough is Lakeside, Dagenham, and Brentwood, with the latter exerting considerably more influence over spending patterns in the study area for food and drink spending than it does for retail spending. Reflecting the ease of access which much of the Borough benefits from into central London, and the strength of the offer in this location, it is not surprising to see many residents of the Borough choose to direct their spending to facilities here. The figures need to be considered in the context of the fact that people tend to spend more on food and drink when they are visiting destinations (for example, on a day trip). Therefore, we would not expect the study area to retain 100% of available expenditure — but nevertheless we consider there to be some scope for improvement in the level of expenditure retention over the course of the study period.

6.3.15 In **Appendix G**, we set out summaries of spending patterns on the two different types of food and drink spending:

- **Table LC4** shows the market shares for spending on restaurants (with and without survey responses for 'don't know / don't undertake this type of activity'); and
- **Tables LC5** shows the market shares for spending in pubs, bars, cafes and coffee shops.

Indicative Need for Additional Provision

6.3.16 As set out above, there is a total of £423.75m of expenditure available to residents in the study area for spending on food and drink in 2014. Table LC3 of Appendix G shows that this will increase to £518.07m in 2021 and £658.14m in 2031. We have estimated that 54% of this expenditure is retained by facilities within LB Havering, and we therefore use this retention rate as the basis for calculating an indicative floorspace requirement for A3, A4 and A5 floorspace. As with the retail capacity forecasts, we advise that forecasts beyond 2021 are considered indicative. The capacity forecasts shown in Table 6.3 apply to development in use classes A3, A4 and A5.

Table 6.3 - Indicative A3, A4 and A5 Floorspace Need to 2031

Interval	2017	2021	2026	2029	2031
Food & drink floorspace req't (sqm gross)	3,200	6,400	*10,800*	*13,400*	*15,100*

Source: Table LC6, Appendix G. Figures are cumulative/rounded. Figures in italics are indicative.

6.3.17 Table 6.3 shows that there is a requirement for 6,400 sqm gross additional food & drink floorspace by 2021, increasing to an indicative requirement of 15,100 sqm gross by 2031. Reflecting the existing hierarchy of centres, we would expect identified requirements in the first instance to be directed towards Romford metropolitan centre where, whilst there an existing reasonable level of representation in the town centre, it is largely concentrated in one area (The Brewery and to a lesser extent South Street) and further diversification of the range and quality of restaurant uses in particular would benefit the wider vitality and viability of the town centre. The current offer largely focuses on the family market. Therefore, there is potential to support additional floorspace within the town centre, especially where outdoor seating is possible, for example at Market Place – which according to the Needs Assessment is "not currently fulfilling its potential as a large public space".

6.3.18 Diversification of the commercial food & drink offer could be achieved in Upminster town centre, where there is a slight over-reliance on take-away restaurants at present. However, we appreciate that Hornchurch is likely to be meeting some of Upminster's needs due to the close proximity of the centres. Further provision in Hornchurch would help solidify what is

already a strong offer and this should be supported given Hornchurch's well-established role as an evening destination, although we are not aware of any sites within the district centre which could accommodate a significant amount of floorspace. Any additional provision should not undermine the more important requirement to deliver additional floorspace and qualitative improvements to Romford metropolitan centre.

6.3.19 Elsewhere, we would expect development to be more limited – but supportable, provided it was within or well-related to existing centres, and of an appropriate scale. The development of commercial leisure facilities at the Borough's network of out-of-town retail sites should be resisted.

6.4 Cinema and Theatre provision

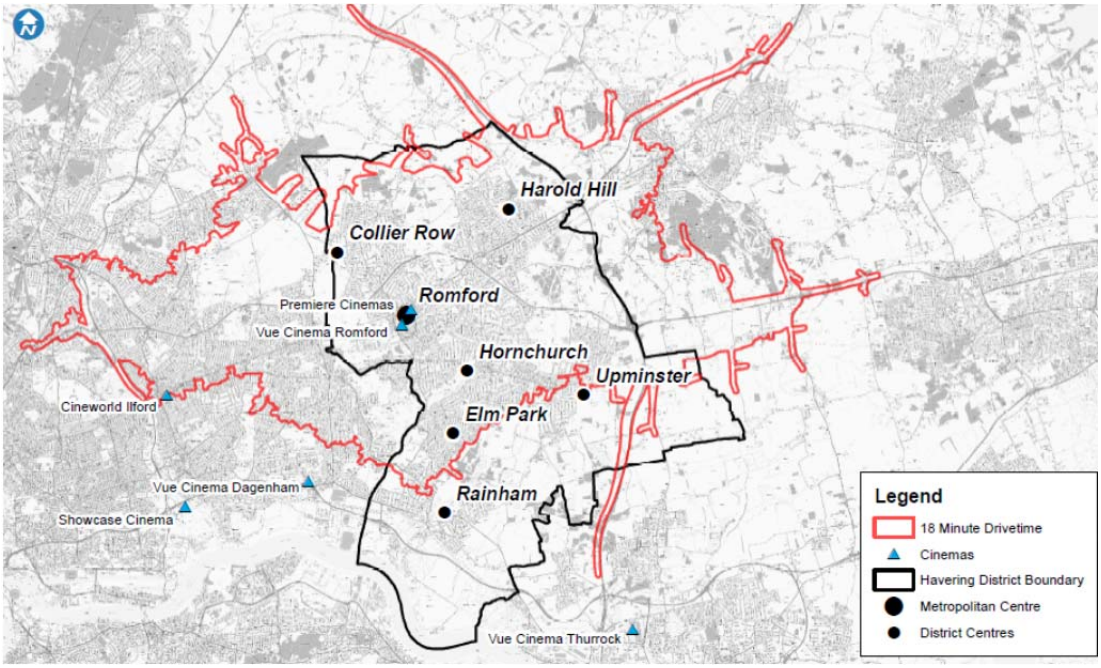
6.4.1 The Borough has two cinema facilities which are both located within Romford metropolitan centre. The first is a 16 screen cinema operated by Vue Cinemas at The Brewery. The second is an eight screen facility operated by budget operator, Premier Cinemas at the Mercury Mall Shopping Centre.

6.4.2 According to the results of the household survey, both cinemas attract a good level of support from across all zones, although the significantly bigger Vue cinema attracts the highest proportion of visits on aggregate: 36.5% of Zone 2 residents, 30.3% of Zone 3 and 25.2% of Zone 1 residents visited Vue Cinema. The cinema also attracts good levels of support from residents in all other zones. The Premier Cinema, whilst smaller, attracts 24.0% of visits from Zone 1 residents, 23.2% of Zone 3, 18.0% of Zone 6 and 17.8% of Zone 4.

6.4.3 Key locations outside the Borough which residents look to include the Vue cinemas in Dagenham and Lakeside, as well as facilities in central London. Furthermore, there is a cinema planned at Brentwood which would impact on the cinema spending patterns.

6.4.4 Cinema operators make use of 'screen density' in order to make decisions on expansion or where to locate cinemas. In Havering the total number of screens from both cinema facilities is 24. Clearly, Havering's cinema trade is not restricted to the Borough's administrative boundaries. If we assess cinema provision within an 18-mnute drive time (Figure 9), then the population within this catchment area is 454,292, representing a screen density of 5.3 screens per 100,000 people, compared to a UK average of 6.0 screens per 100,000.

Figure 6.1 - Cinema Provision within and surrounding LB Havering



6.4.5 This would suggest that – whilst not pressing – there is likely to be a need for additional cinema capacity over the course of the study period. When looking at the location of existing facilities within and surrounding the Borough, the qualitative gap in provision is in the vicinity of Hornchurch / Upminster, and the delivery of an appropriately-sized cinema facility one of these centres would help to further diversity uses and encourage patronage throughout the daytime and evening. We would envisage that should a cinema come forward in these locations, it would be of the specialist / independent operator nature (which would also address a qualitative deficiency of this type of facility in the Borough). Operators such as Curzon and Picturehouse are increasingly looking towards smaller centres to provide localised, small scale (two to three screen) developments, and there may be scope for such a development to be accommodated in this part of the Borough.

6.4.6 Over the longer-term, aligned with the growth agenda within and outside the Borough, consideration may also need to be given to provision to serve the Rainham area.

6.4.7 The Borough also has two theatres, Queens Theatre in Hornchurch and Brookside Theatre in Romford. Both theatres host a variety of shows including plays, pantomimes, musicals and music concerts. The Brookside Theatre attracts 2.5% of the market share from Zone 5 and 2.0% of Zone 7 residents. Queens Theatre however attracts a wider audience and as such is the Borough's main theatre provision. 5.1% of Zone 4 residents, 3.7% of Zone 7 and 3.0% of Zone 5 residents visited the Queens theatre. The Queens Theatre also attracts modest support from the surrounding zones except Zone 11. Patronage to theatre facilities is, as a rule, considerably more limited than to cinemas, and we consider that current provision in the Borough is sufficient.

6.5 Gym & Leisure Centres

6.5.1 There are 15 gyms and leisure facilities located within the Borough. The location and type of activity on offer is outlined in **Table 6.4**.

Table 6.4 - Gym & leisure centre provision in LB Havering

Gym/ Leisure Centre	Location	Type	Facilities
Central Park Leisure Centre	Harold Hill	Public	Swimming pool, fitness suite, spa, indoor courts, outdoor spots area, crèche, group exercise studios
Chafford Sports Complex	Rainham	Public	2 swimming pools, sports hall, fitness suites, outdoor playing fields, group exercise studios
Hornchurch Sports Centre	Hornchurch	Public	2 swimming pools, sports hall, fitness suite, group exercise studios, café, crèche, squash courts
Go30	Romford	Private	Fitness suite, beauty therapy, café, group exercise studios
Virgin Active Romford	Romford	Private	Fitness suite, swimming pool, café, crèche, spa, group exercise studio
Fitness First Romford	Romford	Private	Fitness suite, group exercise, spa, group exercise studio, sauna
LDG Fitness Centre	Romford	Private	Fitness suite, group exercise, martial arts/ boxing
Better Gym Romford	Romford	Private	Fitness suite, group exercise studios
Ab Salute Gym Romford	Romford	Private	Fitness suite, group exercise studio
Abbs Cross Health and Fitness Centre	Elm Park	Private	Swimming Pool, fitness suite, group exercise studios, sports hall, playing fields
YMCA Romford	Romford	Private	Fitness suite, group exercise studios
Infitness Gym	Upminster	Private	Fitness suite
Girls Allowed Gym	Hornchurch	Private	Fitness suite, group exercise studios
Gymophobics	Hornchurch	Private	Fitness suite, group exercise studios
David Lloyd Gidea Park	Romford	Private	Indoor and outdoor swimming pools, group exercise studios, sports hall, café

Source: PBA desktop research, October 2014

6.5.2 Spending on health and fitness appears to be localized — i.e. residents visited the leisure or gym facility closest to them. Romford is a notable exception. The centre attracted visitors to its gym and leisure facilities from all zones, with visitors perhaps using health and fitness facilities in association with other uses in the centre. 25.1% of Zone 3 residents and 24.7% of Zone 1 residents spent money in health and fitness facilities in Romford. Due to the number of gyms present within Romford, the centre also attracts some expenditure from all other zones.

6.5.3 The Business in Sport and Leisure (BISL) handbook 2009) states that 12% of the UK population has a gym membership. The resident population of the borough is 242,000 (ONS Sub-National Projections, 2012). Assuming that gym memberships are in line with the national average, then there are a total of 29,040. As detailed in Table 6.4 above there are 15 major health and fitness facilities in Havering. This gives an average of 1,936 members per facility.

6.5.4 The BISL handbook states that in March 2008 there were 5,775 private facilities with a membership of 7.2 million members. This gives an average of 1,251 members per facility. In this regard the average number of members per facility in Havering is significantly higher than

the national average. This in turn indicates that there is a need in the short to medium-term for additional facilities.

6.5.5 From our headline assessment the current facilities are generally of good to high quality. The council-owned Chafford Sports Complex and Hornchurch Sports Centre offer a wide range of facilities and activities. While the majority of health and fitness facilities are privately-operated we are aware that the council intends to improve the sports and fitness offer in the Borough through the development of a new leisure centre in Romford. Currently Romford has no swimming pool. The new facility will include an ice rink (to replace the Romford Ice Arena), a swimming pool, a fitness suite and group exercise studios.

6.5.6 From our assessment it is apparent that there is a lack of private health and fitness facilities in the southernmost part of the Borough, particularly around Rainham. We would expect residents elsewhere to look towards the network of facilities in Romford, Hornchurch and Upminster.

6.6 Family Entertainment

6.6.1 'Family entertainment' (which includes facilities such as ten-pin bowling and ice-skating) provision in the Borough is mostly focused around the Romford area. There are two bowling facilities within the borough; the first is in Romford and the second on the outskirts of the Borough near Collier Row. The Namco Funscape facility is located within the Brewery, and offers ten pin bowling, a pool hall and dining facilities. The second bowling facility, Rollerbowl is located within the City Pavilion complex, a purpose-built leisure complex located between Chadwell Heath and Hainault, which includes a 34-lane bowling alley, a bar and restaurant.

6.6.2 Havering's sole ice rink the Romford Ice Arena closed in April 2014 to make way for a new Morrisons supermarket which is currently under construction. The granting of planning permission for the new Morrisons was aligned to the delivery of a modern replacement facility within Romford metropolitan centre, which is more centrally-located and will assist in bringing footfall into the town centre. The replacement facility will also include a competition-length swimming pool, gym and other facilities, and therefore will be a significant improvement on the offer which it is replacing.

6.6.3 The results of the household survey identify Romford as the most popular family entertainment destination. Romford attracted visits from residents in all zones most notably 39.4% of Zone 1 residents, 37.0% of Zone 3 residents and 33.0% of Zone 4 residents.

6.7 Games of Chance

6.7.1 Compared to other commercial leisure facilities discussed in this report, games of chance (such as bingo and gambling) are a fairly niche activity. Indeed, based on the results of the household survey, the vast majority of Borough residents do not participate in these activities.

6.7.2 There are two main bingo halls in the borough. Both facilities are operated by Mecca Bingo and are located in Romford and Hornchurch. Romford's facility attracts market share from a number of zones including Zone 3 (6.5%), Zone 2 (3.2%), Zone 1 (3.2%) and Zone 9 (4.9%). Hornchurch's facility attracts market share from a number of zones including Zone 4 (5.6%), Zone 2 (5.3%) and Zone 5 (2.9%). According to the household survey results, it was evident that Dagenham was the principal competing out-of-borough centre for games of chance particularly for residents located to the south of Havering. Dagenham has a large bingo hall, again operated by Mecca Bingo. Dagenham mainly attracted residents from Zone 9 (6.4%) and Zone 10 (5.7%).

6.8 Hotel Provision

6.8.1 Hotel provision in the borough varies from small inns and guesthouses to national hotel chains though the offer predominantly consists of independently owned and operated accommodation. The offer generally falls towards the budget end of the spectrum. The hotel operators present in Havering are budget hotel chains Travelodge and Premier Inn.

6.8.2 Romford has five hotels within and around the town centre including a Travelodge and two Premier Inn's. The Travelodge is located in Market Place, and has 242 rooms. In keeping with the "budget" business model, the hotel has comparatively few facilities. Premier Inn has two hotels in the Borough – Premier Inn Romford Central and Premier Inn Romford West. Premier Inn Romford West has 88 rooms and is located on Whalebone Lane North on the edge of the Borough, adjacent to the A12 at Chadwell Heath (and is thus some distance from any of the Borough's defined centres), while Premier Inn Romford Central has 196 rooms and is located in the town centre within Mercury Gardens. While similarly priced, Premier Inn's Romford hotels do have on site restaurants which distinguish them from Travelodge's offer.

6.8.3 A major mixed use hotel, retail and residential development was granted planning permission though appeal in November 2009. The development will be located at Angel Way Retail Park and includes a 63 bedroom hotel. This development is yet to commence, and we are not aware whether an operator has been secured. While planning permission for the development has lapsed, the developer has recently applied for an extension of time limit. The application is yet to be decided by the Council.

6.8.4 Rainham hosts the Borough's only other chain hotel. Premier Inn Rainham is located on New Road, some distance outside the urban area near the village of Wennington. The Premier Inn in Rainham is similar to the Romford hotels in that it offers an on-site restaurant in addition to free parking. The hotel has 230 rooms.

6.8.5 With the exception of the two hotels in Romford metropolitan centre, none of the other centres in the Borough benefit from hotel provision within or close to the rest of the retail and leisure offer. Whilst it is not within the remit of this study to undertake a full appraisal of the need for additional hotel facilities, the Council may wish to consider a fuller assessment of the market demand for additional hotel provision as these facilities, where well-located, play important roles in contributing to the wider vitality and viability of centres, through generating footfall and spin-off 'linked trips' to local retailers and café/restaurant facilities. In particular, we note the lack of mid/upmarket hotel chains in the Borough at present.

6.9 Summary of Commercial Leisure Needs

6.9.1 We have undertaken a quantitative and qualitative assessment of commercial leisure needs for LB Havering. This has identified the following:

- An indicative quantitative need of up to 6,400 sqm gross A3, A4 and A5 commercial leisure floorspace across the Borough over the period to 2021, increasing to 21,000 sqm by 2031
- Scope for further enhancement of the A3 and A4 offer in Romford metropolitan centre, to further diversify the range and quality of the town centre offer and enhance cross-town centre footfall in the evening, and to diversify the market orientation of South Street away from the dominance of drinking establishments and nightclubs.
- Scope for further enhancement of the food and drink offer in all of the district centres, with a particular emphasis on moving the offer in Upminster away from take-aways, and continuing to support Hornchurch's important role and function as an 'evening economy' destination, through additional development of an appropriate scale.

- A need for additional cinema provision, having regard to the qualitative deficiency of specialist / boutique operators in the Borough at present, which should be directed towards Hornchurch or Upminster as preference/

- A short-to-medium term need for additional gym/leisure facilities, although this need will partly be met by the opening of the new Council-operated facility in Romford metropolitan centre. There is a need for privately-run facilities in the southern part of the Borough, which should be aligned to a district centre if possible.

- From our headline assessment, it appears that there is a need for additional hotel provision, particularly in Romford metropolitan centre, although this may in part be met should the Angel Way site be developed. There is a lack of mid/upmarket hotels in the Borough at present, with existing provision concentrated in the budget market, and, in some cases, poorly-related to existing centres. It is recommended that a full assessment of the need for additional hotel provision is undertaken by the Council.

- We do not consider there to be a need for additional games of chance or family entertainment facilities.

7 Recommendations

7.1.1 In this Section, we set out our core recommendations considering quantitative need, how this need could be met within the LB Havering, provide advice on a network of centres and some initial strategy advice (considering qualitative factors). Finally, we provide policy advice on the approach that we recommend is adopted when considering boundaries within a development plan and provide our advice on monitoring.

7.2 Quantitative Need for New Floorspace

7.2.1 Our quantitative assessment has revealed that there is a comparison goods need for between 16,100 and 21,500 sqm net additional comparison goods floorspace by 2021, increasing to between 49,500 sqm net and 62,000 sqm net by 2031. The lower figure is based on a constant market share, with the higher figure based on a theoretical increase in market share. It is our advice that the lower constant market share need should be planned for, given the level of competition that exists in the area.

7.2.2 The convenience goods assessment has demonstrated a need for up to 7,500 sqm net by 2021, increasing to 13,200 sqm net by 2031. This is based on a constant market share, but allows for significant overtrading of existing floorspace. This effectively means that much of this floorspace need is generated by diverted 'pent up' demand from existing facilities, rather than through expenditure and population growth.

7.2.3 Our assessment has also revealed an indicative quantitative need of up to 6,400 sqm gross A3, A4 and A5 commercial leisure floorspace across the Borough over the period to 2021, increasing to 21,000 sqm gross by 2031.

7.3 Meeting Quantitative Needs in LB Havering

7.3.1 We have stated clearly the longer term figures should be treated indicatively, although the NPPF requires needs for town centre uses to be met in full. Furthermore, amongst other things, our review of market trends indicates a polarisation trend occurring in the comparison sector with spending gravitating towards those larger centres that have more choice. As such, the Council will need to carefully consider how it meets the needs that exist - particularly in a situation where central sites are scarce, or challenging to develop. Therefore, we think it is helpful to set out the practical implications of our need assessment for the Council under the three sectors we have assessed.

Comparison Goods Sector

7.3.2 A floorspace output from a quantitative need assessment is generated directly from a monetary value (i.e. expenditure growth) and is conventionally based on a constant market share of spending in a given catchment. Planning policy is not very effective at responding to monetary values and that is the reason why the monetary value is translated into a floorspace figure (which is our quantitative need output). Considering the monetary concept further within the comparison sector, if the empirical forecasts are correct then the additional money available will need to be spent somewhere (remembering we have already taken into account growth in spending through the Internet and an allowance for existing shops to improve their turnover). As such, if it isn't in existing shops and no new comparison floorspace comes forward, then will leave the catchment - which will have a consequential effect of reducing the market share of the area.

7.3.3 The primary need for additional floorspace is within the comparison goods sector, which is a function of Romford being a large centre and as such attracting a high market share of the expenditure growth that has been estimated. Irrespective of the quantitative outputs, in our

view, there are three realistic alternatives for a local authority to meet its comparison goods needs:

- **Meet its need through floorspace**: this is the development option and would result in the needs set out in our study being built in full during the plan period with sites being allocated using the sequential test, and taking into account impact where necessary. Given uncertainty over longer term forecasts, we consider that plans should consider the needs to Romford and the district centres first but then consider safeguarding areas in the designated centres for the longer term needs beyond 2021

- **Meet its needs (in part or full) through improved turnover performance of existing floorspace**: our assessment assumes existing floorspace will increase its comparison goods turnover year on year by 1.7% which is a blanket approach across all floorspace. We acknowledge that there is scope, under certain conditions, for existing floorspace to improve its turnover beyond this allowance. The ability to achieve this higher rate is dependent on two things:

  - Firstly, the quality and configuration of existing floorspace is important, with modern floorspace with larger footplates better equipped to improve their level of sales per sqm.

  - Secondly, whether there are qualitative interventions that could take place to make more customers visit a centre, have an increased dwell time and therefore spend more money in existing shops.

  To measure the effect of this approach is particularly difficult, because it will depend on a number of factors. However, given that most town centres have a mix of modern and dated floorspace, we consider achieving an increased turnover per sqm beyond our allowance will only be possible with significant intervention under our second point above.

- **Accept a reducing market share**: in certain locations, it might be considered difficult, if not impossible, to keep the market share of a centre the same over the longer term given the polarisation trend being observed in the non-food sector and potentially the lack of available or suitable central sites. If out of centre is not appropriate (for example due to impact) or there is lack of demand, then under these circumstances, it might be acceptable to plan for a reducing market share (which may well reduce any quantitative need that exists, or even result in some uses coming out of retail altogether). Effectively this is a form of 'managed decline', which could in the longer term improve the vitality and viability of a centre.

7.3.4 Our study has set out an assessment of comparison goods need based on a constant market share across the whole Borough. In the interests in proper planning and ensuring self-containment where possible, we think this is an appropriate starting point. Furthermore, it can be measured in a straightforward manner (i.e. *build X sqm by Y*). However, the Council, through its Local Plan preparation, consultation and engagement with key stakeholders may wish to consider the second and third points above. This will require the Plan to monitor its performance against the need outputs that we have identified.

7.3.5 In respect of accommodating the comparison goods needs that we have identified, the sequential test should be applied and we would expect the largest proportion to be accommodated with Romford metropolitan centre with more modest allocations being directed to the district centres. It is also possible that some of the need that has been identified can be met through re-occupation of vacant floorspace.

Convenience Goods Sector

7.3.6 The above issue applies less to the convenience sector because the need is primarily generated through overtrading of existing floorspace. The sector is going through unprecedented change, with a shift towards smaller supermarkets and convenience stores. This means that to meet this need, we expect a number of smaller development will be needed in a range of locations. Furthermore, a proportion of this need is likely to be accommodated through conversion of existing premises rather than new developments and would not require any policy intervention. In terms of developments, we consider the Local Plan preparation should consider how convenience goods developments can be accommodated within mixed use developments in central locations, applying the sequential test.

A3, A4 and A5 Leisure Sector

7.3.7 The quantitative leisure outputs for A3, A4 and A5 uses and needs to be considered alongside qualitative factors (see below). However, again like the convenience sector, it is expected that this floorspace will be accommodated part through conversion of existing premises – or re-occupation of vacant floorspace – and part through new development. Again, we consider that the Local Plan preparation should consider how improved how an improved food and drink offer can form part of mixed use developments (typically ground floors of residential led developments), whilst applying the sequential test.

7.4 Network of Centres & Initial Vision/Strategy Advice

7.4.1 Based on our assessment, we consider that the network of centres within the Borough should remain as currently identified given that the centres largely fulfil the functions that they have been awarded within the development plan. Our assessment has identified a series of qualitative factors for each centre, which we consider could form the basis of a town centre vision or strategy and should be combined with a strategy to meet the Borough's retail and leisure needs. However, as advised by the PPG, a positive vision or strategy should be articulated through the Local Plan. Therefore, our advice below is based on the evidence collected and will need to be tested and assessed in further detail as the Local Plan is prepared. We address each of the designated centres in turn.

Romford

7.4.2 Romford is the largest centre in the Borough and benefits from a strong comparison goods retail function. Our initial review of the composition of the town centre is that outward expansion of retail and other town centre uses should be resisted, with the ring road forming a logical town centre boundary. Most of the retailing activity takes place north of the railway with the area to the south performing a secondary role.

7.4.3 There is a quantitative and qualitative need for additional and improved food and drink floorspace across the town centre. Much of the existing food and drink offer is concentrated in The Brewery development and is 'hidden' from the rest of the town centre. The southern section of South Street - in vicinity of the train station – could be a potential location for additional food and drink floorspace, capitalising on recent investment made by the Council in this area.

7.4.4 In our view, improvement and upgrading of the retail premises along South Street should be a priority for the Council early in the plan period. Improved configuration of units could be expected to account for some of the identified quantitative/qualitative needs that we have identified due to an improved turnover per sqm through better floorplates and a better mix of retailers. It will be necessary to consider how asset management could achieve this aim. Similarly the street market at Market Place could be gently nurtured towards providing a mix of

goods that is unique among competing markets in the area. This would further diversify the retail offer.

7.4.5 A potential site for additional comparison goods floorspace provision could be the intensification of The Brewery development given the large surface level car park that exists. But this will need to be undertaken as part of a programme of works to better integrate this development with the rest of town centre, such as shared public realm or directional signposting. We would expect any development would require a strong anchor store.

7.4.6 Finally, we expect that the footfall within the town centre may change when Morrison's opens and we recommend that the situation is monitored.

Upminster

7.4.7 Generally, Upmister is a vital and viable town centre and we recommend only limited intervention is necessary to maintain the centre's role and function. There are no obvious development sites for future expansion so we expect that the focus should be on supporting existing retailers through ensuring the collective 'identity' of the centre is strengthened. In terms of physical improvements, integration could be improved between the Waitrose store and the rest of the centre.

Hornchurch

7.4.8 Hornchurch provides the leisure and cultural focus of the Borough and this function is clearly important with a number of restaurants present within the town. In our view, the quality of the retail offer does not match that of the leisure and as such, some better quality retail operators within the town would improve its vitality and viability, although this aspiration will be subject to demand and availability of premises.

7.4.9 Sainsbury's has dominant trading position within the town and is overtrading. Therefore, if a second operator could be introduced into the centre this would be beneficial to consumer choice and would help claw back trade travelling to out of centre locations. This aspiration is subject to a suitable site in the town centre being available, given that edge and out of centre sites would not achieve the same outcome.

7.4.10 Based on our assessment, we are aware of underused sites on North Street – for example, Scottish Mutual House or the telephone exchange. As there is no cinema in Hornchurch, the potential for a mixed use scheme to include a small cinema (Curzon/Everyman) plus other supporting uses - would complement theatre further along the road. If this is an option, linkages with centre would need to be strengthened.

Elm Park

7.4.11 Elm Park will need to be monitored carefully by Council given its potential removal from London Plan 'district centre' level. We expect that the centre would benefit from a small supermarket, for example up to 1,000 sqm net, ideally towards the eastern side of the centre to help rebalance footfall and improve vitality and viability.

Collier Row

7.4.12 We have no specific recommendations in respect of Colliers Row, other than a suggestion that the Council continues to monitor its vitality and viability and seek to protect its convenience function from competition from out of centre developments that could draw significant amounts of footfall from centre.

Harold Hill

7.4.13 We are aware that the Council is investing significantly in this centre through the provision of new library within the centre itself. Two significant new residential developments to the north and east of the centre will deliver new footfall and support existing retailers. Vacancy rate appears high on face value but reduces significantly once the library works are factored in.

Rainham

7.4.14 Rainham is a functional centre that is dominated by Tesco. Improved linkages between Tesco and rest of the centre should be explored. We would expect the potential for further development in the area will be largely driven by the residential growth. However, there are qualitative needs to provide an improved consumer choice for retail and other services beyond the Tesco store.

7.5 Defining Boundaries

7.5.1 The NPPF requires local authorities to define the extent of town centres and primary shopping areas, based on a clear designation of primary and secondary frontages in designated centres. Based on the definitions in Annex 2 of the NPPF, the methodology for defining such boundaries and frontages ought to start centrally and work outwards. If we are considering the position now, the approach is as follows:

- Define first primary frontages as those frontages that include a high proportion of retail uses (including food, drinks, clothing and household goods). In our view, these ought to represent the frontages with most daytime footfall;
- Then define secondary frontages as those frontages that include town centre uses, but have a wider diversity of non-retail uses, such as restaurants, cinemas and businesses;
- Using the primary and second frontages, the primary shopping area should be defined as area where retail is concentrated by plotting the area around primary retail frontages and adjoining and closely-related secondary frontages. It does not necessary follow that secondary frontages fall within the primary shopping area, but often they do. This area typically represents the 'retail heart' of a town.
- Finally, the town centre boundary should be plotted that incorporates all of the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. So this means the area will incorporate any adjacent non-retail town centre uses, such as leisure uses, offices, arts, cultural and tourism uses.

7.5.2 It is possible for smaller centres that the primary shopping area will be identical to the town centre boundary.

7.5.3 It will always be necessary to consider whether there is a requirement to intervene in policy terms to change these areas from what is currently on the ground, for example to facilitate development by expanding a primary shopping area, or to encourage diversification of uses away from solely retail by reducing a primary frontage and converting it to secondary. In any event, the eventual boundaries will need to be tested and consulted upon as the Council's Local Plan is prepared.

7.6 Monitoring

7.6.1 This study provides the Council with its floorspace needs requirements to 2031. To establish whether the requirements for new floorspace (by type) are being met and more generally to monitor the performance, the Council should monitor:

- planning permissions for retail floorspace - by type, amount (sqm gross and net), location and retailer;
- completions of retail floorspace - by type, amount, location and retailer;
- mix of uses, including vacancies; and
- health checks of designated centres

7.6.2 The monitoring recommended above is relatively straightforward and should be conducted on a rolling basis for items (i) and (ii) and annually or every two years for items (iii) to (vi). Time series data can thus be produced and continually updated, starting with this study or possibly with earlier work undertaken by the Council. Contingent on the timetabling of the Council's Local Plan, such updating will prove to be valuable when this evidence is tested at examination in public.

7.6.3 This report provides a robust indication of the current position. The recommendations set out in this report may need to be adjusted, in the future, due to changing market conditions, demographic changes and the impact of developments elsewhere. They may also need to be adjusted if standard assumptions, in particular those relating to expenditure growth and e-tailing, change. The role of monitoring is crucial in highlighting changes in the assumptions that underpin this study and we recommend regular monitoring to the Council.

Havering Retail & Commercial Leisure Needs Assessment

Volume 2 - Appendices

On behalf of **The London Borough of Havering**

30904 | April 2015

Office Address: 16 Brewhouse Yard, Clerkenwell, London EC1V 4LJ
T: +44 (0)207 566 8600 E: london@peterbrett.com

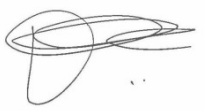
Document Control Sheet

Project Name: **Havering Retail & Commercial Leisure Needs Assessment**

Project Ref: **30904**

Report Title: **Final Report**

Date: **April 2015**

	Name	Position	Signature	Date
Prepared by:	Adam Bunn	Principal Planner		April 2015
Prepared by:	Francesca Rowson	Planner		April 2015
Prepared by:	Jonathan Ngige	Planner		April 2015
Reviewed by:	Peter Keenan	Senior Associate		April 2015
Approved by:	Chris Quinsee	Partner		April 2015
For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
A	January 2015	Final Report	JN	PK	CQ
B	April 2015	Final Report	JN	PK	CQ

Peter Brett Associates LLP disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate RTPI, RICS or equivalent Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Peter Brett Associates LLP 2014

Appendices

Appendix A Centre Health Checks
Appendix B Study Area Map
Appendix C Retail Capacity Tables
Appendix D Quantitative Need Methodology
Appendix E Technical Inputs
Appendix F Leisure Tables

This page is intentionally blank

Appendix A Centre Health Checks

Appendix: Collier Row District Centre Health Check

PPG indicator	Summary for Collier Row District Centre	Traffic light score
Diversity of uses	Collier Row is a district centre located in the North Western part of the Borough. The centre appears to have an adequate diversity of uses that mostly caters to the day to day needs of the residents. The main retail frontage is along Collier Row Road with some units fronting Clockhouse Lane and Chase Cross Road. Generally, representation is geared towards convenience and service operators. The provision of comparison goods by national multiple retailers is largely limited. There seems to be fairly high provision of hot food take-aways within the district centre. In addition there are a number of services offered within the centre including a funeral home, banks, a post office, solicitors, hair salons and estate agents. There commercial leisure space within the town centre with the exception of a pub and two restaurants. Key retailers in the town include Tesco Metro, Boots Costcutters and Londis. With the exception of the Tesco, the retail units within the town centre are mostly small in size. There seemed to be no significant cultural or leisure amenities within the town centre. Similarly, the evening economy appears to be limited to the pub and two restaurants. The offering in the town centre is generally on the lower end of the market especially when the provision of hot food take aways and charity shops is taken into consideration.	
Proportion of vacant street level property	The Experian Goad survey undertaken in January 2014 identified nine vacant units. This puts the proportion of vacant units at 12.2%. At the time of the town centre visits in October 2014 however the number of vacant units stood at 11. The proportion of vacant properties has therefore grown and currently stands at 14.8%. This figure is higher than the current national average of 12.5%. There are no particular concentrations of vacant properties within the town centre though there is some evidence of clustering along Clockhouse Lane. At the same time there appears to be small scale additions to the retail mix within the town centre with the development of two retail units along Collier Row Lane which have yet to be occupied.	
Retailer representation and intentions to change representation	The majority of retailers and food outlets are independently owned. The convenience offer within Collier Row is dominated by Tesco Metro alongside Costcutter and Londis. There are no national multiple clothing and footwear retailers within the town centre except for charity shops and some independent shops. Other national multiples present include Boots, Lloyds Pharmacy, Lloyds Bank, a Post Office, Greggs, Coral Betting, a JD Wetherspoon operated pub, Domino's Pizza and Pizza Hut.	
Pedestrian flows	The flow of pedestrians within the town centre is generally good. The town centre is largely linear in nature with most of the retail units located along Collier Row Road which makes pedestrian circulation easy. While vehicular traffic moves fairly fast along the road, it is not difficult to cross from one side of the street to another. Collier Row generally has the highest amount of footfall within the town centre.	
Accessibility	Collier Row is fairly accessible from the surrounding centres such as Romford and Dagenham. The centre does not have a train station but it is served by six bus routes. Parking within the town centre is limited to pay and display parking spaces along Collier Row Road though there is a large off-street parking along rex Close behind the Tesco	

Appendix: Collier Row District Centre Health Check

PPG indicator	Summary for Collier Row District Centre	Traffic light score
	Supermarket.	
Perception of safety/ occurrence of crime	The perception crime within the district centre appears to be fairly low. There were no obvious signs of neglect or vandalism and the linear nature of the town centre increase instances of passive surveillance. The limited evening economy may perhaps make the town centre seem isolated at night. Particular areas of concern include the area at the corner of Chase Cross Road and Clockhouse Lane due to the vacant retail units.	
State of district centre environmental quality	The environmental quality of the district centre is generally good. The buildings within the district centre have a coherent architectural style which makes the town centre a pleasant place to visit. The public realm is generally clean and tidy. There seems to have been some investment within the district centre public realm with such improvements as new street lights, wide pavements and new benches along Collier Row Road.	

Appendix: Elm Park District Centre Health check

PPG indicator	Summary for Elm Park District Centre	Traffic light score
Diversity of uses	Elm Park is located in the south western part of the Borough. The major retail frontages are located either side of Elm Park Underground Station. To the South the main retail frontages are Station Parade and Tadworth Parade. To the North the majority of retail units are located along the Broadway or front onto the junction of Elm Park Avenue/St. Nicholas Avenue/The Broadway. The centre has good diversity of convenience, comparison and service uses which cater for daily shopping needs. The convenience offer comprises national multiple retailers as well as a range of independent stores including general convenience stores, a bakery and butchers. National multiples present include Co-op food, Tesco Metro and Sainsbury's Local. The comparison offer is comprised of independent stores mainly selling hardware, homeware and gift ware, however there is also a jeweller, pet shop, and cycle shop. Elm Park offers a diverse range of local services including a bank, funeral directors, mortgage centre, laptop repair, shop mobility centre, tailors, dry cleaners, travel agents, betting office and hair/beauty salons. There is no cultural or commercial leisure offer in the centre however the centre comprises four independent cafes. The evening economy is limited to a few restaurants and a total of eleven take-aways which account for 10% of all units.	
Proportion of vacant street level property	The number of vacancies within Elm Park District Centre was 16 when we undertook the town centre survey in October 2014. This is equivalent to 14% of the total number of units which is above the national average of 12.5%. There are two main areas where concentrations of vacant units have accumulated. There is a noticeably high number of vacant units along Station Parade as well as a number of vacant units either side of Nicholas Avenue.	
Retailer representation and intentions to change representation	Elm Park provides a strong local independent retail offer of local services and a diverse convenience offer. The comparison offer however is towards the lower end of the market. A high proportion of the comparison units are charity shops and discount home ware stores. There are no national multiple comparison retailers. The only National Multiple retailers present in the centre are Greggs, Dominoes, Co-op, Tesco and Sainsbury's.	
Pedestrian flows	There was relatively weak pedestrian footfall along the main retail frontages both to the north and south of Elm Park Underground Station. The pedestrian footfall was however stronger to the north of the station along streets with cafes and restaurants which seemed to generate more activity.	
Accessibility	The flow of pedestrians through the town centre is constrained by the original layout of the centre. The roundabouts at either end of The Broadway act as a barriers to pedestrian accessibility although the pedestrian crossings do help address this. The provision of off-road car parking at each end of The Broadway make local shops and services more convenient to access for car users. The centre is well connected to the London transport system and the rest of the Borough via the District Line and four bus routes (165, 252, 365, 372) that serve the centre.	

Appendix: Elm Park District Centre Health check

PPG indicator	Summary for Elm Park District Centre	Traffic light score
Perception of safety/ occurrence of crime	The perception of safety is also markedly different either side of the rail station. There is almost no perception of crime along the main shopping frontages to the north of the station. Since most of the shops are located along main roads there is plenty of natural surveillance. The only area of concern is the car park located off St. Nicholas Avenue. The car park is highly enclosed with dead frontages on three out of four sides since the only non-domestic building fronting onto the car park is vacant. The two main shopping frontages to the south of the station, Station Parade and Tadworth Parade both show signs that create a higher perception of crime. Station Parade feels particularly unsafe since it is highly enclosed, set back from the main road behind a relatively high brick wall with very limited natural surveillance. This part of the centre appears neglected, on our visit nearly half of the shops fronts were covered with security shutters either because units were vacant or occupied by take-aways which only opened in the evening. Similarly along Tadworth Parade the concentration of take-away units covered with security shutters create an impression of neglect and reduce the perception of safety.	
State of town centre environmental quality	The properties fronting on to either side of The Broadway are uniform in architectural style and have sufficient architectural detailing to create visual interest. These frontages are of a consistent height which creates a good sense of enclosure. This part of the centre is relatively free from litter and there is evidence of recent investment in upgraded paving and new street furniture. Overall this part of the centre has a good environmental quality. At the southern end of The Broadway the frontages of buildings along Tadworth Parade and Station Parade contain very little detailing and create no visual interest. The properties either side of Station Parade appear to be in a state of decay which gives the area a very poor environmental quality. At the northern end of the Broadway the buildings fronting on to the roundabout represent a variety of architectural styles. This informality creates visual interest although the appearance of some key buildings could be dramatically improved with maintenance. Again there are signs of recent investment in the form of improved paving and new street furniture. Consistent elements including the street lights and new paving and street furniture help to create uniformity between different parts of the centre.	

Appendix: Harold Hill District Centre Health Check

PPG indicator	Summary for Harold Hill District Centre	Traffic light score
Diversity of uses	Harold Hill district centre is a district centre focusing primarily on the provision of convenience goods and some services such as banking and hairdressing. In addition the centre also offers a restaurant; café and hot food take aways. The centre largely serves local residents. The centre is mixed-use as it is located within a medium density housing scheme. The centre offers a Sainsbury's Local, Iceland, Co-Operative Food, a butchers, a news agents, a discount supermarket, a charity shop, a café and restaurant. Most of the retail units are independently owned though familiar High Street names have established themselves in the centre. Services offered within the town centre include Banking (Halifax, Santander, Lloyds and NatWest), as well as a barber shop, hairdressers, Boots Optician, a post office and a dry cleaners. The centre also contains the Council's housing office. The district centre is therefore suited to meeting the day to day needs of the local residents. However the town centre lacks significant clothing and footwear retailers although this would be expected for a centre of its size. Furthermore, leisure options are limited to the café, an American themed restaurant and a few take-away restaurants. The relocated Harold Hill Library that is currently under construction will improve the diversity of uses in the district centre.	
Proportion of vacant street level property	At the time the Experian Goad survey was done (September 2012) the proportion of vacant units stood at 11 units or 15.3% of the retail offer. It is important to note that since the survey was carried out two larger retail units have been subdivided into smaller shops. Furthermore, five shop units have been closed down or demolished in order to make way for the new Harold Hill library. At the time of the district centre health check in October 2014, the proportion of vacant properties was found to be 14 units or 19.7% of the retail offer. This is significantly higher than the national average of 12.5% and is an area of concern.	
Retailer representation and intentions to change representation	For a district centre of its size there appears to be good representation of national multiple retailers. Convenience goods retailers include Iceland, Co-Operative Food and Sainsbury's Local. The convenience offer is represented by Superdrug, Boots and Boots Opticians. Furthermore, there are a number of national multiples offering banking services (Halifax, Santander and Natwest) in addition to bookmakers William Hill and Ladbrokes. It is however clear that the bulk of the retail offer within the centre is made up of independent retailers.	
Pedestrian flows	Pedestrian circulation within the district centre is generally good. Most of the retail units front Hilldene Avenue and Franham Road – the concentration of pedestrians is also highest in here. The centre is generally well laid out making navigation easy. However, the two arcades on the eastern and western sides of the town centre appear to be relatively underused.	
Accessibility	Accessibility to the centre is fairly good. Currently, four bus routes (including a night bus) serve Harold Hill district centre. The district centre seems to have adequate on-street parking for car users. The centre also has bicycle racks though the surrounding streets lacked bicycle lanes. While it is assumed that a number of shoppers would visit the centre on foot or by bus, it is important to note that a significant number of people live in the flats above the shops.	

Appendix: Harold Hill District Centre Health Check

PPG indicator	Summary for Harold Hill District Centre	Traffic light score
Perception of safety/ occurrence of crime	Perception of crime within the district centre is low. During the time of the visit the centre appeared to have significant footfall. While the centre does not have much of an evening economy, the presence of a residential night time population indicates that there is some evening activity and that occurrence of crime may be low though we have not had access to any local crime statistics. The only area of concern would be the two arcades. While the eastern arcade will benefit from the addition of the new library, the western arcade could potentially attract criminal activity.	
State of district centre environmental quality	The district centre is of relatively good environmental quality. The centre itself appears to have been developed as a comprehensive mixed-use scheme. The layout therefore allows for easy circulation and navigation while maximising visibility from Hilldene Avenue. In general the retail units appear suited for modern requirements. Some of the larger units have been sub-divided into smaller units which are likely to better suit local demand. As mentioned earlier the arcades are the main area of concern. While the eastern Arcade will benefit from the new library, the western arcade seems to suffer from high vacancy rates which degrade the overall character and appearance of the district centre.	

Appendix: Hornchurch District Centre Healthcheck

PPG indicator	Summary for Hornchurch District Centre	Traffic light score
Diversity of uses	Hornchurch District Centre is located in the centre of the Borough. The main shopping frontage is the High Street which runs through the town centre east to west. The other key retail frontages include Station Lane and North Street which both intersect with the High Street forming a major junction and gateway into the town centre. The centre has a good diversity of comparison, convenience and service retail uses as well as an impressive commercial leisure offer. The centre caters for day to day shopping needs as well as being a leisure destination for eating and drinking. The convenience offer is anchored by Sainsbury's supermarket located on the High Street. Approximately 25% of the floorspace is dedicated to comparison goods including home ware, DVD's, books and cards. The convenience offer is supplemented by an Iceland food store and a range of independent shops including general convenience stores, a bakery and butchers. There is a substantial comparison offer which accounts for 24% off all units (51 units) and is comprised of both independent stores and national multiple retailers. The centre also contains a good variety of local services including a DVLA driving centre, gym, dentists, solicitors, banks, Post Office, estate agents, betting office, opticians, travel agents and numerous hair and beauty salons. The centre has a high proportion of estate agents which account for 5% of all units. Hornchurch is largely seen as Havering's cultural centre and includes the Fairkytes Art Centre and the Queens Theatre. Commercial leisure uses account for a quarter of all units. The leisure offer which is focused on eating out comprises a bingo hall, a number of traditional pubs, bars, cafes and both national multiple outlets and independent restaurants. As such, the centre has a relatively active evening economy.	
Proportion of vacant street level property	The vacancy rate in Hornchurch was remarkably low at just 2% (equivalent to 5 out of 207 units) when the last GOAD survey was undertaken in August 2013. The vacancy rate had increased to 6% with a total of 12 vacant units when we undertook the town centre survey in October 2014. Despite the vacancy rate more than doubling over 14 months it remains well under the national average of 12.5%. Three of the five units which were vacant as of August 2014 have been re-occupied suggesting a strong uptake of smaller retail units. The former Waitrose store has remained vacant for the last 14 months suggesting a lack of interest in the centre by supermarket operators.	
Retailer representation and intentions to change representation	Within the comparison category, independent stores account for the majority of the units. National multiple retailers present include Superdrug, Boots, Argos, Shoe Zone, Peacocks and Clinton Cards. There are a high proportion of discount stores and charity shops within the centre which account for 22% off all the comparison units. The eating and drinking out offer is at the middle-to-higher end of the market. There is a range of high quality independently owned cafés and restaurants as well as national chain outlets including: Zizi, Ask, Prezzo, Starbucks, Costa and a JD Wetherspoon pub.	
Pedestrian flows	The flow of pedestrians moving East to West along the High Street is supported by the linear layout of the centre. The flow of pedestrians North to South however is constrained by the high volume of traffic moving along the High Street through the centre. The junction in the centre of the High Street also acts as a significant barrier to pedestrian access. Despite the introduction of pedestrian crossings it is difficult to navigate and poses a risk to pedestrian safety. Pedestrian footfall was relatively strong along the High Street with the greatest	

Appendix: Hornchurch District Centre Healthcheck

PPG indicator	Summary for Hornchurch District Centre	Traffic light score
	concentration of pedestrians around the junction of the High Street/North Street/Station Lane. Footfall along Station Lane was considerably weaker due to the low concentration of retail units and services.	
Accessibility	The centre is integrated into the wider London Transport Network via a range of public transport modes which connect Hornchurch to other centres and destinations in the Borough. Hornchurch underground station is a ten minute walk South of the centre and is served by the district line. Emerson Park rail station has fairly frequent services (every 30 minutes Monday to Saturday) to Romford and Upminster and is located an equal distance North of the centre. The centre is also served by seven bus routes (no's. 165, 193, 248, 252, 256, 370, 372) which connect the centre to Romford, Rainham, Thurrock, Lakeside shopping centre, Ockendon, Upminster, Elm Park and Harold Hill.	
Perception of safety/ occurrence of crime	There is generally a very low perception of crime within the centre. The majority of properties are occupied providing active frontages and appear well maintained. The high concentration of evening leisure uses ensure that the centre is well used throughout the evening and the associated natural surveillance reduces the perception of crime. The only areas of concern include the Mecca Bingo car park, this area has limited natural surveillance and the presence of CCTV cameras gives a reduced perception of safety. The other area of concern is the route from Hornchurch Station to the town centre. There is limited natural surveillance along much of this route since the frontage is made up of residential properties interspersed with retail units sets back from the main path which create inactive frontages.	
State of town centre environmental quality	The environmental quality of the centre is generally very good. The buildings and shop fronts along the main retail frontages are well maintained and on the site visit there was very little litter. There is evidence of significant investment in new paving, street furniture and traffic calming measures funded by Transport for London in order to improve the environmental quality for pedestrians. There is also evidence of private sector investment. A number of key properties fronting onto the main junction have been redeveloped mainly for leisure uses with new residential use above. The centre contains a mix of architectural styles. The restaurant units on North Street occupy small thatch cottages which represent the oldest buildings in the centre.	

Appendix: Rainham District Centre Health Check

PPG indicator	Summary for Rainham District Centre	Traffic light score
Diversity of uses	Rainham is classified as a District centre. There is a low diversity of use at the centre. The Tesco Extra is the principal attraction in the centre. The large supermarket is open 24 hours a day 6 days a week. The services offered in the supermarket include a café, a pharmacy, photo shop, an optician, a filling station, a car wash and a bureau de change. In addition to selling a wide variety of convenience goods, the supermarket also contains extensive clothing, electronics and home goods section. Tesco's Click and Collect service is also available from this store. The supermarket effectively offers many of the services that would traditionally occupy the district centre. The district centre does not contain significant retail developments except for a small number of convenience shops, a footwear shop, and a second hand furniture store. The rest of the units are dedicated to service provides including Barclays Banks, bookmakers, a funeral home, letting agents and an optician. There are also a number of hot food take-aways and a handful of pubs and restaurants. The cultural offer in Rainham is restricted to the historic sites and museums around the town centre including Rainham Hall and the Church of St Helen and St Giles. There are no cinemas or theatres. Similarly, the evening economy is dominated by a handful of pubs.	
Proportion of vacant street level property	There were no Experian Goad surveys produced for Rainham district centre. At the time of the survey in September, there were six vacant units, mostly along Upminster Road. This translates into a vacancy rate of 14.2%. The concentration of vacant units along Upminster Road is a source of concern as it is visibly affecting the rest of the town centre.	
Retailer representation and intentions to change representation	Tesco is the district's main national multiple retailer. Other national chains present are Pizza Hut, Barclays and Coral Betting. The rest of the retail offer is accounted for by independent retailers.	
Pedestrian flows	The district centre is small and compact. Pedestrian circulation is therefore relatively easy and is aided by overhead directional signs. As the town has retained its historic character walking is fairly pleasant and is marked by various local landmarks such as Church of St Helen and St Giles, the Rainham War Memorial and the new Library. There is a direct pedestrian link between the main shopping frontage along Upminster Road the Tesco Extra which makes pedestrian circulation around the centre easier. At the time of the visit pedestrian activity within the town centre was generally low. The Tesco however seemed to have fairly high customer activity. This in part could be due to the relatively low retail diversity within the town centre compared to the Tesco. The presence of the Tesco may imply that a high proportion of visitors to the centre do so by car.	

Appendix: Rainham District Centre Health Check

PPG indicator	Summary for Rainham District Centre	Traffic light score
Accessibility	Rainham is on the mainline train service from London's Fenchurch Street Station to Southend. The town centre is in Zone Six of the London Travel Zone. The town is served by four bus routes. The train station is close to the town centre is opposite the new Rainham Library which marks the entry way to the district centre. While the district centre is small, there are way-finding directional signs that point out specific historic sites within the town centre. The bulk of the town centre's parking provision is at the Tesco supermarket with a small council owned parking facility next to it. Rainham Station also has a small NPC-managed car park. On street parking is available along Upminster Road.	
Perception of safety/ occurrence of crime	The perception of crime was assessed to be low during the day time. While some parts of the town centre such as Broadway Road may be active during the evenings due to the presence of two pubs, we envisage that the rest of the town centre with the exception of the Tesco has little night time activity. The lack of a significant evening economy therefore diminishes the perception of safety at night.	
State of town centre environmental quality	The district centre can broadly be considered to be of good quality. The historic setting of the town has been preserved and enhanced with such civic buildings as the new Rainham Library. There is comparatively little traffic congestion and noise levels are low. The architectural diversity in the centre has been well preserved. The Grade 1 listed Church of St Helen and St Giles and Rainham Hall define Rainham's townscape and act as strong focal points for the district centre. This is further enhanced by the open green space surrounding these buildings. More recently there have been public realm improvements at the corner of Broadway and Upminster roads resulting in a new public space centred on the Rainham War Memorial. These improvements include new paving and benches. While there are a number of well-preserved buildings in the district centre (specifically along Broadway), the empty shop units on Upminster Road diminish the attractiveness of the district centre.	

Appendix: Romford Town Centre Health Check

PPG indicator	Summary for Romford Town Centre	Traffic light score
Diversity of uses	Romford is the principle shopping and leisure destination in the Borough of Havering. There is a strong comparison and convenience retail offer. Romford can therefore be considered to have a good diversity of uses. In many respects Romford can be considered to serve shopping needs of the Borough's residents and indeed residents from the surrounding area reflecting its designation as a Metropolitan Centre in the London Plan. While there is a strong comparison goods focus within the town centre, Romford also includes a number of convenience goods outlets as well. The town centre is hemmed in by a network of roads that include Waterloo Road, St Edwards Way, Mercury Gardens and Thurloe Gardens. Due to the network of ring roads around the centre and the size of the main retail area, Romford town centre seems to function as four distinct centres with the central retail core encompassing the primary retail frontage and, London Road, North Street and the area south of the railway viaduct (including South Street/ Victoria Road/ Atlanta Boulevard) acting as neighbourhood shopping centres. While the quality of retail in the town centre core is generally high, the quality begins to fall around the edge of centre sites. The council continues to try and improve on Romford's leisure provision. In general there is good retailer representation from most mid-level national multiple retailers. The town centre features two cinema complexes a number of restaurants, drinking establishments, gyms and a growing number of cafes. The central core area is anchored by a number of shopping centres namely the Brewery, the Mercury, and the Liberty. In addition the town centre also encompasses a shopping arcade – the Quadrant Arcade and the Romford Shopping Hall. The two shopping centres, the Mercury and the Liberty act as the town centre's primary retail pitch. The two shopping centres are connected to each other through a pedestrian subway underneath Mercury Gardens. The retail mix at the Liberty almost exclusively consists of comparison goods and is generally of higher quality than the Mercury. Generally, the retail offer at the Liberty consists of mid-range, national multiple retailers including BHS, Marks and Spencer, Topman/ Topshop, H&M and Swarovski. The Mercury has a strong emphasis on comparison goods but also includes a large Asda supermarket and Poundland as well as home goods retailers such as Tiger and Wilco. The Mercury also hosts a cinema complex and a bingo hall. The Brewery is a fairly recent development containing large format retail and leisure uses. The development is anchored by a large Sainsbury's supermarket offering a wide range of both convenience goods and comparison goods (TV's Toys, Clothing etc.), a large gym, restaurants and other shops including Mamas & Papas, Gap, Boots and Carphone Warehouse. The leisure offer includes a cinema and two children's amusement arcades. There is a marked change in the quality of retail in the peripheral areas surrounding the Brewery i.e. the North Western portion of the town centre. This area around the High Street is designated as a secondary retail frontage is dominated mainly by local retailers and includes, a Salvation Army charity shop, dry cleaners, an Afro-Caribbean convenience shop and hair salons. This is similarly mirrored in the area around London Road. In this shopping area in particular, the London Road effectively disconnects this area from the rest of the prime shopping pitch. The parade of shops along London Road which include a number of hot food take away establishments, car and motorcycle dealerships and a pub effectively function as a neighbourhood centre. The main convenience goods retailers in the town centre are Asda, Sainsbury's, Iceland, and Aldi with Lidl anchoring the Southern portion of the town centre boundary. Romford Market has historically played a significant part in the historical development of the town and continues to do so today. Currently the market operates three days a week within Market Place. Initial talks with market stall holders seem to suggest that the market is in decline. The number of stall holders seems to be falling partly due to competition from discount retailers (Aldi, Iceland and the 99p Store have a presence in Market Place) and changing consumer shopping habits. Presently, the market offers a fairly wide range of products including fresh fruit and vegetables, clothing, jewellery, toys and other specialty items. As mentioned earlier, the peripheral shopping areas tend to act as neighbourhood shopping zones. The area around North Street (towards the North East of the town centre boundary) is generally made up of a parade of small shops, including hot food take-aways and convenience shops. The	

Appendix: Romford Town Centre Health Check

PPG indicator	Summary for Romford Town Centre	Traffic light score
	street also includes a large Matalan and a recently opened Sainsbury's Local. In general there does North Street does seem to have an overprovision of take away establishments. This is similarly echoed in the shopping area along London Road where the quality of retail and eating establishments are generally of a lower quality. These areas therefore have a largely secondary role and function. The area south of the railway viaduct appears to function independently from the primary retail core. The area falls within the town centre boundary with much of it designated as a secondary retail frontage. Anchor stores in the area include a fairly large Lidl and a Fitness First. Unlike the retail core, the retail offer consists mainly of independent, locally owned shops with the offer consisting primarily of convenience shops, restaurants and a number of hot food take-aways. This is particularly apparent around Victoria Road. In general all Supermarkets with the exception of Iceland seemed fairly busy during the time of the town centre visit. The Asda and Sainsbury's in particular had a wide variety of comparison goods on sales which included clothing and televisions. The food and retail offer appears to adequately serve Romford's comparison and convenience needs. There is an under-provision of cultural amenities in the town centre with the exception of the Havering Museum. Fast links to Central London perhaps means that expenditure on cultural and leisure amenities (such as theatres) is spent in Central London. The proliferation of discount shopping chains (Poundland, 99p Stores) some of which have more than one town centre location is a source of concern which might need to be monitored.	
Proportion of vacant street level property	The most recent Experian Goad Survey undertaken in January 2014 identified a total of 41 vacant units which was the equivalent of 7.6% vacancy rate of the total retail offer. At the time of our visit in September 2014 this figure stood at 37 units or 6.9% of the retail offer. There is therefore a decrease in the number of vacant units within the town centre itself and the surrounding retail areas. It is important to note that a number of retail units along Swan Walk while vacant are currently under renovation. This is the only significant concentration of vacant retail units. At the same time individual retail units within the Romford Shopping Hall were not counted though at the time of the visit the shopping hall seemed to be trading quite well. New retailers within this area that took up vacant properties include Home Bargains in Market Place and Sainsbury's along North Street. Other units have become vacant on account of the national chains entering administration, a recent example of this being the fashion retailer La Senza. Other vacant units were taken up by independent retailers within the town centre. This level of churn is not uncommon in any centre. In general the vacant units within the town centre have varied in size from a large restaurant unit within the Brewery and a three story building within Market Place to smaller units around the town centre.	

Appendix: Romford Town Centre Health Check

PPG indicator	Summary for Romford Town Centre	Traffic light score
Retailer representation and intentions to change representation	Romford town centre enjoys good national multiple retailer representation. The central retail core includes several anchor stores offering a typical High Street mix of shops. At the Brewery key retailers present include a Sainsbury's Supermarket, The Range, Boots, 99p Store, Mamas and Papas, Gap and JD Sports. This is addition to commercial leisure brands such as Virgin Active, Vue Cinemas and Namco Funscapes. Dining options at the Brewery also include Zizzi, Nandos, Pizza Express, McDonalds and Frankie & Benny's. The offer at the Brewery is therefore aimed at a mid-market clientele. At the Liberty Centre, there is an emphasis on a fashion-oriented shopping mix. Retailers present include River island, Primark, Marks and Spencer, BHS, Sports Direct, HMV, Debenhams, New Look, Topman/ Topshop, H&M, Anne Summers and Superdry. Other retailers include Office, Swarovski, Ernest Jones, Accessorize, the Carphone Warehouse, Holland and Barrett and GNC. In addition there is a travel agent (Flight Centre), newsagents (WH Smith) and a hair salon (Supercuts) within the centre. The Mercury Shopping Centre is directly connected to the Liberty via an underground tunnel. The Mercury appears to have a much greater representation of independent retailers than the other two shopping centres. The retail offer is also slightly more down market than then other two retailers. Retail floorspace is dominated by the large Asda supermarket. Other retailers present include Wilkinson, Poundland, Game, Superdrug, Peacock, Blue Inc, Tiger, Warren James Jeweller and Thompson Travel. The centre also has fast food representation from McDonalds and Subway and a Toni & Guy hair salon. Independent retailers include home furnishing shops, a pawn broker and cafes. Elsewhere within the primary shopping frontage, there appears to be greater proportion of independent retailers than the shopping centres. However, there are still a number of national multiples. Retailers located around Market Place include, Iceland, Argos, and the 99p Store. The area around South Street includes, Tesco Express, Thompson Travel, Ladbrokes, Coral Betting, McDonalds. South Street is alos the location of a number of banks and financial service institutions including HSBC, Santander, NatWest, Halifax, Barclays, Nationwide, The Royal bank of Scotland and Lloyds. From our general observations, the retail units appeared to be flexible and cater for the different retail needs within Romford. This includes large stores for supermarket chains and department stores, to small shop units within the Romford Shopping Hall that catered to independent retailers.	
Pedestrian flows	Pedestrian circulation within the town centre is generally good. The majority of the primary retail frontage benefits from being located with a pedestrianized shopping area or a covered shopping centre/ arcade. The pedestrianized shopping zone is generally of good quality and provides an attractive setting for sopping activity. The market area in particular looked vibrant and appeared to have high pedestrian footfall. The Brewery, Parts of the Mercury and The Liberty appeared to all have a high volume of pedestrian activity moving through it. During market days, Market Place also seems to be a popular and well used civic space However, the network of ring roads surrounding the central retail core continues to act as a barrier, effectively cutting off the centre from the surrounding residential areas.	
Accessibility	Romford town centre is highly accessible from various locations within the borough as well as Central London and the surrounding region. Romford station is located within the town centre boundary and falls under Zone 6 of the London Travel Zone. The station is located on the Shenfield – London Liverpool Street railway line. There are frequent train services to Upminster, Southend and Colchester. Romford Station will also be served by Crossrail when services begin in 2018 and will connect the town to Shenfield to Reading via Central London. There are regular bus services linking Romford town centre to the surrounding areas. The town centre is collectively served by 24 bus routes (including night busses) linking Romford to the main	

Appendix: Romford Town Centre Health Check

PPG indicator	Summary for Romford Town Centre	Traffic light score
	town centres in the borough, East London and Central London. A bus interchange is located next to the train station in addition to several bus stops located around the town centre. The provision for car parking within the and around the town centre appears to be quite high. In total there are 13 public car parks within or on the edge of Romford town centre. The largest of these car parks is the Brewery car park with over 1,700 car parking spaces. The Mercury and the Liberty also offer large car parks. The council owns eight of the public car parks. On-street pay and display car parking is also provided in the surrounding streets.	
Perception of safety/ occurrence of crime	Generally, the perception of crime within the town centre is low. The town centre appeared to be clean and there was no evidence of graffiti or vandalism. The presence of cafes, bars, nightclubs and restaurants around the primary frontage suggests a fairly strong and active evening economy. This reduces the perception of crime and encourages night time visitors to the centre. However, some parts of the town centre are perhaps more vulnerable to crime than others. Such areas include the car park area adjacent to Angel Way and the northern part of North Street. The network of pedestrian underpasses while fairly well maintained were also a source of concern, especially at night.	
State of town centre environmental quality	The town centre is generally inward looking due to the high levels of traffic that flow along the perimeter of the town centre - most notably along St Edwards Way and Mercury Gardens. The town centre is generally of reasonable quality and appearance though the quality varies from one part of the town centre to another. The central retail core (including the Primary retail Frontage, the Brewery, the Mercury and the Liberty) are areas of fairly high architectural quality. The Council has undertaken a programme of public realm improvement works that have enhanced the appearance of certain parts of the town centre such as Market Place and more recently, Victoria Road and South Street. This has included new paving and street furniture. The town centre is generally inward looking due to the high levels of traffic that flow along the perimeter of the town centre - most notably along St Edwards Way and Mercury Gardens. As a historic market town, Romford has good architectural diversity. While some newer developments such as the Brewery could perhaps be better integrated with the urban fabric many historic buildings occupy prominent positions within the town centre. These include the Havering Museum and St Edward the Confessor Church within Market Place. This coupled with the pedestrianized nature of the main shopping streets makes the town centre an enjoyable place to visit for the most part. Some areas of concern include, the abandoned building site at the end of North Street generally brings down the quality of the town centre while perhaps encouraging anti-social behaviour. The same can be said of the car park behind the Salvation Army charity shop. While the car park is still in use, its location could potentially be redeveloped so as to introduce life and vitality into the north western part of the town centre. While improvements have been made to make the circulation of pedestrian easier and more pleasurable, there is a lack of significant green space within the centre. A comprehensive landscaping scheme may improve the town centre quality particularly around the South Street/ Victoria Road junction.	

Appendix: Upminster District Centre Healthcheck

PPG indicator	Summary for Upminster District Centre	Traffic light score
Diversity of uses	Upminster centre is located in the south east of the Borough. The main shopping frontage is Station Road/Corbets Tey Road (B1421). Other key retail frontages include St. Marys Lane and Springfield Gardens which both run East off the B1421. The centre has a good diversity of comparison, convenience and service retail uses which cater for the day to day shopping needs of residents. The centre also has good range of both public and commercial leisure uses. The centre has a diverse convenience offer including both high end and budget food stores. There are two supermarkets (Waitrose and Aldi) supplemented by an Iceland food store, Marks and Spencer simply food store and a range of independent shops including general convenience stores, a bakery and butchers. There is a range of local services and facilities including estate agents, dry cleaners, petrol station, opticians and numerous hair/beauty salons. There is a substantial comparison offer which accounts for 25% of all units. This is comprised of mainly local independent retailers with very few national multiple retailers. There is a concentration of charity shops and discount stores which represent 5% of all units. The centre has a good range of public and commercial leisure uses including a leisure centre, Upminster Park, numerous pubs, restaurants and cafes.	
Proportion of vacant street level property	The vacancy rate in Upminster was low by national standards at just 5% when the last GOAD survey was undertaken in August 2013. The vacancy rate had increased to 7% with a total of 14 vacant units when we undertook the town centre survey in October 2014. Despite the increased vacancy rate it remains well under the national average of 12.5%.	
Retailer representation and intentions to change representation	Within the comparison retail category independent stores account for the majority of the units. The only National Multiple comparison retailers present include Clarks and Boots. The national multiple convenience retailers present include Marks and Spencer, Waitrose, Aldi and Iceland. The eating and drinking offer is positioned in the middle of the market and is comprised of a mix of independently owned cafés and restaurants as well as National chain outlets including Costa, Café Nero, Prezzo, Pizza Express, Subway and Greggs.	
Pedestrian flows	Pedestrian footfall was relatively week along some sections of Station Road/Corbets Tey Road. Pedestrian footfall was strongest along the northern end of the B1421 around the station and along the section of the B1421 opposite Upminster Park where complimentary leisure/transport functions create increased lingering time. Pedestrian footfall was very weak along Marys Lane and Springfield Gardens, these streets have a low concentration of retail uses and are surrounded by primarily residential uses.	
Accessibility	The flow of pedestrians moving north to south along the B1421 is supported by the linear layout of the centre. The flow of pedestrians moving between each side of the road is significantly constrained by heavy traffic. Although there are pedestrian crossings, these are controlled by traffic lights which prioritise the flow of vehicular traffic. The lower section of the B1421 opposite Upminster Park is more accessible and safer for pedestrians due to the presence of on street car parking and pedestrian priority crossings. Upminster centre is well integrated into the wider London transport network via a range of public transport modes which connect it to other centres and destinations in the Borough. Upminster train station is located along Station Road at the northern end of the centre. The station is served by the District Line and train services also run in to London Fenchurch Street Station approximately every 10 minutes. The centre is also served by four bus routes	

Appendix: Upminster District Centre Healthcheck

PPG indicator	Summary for Upminster District Centre	Traffic light score
	(no's. 248, 346, 347, 370) which connect the centre to Romford, Lakeside shopping centre, Hornchurch, Cranham and Corbets Tay.	
Perception of safety/ occurrence of crime	There is generally a very low perception of crime within the centre. The majority of units along all three retail frontages are occupied providing active frontages which appear well maintained. There was little evidence to suggest the occurrence of crime when we undertook the site visit. We did not record any broken windows or similar vandalism and CCTV was not prominent throughout the centre.	
State of town centre environmental quality	The environmental quality of the centre is generally good. The main shopping streets were relatively free of litter on our site visit. Corbets Tey Road (B1421) is an attractive shopping parade, with coordinated street furniture including and planting. Station Road (B1421) is also an attractive shopping parade and there is evidence of recent private sector investment in the centre. The retail units at the northern end of Station Road occupied by Marks and Spencer's simply food and M&Co fashion store are both examples of recent developments. The centre contains a broad mix of architectural styles and types of building which give the centre a unique character. Buildings of note include Trinity United Reform Church, the old Upminster school building, the Phancem Pharmacy building on St. Marys Lane and the building at the junction of Corbets Tey Road and St. Marys Road.	

A.1 Experian Goad Town Centre Boundaries

Collier Row

HAMPDEN ROAD
CLOCKHOUSE LANE
CHASE CROSS ROAD
COLLIER ROW ROAD
CARTER DRIVE
REX CLOSE
COLLIER ROW LANE
MELVILLE ROAD

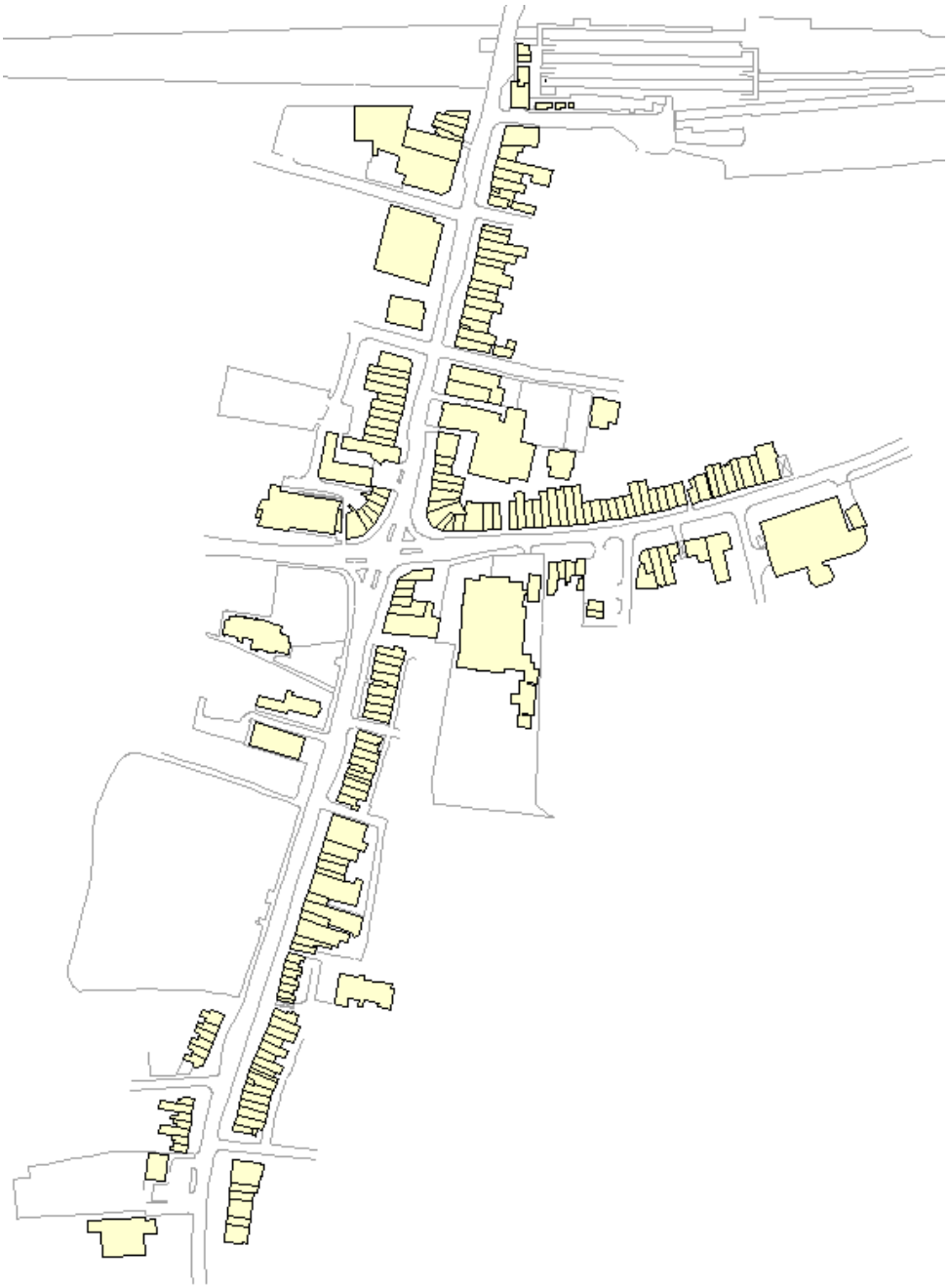
Harold Hill

HILLDENE AVENUE
FARNHAM ROAD
THE ARCADE
THE ARCADE
EASTDENE DRIVE
WESTDENE DRIVE
CHIPPENHAM ROAD
DARTFIELDS

Hornchurch

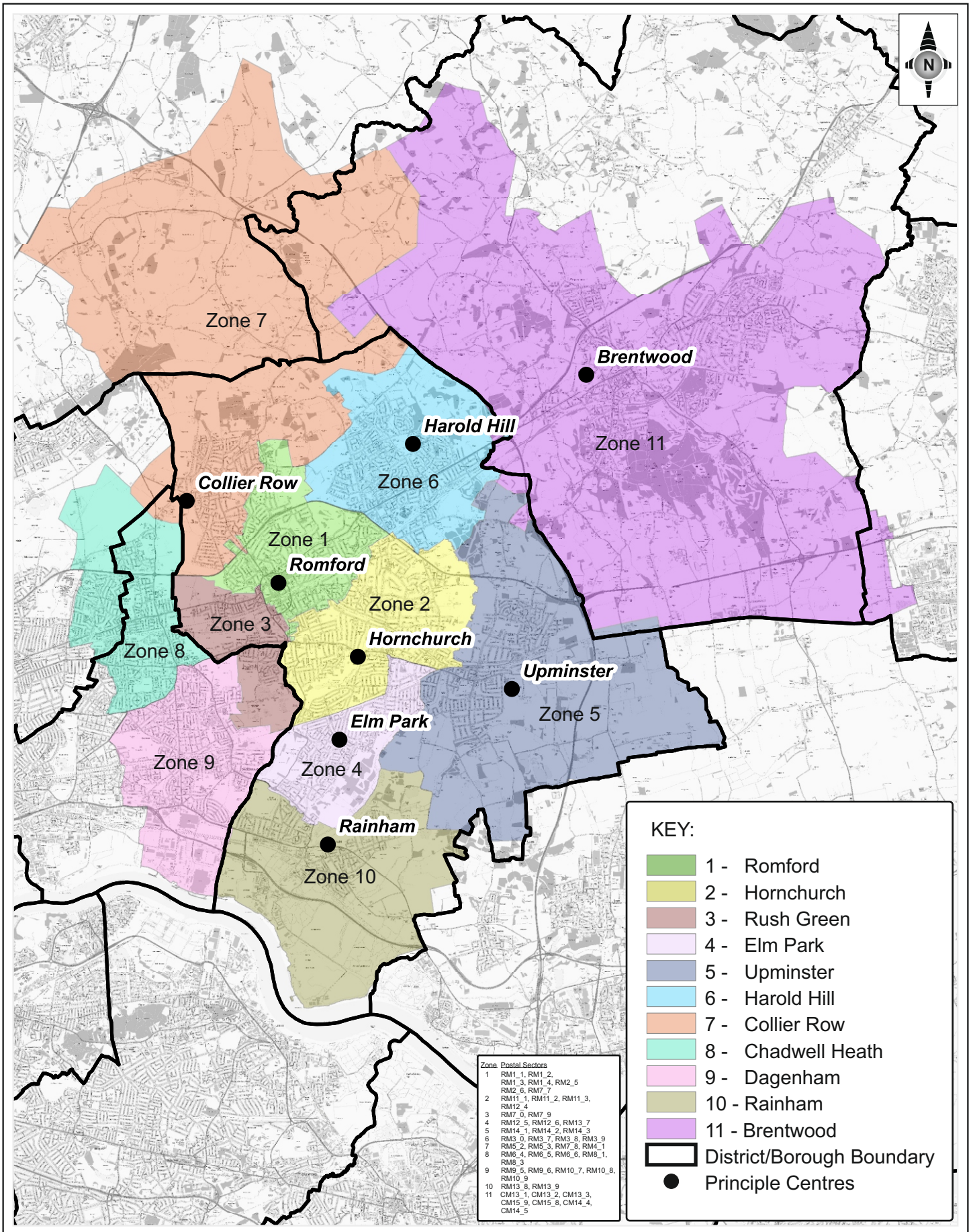
Romford

Upminster



Note: no Experian Goad plans are available for the centres of Elm Park or Rainham

Appendix B Study Area Map



peterbrett
Offices throughout the UK and Europe
www.peterbrett.com

Client
London Borough of Havering

London Borough of Havering Retail & Commercial Leisure Study

Survey Area and Zones

Mark	Revision	Drawn	Date	Chkd

Date	16.09.2014
Scale	NTS
Drawn by	ZR
Checked by	AB

© Peter Brett Associates LLP

J:\30904 Havering Retail Study\COREL

Appendix C Retail Capacity Tables

Table CM1 —
Population projections

	2012	2014	2017	2021	2026	2029	2031	Change, 2014-31
Zone 1	38,085	39,032	40,556	42,695	45,335	46,780	47,744	8,712
Zone 2	48,039	49,232	51,141	53,833	57,148	58,942	60,140	10,908
Zone 3	16,695	17,234	18,062	19,160	20,461	21,137	21,577	4,343
Zone 4	27,964	28,646	29,727	31,256	33,139	34,159	34,838	6,192
Zone 5	27,281	27,964	29,072	30,614	32,521	33,541	34,217	6,253
Zone 6	40,732	41,756	43,413	45,737	48,597	50,159	51,199	9,443
Zone 7	30,614	31,363	32,583	34,287	36,389	37,539	38,306	6,943
Zone 8	57,533	60,162	63,983	68,649	73,947	76,549	78,202	18,040
Zone 9	63,137	66,104	70,368	75,552	81,376	84,214	86,022	19,918
Zone 10	20,111	20,623	21,447	22,593	24,011	24,796	25,319	4,696
Zone 11	59,097	60,115	61,817	64,302	67,391	69,159	70,282	10,167
Total	**429,288**	**442,231**	**462,169**	**488,678**	**520,315**	**536,975**	**547,846**	**105,615**

Notes
Source: Experian MMG3 (2012), for base year and population projections
Population forecasts 2014-31 are based on Office of National Statistics Sub-National Population Projections

Table CM2 —
Per capita expenditure on comparison goods

	2012	2014	2017	2021	2026	2029	2031
	£	£	£	£	£	£	£
Zone 1	3,015	3,236	3,678	4,156	4,889	5,389	5,750
Zone 2	3,487	3,742	4,253	4,806	5,653	6,231	6,649
Zone 3	2,590	2,779	3,159	3,569	4,198	4,628	4,938
Zone 4	3,010	3,231	3,672	4,149	4,880	5,380	5,741
Zone 5	3,595	3,858	4,385	4,954	5,828	6,424	6,855
Zone 6	2,399	2,574	2,926	3,306	3,888	4,286	4,574
Zone 7	3,094	3,320	3,774	4,264	5,016	5,529	5,900
Zone 8	2,231	2,394	2,721	3,075	3,617	3,987	4,254
Zone 9	1,927	2,068	2,351	2,656	3,124	3,444	3,675
Zone 10	2,710	2,908	3,306	3,735	4,393	4,843	5,168
Zone 11	3,695	3,965	4,507	5,093	5,990	6,603	7,046

Notes
The following expenditure growth rates are applied (source: Experian Retail Planne
Briefing Note 12, October 2014, Figures 1a and 1b)
2012-13: 2.60%
2013-14: 4.60%
2014-15: 5.60%
2015-16: 4.40%
2016-17 3.10%
2017-21: 3.10% (per annum)
2020-31: 3.30% (per annum)

Source: Experian MMG3 (2012 data in 2012 prices)
All monetary values held constant at 2012 prices

Table CM3 —
Total comparison goods expenditure

a. Total expenditure (Table CM1 x Table CM2)

	2014	2017	2021	2026	2029	2031
	£m	£m	£m	£m	£m	£m
Zone 1	126.31	149.18	177.44	221.63	252.09	274.54
Zone 2	184.22	217.52	258.71	323.04	367.27	399.87
Zone 3	47.89	57.05	68.38	85.90	97.81	106.55
Zone 4	92.55	109.16	129.68	161.73	183.76	199.99
Zone 5	107.88	127.48	151.68	189.52	215.46	234.55
Zone 6	107.48	127.02	151.20	188.97	214.99	234.18
Zone 7	104.13	122.96	146.20	182.51	207.54	225.99
Zone 8	144.03	174.11	211.07	267.44	305.17	332.67
Zone 9	136.72	165.43	200.68	254.25	290.04	316.14
Zone 10	59.98	70.90	84.39	105.49	120.09	130.84
Zone 11	238.38	278.63	327.47	403.70	456.67	495.22
Total	**1,349.59**	**1,599.43**	**1,906.91**	**2,384.17**	**2,710.89**	**2,950.55**

b. Spending on Special Forms of Trading, e.g. internet shopping

	2014	2017	2021	2026	2029	2031
SFT rate	11.70%	14.00%	15.90%	15.90%	15.70%	15.50%
	£m	£m	£m	£m	£m	£m
Zone 1	14.78	20.88	28.21	35.24	39.58	42.55
Zone 2	21.55	30.45	41.13	51.36	57.66	61.98
Zone 3	5.60	7.99	10.87	13.66	15.36	16.52
Zone 4	10.83	15.28	20.62	25.72	28.85	31.00
Zone 5	12.62	17.85	24.12	30.13	33.83	36.36
Zone 6	12.58	17.78	24.04	30.05	33.75	36.30
Zone 7	12.18	17.21	23.25	29.02	32.58	35.03
Zone 8	16.85	24.38	33.56	42.52	47.91	51.56
Zone 9	16.00	23.16	31.91	40.43	45.54	49.00
Zone 10	7.02	9.93	13.42	16.77	18.85	20.28
Zone 11	27.89	39.01	52.07	64.19	71.70	76.76
Total	**157.90**	**223.92**	**303.20**	**379.08**	**425.61**	**457.34**

c. Residual comparison goods expenditure (Table a less Table b)

	2014	2017	2021	2026	2029	2031
	£m	£m	£m	£m	£m	£m
Zone 1	111.53	128.29	149.23	186.39	212.51	231.99
Zone 2	162.67	187.06	217.57	271.68	309.61	337.89
Zone 3	42.29	49.07	57.51	72.24	82.46	90.03
Zone 4	81.72	93.88	109.06	136.02	154.91	168.99
Zone 5	95.26	109.63	127.56	159.39	181.64	198.20
Zone 6	94.91	109.23	127.16	158.92	181.24	197.88
Zone 7	91.95	105.75	122.96	153.49	174.96	190.96
Zone 8	127.18	149.74	177.51	224.91	257.26	281.11
Zone 9	120.72	142.27	168.77	213.82	244.50	267.14
Zone 10	52.96	60.97	70.97	88.72	101.23	110.56
Zone 11	210.49	239.62	275.40	339.51	384.97	418.46
Total	**1,191.69**	**1,375.51**	**1,603.71**	**2,005.09**	**2,285.28**	**2,493.22**

Notes
Source: Table CM1, Table CM2

Special forms of trading ('SFT') discount source: Experian Retail Planner Briefing Note 12, October 2014,
Appendix 3 ('adjusted' percentage figures to take into account store-picked goods)

The main component of SFT is online shopping.

All monetary values are held constant at 2012 prices

Table CM4 —
Comparison goods market shares, 2014

	Zone 1 %	Zone 2 %	Zone 3 %	Zone 4 %	Zone 5 %	Zone 6 %	Zone 7 %	Zone 8 %	Zone 9 %	Zone 10 %	Zone 11 %
Zone 1											
Romford town centre	60.01%	31.22%	55.69%	28.47%	10.81%	39.27%	51.21%	44.86%	29.22%	15.69%	6.70%
Gallows Corner Retail Park, Romford	5.59%	5.33%	4.84%	1.87%	2.00%	16.04%	10.05%	1.73%	1.45%	0.34%	3.66%
Eastern Avenue Retail Park, Romford	3.91%	6.80%	6.71%	1.51%	0.66%	2.89%	11.48%	1.99%	0.87%	0.00%	0.36%
Other retail parks, Romford	2.01%	4.43%	7.04%	5.00%	1.28%	1.07%	2.15%	4.95%	1.09%	1.07%	0.63%
Other locations, zone 1	0.90%	0.71%	0.00%	0.85%	0.68%	0.78%	2.16%	0.00%	0.00%	0.18%	0.00%
Sub-total, survey zone 1	**72.42%**	**48.48%**	**74.28%**	**37.70%**	**15.44%**	**60.04%**	**77.05%**	**53.52%**	**32.63%**	**17.28%**	**11.35%**
Zone 2											
Hornchurch	1.86%	8.07%	1.12%	9.51%	4.20%	1.82%	0.82%	0.15%	0.10%	1.79%	0.48%
Other locations, zone 2	1.70%	2.33%	2.20%	1.60%	1.79%	2.67%	1.48%	0.82%	0.28%	0.34%	1.09%
Sub-total, survey zone 2	**3.56%**	**10.40%**	**3.32%**	**11.12%**	**5.98%**	**4.49%**	**2.30%**	**0.98%**	**0.38%**	**2.13%**	**1.56%**
Zone 3											
All locations, zone 3	0.00%	0.00%	0.31%	0.00%	0.00%	0.00%	0.00%	0.45%	0.67%	0.00%	0.00%
Sub-total, survey zone 3	**0.00%**	**0.00%**	**0.31%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.45%**	**0.67%**	**0.00%**	**0.00%**
Zone 4											
Elm Park	0.00%	0.27%	0.00%	2.36%	0.12%	0.00%	0.00%	0.25%	0.00%	0.09%	0.00%
Other locations, zone 4	0.00%	0.04%	0.00%	0.96%	0.23%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sub-total, survey zone 4	**0.00%**	**0.31%**	**0.00%**	**3.32%**	**0.35%**	**0.00%**	**0.00%**	**0.25%**	**0.00%**	**0.09%**	**0.00%**
Zone 5											
Upminster	1.89%	0.90%	0.56%	2.78%	15.08%	2.00%	1.17%	0.53%	0.11%	0.93%	1.37%
Other locations, zone 5	0.00%	0.00%	0.00%	0.00%	0.74%	0.17%	0.00%	0.00%	0.36%	0.00%	0.00%
Sub-total, survey zone 5	**1.89%**	**0.90%**	**0.56%**	**2.78%**	**15.82%**	**2.17%**	**1.17%**	**0.53%**	**0.47%**	**0.93%**	**1.37%**
Zone 6											
Harold Hill	0.05%	0.25%	0.06%	0.03%	0.35%	3.18%	1.16%	0.00%	0.23%	0.03%	0.03%
Tesco Extra, Bryant Avenue, Romford	4.73%	0.92%	0.63%	0.16%	0.13%	3.06%	3.12%	0.11%	0.00%	0.00%	0.17%
Other locations, zone 6	0.00%	0.00%	0.00%	0.00%	0.00%	0.93%	0.00%	0.00%	0.00%	0.00%	0.26%
Sub-total, survey zone 6	**4.78%**	**1.16%**	**0.70%**	**0.19%**	**0.48%**	**7.18%**	**4.27%**	**0.11%**	**0.23%**	**0.03%**	**0.46%**
Zone 7											
(No centres)											
Zone 8											
Goodmayes (incl Tesco Extra, retail parks)	0.02%	0.84%	0.37%	0.06%	0.00%	0.15%	0.12%	6.35%	0.72%	0.00%	0.00%
Other locations, zone 8	0.68%	0.55%	1.67%	0.25%	0.00%	0.00%	0.72%	6.67%	2.39%	0.00%	0.00%
Sub-total, survey zone 8	**0.70%**	**1.39%**	**2.04%**	**0.31%**	**0.00%**	**0.15%**	**0.85%**	**13.02%**	**3.11%**	**0.00%**	**0.00%**
Zone 9											
Dagenham	0.15%	0.05%	2.31%	2.25%	0.00%	0.28%	0.00%	4.95%	24.43%	2.03%	0.00%
Other locations, zone 9	0.00%	0.01%	0.01%	0.10%	0.00%	0.00%	0.00%	0.04%	0.68%	0.00%	0.00%
Sub-total, survey zone 9	**0.15%**	**0.06%**	**2.32%**	**2.35%**	**0.00%**	**0.28%**	**0.00%**	**5.00%**	**25.12%**	**2.03%**	**0.00%**
Zone 10											
Rainham (incl. Tesco Extra)	0.00%	0.07%	0.01%	3.97%	1.04%	0.49%	0.00%	0.16%	0.62%	16.20%	0.26%
Sub-total, survey zone 10	**0.00%**	**0.07%**	**0.01%**	**3.97%**	**1.04%**	**0.49%**	**0.00%**	**0.16%**	**0.62%**	**16.20%**	**0.26%**
Zone 11											
Brentwood	0.66%	0.03%	0.23%	0.11%	1.61%	1.88%	0.00%	0.51%	0.00%	0.08%	38.38%
Other locations, zone 11	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.84%
Sub-total, survey zone 11	**0.66%**	**0.03%**	**0.23%**	**0.11%**	**1.61%**	**1.88%**	**0.00%**	**0.51%**	**0.00%**	**0.08%**	**40.22%**
Total for survey area	**84.16%**	**62.81%**	**83.76%**	**61.84%**	**40.73%**	**76.69%**	**85.65%**	**74.52%**	**63.24%**	**38.77%**	**55.22%**
Outside survey area											
Lakeside	9.51%	26.63%	10.36%	30.09%	49.09%	15.93%	7.92%	8.23%	23.64%	57.58%	18.74%
Central London / West End	1.56%	3.26%	0.53%	3.02%	1.87%	1.50%	1.63%	3.92%	1.58%	0.82%	0.42%
Basildon	0.00%	0.00%	0.28%	0.87%	0.51%	0.05%	0.25%	0.33%	0.06%	0.00%	11.77%
Stratford (incl Westfield Stratford City)	1.31%	0.61%	0.67%	0.94%	1.12%	1.66%	0.41%	3.25%	1.43%	0.27%	2.98%
Bluewater	0.18%	2.65%	1.41%	0.71%	4.70%	1.38%	0.92%	0.00%	0.57%	0.14%	2.87%
Ilford	0.46%	1.28%	1.05%	0.48%	0.40%	0.12%	1.97%	7.86%	1.65%	0.51%	0.00%
Chelmsford	0.32%	0.00%	0.18%	0.00%	0.00%	1.71%	0.00%	0.00%	0.00%	0.00%	4.95%
Beckton (superstores/ retail parks)	0.00%	0.93%	0.27%	0.72%	0.00%	0.37%	0.00%	0.73%	3.03%	0.11%	0.00%
Barking	0.03%	0.00%	0.00%	1.07%	0.00%	0.05%	0.00%	0.16%	0.66%	0.26%	0.00%
Other locations outside survey area	2.48%	1.82%	1.50%	0.26%	1.59%	0.53%	1.25%	1.00%	4.15%	1.55%	3.07%
Total for outside survey area	**15.84%**	**37.19%**	**16.24%**	**38.16%**	**59.27%**	**23.31%**	**14.35%**	**25.48%**	**36.76%**	**61.23%**	**44.78%**
Overall total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Notes
Source: NEMS Market Research Household Survey, August 2014

Table CM5 —
Comparison goods spending patterns, 2014

	Zone 1 £m	Zone 2 £m	Zone 3 £m	Zone 4 £m	Zone 5 £m	Zone 6 £m	Zone 7 £m	Zone 8 £m	Zone 9 £m	Zone 10 £m	Zone 11 £m	Total £m
Total available comparison goods expenditure	*111.53*	*162.67*	*42.29*	*81.72*	*95.26*	*94.91*	*91.95*	*127.18*	*120.72*	*52.96*	*210.49*	*1,191.69*
Zone 1												
Romford town centre	66.94	50.79	23.55	23.26	10.30	37.27	47.09	57.05	35.27	8.31	14.11	373.93
Gallows Corner Retail Park, Romford	6.23	8.67	2.05	1.53	1.91	15.22	9.24	2.20	1.76	0.18	7.70	56.69
Eastern Avenue Retail Park, Romford	4.36	11.07	2.84	1.24	0.63	2.74	10.55	2.52	1.05	0.00	0.76	37.76
Other retail parks, Romford	2.24	7.20	2.98	4.08	1.22	1.01	1.98	6.29	1.31	0.57	1.33	30.21
Other locations, zone 1	1.01	1.15	0.00	0.70	0.65	0.74	1.99	0.00	0.00	0.09	0.00	6.33
Sub-total, survey zone 1	**80.78**	**78.87**	**31.41**	**30.81**	**14.71**	**56.99**	**70.85**	**68.06**	**39.40**	**9.15**	**23.90**	**504.91**
Zone 2												
Hornchurch	2.07	13.13	0.47	7.78	4.00	1.73	0.76	0.20	0.12	0.95	1.00	32.21
Other locations, zone 2	1.90	3.79	0.93	1.31	1.70	2.53	1.36	1.05	0.34	0.18	2.29	17.38
Sub-total, survey zone 2	**3.97**	**16.92**	**1.41**	**9.09**	**5.70**	**4.27**	**2.12**	**1.24**	**0.46**	**1.13**	**3.29**	**49.59**
Zone 3												
All locations, zone 3	0.00	0.00	0.13	0.00	0.00	0.00	0.00	0.57	0.81	0.00	0.00	1.52
Sub-total, survey zone 3	**0.00**	**0.00**	**0.13**	**0.00**	**0.00**	**0.00**	**0.00**	**0.57**	**0.81**	**0.00**	**0.00**	**1.52**
Zone 4												
Elm Park	0.00	0.44	0.00	1.93	0.12	0.00	0.00	0.32	0.00	0.05	0.00	2.85
Other locations, zone 4	0.00	0.06	0.00	0.78	0.22	0.00	0.00	0.00	0.00	0.00	0.00	1.07
Sub-total, survey zone 4	**0.00**	**0.50**	**0.00**	**2.71**	**0.34**	**0.00**	**0.00**	**0.32**	**0.00**	**0.05**	**0.00**	**3.92**
Zone 5												
Upminster	2.11	1.47	0.24	2.27	14.36	1.90	1.08	0.67	0.13	0.49	2.88	27.59
All locations, zone 5	0.00	0.00	0.00	0.00	0.70	0.16	0.00	0.00	0.44	0.00	0.00	1.30
Sub-total, survey zone 5	**2.11**	**1.47**	**0.24**	**2.27**	**15.07**	**2.06**	**1.08**	**0.67**	**0.57**	**0.49**	**2.88**	**28.89**
Zone 6												
Harold Hill	0.06	0.40	0.03	0.02	0.33	3.02	1.07	0.00	0.27	0.02	0.06	5.28
Tesco Extra, Bryant Avenue, Romford	5.27	1.49	0.27	0.13	0.13	2.91	2.87	0.14	0.00	0.00	0.36	13.56
Other locations, zone 6	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.00	0.00	0.00	0.55	1.44
Sub-total, survey zone 6	**5.33**	**1.89**	**0.30**	**0.15**	**0.46**	**6.81**	**3.93**	**0.14**	**0.27**	**0.02**	**0.96**	**20.27**
Zone 7												
(No centres)												
Zone 8												
Goodmayes (incl Tesco Extra, retail parks)	0.02	1.36	0.16	0.05	0.00	0.14	0.11	8.08	0.87	0.00	0.00	10.79
Other locations, zone 8	0.76	0.90	0.71	0.21	0.00	0.00	0.67	8.48	2.89	0.00	0.00	14.60
Sub-total, survey zone 8	**0.78**	**2.26**	**0.86**	**0.26**	**0.00**	**0.14**	**0.78**	**16.55**	**3.75**	**0.00**	**0.00**	**25.39**
Zone 9												
Dagenham	0.17	0.07	0.98	1.84	0.00	0.27	0.00	6.30	29.50	1.07	0.00	40.20
Other locations, zone 9	0.00	0.02	0.00	0.08	0.00	0.00	0.00	0.06	0.83	0.00	0.00	0.99
Sub-total, survey zone 9	**0.17**	**0.09**	**0.98**	**1.92**	**0.00**	**0.27**	**0.00**	**6.36**	**30.32**	**1.07**	**0.00**	**41.19**
Zone 10												
Rainham (incl. Tesco Extra)	0.00	0.12	0.00	3.24	0.99	0.47	0.00	0.20	0.75	8.58	0.54	14.90
Sub-total, survey zone 10	**0.00**	**0.12**	**0.00**	**3.24**	**0.99**	**0.47**	**0.00**	**0.20**	**0.75**	**8.58**	**0.54**	**14.90**
Zone 11												
Brentwood	0.74	0.05	0.10	0.09	1.54	1.78	0.00	0.65	0.00	0.04	80.79	85.76
Other locations, zone 11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.87	3.87
Sub-total, survey zone 11	**0.74**	**0.05**	**0.10**	**0.09**	**1.54**	**1.78**	**0.00**	**0.65**	**0.00**	**0.04**	**84.66**	**89.63**
Total for survey area	**93.87**	**102.18**	**35.42**	**50.54**	**38.79**	**72.79**	**78.75**	**94.78**	**76.34**	**20.53**	**116.22**	**780.22**
Outside survey area												
Lakeside	10.60	43.32	4.38	24.59	46.76	15.12	7.29	10.47	28.54	30.49	39.44	261.01
Central London / West End	1.74	5.30	0.22	2.47	1.78	1.43	1.50	4.98	1.91	0.44	0.88	22.65
Basildon	0.00	0.00	0.12	0.71	0.49	0.04	0.23	0.42	0.07	0.00	24.77	26.85
Stratford (incl Westfield Stratford City)	1.46	1.00	0.28	0.77	1.06	1.57	0.38	4.14	1.72	0.14	6.27	18.80
Bluewater	0.20	4.31	0.60	0.58	4.47	1.31	0.84	0.00	0.68	0.08	6.03	19.11
Ilford	0.51	2.08	0.44	0.39	0.38	0.12	1.81	9.99	1.99	0.27	0.00	17.99
Chelmsford	0.35	0.00	0.08	0.00	0.00	1.63	0.00	0.00	0.00	0.00	10.42	12.47
Beckton (superstores/ retail parks)	0.00	1.52	0.11	0.59	0.00	0.35	0.00	0.93	3.66	0.06	0.00	7.22
Barking	0.03	0.00	0.00	0.87	0.00	0.04	0.00	0.21	0.79	0.14	0.00	2.08
Other locations outside survey area	2.77	2.97	0.63	0.21	1.51	0.50	1.15	1.27	5.01	0.82	6.46	23.30
Total for outside survey area	**17.66**	**60.49**	**6.87**	**31.18**	**56.46**	**22.12**	**13.20**	**32.40**	**44.38**	**32.43**	**94.27**	**411.47**
Overall total	**111.53**	**162.67**	**42.29**	**81.72**	**95.26**	**94.91**	**91.95**	**127.18**	**120.72**	**52.96**	**210.49**	**1191.69**

Notes
Source: Table CM3, CM4

Table CM6 —
Comparison goods floorspace requirements to 2031
Basline requirement

		2014	2017	2021	2026	2029	2031
Total population and expenditure							
A	Total population (persons)	442,231	462,169	488,678	520,315	536,975	547,846
B	Total comparison goods expenditure (£m)	1,191.69	1,375.51	1,603.71	2,005.09	2,285.28	2,493.22
Retained expenditure							
C	Retained comparison goods expenditure in LB Havering (%)	52%	52%	52%	52%	52%	52%
D	Retained comparison goods expenditure in LB Havering (£m)	624.01	720.27	839.76	1049.93	1196.65	1305.53
E	Comparison goods expenditure leakage (£m)	567.68	655.25	763.95	955.16	1,088.63	1,187.68
Inflow							
F	Inflow (%)	0%	0%	0%	0%	0%	0%
G	Inflow (£m)	0.00	0.00	0.00	0.00	0.00	0.00
Total turnover							
H	Baseline comparison goods turnover of stores (£m)	624.01	624.01	624.01	624.01	624.01	624.01
Initial surplus							
I	Growth in retained comparison goods expenditure (£m)	0.00	96.26	215.75	425.93	572.64	681.53
Claims on expenditure							
J	Sales efficiency growth in existing retailers (£m)	0.00	32.37	78.15	139.90	179.53	207.08
K	Comparison goods commitments (£m)	0.00	9.89	10.59	11.52	12.11	12.53
L	Total claims on capacity	0.00	42.26	88.74	151.42	191.64	219.61
Expenditure summary							
M	Initial surplus of comparison goods expenditure (£m)	0.00	96.26	215.75	425.93	572.64	681.53
N	Total claims on capacity (£m)	0.00	42.26	88.74	151.42	191.64	219.61
O	Residual comparison goods expenditure (£m)	0.00	53.99	127.01	274.51	381.01	461.92
Conversion to floorspace need							
P	Assumed turnover per sq.m (£ per sq.m)	7,000	7,363	7,877	8,569	9,014	9,323
Q	**Comparison goods floorspace need (sq.m net)**	**0**	**7,333**	**16,125**	**32,034**	**42,269**	**49,546**
R	Comparison goods floorspace need (sq.m gross)	0	10,476	23,036	45,763	60,384	70,780

Notes
Total comparison goods expenditure retained by stores in LB Havering (total for zones 1, 2, 3, 4, 5, 6, 7 and 10)
No inflow is applied.
Sales efficiency growth of 1.5% per annum applied.
Turnover per sq.m at 2014 PBA estimate. Turnover per sq.m increased to 2031 in line with sales effiency growth rate
Total requirement shown is cumulative.
Gross: net ratio of 70% applied.
All monetary values held constant at 2012 prices.

Commitments (Row K)	2017	2021	2026	2029	2031
Morrisons, Romford	4.28	4.58	4.98	5.24	5.42
Angel Way, Romford	5.61	6.00	6.53	6.87	7.11
Total	*9.89*	*10.59*	*11.52*	*12.11*	*12.53*

*Base turnover is turnover at 2014, in 2012 prices. It is assumed the commitments will commence trading between 2015 and 2017.

Havering Retail & Commercial Leisure Needs Assessmen
Peter Brett Associates for London Borough of Havering

Table CM7 —
Comparison goods floorspace requirements to 2031
Increasing retention requirement

		2014	2017	2021	2026	2029	2031
Total population and expenditure							
A	Total population (persons)	442,231	462,169	488,678	520,315	536,975	547,846
B	Total comparison goods expenditure (£m)	1,191.69	1,375.51	1,603.71	2,005.09	2,285.28	2,493.22
Retained expenditure							
C	Retained comparison goods expenditure in LB Havering (%)	52%	52%	55%	55%	57%	57%
D	Retained comparison goods expenditure in LB Havering (£m)	624.01	720.26544	882.03995	1102.8	1302.6109	1421.1327
E	Comparison goods expenditure leakage (£m)	567.68	655.25	721.67	902.29	982.67	1,072.08
Inflow							
F	Inflow (%)	0%	0%	0%	0%	0%	0%
G	Inflow (£m)	0.00	0.00	0.00	0.00	0.00	0.00
Total turnover							
H	Baseline comparison goods turnover of stores (£m)	624.01	624.01	624.01	624.01	624.01	624.01
Initial surplus							
I	Growth in retained comparison goods expenditure (£m)	0.00	96.26	258.03	478.79	678.60	797.13
Claims on expenditure							
J	Sales efficiency growth in existing retailers (£m)	0.00	32.37	78.15	139.90	179.53	207.08
K	Comparison goods commitments (£m)	0.00	9.89	10.59	11.52	12.11	12.53
L	Total claims on capacity	0.00	42.26	88.74	151.42	191.64	219.61
Expenditure summary							
M	Initial surplus of comparison goods expenditure (£m)	0.00	96.26	258.03	478.79	678.60	797.13
N	Total claims on capacity (£m)	0.00	42.26	88.74	151.42	191.64	219.61
O	Residual comparison goods expenditure (£m)	0.00	53.99	169.29	327.38	486.96	577.52
Conversion to floorspace need							
P	Assumed turnover per sq.m (£ per sq.m)	7,000	7,363	7,877	8,569	9,014	9,323
Q	**Comparison goods floorspace need (sq.m net)**	**0**	**7,333**	**21,493**	**38,203**	**54,024**	**61,946**
R	Comparison goods floorspace need (sq.m gross)	0	10,476	30,704	54,576	77,177	88,494

Notes
Total comparison goods expenditure retained by stores in LB Havering (total for zones 1, 2, 3, 4, 5, 6, 7 and 10)
No inflow is applied.
Sales efficiency growth of 1.5% per annum applied.
Turnover per sq.m at 2014 PBA estimate. Turnover per sq.m increased to 2031 in line with sales effiency growth rate
Total requirement shown is cumulative.
Gross: net ratio of 70% applied.
All monetary values held constant at 2012 prices.

Commitments (Row K)	2017	2021	2026	2029	2031
Morrisons, Romford	4.28	4.58	4.98	5.24	5.42
Angel Way, Romford	5.61	6.00	6.53	6.87	7.11
Total	*9.89*	*10.59*	*11.52*	*12.11*	*12.53*

*Base turnover is turnover at 2014, in 2012 prices. It is assumed the commitments will commence trading between 2015 and 2017.

Table CV1 —
Population projections

	2012	2014	2017	2021	2026	2029	2031	Change, 2014-31
Zone 1	38,085	39,032	40,556	42,695	45,335	46,780	47,744	8,712
Zone 2	48,039	49,232	51,141	53,833	57,148	58,942	60,140	10,908
Zone 3	16,695	17,234	18,062	19,160	20,461	21,137	21,577	4,343
Zone 4	27,964	28,646	29,727	31,256	33,139	34,159	34,838	6,192
Zone 5	27,281	27,964	29,072	30,614	32,521	33,541	34,217	6,253
Zone 6	40,732	41,756	43,413	45,737	48,597	50,159	51,199	9,443
Zone 7	30,614	31,363	32,583	34,287	36,389	37,539	38,306	6,943
Zone 8	57,533	60,162	63,983	68,649	73,947	76,549	78,202	18,040
Zone 9	63,137	66,104	70,368	75,552	81,376	84,214	86,022	19,918
Zone 10	20,111	20,623	21,447	22,593	24,011	24,796	25,319	4,696
Zone 11	59,097	60,115	61,817	64,302	67,391	69,159	70,282	10,167
Total	**429,288**	**442,231**	**462,169**	**488,678**	**520,315**	**536,975**	**547,846**	**105,615**

Notes
Source: Experian MMG3 (2012), for base year and population projections
Population forecasts 2014-31 are based on Office of National Statistics Sub-National Population Projections

Table CV2 —
Per capita expenditure on convenience goods

	2012	2014	2017	2021	2026	2029	2031
Zone 1	1,933	1,898	1,906	1,952	2,011	2,048	2,072
Zone 2	2,178	2,139	2,147	2,199	2,266	2,307	2,335
Zone 3	1,750	1,718	1,725	1,767	1,820	1,853	1,876
Zone 4	2,034	1,997	2,005	2,054	2,116	2,154	2,180
Zone 5	2,236	2,196	2,205	2,258	2,327	2,369	2,397
Zone 6	1,766	1,734	1,741	1,783	1,837	1,870	1,893
Zone 7	2,053	2,016	2,024	2,073	2,136	2,174	2,200
Zone 8	1,670	1,640	1,646	1,686	1,737	1,769	1,790
Zone 9	1,569	1,541	1,547	1,585	1,633	1,663	1,683
Zone 10	1,860	1,827	1,834	1,878	1,935	1,970	1,994
Zone 11	2,173	2,134	2,143	2,195	2,261	2,302	2,330

Notes
The following expenditure growth rates are applied (source: Experian Retail Planner Briefing Note 12, October 2014, Figures 1a and 1b)

2012-13:	-0.50%	
2013-14:	-1.30%	
2014-15:	-0.50%	
2015-16:	0.50%	
2016-17	0.40%	
2017-21:	0.60%	(per annum)
2021-31:	0.60%	(per annum)

Source: Experian MMG3 (2012 data in 2012 prices)
All monetary values held constant at 2012 prices

Table CV3 —
Total convenience goods expenditure

a. Total expenditure (Table CM1 x Table CM2)

	2014	2017	2021	2026	2029	2031
	£m	£m	£m	£m	£m	£m
Zone 1	74.09	77.29	83.34	91.18	95.79	98.94
Zone 2	105.30	109.82	118.40	129.51	135.99	140.43
Zone 3	29.61	31.16	33.85	37.25	39.17	40.47
Zone 4	57.21	59.61	64.19	70.12	73.59	75.96
Zone 5	61.41	64.09	69.13	75.66	79.45	82.03
Zone 6	72.40	75.57	81.54	89.27	93.81	96.91
Zone 7	63.22	65.94	71.07	77.71	81.62	84.29
Zone 8	98.66	105.34	115.76	128.48	135.41	140.00
Zone 9	101.88	108.89	119.74	132.88	140.01	144.74
Zone 10	37.67	39.33	42.44	46.47	48.86	50.49
Zone 11	128.30	132.46	141.12	152.39	159.22	163.76
Total	**829.75**	**869.49**	**940.57**	**1,030.93**	**1,082.92**	**1,118.00**

b. Spending on Special Forms of Trading, e.g. internet shopping

	2014	2017	2021	2026	2029	2031
SFT rate	2.60%	3.30%	4.40%	5.00%	5.30%	5.60%
	£m	£m	£m	£m	£m	£m
Zone 1	1.93	2.55	3.67	4.56	5.08	5.54
Zone 2	2.74	3.62	5.21	6.48	7.21	7.86
Zone 3	0.77	1.03	1.49	1.86	2.08	2.27
Zone 4	1.49	1.97	2.82	3.51	3.90	4.25
Zone 5	1.60	2.12	3.04	3.78	4.21	4.59
Zone 6	1.88	2.49	3.59	4.46	4.97	5.43
Zone 7	1.64	2.18	3.13	3.89	4.33	4.72
Zone 8	2.57	3.48	5.09	6.42	7.18	7.84
Zone 9	2.65	3.59	5.27	6.64	7.42	8.11
Zone 10	0.98	1.30	1.87	2.32	2.59	2.83
Zone 11	3.34	4.37	6.21	7.62	8.44	9.17
Total	**21.57**	**28.69**	**41.39**	**51.55**	**57.39**	**62.61**

c. Residual comparison goods expenditure (Table a less Table b)

	2014	2017	2021	2026	2029	2031
	£m	£m	£m	£m	£m	£m
Zone 1	72.16	74.74	79.67	86.62	90.71	93.40
Zone 2	102.57	106.20	113.19	123.03	128.79	132.56
Zone 3	28.84	30.13	32.36	35.38	37.10	38.20
Zone 4	55.72	57.64	61.37	66.62	69.69	71.70
Zone 5	59.81	61.98	66.09	71.88	75.24	77.43
Zone 6	70.52	73.08	77.96	84.81	88.84	91.48
Zone 7	61.57	63.76	67.94	73.83	77.30	79.57
Zone 8	96.09	101.86	110.67	122.05	128.23	132.16
Zone 9	99.23	105.29	114.47	126.24	132.59	136.63
Zone 10	36.69	38.03	40.57	44.15	46.27	47.66
Zone 11	124.97	128.09	134.91	144.77	150.78	154.59
Total	**808.18**	**840.80**	**899.19**	**979.38**	**1,025.53**	**1,055.39**

Notes
Source: Table CV1, Table CV2

Special forms of trading ('SFT') discount source: Experian Retail Planner Briefing Note 12, October 2014, Appendix 3 ('adjusted' percentage figures to take into account store-picked goods)

The main component of SFT is online shopping.

All monetary values are held constant at 2012 prices

Table CV4 —
Convenience goods market shares, 2014

	Zone 1 %	Zone 2 %	Zone 3 %	Zone 4 %	Zone 5 %	Zone 6 %	Zone 7 %	Zone 8 %	Zone 9 %	Zone 10 %	Zone 11 %
Zone 1											
Romford town centre											
Asda, Dolphin Approach, Mercury Gardens	21.42%	8.78%	11.51%	3.47%	2.41%	5.90%	10.13%	4.24%	2.19%	1.92%	0.67%
Sainsbury's, The Brewery, Romford	15.60%	0.62%	16.47%	0.77%	1.29%	2.30%	7.87%	2.79%	0.00%	4.74%	0.00%
Marks & Spencer, South Street, Romford	6.61%	0.15%	2.73%	0.14%	0.00%	1.06%	2.42%	3.73%	0.31%	0.34%	0.00%
Aldi, Market Place, Romford	3.11%	0.59%	2.27%	0.15%	0.42%	3.54%	2.05%	1.76%	0.00%	0.68%	0.25%
Lidl, Atlanta Bvd, Romford	2.48%	0.39%	2.16%	0.58%	0.00%	0.27%	0.00%	0.08%	0.00%	0.00%	0.26%
Other stores, Romford town centre	2.42%	0.00%	0.87%	0.00%	0.00%	0.00%	0.66%	0.54%	0.00%	0.05%	0.00%
Sub-total, Romford town centre	**51.63%**	**10.53%**	**36.00%**	**5.11%**	**4.12%**	**13.06%**	**23.14%**	**13.14%**	**2.50%**	**7.73%**	**1.18%**
Other locations											
Aldi, Marlborough Road, Romford	4.46%	0.29%	1.67%	2.81%	0.00%	2.25%	22.22%	1.43%	0.00%	0.00%	1.99%
Gidea Park	0.72%	0.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Other foodstores, Romford / zone 1	7.65%	0.45%	3.83%	0.62%	0.00%	2.57%	3.16%	0.76%	0.90%	2.16%	0.00%
Sub-total, survey zone 1	**64.47%**	**11.70%**	**41.50%**	**8.54%**	**4.12%**	**17.89%**	**48.52%**	**15.32%**	**3.39%**	**9.89%**	**3.17%**
Zone 2											
Tesco Extra, Horchurch Road, Hornchurch	4.71%	29.22%	26.41%	5.07%	6.53%	0.11%	0.07%	1.68%	4.61%	4.33%	0.43%
Sainsbury's, High Street, Hornchurch	3.06%	26.97%	0.98%	14.80%	4.11%	0.82%	0.29%	0.00%	0.00%	2.90%	0.00%
Iceland, North Street, Hornchurch	0.00%	5.10%	0.00%	1.95%	0.00%	0.00%	0.00%	0.00%	0.00%	1.48%	0.00%
Other stores, Hornchurch	0.31%	4.34%	0.00%	3.91%	0.25%	0.00%	0.00%	0.00%	0.33%	0.26%	0.00%
Elm Park	0.00%	3.83%	0.00%	3.86%	1.67%	2.67%	0.00%	0.08%	0.00%	0.00%	0.00%
Other foodstores, zone 2	0.20%	0.25%	0.80%	0.84%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sub-total, survey zone 2	**8.29%**	**69.72%**	**28.19%**	**30.44%**	**12.56%**	**3.59%**	**0.37%**	**1.76%**	**4.94%**	**8.97%**	**0.43%**
Zone 3											
Rush Green	0.00%	0.00%	4.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Other foodstores, zone 3	0.00%	0.00%	2.57%	0.00%	0.00%	0.00%	0.00%	0.00%	0.43%	0.00%	0.00%
Sub-total, survey zone 3	**0.00%**	**0.00%**	**7.10%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.43%**	**0.00%**	**0.00%**
Zone 4											
Tesco, Airfield Way, Elm Park	0.00%	1.46%	4.26%	20.88%	0.60%	0.00%	0.00%	0.00%	0.13%	0.00%	0.00%
Other foodstores, zone 4	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sub-total, survey zone 4	**0.00%**	**1.46%**	**4.26%**	**20.88%**	**0.60%**	**0.00%**	**0.00%**	**0.00%**	**0.13%**	**0.00%**	**0.00%**
Zone 5											
Aldi, St Mary's Lane, Upminster	0.14%	4.09%	0.00%	5.54%	25.34%	2.01%	1.35%	0.00%	0.10%	0.83%	1.38%
Waitrose, St Mary's Lane, Upminster	0.69%	1.45%	0.49%	0.19%	14.81%	0.70%	0.00%	0.00%	0.29%	0.00%	0.65%
Marks & Spencer Simply Food, Station Road, Upminster	0.58%	0.51%	0.00%	0.44%	5.76%	1.44%	0.00%	0.00%	0.22%	0.39%	0.00%
Other foodstores, Upminster	0.00%	0.17%	0.00%	0.08%	6.59%	0.18%	0.00%	0.00%	0.00%	0.26%	0.08%
Other foodstores, zone 5	0.00%	0.00%	0.00%	0.00%	5.15%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sub-total, survey zone 5	**1.42%**	**6.21%**	**0.49%**	**6.25%**	**57.64%**	**4.34%**	**1.35%**	**0.00%**	**0.61%**	**1.48%**	**2.12%**
Zone 6											
Tesco Extra, Bryant Avenue, Romford	17.20%	6.57%	6.38%	0.50%	8.49%	44.89%	17.00%	0.00%	0.00%	1.49%	7.29%
Iceland, Farnham Road, Harold Hill	1.68%	0.00%	0.00%	0.00%	0.00%	7.98%	0.37%	0.00%	0.00%	0.42%	0.00%
Sainsbury's Local, Farnham Road, Harold Hill	0.00%	0.00%	0.00%	0.00%	0.00%	3.52%	0.00%	0.00%	0.00%	0.00%	0.00%
Co-Operative, Station Road, Harold Wood	0.00%	0.00%	0.00%	0.00%	0.00%	3.29%	0.00%	0.00%	0.00%	0.00%	0.00%
Other foodstores, Harold Hill	0.00%	1.13%	0.00%	0.00%	0.00%	5.74%	0.43%	0.00%	0.00%	0.20%	0.00%
Other foodstores, zone 6	0.07%	0.00%	0.00%	0.00%	0.00%	1.38%	0.00%	0.00%	0.00%	0.00%	0.00%
Sub-total, survey zone 6	**18.95%**	**7.70%**	**6.38%**	**0.50%**	**8.49%**	**66.79%**	**17.80%**	**0.00%**	**0.00%**	**2.11%**	**7.29%**
Zone 7											
Tesco Metro, Collier Row Lane, Collier Row	2.41%	0.00%	0.56%	0.00%	0.00%	1.28%	20.99%	0.59%	0.00%	0.00%	0.34%
Other foodstores, zone 7	0.29%	0.00%	0.00%	0.00%	0.00%	0.00%	5.40%	0.00%	0.00%	0.00%	0.00%
Sub-total, survey zone 7	**2.70%**	**0.00%**	**0.56%**	**0.00%**	**0.00%**	**1.28%**	**26.38%**	**0.59%**	**0.00%**	**0.00%**	**0.34%**
Zone 8											
Sainsbury's, High Road, Chadwell Heath	1.17%	0.00%	3.47%	0.50%	0.00%	0.00%	1.57%	22.62%	1.13%	0.23%	0.00%
Tesco Extra, High Road, Goodmayes	0.36%	0.00%	0.94%	0.00%	0.00%	0.00%	0.29%	15.73%	3.14%	0.00%	0.00%
Tesco Express, High Road, Chadwell Heath	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.76%	0.00%	0.00%	0.00%
Asda, Whalebone Lane, Chadwell Heath	0.00%	0.00%	1.43%	0.00%	0.00%	0.00%	0.00%	2.61%	0.88%	0.00%	0.00%
Other foodstores, zone 8	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.90%	0.00%	0.00%
Sub-total, survey zone 8	**1.53%**	**0.00%**	**5.85%**	**0.50%**	**0.00%**	**0.00%**	**1.86%**	**47.73%**	**7.05%**	**0.23%**	**0.00%**
Zone 9											
Asda, Merrielands Crescent, Dagenham	0.00%	0.05%	0.49%	5.23%	0.09%	0.00%	1.22%	6.70%	34.57%	8.41%	1.17%
Morrisons, Wood Lane, Becontree Heath	0.05%	0.00%	2.43%	0.36%	0.00%	0.00%	0.00%	10.60%	7.82%	3.03%	0.00%
Iceland, Heathway, Dagenham	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.41%	5.10%	0.00%	0.00%
Tesco Express, Heathway, Dagenham	0.00%	0.00%	0.00%	0.07%	0.00%	0.00%	0.00%	0.59%	4.58%	0.00%	0.00%
Lidl, Heathway, Dagenham	0.00%	0.00%	0.36%	0.46%	0.00%	0.00%	0.00%	0.41%	2.98%	0.35%	0.00%
Other foodstores, zone 9	0.00%	0.29%	0.75%	2.46%	0.08%	0.00%	0.00%	1.66%	7.29%	5.58%	0.00%
Sub-total, survey zone 9	**0.05%**	**0.35%**	**4.03%**	**8.59%**	**0.16%**	**0.00%**	**1.22%**	**20.36%**	**62.35%**	**17.37%**	**1.17%**
Zone 10											
Tesco Extra, Bridge Road, Rainham	0.00%	1.73%	0.64%	20.73%	2.89%	0.00%	0.00%	0.00%	5.45%	44.28%	0.00%
Tesco Express, Rainham Road, Rainham	0.00%	0.00%	0.00%	2.30%	0.81%	0.28%	0.00%	0.00%	0.89%	8.39%	0.00%
Other foodstores, zone 10	0.00%	0.00%	0.00%	0.28%	0.00%	0.00%	0.00%	0.00%	1.76%	0.00%	0.00%
Sub-total, survey zone 10	**0.00%**	**1.73%**	**0.64%**	**23.30%**	**3.70%**	**0.28%**	**0.00%**	**0.00%**	**8.10%**	**52.67%**	**0.00%**
Zone 11											
Sainsbury's, William Hunter Way, Brentwood	1.06%	0.00%	0.00%	0.00%	2.47%	1.58%	0.29%	0.00%	0.00%	0.00%	48.52%
Marks & Spencer, High Street, Brentwood	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.74%
Other foodstores, zone 11	0.41%	0.17%	0.00%	0.00%	0.00%	0.99%	0.00%	0.52%	0.00%	0.00%	19.50%
Sub-total, survey zone 11	**1.47%**	**0.17%**	**0.00%**	**0.00%**	**2.47%**	**2.57%**	**0.29%**	**0.52%**	**0.00%**	**0.00%**	**71.76%**
Total for study area	**98.88%**	**99.03%**	**98.99%**	**99.00%**	**89.75%**	**96.74%**	**97.80%**	**86.29%**	**86.99%**	**92.71%**	**86.28%**
Stores outside study area											
Ilford foodstores	0.00%	0.00%	0.00%	0.08%	0.08%	0.00%	0.78%	6.52%	0.99%	0.00%	0.00%
Lakeside / Grays / South Ockendon foodstores	0.00%	0.15%	0.00%	0.85%	7.40%	0.00%	0.00%	0.41%	0.30%	6.15%	0.40%
Barking foodstores	0.15%	0.00%	0.00%	0.00%	0.29%	0.00%	0.10%	0.00%	0.94%	0.00%	0.00%
Basildon foodstores	0.00%	0.00%	0.00%	0.00%	0.00%	0.28%	0.80%	0.00%	0.00%	0.00%	4.84%
Billericay foodstores	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.72%
Other foodstores outside study area	0.97%	0.82%	1.01%	0.07%	2.48%	2.98%	0.51%	6.78%	10.78%	1.14%	4.76%
Total for outside study area	**1.12%**	**0.97%**	**1.01%**	**1.00%**	**10.25%**	**3.26%**	**2.20%**	**13.71%**	**13.01%**	**7.29%**	**13.72%**
Overall total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Notes
Source: NEMS Market Research Household Survey, August 2014

Table CV5 —
Convenience goods spending patterns, 2014

	Zone 1 £m	Zone 2 £m	Zone 3 £m	Zone 4 £m	Zone 5 £m	Zone 6 £m	Zone 7 £m	Zone 8 £m	Zone 9 £m	Zone 10 £m	Zone 11 £m	Total £m
Total available convenience goods expenditure	72.16	102.57	28.84	55.72	59.81	70.52	61.57	96.09	99.23	36.69	124.97	808.18
Zone 1												
Romford town centre												
Asda, Dolphin Approach, Mercury Gardens	15.45	9.01	3.32	1.93	1.44	4.16	6.24	4.08	2.17	0.71	0.84	49.35
Sainsbury's, The Brewery, Romford	11.26	0.63	4.75	0.43	0.77	1.62	4.85	2.68	0.00	1.74	0.00	28.72
Marks & Spencer, South Street, Romford	4.77	0.15	0.79	0.08	0.00	0.75	1.49	3.58	0.30	0.12	0.00	12.03
Aldi, Market Place, Romford	2.24	0.61	0.65	0.08	0.25	2.49	1.26	1.69	0.00	0.25	0.31	9.85
Lidl, Atlanta Bvd, Romford	1.79	0.40	0.62	0.32	0.00	0.19	0.00	0.08	0.00	0.00	0.32	3.73
Other stores, Romford town centre	1.75	0.00	0.25	0.00	0.00	0.00	0.41	0.52	0.00	0.02	0.00	2.95
Sub-total, Romford town centre	**37.26**	**10.80**	**10.38**	**2.85**	**2.46**	**9.21**	**14.25**	**12.63**	**2.48**	**2.83**	**1.47**	**106.63**
Other locations												
Aldi, Marlborough Road, Romford	3.22	0.30	0.48	1.56	0.00	1.59	13.68	1.37	0.00	0.00	2.49	24.70
Gidea Park	0.52	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.95
Other foodstores, Romford / zone 1	5.52	0.47	1.10	0.34	0.00	1.81	1.95	0.73	0.89	0.79	0.00	13.61
Sub-total, survey zone 1	**46.53**	**12.00**	**11.97**	**4.76**	**2.46**	**12.61**	**29.88**	**14.72**	**3.37**	**3.63**	**3.96**	**145.89**
Zone 2												
Tesco Extra, Horchurch Road, Hornchurch	3.40	29.97	7.62	2.83	3.91	0.07	0.04	1.61	4.58	1.59	0.54	56.16
Sainsbury's, High Street, Hornchurch	2.21	27.66	0.28	8.24	2.46	0.58	0.18	0.00	0.00	1.07	0.00	42.68
Iceland, North Street, Hornchurch	0.00	5.24	0.00	1.09	0.00	0.00	0.00	0.00	0.00	0.54	0.00	6.87
Other stores, Hornchurch	0.22	4.45	0.00	2.18	0.15	0.00	0.00	0.00	0.33	0.09	0.00	7.42
Elm Park	0.00	3.93	0.00	2.15	1.00	1.88	0.00	0.08	0.00	0.00	0.00	9.05
Other foodstores, zone 2	0.14	0.26	0.23	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.11
Sub-total, survey zone 2	**5.98**	**71.51**	**8.13**	**16.97**	**7.51**	**2.53**	**0.23**	**1.69**	**4.90**	**3.29**	**0.54**	**123.29**
Zone 3												
Rush Green	0.00	0.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.31
Other foodstores, zone 3	0.00	0.00	0.74	0.00	0.00	0.00	0.00	0.00	0.43	0.00	0.00	1.17
Sub-total, survey zone 3	**0.00**	**0.00**	**2.05**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.43**	**0.00**	**0.00**	**2.48**
Zone 4												
Tesco, Airfield Way, Elm Park	0.00	1.50	1.23	11.63	0.36	0.00	0.00	0.00	0.12	0.00	0.00	14.84
Other foodstores, zone 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub-total, survey zone 4	**0.00**	**1.50**	**1.23**	**11.63**	**0.36**	**0.00**	**0.00**	**0.00**	**0.12**	**0.00**	**0.00**	**14.84**
Zone 5												
Aldi, St Mary's Lane, Upminster	0.10	4.20	0.00	3.08	15.16	1.42	0.83	0.00	0.10	0.30	1.73	26.93
Waitrose, St Mary's Lane, Upminster	0.50	1.48	0.14	0.11	8.86	0.50	0.00	0.00	0.29	0.00	0.82	12.69
Marks & Spencer Simply Food, Station Road, Upminster	0.42	0.52	0.00	0.25	3.44	1.02	0.00	0.00	0.22	0.14	0.00	6.01
Other foodstores, Upminster	0.00	0.17	0.00	0.04	3.94	0.12	0.00	0.00	0.00	0.09	0.10	4.48
Other foodstores, zone 5	0.00	0.00	0.00	0.00	3.08	0.00	0.00	0.00	0.00	0.00	0.00	3.08
Sub-total, survey zone 5	**1.03**	**6.37**	**0.14**	**3.48**	**34.48**	**3.06**	**0.83**	**0.00**	**0.60**	**0.54**	**2.65**	**53.19**
Zone 6												
Tesco Extra, Bryant Avenue, Romford	12.41	6.74	1.84	0.28	5.08	31.65	10.47	0.00	0.00	0.55	9.11	78.12
Iceland, Farnham Road, Harold Hill	1.21	0.00	0.00	0.00	0.00	5.63	0.23	0.00	0.00	0.15	0.00	7.22
Sainsbury's Local, Farnham Road, Harold Hill	0.00	0.00	0.00	0.00	0.00	2.48	0.00	0.00	0.00	0.00	0.00	2.48
Co-Operative, Station Road, Harold Wood	0.00	0.00	0.00	0.00	0.00	2.32	0.00	0.00	0.00	0.00	0.00	2.32
Other foodstores, Harold Hill	0.00	1.16	0.00	0.00	0.00	4.05	0.27	0.00	0.00	0.07	0.00	5.54
Other foodstores, zone 6	0.05	0.00	0.00	0.00	0.00	0.97	0.00	0.00	0.00	0.00	0.00	1.02
Sub-total, survey zone 6	**13.67**	**7.90**	**1.84**	**0.28**	**5.08**	**47.10**	**10.96**	**0.00**	**0.00**	**0.77**	**9.11**	**96.72**
Zone 7												
Tesco Metro, Collier Row Lane, Collier Row	1.74	0.00	0.16	0.00	0.00	0.90	12.92	0.57	0.00	0.00	0.42	16.72
Other foodstores, zone 7	0.21	0.00	0.00	0.00	0.00	0.00	3.32	0.00	0.00	0.00	0.00	3.53
Sub-total, survey zone 7	**1.95**	**0.00**	**0.16**	**0.00**	**0.00**	**0.90**	**16.25**	**0.57**	**0.00**	**0.00**	**0.42**	**20.25**
Zone 8												
Sainsbury's, High Road, Chadwell Heath	0.84	0.00	1.00	0.28	0.00	0.00	0.97	21.73	1.13	0.08	0.00	26.03
Tesco Extra, High Road, Goodmayes	0.26	0.00	0.27	0.00	0.00	0.00	0.18	15.11	3.11	0.00	0.00	18.94
Tesco Express, High Road, Chadwell Heath	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.54	0.00	0.00	0.00	5.54
Asda, Whalebone Lane, Chadwell Heath	0.00	0.00	0.41	0.00	0.00	0.00	0.00	2.50	0.87	0.00	0.00	3.79
Other foodstores, zone 8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.98	1.89	0.00	0.00	2.86
Sub-total, survey zone 8	**1.10**	**0.00**	**1.69**	**0.28**	**0.00**	**0.00**	**1.15**	**45.87**	**6.99**	**0.08**	**0.00**	**57.16**
Zone 9												
Asda, Merrielands Crescent, Dagenham	0.00	0.06	0.14	2.92	0.05	0.00	0.75	6.43	34.31	3.09	1.46	49.21
Morrisons, Wood Lane, Becontree Heath	0.04	0.00	0.70	0.20	0.00	0.00	0.00	10.18	7.76	1.11	0.00	20.00
Iceland, Heathway, Dagenham	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39	5.06	0.00	0.00	5.45
Tesco Express, Heathway, Dagenham	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.57	4.55	0.00	0.00	5.16
Lidl, Heathway, Dagenham	0.00	0.00	0.10	0.26	0.00	0.00	0.00	0.39	2.96	0.13	0.00	3.84
Other foodstores, zone 9	0.00	0.30	0.22	1.37	0.05	0.00	0.00	1.60	7.23	2.05	0.00	12.81
Sub-total, survey zone 9	**0.04**	**0.35**	**1.16**	**4.79**	**0.10**	**0.00**	**0.75**	**19.57**	**61.87**	**6.37**	**1.46**	**96.47**
Zone 10												
Tesco Extra, Bridge Road, Rainham	0.00	1.77	0.18	11.55	1.73	0.00	0.00	0.00	5.41	16.25	0.00	36.89
Tesco Express, Rainham Road, Rainham	0.00	0.00	0.00	1.28	0.49	0.20	0.00	0.00	0.88	3.08	0.00	5.93
Other foodstores, zone 10	0.00	0.00	0.00	0.15	0.00	0.00	0.00	0.00	1.74	0.00	0.00	1.90
Sub-total, survey zone 10	**0.00**	**1.77**	**0.18**	**12.99**	**2.21**	**0.20**	**0.00**	**0.00**	**8.03**	**19.33**	**0.00**	**44.71**
Zone 11												
Sainsbury's, William Hunter Way, Brentwood	0.76	0.00	0.00	0.00	1.48	1.12	0.18	0.00	0.00	0.00	60.64	64.17
Marks & Spencer, High Street, Brentwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.68	4.68
Other foodstores, zone 11	0.29	0.17	0.00	0.00	0.00	0.69	0.00	0.50	0.00	0.00	24.36	26.02
Sub-total, survey zone 11	**1.06**	**0.17**	**0.00**	**0.00**	**1.48**	**1.81**	**0.18**	**0.50**	**0.00**	**0.00**	**89.68**	**94.87**
Total for study area	**71.35**	**101.58**	**28.55**	**55.17**	**53.68**	**68.22**	**60.22**	**82.92**	**86.33**	**34.02**	**107.83**	**749.85**
Stores outside study area												
Ilford foodstores	0.00	0.00	0.00	0.04	0.05	0.00	0.48	6.27	0.99	0.00	0.00	7.82
Lakeside / Grays / South Ockendon foodstores	0.00	0.15	0.00	0.47	4.43	0.00	0.00	0.39	0.30	2.26	0.50	8.49
Barking foodstores	0.11	0.00	0.00	0.00	0.17	0.00	0.06	0.00	0.93	0.00	0.00	1.27
Basildon foodstores	0.00	0.00	0.00	0.00	0.00	0.20	0.49	0.00	0.00	0.00	6.05	6.74
Billericay foodstores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.64	4.64
Other foodstores outside study area	0.70	0.84	0.29	0.04	1.49	2.10	0.32	6.52	10.69	0.42	5.95	29.36
Total for outside study area	**0.81**	**0.99**	**0.29**	**0.56**	**6.13**	**2.30**	**1.35**	**13.18**	**12.91**	**2.67**	**17.14**	**58.33**
Overall total	**72.16**	**102.57**	**28.84**	**55.72**	**59.81**	**70.52**	**61.57**	**96.09**	**99.23**	**36.69**	**124.97**	**808.18**

Notes
Source: Table CV3, Table CV4. All monetary values held constant at 2012 prices.
All monetary values held constant at 2012 prices.

Table CV6 —
Foodstore trading assessment

	Survey-derived turnover from SA	Net floorspace	Convenience floorspace[2]	Net convenience floorspace	Average sales density	Benchmark turnover	Under / over-trading
	£m	sq.m	%	sq.m	£ / sq.m net	£m	£m
Romford foodstores							
Asda, Dolphin Approach, Mercury Gardens	49.35	4,745	56.0%	2,657	12,905	34.29	15.06
Sainsbury's, The Brewery, Romford	28.72	5,667	60.0%	3,400	13,704	46.60	-17.87
Marks & Spencer, South Street, Romford	12.03	1,473	95.0%	1,399	11,261	15.76	-3.72
Aldi, Market Place, Romford	9.85	995	80.0%	796	11,200	8.92	0.93
Lidl, Atlanta Bvd, Romford	3.73	929	80.0%	743	3,469	2.58	1.15
Aldi, Marlborough Road, Romford	24.70	1,329	80.0%	1,063	11,200	11.91	12.79
Sub-total							**8.33**
Horchurch foodstores							
Tesco Extra, Horchurch Road, Hornchurch	56.16	6,120	55.0%	3,366	11,520	38.77	17.39
Sainsbury's, High Street, Hornchurch	42.68	3,046	80.0%	2,437	13,704	33.39	9.29
Iceland, North Street, Hornchurch	6.87	502	97.0%	487	7,395	3.60	3.26
Tesco, Airfield Way, Elm Park	14.84	1,228	90.0%	1,105	11,520	12.73	2.11
Sub-total							**32.05**
Upmister foodstores							
Aldi, St Mary's Lane, Upminster	26.93	995	80.0%	796	11,200	8.92	18.01
Waitrose, St Mary's Lane, Upminster	12.69	1,379	90.0%	1,241	11,810	14.66	-1.97
Marks & Spencer Simply Food, Station Road, Upminster	6.01	718	95.0%	682	11,261	7.68	-1.67
Sub-total							**14.38**
Harold Hill / Collier Row foodstores							
Tesco Extra, Bryant Avenue, Romford	78.12	8,253	55.0%	4,539	11,520	52.29	25.84
Sainsbury's Local, Farnham Road, Harold Hill	2.48	274	97.0%	266	13,704	3.64	-1.16
Co-Operative, Station Road, Harold Wood	2.32	254	100.0%	254	4,676	1.19	1.13
Tesco Metro, Collier Row Lane, Collier Row	16.72	560	95.0%	532	11,520	6.13	10.59
Sub-total							**36.39**
Rainham foodstores							
Tesco Extra, Bridge Road, Rainham	36.89	5,224	55.0%	2,873	11,520	33.10	3.79
Tesco Express, Rainham Road, Rainham	5.93	250	95.0%	238	13,704	3.25	2.67
Sub-total							**6.46**
Aggregate overtrading of foodstores in Borough							**97.61**

Notes
Foodstores listed are 'main' food shopping destinations with a meaningful market share, as listed in Table CV4 and Table CV5
No sales area data is available for Iceland in Harold Hill.
The proportion of convenience floorspace is informed by company average food / non-food splits in Verdict's 2010 UK Grocery Retailers document, updated by PBA through site visits where appropriate.
Average sales densities are goods based sales densities derived from Verdict's UK Grocery Retailers Report
A positive figure indicates that the store is overtrading compared to company averages
All monetary values held constant at 2012 prices.

Table CV7 —
Convenience goods floorspace requirements to 2031
Basline requirement

		2014	2017	2021	2026	2029	2031
Total population and expenditure							
A	Total population (persons)	442,231	462,169	488,678	520,315	536,975	547,846
B	Total convenience goods expenditure (£m)	808.18	840.80	899.19	979.38	1,025.53	1,055.39
Retained expenditure							
C	Retained convenience goods expenditure in LB Havering (%)	62%	62%	62%	62%	62%	62%
D	Retained convenience goods expenditure in LB Havering (£m)	501.35	521.59	557.81	607.56	636.19	654.71
E	Convenience goods expenditure leakage (£m)	306.83	319.21	341.38	371.82	389.34	400.68
Inflow							
F	Inflow (%)	0%	0%	0%	0%	0%	0%
G	Inflow (£m)	0.00	0.00	0.00	0.00	0.00	0.00
Total turnover							
H	Baseline convenience goods turnover of stores (£m)	501.35	501.35	501.35	501.35	501.35	501.35
Initial surplus							
I	Growth in retained convenience goods expenditure (£m)	0.00	20.24	56.46	106.21	134.83	153.36
Claims on expenditure							
J	Sales efficiency growth in existing retailers (£m)	0.00	1.50	7.57	15.25	19.91	23.04
K	Convenience goods commitments (£m)	0.00	50.86	51.47	52.25	52.72	53.04
L	Total claims on capacity	0.00	52.37	59.04	67.50	72.63	76.08
Expenditure summary							
M	Initial surplus of convenience goods expenditure (£m)	0.00	20.24	56.46	106.21	134.83	153.36
N	Total claims on capacity (£m)	0.00	52.37	59.04	67.50	72.63	76.08
O	Foodstore trading performance allowance (£m)	97.61	97.61	97.61	97.61	97.61	97.61
P	Residual convenience goods expenditure (£m)	97.61	65.48	95.03	136.32	159.81	174.89
Conversion to floorspace need							
Q	Assumed turnover per sq.m (£ per sq.m)	12,500	12,538	12,689	12,880	13,074	13,272
R	**Convenience goods floorspace need (sq.m net)**	**7,809**	**5,223**	**7,489**	**10,584**	**12,223**	**13,177**
S	Convenience goods floorspace need (sq.m gross)	12,014	8,036	11,522	16,283	18,805	20,273

Notes
Total comparison goods expenditure retained by stores in LB Havering (total for zones 1, 2, 3, 4, 5, 6, 7 and 10)
No inflow is applied.
Sales efficiency growth of 0.3% per annum applied, 2016 onwards
Turnover per sq.m at 2014 PBA estimate. Turnover per sq.m increased to 2031 in line with sales effiency growth rate.
Total requirement shown is cumulative.
Gross: net ratio of 65% applied.
All monetary values held constant at 2012 prices.

Commitments (Row K)	2017	2021	2026	2029	2031
Morrisons, Romford	36.17	36.60	37.16	37.49	37.72
Angel Way, Romford	14.69	14.87	15.09	15.23	15.32
Total	*50.86*	*51.47*	*52.25*	*52.72*	*53.04*

*Base turnover is turnover at 2014, in 2012 prices. It is assumed the commitments will commence trading between 2015 and 2017.

Appendix D Quantitative Need Methodology

Appendix: Quantitative Need Methodology

Summary of methodology

Our methodology for forecasting convenience (food) and comparison (non-food) retail needs follows a widely-adopted step-by-step methodology. The key steps of this are set out below, and should be read alongside the analysis in the main study report.

The technical inputs into each stage of the methodology which we have used for the purposes of this study are presented overleaf.

Step 1	Estimate the population growth over the course of the study period for each of the study area zones, using population projections agreed with the Council at the inception of the study. Define appropriate 'forecast years' at which to assess quantitative need.
Step 2	Establish the base year per capita (per head) spending on convenience (food) and comparison (non-food) goods, using published data sources. Apply appropriate growth rates to establish the expenditure per head in the forecast years.
Step 3	Calculate the 'pot' of expenditure within the study area at each of the forecast years by combining the population figures (calculated at **Step 1**) with the expenditure figures (calculated at **Step 2**), and making an allowance for Special Forms of Trading (SFT) such as internet / mobile shopping, catalogue shopping, and so on. SFT is increased in the forecast years to reflect the latest economic forecasts.
Step 4	Calculate the study area spending by applying the market share data from the household telephone survey to the overall 'pot' of expenditure (calculated at **Step 3**)
Step 5	Allow for any 'inflow' of expenditure from beyond the study area, if appropriate.
Step 6	Calculate the sales densities of existing retail floorspace, to assess turnover performance in the base year, and if appropriate make allowance for over or under-trading of this floorspace (i.e. the difference between the household survey-derived turnovers and the 'benchmark' turnovers)
Step 7	Project the spending forecasts forward to the forecast years.
Step 8	Make allowances for sales density growth (i.e. money ring-fenced to allow for the growth in productivity / turnover of existing retailers), and/or any commitments to new retail floorspace (i.e. extant planning permissions, or schemes under construction)
Step 9	Draw together steps 1 to 8 to assess whether there is any excess expenditure growth in the forecast years which can be translated into a quantitative need for new retail floorspace, by applying a typical sales density for new floorspace figure to the excess expenditure figure.
Step 10	Assess alternative policy scenarios, and / or the sensitivity testing of key assumptions.

Appendix E Technical Inputs

Appendix: Technical inputs into capacity forecasts

<table>
<tr><th>Data</th><th>Source</th><th>How we have used the data</th></tr>
<tr><td>Base Population</td><td>Experian</td><td>Experian's MMG3 software provides 2012-based population forecasts at postcode sector level. The postcode sector populations are grouped together to form the study zones used for the purpose of our analysis.</td></tr>
<tr><td>Population Projections</td><td>NNJPU / Experian</td><td>The NNJPU have provided population projections at authority level for the study period to 2031. We have applied the growth rate derived from these population projections to each corresponding survey zone (e.g., zone 4, which covers Corby, uses the growth rate for Corby Borough). For zones within the NNCA but outside the administrative area of North Northamptonshire, Experian's MMG software provides annual population projections over the period to 2031, and we use these forecasts where applicable.</td></tr>
<tr><td>Base Per Capita Expenditure</td><td>Experian</td><td>Experian's MMG software provides per capita annual expenditure in each zone of the study area on convenience (food), comparison (non-food) and commercial leisure.</td></tr>
<tr><td>Retail and leisure expenditure growth forecasts</td><td>Experian</td><td>We have adopted expenditure growth rates from Experian Retail Planner Briefing Note 12 (Figures 1a and 1b), as follows:

<table>
<tr><th></th><th>Comparison goods</th><th>Convenience goods</th><th>Commercial leisure</th></tr>
<tr><td>2012-13</td><td>2.60%</td><td>-0.50%</td><td>-0.60%</td></tr>
<tr><td>2013-14</td><td>4.60%</td><td>-1.30%</td><td>0.00%</td></tr>
<tr><td>2014-15</td><td>5.60%</td><td>-0.50%</td><td>2.10%</td></tr>
<tr><td>2015-16</td><td>4.40%</td><td>0.50%</td><td>2.80%</td></tr>
<tr><td>2016-17</td><td>3.10%</td><td>0.40%</td><td>1.30%</td></tr>
<tr><td>2017-21*</td><td>3.10%</td><td>0.60%</td><td>1.10%</td></tr>
<tr><td>2021-31*</td><td>3.30%</td><td>0.60%</td><td>1.30%</td></tr>
</table>
*per annum growth rates</td></tr>
<tr><td>Base Year Special Forms of Trading (SFT)</td><td>Experian / Household survey</td><td>Special Forms of Trading refers to the amount of money not spent in bricks and mortar retail floorspace (includes internet, temporary markets etc...). Experian's Retail Planner Briefing Note 12 (Appendix 3) advises the following SFT discounts at the base year of the study:

Comparison goods (2014): 11.7%
Convenience goods (2014): 2.6%

For the purposes of our assessment we used the 'adjusted' figure presented by Experian, which makes allowance for store-picked online shopping transactions.</td></tr>
<tr><td>Growth in SFT</td><td>Experian</td><td>Experian's Retail Planner Briefing Note 12 (Appendix 3) advises the following SFT discounts at the study forecast years:

<table>
<tr><th></th><th>Comparison goods</th><th>Convenience goods</th></tr>
<tr><td>2017</td><td>14.0%</td><td>3.3%</td></tr>
<tr><td>2021</td><td>15.9%</td><td>4.4%</td></tr>
<tr><td>2026</td><td>15.9%</td><td>5.0%</td></tr>
<tr><td>2031</td><td>15.5%</td><td>5.6%</td></tr>
</table>
For the purposes of our assessment we used the 'adjusted' figure presented by Experian, which makes allowance for store-picked online shopping transactions. Experian do not project SFT to 2031 and therefore the 2026 is held constant for the remainder of the study period.</td></tr>
<tr><td>Retailer productivity changes</td><td>Experian/PBBI</td><td>Experian's forecast of retailer productivity changes outstrips the per capita expenditure growth figures highlighted above. We have therefore assumed the following productivity changes for the purposes of our quantitative analysis:

Comparison goods: 1.7% per annum, 2014-31
Convenience goods: 0% per annum, 2014-16; 0.3% per annum, 2016-31.</td></tr>
</table>

Appendix F Leisure Tables

Table L1 —
Population projections

	2012	2014	2017	2021	2026	2029	2031	Change, 2014-31
Zone 1	38,085	39,032	40,556	42,695	45,335	46,780	47,744	8,712
Zone 2	48,039	49,232	51,141	53,833	57,148	58,942	60,140	10,908
Zone 3	16,695	17,234	18,062	19,160	20,461	21,137	21,577	4,343
Zone 4	27,964	28,646	29,727	31,256	33,139	34,159	34,838	6,192
Zone 5	27,281	27,964	29,072	30,614	32,521	33,541	34,217	6,253
Zone 6	40,732	41,756	43,413	45,737	48,597	50,159	51,199	9,443
Zone 7	30,614	31,363	32,583	34,287	36,389	37,539	38,306	6,943
Zone 8	57,533	60,162	63,983	68,649	73,947	76,549	78,202	18,040
Zone 9	63,137	66,104	70,368	75,552	81,376	84,214	86,022	19,918
Zone 10	20,111	20,623	21,447	22,593	24,011	24,796	25,319	4,696
Zone 11	59,097	60,115	61,817	64,302	67,391	69,159	70,282	10,167
Total	**429,288**	**442,231**	**462,169**	**488,678**	**520,315**	**536,975**	**547,846**	**105,615**

Notes
Source: Experian MMG3 (2012), for base year and population projections.
Population forecasts 2014-31 are based on Office of National Statistics Sub-National Population Projections.

Table LC2 —

Per capita expenditure on leisure services

	2012	2014	2017	2021	2026	2029	2031
	£	£	£	£	£	£	£
Accommodation services							
Zone 1	143	143	152	158	169	175	180
Zone 2	156	155	165	173	184	191	196
Zone 3	99	98	105	109	116	121	124
Zone 4	118	117	124	130	138	144	148
Zone 5	163	162	172	180	192	199	204
Zone 6	83	83	88	92	98	102	104
Zone 7	122	121	129	134	143	149	153
Zone 8	92	91	97	101	108	112	115
Zone 9	62	62	66	69	73	76	78
Zone 10	98	97	103	108	115	119	122
Zone 11	150	149	158	165	176	183	188
Cultural services							
Zone 1	272	271	288	301	320	333	342
Zone 2	301	299	318	333	354	368	378
Zone 3	253	251	267	279	297	309	317
Zone 4	275	273	291	304	323	336	345
Zone 5	308	306	326	340	362	376	386
Zone 6	240	238	253	264	282	293	300
Zone 7	287	285	303	316	337	350	359
Zone 8	213	212	225	235	250	260	267
Zone 9	200	198	211	220	235	244	250
Zone 10	258	256	272	284	303	315	323
Zone 11	320	318	338	353	376	391	401
Games of chance							
Zone 1	106	106	112	118	125	130	133
Zone 2	123	122	129	135	144	150	154
Zone 3	121	120	128	134	142	148	152
Zone 4	137	137	145	152	161	168	172
Zone 5	119	118	125	131	139	145	149
Zone 6	135	134	143	149	159	165	170
Zone 7	140	139	148	155	165	171	176
Zone 8	103	102	108	113	121	125	129
Zone 9	124	123	131	137	146	151	155
Zone 10	134	133	142	148	158	164	168
Zone 11	133	132	141	147	157	163	167
Hairdressing salons & personal grooming							
Zone 1	87	86	92	96	102	106	109
Zone 2	107	107	113	118	126	131	134
Zone 3	69	69	73	76	81	84	87
Zone 4	87	86	92	96	102	106	109
Zone 5	116	115	122	128	136	141	145
Zone 6	65	65	69	72	77	80	82
Zone 7	93	92	98	102	109	113	116
Zone 8	48	48	51	53	56	58	60
Zone 9	43	43	45	47	50	52	54
Zone 10	76	75	80	83	89	92	95
Zone 11	115	115	122	127	136	141	145
Recreational & sporting goods							
Zone 1	152	151	161	168	179	186	191
Zone 2	178	176	188	196	209	217	223
Zone 3	113	112	119	124	132	137	141
Zone 4	133	133	141	147	157	163	167
Zone 5	188	187	199	208	221	230	236
Zone 6	96	95	101	106	113	117	120
Zone 7	139	138	146	153	163	169	174
Zone 8	90	90	95	100	106	110	113
Zone 9	66	65	69	72	77	80	82
Zone 10	116	115	123	128	136	142	145
Zone 11	152	151	161	168	179	186	191
Restaurants & cafes							
Zone 1	1,084	1077	1146	1197	1274	1325	1,359
Zone 2	1,182	1175	1249	1305	1389	1444	1,482
Zone 3	907	902	959	1001	1066	1108	1,137
Zone 4	1,027	1021	1085	1134	1207	1254	1,287
Zone 5	1,208	1200	1276	1333	1420	1476	1,514
Zone 6	818	813	865	903	962	1000	1,026
Zone 7	1,015	1009	1072	1120	1193	1240	1,272
Zone 8	769	765	813	849	904	940	964
Zone 9	669	665	707	738	786	817	839
Zone 10	926	920	978	1022	1088	1131	1,160
Zone 11	1,188	1181	1256	1312	1397	1452	1,490

Notes
Source: Experian MMG for 2012 base data

The following expenditure growth rates are applied (source: Experian Retail Planner Briefing Note 12, October 2014, Figures 1a and 1b):

2012-13	-0.60%	
2013-14	0.00%	
2014-15	2.10%	
2015-16	2.80%	
2016-17	1.30%	
2017-21	1.10%	
2021-31	1.30%	per annum

All monetary values are held constant at 2012 prices.

Table LC3 —
Total expenditure on leisure services

	2012	2014	2017	2021	2026	2029	2031	Change, 2014-31
	£m	£m	£m	£m	£m	£m	£m	£m
Accommodation services								
Zone 1	5.46	5.56	6.15	6.76	7.64	8.20	8.59	3.02
Zone 2	7.51	7.65	8.45	9.29	10.50	11.25	11.78	4.14
Zone 3	1.65	1.70	1.89	2.09	2.38	2.56	2.68	0.98
Zone 4	3.29	3.35	3.70	4.06	4.58	4.91	5.14	1.79
Zone 5	4.45	4.53	5.01	5.51	6.23	6.68	6.99	2.46
Zone 6	3.39	3.46	3.82	4.20	4.76	5.10	5.34	1.89
Zone 7	3.73	3.80	4.19	4.61	5.21	5.58	5.85	2.05
Zone 8	5.27	5.48	6.19	6.94	7.96	8.57	8.98	3.50
Zone 9	3.94	4.10	4.64	5.21	5.97	6.42	6.73	2.63
Zone 10	1.96	2.00	2.21	2.43	2.75	2.95	3.10	1.10
Zone 11	8.86	8.95	9.79	10.64	11.87	12.66	13.21	4.25
Total	**49.50**	**50.57**	**56.03**	**61.75**	**69.85**	**74.89**	**78.39**	**27.82**
Cultural services								
Zone 1	10.38	10.57	11.68	12.84	14.52	15.57	16.31	5.74
Zone 2	14.47	14.74	16.28	17.91	20.24	21.70	22.72	7.97
Zone 3	4.22	4.33	4.83	5.35	6.08	6.53	6.84	2.51
Zone 4	7.69	7.83	8.64	9.49	10.71	11.48	12.01	4.18
Zone 5	8.40	8.56	9.46	10.41	11.77	12.62	13.21	4.65
Zone 6	9.76	9.94	10.99	12.09	13.68	14.68	15.38	5.43
Zone 7	8.77	8.93	9.87	10.85	12.25	13.14	13.76	4.83
Zone 8	12.25	12.74	14.40	16.14	18.51	19.92	20.89	8.15
Zone 9	12.60	13.12	14.84	16.65	19.09	20.54	21.53	8.41
Zone 10	5.18	5.28	5.84	6.42	7.27	7.80	8.17	2.90
Zone 11	18.91	19.12	20.91	22.72	25.35	27.04	28.20	9.08
Total	**112.64**	**115.16**	**127.74**	**140.88**	**159.48**	**171.03**	**179.02**	**63.86**
Games of chance								
Zone 1	4.05	4.13	4.56	5.02	5.67	6.08	6.37	2.24
Zone 2	5.88	5.99	6.62	7.28	8.23	8.82	9.24	3.24
Zone 3	2.02	2.07	2.31	2.56	2.91	3.13	3.27	1.20
Zone 4	3.84	3.91	4.31	4.74	5.35	5.73	6.00	2.09
Zone 5	3.24	3.30	3.65	4.01	4.54	4.86	5.09	1.79
Zone 6	5.51	5.61	6.21	6.83	7.73	8.29	8.68	3.07
Zone 7	4.29	4.37	4.83	5.31	6.00	6.43	6.74	2.36
Zone 8	5.90	6.14	6.94	7.78	8.92	9.60	10.06	3.92
Zone 9	7.82	8.13	9.21	10.33	11.84	12.74	13.35	5.22
Zone 10	2.69	2.75	3.04	3.34	3.78	4.06	4.25	1.51
Zone 11	7.88	7.96	8.71	9.46	10.56	11.26	11.75	3.78
Total	**53.13**	**54.37**	**60.38**	**66.66**	**75.52**	**81.01**	**84.81**	**30.43**
Hairdressing salons & personal grooming								
Zone 1	3.31	3.37	3.72	4.09	4.63	4.96	5.20	1.59
Zone 2	5.15	5.25	5.80	6.37	7.20	7.72	8.09	2.48
Zone 3	1.15	1.18	1.32	1.46	1.66	1.78	1.87	0.60
Zone 4	2.43	2.48	2.73	3.00	3.39	3.63	3.80	1.15
Zone 5	3.16	3.22	3.55	3.91	4.42	4.74	4.96	1.53
Zone 6	2.66	2.71	2.99	3.30	3.73	4.00	4.19	1.29
Zone 7	2.83	2.88	3.19	3.50	3.96	4.24	4.44	1.36
Zone 8	2.75	2.86	3.23	3.62	4.15	4.47	4.69	1.61
Zone 9	2.70	2.81	3.18	3.57	4.09	4.40	4.62	1.59
Zone 10	1.52	1.55	1.71	1.88	2.13	2.29	2.40	0.74
Zone 11	6.81	6.89	7.53	8.19	9.13	9.74	10.16	2.85
Total	**34.47**	**35.19**	**38.96**	**42.90**	**48.50**	**51.99**	**54.41**	**19.22**
Recreational & sporting goods								
Zone 1	5.80	5.91	6.53	7.18	8.12	8.70	9.12	3.21
Zone 2	8.53	8.69	9.59	10.55	11.92	12.78	13.38	4.70
Zone 3	1.88	1.93	2.15	2.38	2.71	2.91	3.04	1.12
Zone 4	3.73	3.80	4.19	4.60	5.19	5.57	5.82	2.03
Zone 5	5.13	5.23	5.78	6.35	7.19	7.70	8.07	2.84
Zone 6	3.90	3.97	4.39	4.84	5.47	5.87	6.15	2.17
Zone 7	4.24	4.32	4.77	5.24	5.92	6.35	6.65	2.33
Zone 8	5.19	5.39	6.10	6.84	7.84	8.44	8.84	3.45
Zone 9	4.14	4.31	4.88	5.47	6.27	6.75	7.08	2.77
Zone 10	2.33	2.38	2.63	2.89	3.27	3.51	3.68	1.30
Zone 11	8.98	9.08	9.93	10.79	12.04	12.84	13.40	4.31
Total	**53.85**	**55.00**	**60.93**	**67.14**	**75.95**	**81.43**	**85.23**	**30.23**
Restaurants & cafes								
Zone 1	41.28	42.06	46.46	51.10	57.77	61.96	64.89	22.84
Zone 2	56.78	57.84	63.89	70.26	79.40	85.13	89.13	31.29
Zone 3	15.14	15.54	17.31	19.19	21.81	23.43	24.54	9.00
Zone 4	28.71	29.23	32.25	35.43	39.99	42.85	44.85	15.61
Zone 5	32.95	33.57	37.11	40.82	46.17	49.49	51.81	18.25
Zone 6	33.32	33.95	37.53	41.31	46.73	50.13	52.51	18.56
Zone 7	31.07	31.63	34.94	38.42	43.40	46.55	48.74	17.10
Zone 8	44.25	46.00	52.01	58.30	66.86	71.95	75.42	29.43
Zone 9	42.23	43.95	49.74	55.79	63.97	68.82	72.14	28.19
Zone 10	18.61	18.97	20.98	23.09	26.12	28.04	29.38	10.41
Zone 11	70.22	71.01	77.63	84.37	94.13	100.42	104.72	33.71
Total	**414.57**	**423.75**	**469.86**	**518.07**	**586.36**	**628.77**	**658.14**	**234.39**

Notes
Source: Table LC1, Table LC2
All monetary values are held constant at 2012 prices.

Table LC4 —
Restaurants market shares, 2014

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11
Main destinations in Havering Borough											
Romford	34.33%	17.20%	28.45%	9.49%	2.29%	19.73%	27.59%	23.79%	28.16%	11.25%	0.56%
Hornchurch	16.03%	49.52%	29.49%	40.33%	11.82%	3.02%	5.88%	1.85%	5.54%	19.63%	0.00%
Upminster	0.00%	1.92%	0.00%	7.55%	50.64%	1.25%	0.00%	0.00%	0.88%	1.21%	1.12%
Elm Park	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Collier Row	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.55%	0.00%	0.00%	0.00%	0.00%
Rainham	0.00%	0.00%	0.00%	1.01%	0.00%	0.00%	0.00%	0.00%	1.36%	12.66%	0.00%
Harold Hill	1.56%	0.00%	0.59%	0.00%	0.00%	1.15%	0.00%	0.00%	0.00%	0.00%	0.00%
Sub-total, LB Havering centres	**51.92%**	**68.64%**	**58.52%**	**58.38%**	**64.75%**	**25.14%**	**39.01%**	**25.65%**	**35.94%**	**44.75%**	**1.68%**
Other locations											
Brentwood	3.08%	1.79%	2.27%	3.00%	6.83%	19.49%	8.19%	0.00%	0.48%	0.00%	52.37%
Central London	6.69%	13.72%	5.79%	2.31%	6.96%	8.58%	4.28%	11.02%	7.42%	9.43%	6.72%
Dagenham	0.00%	0.00%	1.68%	0.00%	0.00%	0.00%	0.00%	6.37%	11.65%	0.70%	0.00%
Lakeside	1.09%	3.23%	4.26%	4.97%	0.86%	2.49%	6.24%	1.41%	5.05%	18.29%	3.68%
Other locations	4.42%	2.02%	6.92%	3.00%	6.72%	1.87%	4.72%	16.59%	12.63%	5.85%	16.78%
Sub-total, other locations	**15.28%**	**20.76%**	**20.91%**	**13.27%**	**21.37%**	**32.43%**	**23.43%**	**35.39%**	**37.22%**	**34.27%**	**79.54%**
Total	**67.20%**	**89.40%**	**79.43%**	**71.65%**	**86.12%**	**57.57%**	**62.44%**	**61.04%**	**73.16%**	**79.01%**	**81.21%**
(Don't know / varies)	13.17%	0.00%	5.44%	5.26%	3.95%	4.82%	7.18%	10.38%	11.45%	5.90%	13.22%
(Don't do this activity)	19.63%	10.60%	15.13%	23.09%	9.93%	37.61%	30.39%	28.59%	15.40%	15.09%	5.57%
Overall total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Excluding 'don't know / don't do this activity'											
Main destinations in Havering Borough											
Romford	51.09%	19.24%	35.81%	13.25%	2.66%	34.27%	44.19%	38.98%	38.49%	14.24%	0.69%
Hornchurch	23.85%	55.39%	37.12%	56.28%	13.73%	5.24%	9.41%	3.04%	7.58%	24.84%	0.00%
Upminster	0.00%	2.15%	0.00%	10.54%	58.80%	2.17%	0.00%	0.00%	1.20%	1.54%	1.37%
Elm Park	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Collier Row	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.89%	0.00%	0.00%	0.00%	0.00%
Rainham	0.00%	0.00%	0.00%	1.41%	0.00%	0.00%	0.00%	0.00%	1.85%	16.02%	0.00%
Harold Hill	2.32%	0.00%	0.75%	0.00%	0.00%	1.99%	0.00%	0.00%	0.00%	0.00%	0.00%
Sub-total, LB Havering centres	**77.26%**	**76.78%**	**73.68%**	**81.48%**	**75.19%**	**43.67%**	**62.48%**	**42.02%**	**49.12%**	**56.63%**	**2.06%**
Other locations											
Brentwood	4.58%	2.00%	2.86%	4.18%	7.93%	33.85%	13.12%	0.00%	0.65%	0.00%	64.48%
Central London	9.95%	15.35%	7.29%	3.22%	8.08%	14.90%	6.85%	18.05%	10.14%	11.93%	8.27%
Dagenham	0.00%	0.00%	2.11%	0.00%	0.00%	0.00%	0.00%	10.43%	15.92%	0.88%	0.00%
Lakeside	1.62%	3.61%	5.36%	6.93%	1.00%	4.32%	9.99%	2.31%	6.90%	23.15%	4.53%
Other locations	6.58%	2.26%	8.71%	4.19%	7.80%	3.25%	7.56%	27.19%	17.27%	7.40%	20.66%
Sub-total, other locations	**22.74%**	**23.22%**	**26.32%**	**18.52%**	**24.81%**	**56.33%**	**37.52%**	**57.98%**	**50.88%**	**43.37%**	**97.94%**
Total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Source: NEMS Household Survey results

Table LC5 —

Café, pubs & bars market shares, 2014

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11
Main destinations in Havering Borough											
Romford	35.37%	19.93%	28.07%	10.65%	1.66%	20.02%	11.13%	23.32%	8.23%	17.12%	0.56%
Hornchurch	5.50%	40.79%	19.48%	44.93%	6.69%	1.47%	3.23%	2.82%	2.56%	19.74%	0.00%
Upminster	0.00%	2.19%	0.81%	1.70%	48.16%	1.15%	0.00%	0.00%	0.00%	0.70%	0.56%
Elm Park	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.38%	0.00%
Collier Row	0.59%	0.00%	0.00%	0.00%	0.00%	0.00%	12.27%	0.00%	0.00%	0.00%	0.00%
Rainham	0.00%	0.00%	0.59%	1.20%	0.00%	0.00%	0.00%	0.00%	0.00%	12.43%	0.00%
Harold Hill	0.00%	0.00%	0.00%	0.00%	0.00%	2.29%	3.08%	0.00%	0.00%	0.00%	0.00%
Sub-total, LB Havering centres	**41.46%**	**62.91%**	**48.95%**	**58.47%**	**56.51%**	**24.93%**	**29.72%**	**26.13%**	**10.78%**	**53.37%**	**1.12%**
Other locations											
Brentwood	1.62%	1.92%	1.63%	1.62%	2.95%	9.54%	1.63%	0.00%	0.48%	1.46%	55.10%
Central London	8.54%	7.93%	1.09%	1.38%	3.51%	8.86%	4.54%	6.56%	7.59%	1.89%	2.23%
Dagenham	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.92%	12.95%	1.21%	0.00%
Chadwell Heath	1.56%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.70%	4.27%	0.00%	0.00%
Lakeside	0.00%	3.82%	0.00%	0.69%	0.63%	0.00%	0.69%	0.00%	0.65%	5.15%	0.00%
Other locations	4.89%	3.05%	7.19%	1.20%	5.00%	6.59%	2.32%	5.59%	8.77%	0.51%	6.16%
Sub-total, other locations	**16.60%**	**16.72%**	**9.91%**	**4.88%**	**12.09%**	**24.99%**	**9.18%**	**23.77%**	**34.71%**	**10.22%**	**63.49%**
Total	**58.06%**	**79.63%**	**58.85%**	**63.36%**	**68.60%**	**49.92%**	**38.89%**	**49.90%**	**45.49%**	**63.58%**	**64.61%**
(Don't know / varies)	8.54%	0.88%	3.95%	2.12%	6.93%	3.57%	2.32%	5.55%	7.22%	2.86%	6.57%
(Don't do this activity)	33.41%	19.49%	37.20%	34.52%	24.47%	46.52%	58.79%	44.54%	47.29%	33.56%	28.83%
Overall total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**
Excluding 'don't know / don't do this activity'											
Main destinations in Havering Borough											
Romford	60.92%	25.02%	47.70%	16.80%	2.42%	40.10%	28.63%	46.72%	18.08%	26.93%	0.87%
Hornchurch	9.48%	51.22%	33.09%	70.92%	9.76%	2.95%	8.30%	5.64%	5.62%	31.04%	0.00%
Upminster	0.00%	2.76%	1.37%	2.68%	70.20%	2.29%	0.00%	0.00%	0.00%	1.10%	0.87%
Elm Park	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.31%	0.00%
Collier Row	1.02%	0.00%	0.00%	0.00%	0.00%	0.00%	31.56%	0.00%	0.00%	0.00%	0.00%
Rainham	0.00%	0.00%	1.01%	1.89%	0.00%	0.00%	0.00%	0.00%	0.00%	19.55%	0.00%
Harold Hill	0.00%	0.00%	0.00%	0.00%	0.00%	4.59%	7.92%	0.00%	0.00%	0.00%	0.00%
Sub-total, LB Havering centres	**71.41%**	**79.00%**	**83.16%**	**92.29%**	**82.37%**	**49.94%**	**76.41%**	**52.36%**	**23.70%**	**83.93%**	**1.73%**
Other locations	0.00%										
Brentwood	2.78%	2.41%	2.77%	2.56%	4.30%	19.11%	4.19%	0.00%	1.05%	2.29%	85.29%
Central London	14.70%	9.96%	1.85%	2.18%	5.12%	17.74%	11.66%	13.15%	16.68%	2.97%	3.45%
Dagenham	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.85%	28.47%	1.91%	0.00%
Chadwell Heath	2.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	19.44%	9.39%	0.00%	0.00%
Lakeside	0.00%	4.80%	0.00%	1.09%	0.92%	0.00%	1.77%	0.00%	1.43%	8.09%	0.00%
Other locations	8.42%	3.84%	12.22%	1.89%	7.29%	13.21%	5.97%	11.20%	19.28%	0.81%	9.53%
Sub-total, other locations	**28.59%**	**21.00%**	**16.84%**	**7.71%**	**17.63%**	**50.06%**	**23.59%**	**47.64%**	**76.30%**	**16.07%**	**98.27%**
Overall total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Source: NEMS Household Survey results

Table LC6 —
Summary of A3, A4 & A5 floorspace requirements

		2014	2017	2021	2026	2029	2031
Total population and expenditure							
A	Total population	442,231	462,169	488,678	520,315	536,975	547,846
B	Total study area expenditure on food & drink	423.75	469.86	518.07	586.36	628.77	658.14
Retained expenditure							
C	Retained food & drink expenditure[1]	54%	54%	54%	54%	54%	54%
D	Retained food & drink expenditure	230.60	255.69	281.93	319.09	342.17	358.15
E	Expenditure leakage	193.15	214.17	236.14	267.27	286.60	299.99
Inflow							
F	Inflow[2]	0%	0%	0%	0%	0%	0%
G	Inflow	0.00	0.00	0.00	0.00	0.00	0.00
Total turnover of food & drink facilities							
H	Total turnover	230.60	230.60	230.60	230.60	230.60	230.60
Initial surplus							
I	Growth in retained expenditure	0.00	25.09	51.33	88.49	111.57	127.55
Claims on expenditure							
J	Sales efficiency growth in existing operators[3]	0.00	3.48	8.19	14.22	17.91	20.40
K	Commitments for new floorspace	0	0	0	0	0	0
L	Total claims on capacity	**0.00**	**3.48**	**8.19**	**14.22**	**17.91**	**20.40**
Expenditure summary							
M	Initial surplus of expenditure	0.00	25.09	51.33	88.49	111.57	127.55
N	Total claims on capacity	0.00	3.48	8.19	14.22	17.91	20.40
O	Residual expenditure	**0.00**	**28.57**	**59.52**	**102.71**	**129.48**	**147.96**
Conversion to floorspace requirements							
P	Assumed turnover per sq.m[4]	6,500	6,598	6,731	6,901	7,005	7,075
Q	**Gross food & drink floorspace requirement[5]**	**0**	**4,330**	**8,843**	**14,884**	**18,485**	**20,913**

Notes
All monetary values are held constant at 2012 prices.
Sales efficiency growth rate of 0.5% per annum applied.

Table LC7 —
Cinema & theatre market shares, 2014

Main destinations in Havering Borough											
Vue, The Brewery, Romford	25.16%	36.54%	30.32%	16.50%	7.98%	16.02%	24.56%	22.89%	25.72%	15.03%	10.74%
Premiere Cinema, Mercury Mall, Romford	23.97%	14.86%	23.18%	17.79%	4.37%	17.93%	7.58%	3.78%	1.53%	9.05%	0.76%
Brookside Theatre, Eastern Road, Romford	0.00%	0.00%	0.00%	0.00%	2.52%	0.00%	2.21%	0.00%	0.00%	0.00%	0.00%
Queens Theatre, Billet Lane, Hornchurch	1.68%	2.22%	2.88%	5.10%	2.98%	1.87%	3.70%	1.41%	0.48%	3.00%	0.00%
Sub-total, LB Havering centres	**50.81%**	**53.62%**	**56.38%**	**39.39%**	**17.85%**	**35.82%**	**38.05%**	**28.07%**	**27.73%**	**27.08%**	**11.50%**
Other locations											
Central London (West End)	14.91%	11.47%	3.17%	8.28%	16.99%	7.44%	3.84%	11.04%	6.98%	7.17%	24.63%
Vue, Dagenham Leisure Park, Dagenham	0.00%	0.66%	0.00%	1.62%	0.00%	0.00%	1.21%	3.52%	19.51%	19.65%	0.00%
Vue, Lakeside Shopping Centre, Thurrock	0.00%	5.74%	1.56%	8.10%	35.41%	2.26%	5.07%	0.00%	4.16%	17.19%	6.31%
Empire Cinemas, Festival Leisure Park, Basildon	0.00%	0.00%	0.00%	0.51%	0.86%	0.85%	0.00%	0.00%	0.00%	0.00%	25.63%
Other locations	0.00%	5.08%	4.49%	5.31%	4.90%	5.74%	1.27%	6.17%	4.19%	0.00%	1.52%
Sub-total, other locations	**14.91%**	**22.95%**	**9.21%**	**23.82%**	**58.16%**	**16.29%**	**11.39%**	**20.73%**	**34.84%**	**44.01%**	**58.09%**
Total	**65.72%**	**76.57%**	**65.59%**	**63.20%**	**76.01%**	**52.10%**	**49.44%**	**48.80%**	**62.57%**	**71.08%**	**69.59%**
(Don't know / varies)	7.73%	0.48%	3.89%	0.51%	0.86%	5.38%	3.77%	3.30%	4.74%	2.10%	6.86%
(Don't do this activity)	26.55%	22.95%	30.52%	36.29%	23.13%	42.53%	46.79%	47.90%	32.69%	26.82%	23.56%
Overall total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Excluding 'don't know / don't do this activity'

Main destinations in Havering Borough											
Vue, The Brewery, Romford	38.29%	47.72%	46.22%	26.10%	10.50%	30.75%	49.67%	46.89%	41.11%	21.15%	15.43%
Premiere Cinema, Mercury Mall, Romford	36.47%	19.41%	35.34%	28.14%	5.75%	34.40%	15.33%	7.74%	2.44%	12.73%	1.09%
Brookside Theatre, Eastern Road, Romford	0.00%	0.00%	0.00%	0.00%	3.31%	0.00%	4.47%	0.00%	0.00%	0.00%	0.00%
Queens Theatre, Billet Lane, Hornchurch	2.56%	2.90%	4.39%	8.07%	3.92%	3.59%	7.49%	2.89%	0.76%	4.21%	0.00%
Sub-total, LB Havering centres	**77.31%**	**70.03%**	**85.95%**	**62.32%**	**23.48%**	**68.74%**	**76.96%**	**57.52%**	**44.31%**	**38.09%**	**16.53%**
Other locations											
Central London (West End)	22.69%	14.98%	4.84%	13.10%	22.35%	14.27%	7.77%	22.63%	11.16%	10.08%	35.39%
Vue, Dagenham Leisure Park, Dagenham	0.00%	0.86%	0.00%	2.56%	0.00%	0.00%	2.45%	7.21%	31.18%	27.64%	0.00%
Vue, Lakeside Shopping Centre, Thurrock	0.00%	7.49%	2.37%	12.82%	46.59%	4.34%	10.26%	0.00%	6.65%	24.18%	9.06%
Empire Cinemas, Festival Leisure Park, Basildon	0.00%	0.00%	0.00%	0.80%	1.13%	1.63%	0.00%	0.00%	0.00%	0.00%	36.84%
Other locations	0.00%	6.64%	6.84%	8.40%	6.45%	11.01%	2.57%	12.64%	6.69%	0.00%	2.19%
Sub-total, other locations	**22.69%**	**29.97%**	**14.05%**	**37.68%**	**76.52%**	**31.26%**	**23.04%**	**42.48%**	**55.69%**	**61.91%**	**83.47%**
Overall total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Source: NEMS Household Survey results

Havering Retail & Commercial Leisure Needs Assessment

Volume 3 – Household Survey Results

On behalf of **The London Borough of Havering**

30904 | April 2015

Office Address: 16 Brewhouse Yard, Clerkenwell, London EC1V 4LJ
T: +44 (0)207 566 8600 E: london@peterbrett.com

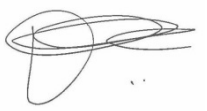
Document Control Sheet

Project Name: **Havering Retail & Commercial Leisure Needs Assessment**

Project Ref: **30904**

Report Title: **Final Report**

Date: **April 2015**

	Name	Position	Signature	Date
Prepared by:	Adam Bunn	Principal Planner		April 2015
Prepared by:	Francesca Rowson	Planner		April 2015
Prepared by:	Jonathan Ngige	Planner		April 2015
Reviewed by:	Peter Keenan	Senior Associate		April 2015
Approved by:	Chris Quinsee	Partner		April 2015
For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
A	January 2015	Final Report	JN	PK	CQ
B	April 2015	Final Report	JN	PK	CQ

Peter Brett Associates LLP disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate RTPI, RICS or equivalent Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Peter Brett Associates LLP 2014

Contents

1 Havering Retail and Leisure Study 1

This page is intentionally blank

1 Havering Retail and Leisure Study

NEMS market research
22-23 Manor Way
Belasis Hall Technology Park
Billingham
TS23 4HN
Tel 01642 37 33 55
www.nemsmr.co.uk

Havering Retail & Leisure Study
for
Peter Brett Associates

September 2014

Job Ref: 080914

This market research and the design of material used to obtain this survey information have been originated by and belong to NEMS market research, and may not be used or reproduced in whole or part without the company's written consent, or that of the client.

Table of Contents

Introduction:

Research Background & Objectives	3
Research Methodology	3
Sampling	3
Weightings	5
Statistical Accuracy	7
Data Tables	8

Appendices:

Data Tabulations -	
By Zone	10-83
By Zone (Weighted)	85-160
Composite Analysis (Inc. SFT)	
Composite Analysis (Excl. SFT)	
Sample Questionnaire	
Map	

Introduction

1.1 Research Background & Objectives

To conduct a survey amongst residents in the Havering area to assess shopping habits for main food and grocery, top-up, non-food shopping and leisure activities.

1.2 Research Methodology

A total of 1,102 telephone interviews were conducted between Thursday 28th August 2014 and Saturday 6th September 2014. Interviews were conducted using NEMS in-house CATI (Computer Assisted Telephone Interviewing) Unit. Respondents were contacted during the day and in the evening. All respondents were the main shopper in the household, determined using a preliminary filter question.

1.3 Sampling

1.3.1 Survey Area

The survey area was segmented into 11 zones, defined using postcode sectors. The zone details were:

Zone	Postcode Sectors	Number of Interviews
01	RM1 1, RM1 2, RM1 3, RM1 4, RM2 5, RM2 6, RM7 7	100
02	RM11 1, RM11 2, RM11 3, RM12 4	100
03	RM7 0, RM7 9	100
04	RM12 5, RM12 6, RM13 7	100
05	RM14 1, RM14 2, RM14 3	101
06	RM3 0, RM3 7, RM3 8, RM3 9	100
07	RM4 1, RM5 2, RM5 3, RM7 8,	100
08	RM6 4, RM6 5, RM6 6, RM8 1, RM8 3	100
09	RM9 5, RM9 6, RM10 7, RM10 8, RM10 9	100
10	RM13 8. RM13 9	100
11	CM13 1, CM13 2, CM13 3, CM14 4, RM14 5, RM15 8, RM15 9	101
Total		**1102**

1.3.2 Telephone Numbers

All available telephone numbers are used to obtain the sample of interviews. This includes published telephone numbers (land-lines and some mobile numbers) but is supplemented with ex-directory numbers as the demographic profile of this sub-set is different to the demographics of the published numbers sample. Ex-directory numbers are randomly generated using the published numbers as a 'seed'. Business numbers are de-duped and excluded.

We don't screen against the TPS (Telephone Preference Service) database, again because the demographic profile of TPS registered numbers is slightly different to the rest of the population. In addition, there is no legal requirement to screen against TPS registered numbers; market research is not classified as unsolicited sales and marketing.

1.3.3 Sample Profile

It should be noted that as per the survey's requirements, the profile of respondents is that of the main shopper / person responsible for most of the food shopping in the household. As such it will always differ from the demographic profile of all adults within the survey area. With any survey among the main shopper / person responsible for most of the food shopping in the household the profile is typically biased more towards females and older people. The age of the main shopper / person responsible for most of the food shopping in the household is becoming older due to the financial constraints on young people setting up home.

A number of measures are put in place to ensure the sample is representative of the profile of the person responsible for most of the food / shopping in the household.

First of all interviewing is normally spread over a relatively long period of time, certainly longer than the theoretical minimum time it would take. This allows us time to call back people who weren't in when we made the first phone call. If we only interview people who are at home the first time we call we over-represent people who stay at home the most; these people tend to be older / less economically active.

We also control the age profile of respondents; this is a two-stage process. First of all we look at the age profile of the survey area according to the latest Census figures. Using a by-product from additional data we collect from a weekly telephone survey of a representative sample of all adults across the country we know the age profile of the main-shopper in any given area. This information is from data based on in excess of 100,000 interviews and is regularly

updated and is therefore probably the most accurate and up to date information of its kind.

Stratified random sampling helps ensure that the sample is as representative as possible. While the system dials the next random selected number for interviewers, all calls are made by interviewers; no automated call handling systems are used.

1.3.4 Time of Interviewing

Approximately two-thirds of all calls are made outside normal working hours.

1.3.5 Monitoring of Calls

At least 5% of telephone interviews are randomly and remotely monitored by Team Leaders to ensure the interviewing is conducted to the requisite standard. Both the dialogue and on-screen entries are monitored and evaluated. Interviewers are offered re-training should these standards not be met.

1.4 Weightings

To correct the small differences between the sample profile and population profile, the data was weighted. The population is of the main shopper in the household. Weightings have been applied to age bands based on an estimated age profile of main shoppers (see section 1.3.3 for details). The weighted totals differ occasionally from the adjusted population due to rounding error. Details of the age weightings are given in the table below:

Age	Main Shopper Profile (%)	Interviews Achieved	Age Weightings
18-24	5.58%	23	2.6050
25-34	16.77%	48	3.7525
35-44	19.09%	137	1.4983
45-54	18.07%	250	0.7770
55-64	17.05%	175	1.0475
65+	23.44%	442	0.5701
(Refused)	n/a	27	1.0000
Total		**1102**	

Further weightings were then applied to adjust zone samples to be representative by population. Details of those weightings are given in the table below:

Zone	Population *	Interviews Achieved	Interviews Achieved (Weighted by Age)	Zone Weightings
01	31008	100	96.251	1.0564
02	39635	100	118.616	1.0957
03	13093	100	96.383	0.4455
04	22327	100	112.76	0.6493
05	22432	101	90.386	0.8138
06	31872	100	91.435	1.1430
07	24230	100	82.597	0.9619
08	42004	100	80.832	1.7040
09	45565	100	119.389	1.2515
10	15962	100	111.074	0.4712
11	47887	101	102.125	1.5376
Total	**336015**	**1102**		

* Source: Census 2011

1.5 Statistical Accuracy

As with any data collection where a sample is being drawn to represent a population, there is potentially a difference between the response from the sample and the true situation in the population as a whole. Many steps have been taken to help minimise this difference (e.g. random sample selection, questionnaire construction etc) but there is always potentially a difference between the sample and population – this is known as the standard error.

The standard error can be estimated using statistical calculations based on the sample size, the population size and the level of response measured (as you would expect you can potentially get a larger error in a 50% response than say a 10% response simply because of the magnitude of the numbers).

To help understand the significance of this error, it is normally expressed as a confidence interval for the results. Clearly to have 100% accuracy of the results would require you to sample the entire population. The usual confidence interval used is 95% - this means that you can be confident that in 19 out of 20 instances the actual population behaviour will be within the confidence interval range.

For example, if 50% of a sample of 1102 answers "Yes" to a question, we can be 95% sure that between 47.0% and 53.0% of the population holds the same opinion (i.e. +/- 3.0%). The following is a guide showing confidence intervals attached to various sample sizes from the study:

%ge Response	95% confidence interval
10%	±1.8%
20%	±2.4%
30%	±2.7%
40%	±2.9%
50%	±3.0%

1.6 Data Tables

Tables are presented in question order with the question number analysed shown at the top of the table. Those questions where the respondent is prompted with a list of possible answers are indicated in the question text with a suffix of [PR].

The sample size for each question and corresponding column criteria is shown at the base of each table. A description of the criteria determining to whom the question applies is shown in italics directly below the question text; if there is no such text evident then the question base is the full study sample. If the tabulated data is weighted (indicated in the header of the tabulations), in addition to the sample base, the weighted base is also shown at the bottom of each table.

Unless indicated otherwise in the footer of the tabulations, all percentages are calculated down the column. Arithmetic rounding to whole numbers may mean that columns of percentages do not sum to exactly 100%. Zero per cent denotes a percentage of less than 0.05%.

Percentages are calculated on the number of respondents and not the number of responses. This means that where more than one answer can be given to a question the sum of percentages may exceed 100%. All such multi-response questions are indicated in the tabulated by a suffix of [MR] on the question text.

Where appropriate to the question, means are shown at the bottom of response tables. These are calculated in one of two ways: if the data is captured to a coded response a weighted mean is calculated and the code weightings are shown as a prefix above the question text; if actual specific values were captured from respondents these individual numbers are used to calculate the mean.

Appendix 1:

Data Tabulations

By Zone

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q01 Where did your household last undertake a main food and grocery purchase?																								
Aldi, High Road Seven Kings, Ilford, IG3 8RS	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Aldi, Market Place, Romford RM1, 3AB	1.5%	17	2.0%	2	1.0%	1	3.0%	3	0.0%	0	0.0%	0	3.0%	3	2.0%	2	3.0%	3	0.0%	0	2.0%	2	1.0%	1
Aldi, Marlborough Road, Romford, RM7 8AB	3.4%	37	4.0%	4	1.0%	1	2.0%	2	3.0%	3	0.0%	0	2.0%	2	23.0%	23	1.0%	1	0.0%	0	0.0%	0	1.0%	1
Aldi, Ripple Road, Dagenham, RM9 6SJ	0.7%	8	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	2.0%	2	0.0%	0
Aldi, St Mary's Lane, Upminster, RM14 2QB	3.8%	42	0.0%	0	6.0%	6	0.0%	0	7.0%	7	22.8%	23	4.0%	4	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	6.1%	67	22.0%	22	7.0%	7	12.0%	12	2.0%	2	1.0%	1	6.0%	6	9.0%	9	4.0%	4	3.0%	3	1.0%	1	0.0%	0
Asda, Merrielands Crescent, Dagenham, RM9 6SJ	4.9%	54	0.0%	0	0.0%	0	1.0%	1	3.0%	3	0.0%	0	0.0%	0	0.0%	0	7.0%	7	39.0%	39	4.0%	4	0.0%	0
Asda, Vicarage Field Shopping Centre, Barking, IG11 8DJ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Whalebone Lane, Chadwell Heath, RM8 1QB	0.4%	4	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Co-op, 208-212 Hutton Road, Shenfield, CM15 8NR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Co-op, 6/8-8A Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Dagenham Road, Rush Green, Romford, RM7 0TJ	0.3%	3	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Porters Avenue, Dagenham, RM9 4ND	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Rose Lane, Marks Gate East, Chadwell Heath, RM6 5NR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Co-op, Station Road, Harold Wood, Romford, RM3 0BP	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, The Baytree Centre, Brentwood, CM14 4BX	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Iceland, 32 The High Street, Brentwood,CM14 4AJ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Iceland, Farnham Road, Harold Hill, Romford, RM3 8DX	0.6%	7	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 174

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Iceland, Heathway, Dagenham, RM10 8QS	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	5.0%	5	0.0%	0	0.0%	0
Iceland, London Road, Romford, RM7 9NA	0.2%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Iceland, North Street, Hornchurch, RM11 1RL	0.5%	5	0.0%	0	1.0%	1	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Iceland, Whalebone Lane, Dagenham, RM8 1FB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Lidl, Atlanta Boulevard, Romford, RM1 1TB	0.5%	6	1.0%	1	1.0%	1	2.0%	2	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Daiglen Drive, South Ockendon, RM15 5AE	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Lidl, Heathway, Dagenham, RM10 8QS	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Lidl, Longbridge Road, Dagenham, RM8 2DB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Marks & Spencer, High Street, Brentwood, CM14 4RH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Marks & Spencer, Lakeside, West Thurrock, RM20 2ZQ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Marks & Spencer, South Street, Romford, RM1 1NT	1.3%	14	4.0%	4	0.0%	0	2.0%	2	0.0%	0	0.0%	0	1.0%	1	2.0%	2	5.0%	5	0.0%	0	0.0%	0	0.0%	0
Marks & Spencer, Station Road, Upminster, RM14 2SU	0.5%	6	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, London Road, Grays, RM17 5XZ	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0
Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA	2.3%	25	0.0%	0	0.0%	0	4.0%	4	1.0%	1	0.0%	0	0.0%	0	0.0%	0	12.0%	12	7.0%	7	1.0%	1	0.0%	0
Sainsbury's Local, Farnham Road, Harold Hill, Romford, RM3 8DX	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	1.0%	11	0.0%	0	4.0%	4	0.0%	0	2.0%	2	2.0%	2	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	3.4%	38	1.0%	1	0.0%	0	5.0%	5	1.0%	1	0.0%	0	0.0%	0	3.0%	3	25.0%	25	3.0%	3	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	5.0%	55	3.0%	3	24.0%	24	2.0%	2	15.0%	15	5.0%	5	2.0%	2	1.0%	1	0.0%	0	0.0%	0	3.0%	3	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.7%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0
Sainsbury's, King George	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Avenue, Ilford, IG2 7SH																								
Sainsbury's, The Brewery, Romford, RM1 1AU	5.1%	56	20.0%	20	1.0%	1	17.0%	17	1.0%	1	0.0%	0	3.0%	3	9.0%	9	3.0%	3	0.0%	0	2.0%	2	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	5.7%	63	2.0%	2	0.0%	0	0.0%	0	0.0%	0	3.0%	3	3.0%	3	1.0%	1	0.0%	0	0.0%	0	0.0%	0	53.5%	54
Tesco Express, Ardleigh Green Road, Hornchurch, RM11 2LG	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Dagenham Heathway, Dagenham, RM10 8QS	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	5.0%	5	0.0%	0	0.0%	0
Tesco Express, Front Lane, Cranham, Upminster, RM14 1XL	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, High Road, Chadwell Heath, RM6 6PR	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	6	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Rainham Road, Rainham, RM13 7QX	1.0%	11	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	7.0%	7	0.0%	0
Tesco Express, South Street, Romford, RM1 1RX	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	7.3%	80	0.0%	0	1.0%	1	1.0%	1	16.0%	16	2.0%	2	0.0%	0	0.0%	0	0.0%	0	6.0%	6	54.0%	54	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	10.8%	119	21.0%	21	6.0%	6	4.0%	4	0.0%	0	12.9%	13	46.0%	46	21.0%	21	0.0%	0	0.0%	0	0.0%	0	7.9%	8
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	1.2%	13	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	10.0%	10	1.0%	1	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	8.3%	92	7.0%	7	29.0%	29	29.0%	29	9.0%	9	5.0%	5	0.0%	0	0.0%	0	3.0%	3	7.0%	7	3.0%	3	0.0%	0
Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1TX	0.5%	6	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	2.0%	2	0.0%	0
Tesco Metro, Collier Row Lane, Collier Row, Romford, RM5 3NL	2.5%	27	2.0%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	2.0%	2	20.0%	20	1.0%	1	0.0%	0	0.0%	0	1.0%	1
Tesco, Airfield Way, Hornchurch, RM12 5AF	2.4%	26	0.0%	0	2.0%	2	2.0%	2	21.0%	21	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose (Little), High Street, Hornchurch, RM11 1TP	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose, St Mary's Lane, Upminster, RM14 3BT	2.0%	22	0.0%	0	2.0%	2	1.0%	1	0.0%	0	15.8%	16	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1
Internet / delivered	5.5%	61	6.0%	6	10.0%	10	2.0%	2	4.0%	4	7.9%	8	5.0%	5	1.0%	1	4.0%	4	6.0%	6	6.0%	6	8.9%	9

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Other foodstore outside study area	1.7%	19	1.0%	1	0.0%	0	0.0%	0	0.0%	0	3.0%	3	1.0%	1	0.0%	0	2.0%	2	4.0%	4	2.0%	2	5.9%	6
Other, zone 1	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 10	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Other foodstores, Basildon	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	5.0%	5
Other foodstores, Billericay	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
(Don’t know / can't remember)	1.4%	15	0.0%	0	1.0%	1	0.0%	0	1.0%	1	2.0%	2	2.0%	2	1.0%	1	1.0%	1	4.0%	4	0.0%	0	3.0%	3
(Don’t do this kind of shopping)	1.5%	17	2.0%	2	2.0%	2	1.0%	1	2.0%	2	3.0%	3	0.0%	0	5.0%	5	1.0%	1	0.0%	0	1.0%	1	0.0%	0
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q02 And where did you shop the time before that (was it the same, or different, and if so, please specify)? *Those who specified a location at Q01*																								
Aldi, High Road Seven Kings, Ilford, IG3 8RS	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	3	0.0%	0	0.0%	0	0.0%	0
Aldi, Market Place, Romford RM1, 3AB	1.6%	17	5.1%	5	1.0%	1	3.0%	3	0.0%	0	1.0%	1	3.1%	3	2.1%	2	1.0%	1	0.0%	0	1.0%	1	0.0%	0
Aldi, Marlborough Road, Romford, RM7 8AB	3.6%	38	6.1%	6	0.0%	0	2.0%	2	3.1%	3	0.0%	0	3.1%	3	21.3%	20	2.0%	2	0.0%	0	0.0%	0	2.0%	2
Aldi, Ripple Road, Dagenham, RM9 6SJ	1.0%	11	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.3%	6	3.0%	3	0.0%	0
Aldi, St Mary's Lane, Upminster, RM14 2QB	3.6%	38	0.0%	0	3.1%	3	0.0%	0	8.2%	8	20.8%	20	2.0%	2	1.1%	1	0.0%	0	0.0%	0	1.0%	1	3.1%	3
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	6.6%	71	19.4%	19	5.2%	5	12.1%	12	2.1%	2	4.2%	4	6.1%	6	12.8%	12	6.1%	6	3.1%	3	1.0%	1	1.0%	1
Asda, Merrielands Crescent, Dagenham, RM9 6SJ	4.7%	50	0.0%	0	0.0%	0	1.0%	1	3.1%	3	0.0%	0	0.0%	0	2.1%	2	3.1%	3	29.2%	28	12.1%	12	1.0%	1
Asda, Whalebone Lane, Chadwell Heath, RM8 1RB	0.7%	7	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	3	2.1%	2	0.0%	0	0.0%	0
Co-op (Somerfield), Farnham Road, Harold Hill, Romford, RM3 8DX	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, 208-212 Hutton Road, Shenfield, CM15 8NB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Co-op, 6/8-8A Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Dagenham Road, Rush Green, Romford, RM7 0TJ	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Porters Avenue, Dagenham, RM9 4ND	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Rose Lane, Marks Gate East, Chadwell Heath, RM6 5NR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Co-op, Station Road, Harold Wood, Romford, RM3 0BP	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, 32 The High Street, Brentwood,CM14 4AJ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Iceland, Farnham Road, Harold Hill, Romford, RM3 8DX	0.7%	8	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.1%	5	1.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Iceland, Heathway,	0.7%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.3%	7	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Dagenham, RM10 8QS																								
Iceland, London Road, Romford, RM7 9NA	0.2%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Iceland, Market Place, Romford, RM1 3AB	0.5%	5	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	2.1%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Iceland, North Street, Hornchurch, RM11 1RL	0.5%	5	0.0%	0	4.1%	4	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Atlanta Boulevard, Romford, RM1 1TB	0.7%	7	2.0%	2	0.0%	0	3.0%	3	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Lidl, Daiglen Drive, South Ockendon, RM15 5AE	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Lidl, Heathway, Dagenham, RM10 8QS	0.4%	4	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0
Marks & Spencer, High Street, Brentwood, CM14 4RH	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.1%	6
Marks & Spencer, Lakeside, West Thurrock, RM20 2ZQ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0
Marks & Spencer, Ongar Road Pilgrims Hatch, Brentwood, CM15 9HZ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Marks & Spencer, South Street, Romford, RM1 1NT	1.9%	20	4.1%	4	0.0%	0	5.1%	5	0.0%	0	0.0%	0	2.0%	2	3.2%	3	5.1%	5	0.0%	0	1.0%	1	0.0%	0
Marks & Spencer, Southend Arterial Rd, Hornchurch, RM11 3UJ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marks & Spencer, Station Road, Upminster, RM14 2SU	1.0%	11	1.0%	1	1.0%	1	0.0%	0	0.0%	0	6.3%	6	1.0%	1	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0
Morrisons, London Road, Grays, RM17 5XZ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA	2.4%	26	0.0%	0	0.0%	0	4.0%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.2%	12	9.4%	9	1.0%	1	0.0%	0
Sainsbury's Local, Farnham Road, Harold Hill, Romford, RM3 8DX	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.1%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.8%	9	0.0%	0	3.1%	3	0.0%	0	0.0%	0	2.1%	2	4.1%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	3.2%	34	1.0%	1	0.0%	0	4.0%	4	1.0%	1	0.0%	0	0.0%	0	1.1%	1	25.5%	25	1.0%	1	1.0%	1	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	6.0%	64	5.1%	5	26.8%	26	2.0%	2	18.6%	18	6.3%	6	1.0%	1	0.0%	0	0.0%	0	0.0%	0	6.1%	6	0.0%	0

Page 369

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Sainsbury's, King George Avenue, Ilford, IG2 7SH	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	4.1%	4	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	5.0%	54	18.4%	18	1.0%	1	14.1%	14	1.0%	1	2.1%	2	2.0%	2	11.7%	11	4.1%	4	0.0%	0	1.0%	1	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	4.4%	47	2.0%	2	0.0%	0	0.0%	0	0.0%	0	3.1%	3	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	40.8%	40
Tesco Express, 225 Hanging Hill Lane, Brentwood, CM13 2QG	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Tesco Express, 405 Brentwood Road, Romford, RM2 5TJ	0.2%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, 85-86 Viceroy Parade, Hutton Road, Shenfield, CM15 8JD	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Tesco Express, Ardleigh Green Road, Hornchurch, RM11 2LG	0.2%	2	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Butts Green Road, Hornchurch, RM11 2LD	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Dagenham Heathway, Dagenham, RM10 8QS	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	4.2%	4	0.0%	0	0.0%	0
Tesco Express, Front Lane, Cranham, Upminster, RM14 1XL	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, High Road, Chadwell Heath, RM6 6PR	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.1%	4	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Main Road, Romford, RM1 3BT	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Tesco Express, Mawney Road, RM7 7HL	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Rainham Road, Rainham, RM13 7QX	1.3%	14	0.0%	0	0.0%	0	0.0%	0	3.1%	3	1.0%	1	1.0%	1	0.0%	0	0.0%	0	1.0%	1	8.1%	8	0.0%	0
Tesco Express, South Street, Romford, RM1 1RX	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Warley Hill, Brentwood, CM14 5HB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	7.1%	76	0.0%	0	2.1%	2	0.0%	0	22.7%	22	2.1%	2	0.0%	0	0.0%	0	0.0%	0	10.4%	10	40.4%	40	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	9.1%	97	16.3%	16	6.2%	6	4.0%	4	2.1%	2	4.2%	4	43.9%	43	18.1%	17	0.0%	0	0.0%	0	1.0%	1	4.1%	4
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	1.8%	19	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	15.3%	15	2.1%	2	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	7.9%	84	5.1%	5	28.9%	28	28.3%	28	8.2%	8	4.2%	4	0.0%	0	0.0%	0	1.0%	1	6.3%	6	3.0%	3	1.0%	1
Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1TX	0.7%	7	0.0%	0	0.0%	0	0.0%	0	1.0%	1	3.1%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0
Tesco Metro, Collier Row Lane, Collier Row, Romford, RM5 3NL	1.9%	20	3.1%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	16.0%	15	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	1.6%	17	0.0%	0	2.1%	2	1.0%	1	13.4%	13	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose, St Mary's Lane, Upminster, RM14 3BT	1.9%	20	1.0%	1	2.1%	2	1.0%	1	0.0%	0	14.6%	14	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Internet / delivered	5.7%	61	5.1%	5	9.3%	9	2.0%	2	3.1%	3	8.3%	8	5.1%	5	2.1%	2	4.1%	4	5.2%	5	6.1%	6	12.2%	12
Other foodstore outside study area	1.7%	18	1.0%	1	1.0%	1	1.0%	1	0.0%	0	2.1%	2	1.0%	1	1.1%	1	1.0%	1	4.2%	4	1.0%	1	5.1%	5
Other zone 1	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other zone 5	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other zone 6	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other foodstores, Basildon	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.1%	1	0.0%	0	0.0%	0	0.0%	0	7.1%	7
Other foodstores, Billericay	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.1%	4
(Don't know / can't remember)	1.7%	18	0.0%	0	1.0%	1	2.0%	2	1.0%	1	6.3%	6	2.0%	2	0.0%	0	0.0%	0	2.1%	2	2.0%	2	2.0%	2
Base:		1070		98		97		99		97		96		98		94		98		96		99		98

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q03AWhat form of transport do you use to visit your main food shopping destination?																								
Those who do main food shopping at Q01																								
Car - Driver	60.2%	653	50.0%	49	59.2%	58	54.5%	54	69.4%	68	69.4%	68	61.0%	61	64.2%	61	42.4%	42	58.0%	58	63.6%	63	70.3%	71
Car - Passenger	12.1%	131	15.3%	15	8.2%	8	17.2%	17	9.2%	9	8.2%	8	15.0%	15	13.7%	13	19.2%	19	9.0%	9	15.2%	15	3.0%	3
Bus	10.1%	110	8.2%	8	7.1%	7	11.1%	11	8.2%	8	4.1%	4	10.0%	10	16.8%	16	20.2%	20	14.0%	14	10.1%	10	2.0%	2
Cycle	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Disabled Vehicle (e.g. mobility scooter)	0.9%	10	5.1%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	2.0%	2	0.0%	0	1.0%	1	1.0%	1
Taxi	0.8%	9	0.0%	0	0.0%	0	2.0%	2	1.0%	1	0.0%	0	1.0%	1	3.2%	3	1.0%	1	0.0%	0	0.0%	0	1.0%	1
Train	0.5%	5	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Walk	7.7%	84	11.2%	11	13.3%	13	7.1%	7	7.1%	7	10.2%	10	3.0%	3	1.1%	1	10.1%	10	8.0%	8	3.0%	3	10.9%	11
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	1.9%	21	2.0%	2	1.0%	1	6.1%	6	0.0%	0	0.0%	0	3.0%	3	0.0%	0	1.0%	1	4.0%	4	1.0%	1	3.0%	3
(Don't travel - Goods delivered)	5.6%	61	6.1%	6	10.2%	10	2.0%	2	4.1%	4	8.2%	8	5.0%	5	1.1%	1	4.0%	4	6.0%	6	6.1%	6	8.9%	9
Base:		1085		98		98		99		98		98		100		95		99		100		99		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q03BWhat is the MAIN reason that you visit (STORE MENTIONED AT Q01) in preference to any other? *Those who do main food shopping at Q01*																								
Attractive environment	0.7%	8	1.0%	1	0.0%	0	1.0%	1	2.0%	2	0.0%	0	1.0%	1	1.1%	1	1.0%	1	0.0%	0	0.0%	0	1.0%	1
Cleanliness	0.2%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Close to home	39.9%	433	27.6%	27	45.9%	45	37.4%	37	43.9%	43	35.7%	35	39.0%	39	35.8%	34	39.4%	39	30.0%	30	60.6%	60	43.6%	44
Close to work / en route to work	1.4%	15	2.0%	2	2.0%	2	0.0%	0	3.1%	3	0.0%	0	0.0%	0	1.1%	1	1.0%	1	1.0%	1	3.0%	3	2.0%	2
Easily accessible by foot / cycle	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good and / or free parking	2.2%	24	6.1%	6	1.0%	1	7.1%	7	0.0%	0	3.1%	3	1.0%	1	2.1%	2	0.0%	0	1.0%	1	0.0%	0	3.0%	3
Good bus service / accessible public transport	0.5%	5	1.0%	1	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	1.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Good disabled access	0.3%	3	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Good prices	18.8%	204	20.4%	20	19.4%	19	14.1%	14	17.3%	17	21.4%	21	22.0%	22	23.2%	22	18.2%	18	29.0%	29	12.1%	12	9.9%	10
Good range of comparison goods	1.6%	17	2.0%	2	3.1%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.1%	1	1.0%	1	6.0%	6	0.0%	0	3.0%	3
Good range of food offer	7.0%	76	5.1%	5	5.1%	5	7.1%	7	9.2%	9	4.1%	4	12.0%	12	12.6%	12	5.1%	5	7.0%	7	3.0%	3	6.9%	7
Good variety of goods on offer	2.9%	32	4.1%	4	1.0%	1	1.0%	1	5.1%	5	4.1%	4	2.0%	2	2.1%	2	9.1%	9	0.0%	0	1.0%	1	3.0%	3
Habit / familiarity	9.2%	100	11.2%	11	10.2%	10	9.1%	9	7.1%	7	8.2%	8	6.0%	6	8.4%	8	16.2%	16	7.0%	7	11.1%	11	6.9%	7
Has other facilities (e.g. pharmacy, optician, dry cleaners, cafes)	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Links to the other shops / facilities in the town centre	1.1%	12	1.0%	1	2.0%	2	0.0%	0	2.0%	2	1.0%	1	0.0%	0	5.3%	5	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Good quality	2.2%	24	5.1%	5	0.0%	0	7.1%	7	1.0%	1	4.1%	4	0.0%	0	0.0%	0	1.0%	1	3.0%	3	2.0%	2	1.0%	1
Good loyalty scheme	0.8%	9	1.0%	1	0.0%	0	2.0%	2	0.0%	0	3.1%	3	0.0%	0	1.1%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1
Close to friends / family	0.6%	7	0.0%	0	2.0%	2	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	2.0%	2
Easy to get to	0.4%	4	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Convenience of Internet shopping	4.1%	45	4.1%	4	7.1%	7	2.0%	2	3.1%	3	8.2%	8	4.0%	4	1.1%	1	1.0%	1	4.0%	4	4.0%	4	6.9%	7
Helpful staff	0.2%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good opening hours	0.2%	2	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know)	5.3%	58	5.1%	5	1.0%	1	8.1%	8	4.1%	4	4.1%	4	7.0%	7	4.2%	4	6.1%	6	9.0%	9	2.0%	2	7.9%	8
Base:		1085		98		98		99		98		98		100		95		99		100		99		101

Page 1786

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q04 When your household undertakes its main food and grocery spend (STORE MENTIONED AT Q01) does it visit other shops, leisure or service outlets on the same shopping trips? And if so which ones? [MR]																								
Those who do main food shopping at Q01																								
Yes - other food shops	13.2%	143	15.3%	15	10.2%	10	14.1%	14	10.2%	10	10.2%	10	15.0%	15	14.7%	14	8.1%	8	19.0%	19	9.1%	9	18.8%	19
Yes - other non food shops (clothing, footwear, electrical etc)	16.0%	174	29.6%	29	22.4%	22	21.2%	21	10.2%	10	9.2%	9	12.0%	12	9.5%	9	11.1%	11	11.0%	11	6.1%	6	33.7%	34
Yes - pubs, restaurants or cafes	2.3%	25	2.0%	2	2.0%	2	5.1%	5	0.0%	0	2.0%	2	2.0%	2	2.1%	2	5.1%	5	1.0%	1	0.0%	0	4.0%	4
Yes - financial service (i.e. bank, building society)	4.3%	47	5.1%	5	6.1%	6	1.0%	1	5.1%	5	2.0%	2	4.0%	4	3.2%	3	6.1%	6	1.0%	1	9.1%	9	5.0%	5
Yes - other service (e.g. hairdresser, travel agent, estate agent)	0.6%	7	0.0%	0	1.0%	1	1.0%	1	1.0%	1	0.0%	0	1.0%	1	2.1%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Yes - leisure activity	3.0%	33	0.0%	0	4.1%	4	1.0%	1	2.0%	2	5.1%	5	4.0%	4	2.1%	2	4.0%	4	4.0%	4	4.0%	4	3.0%	3
Yes - other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes - visit petrol station	1.2%	13	0.0%	0	4.1%	4	3.0%	3	0.0%	0	1.0%	1	2.0%	2	1.1%	1	0.0%	0	0.0%	0	1.0%	1	1.0%	1
No	64.9%	704	61.2%	60	58.2%	57	59.6%	59	74.5%	73	70.4%	69	65.0%	65	73.7%	70	68.7%	68	66.0%	66	73.7%	73	43.6%	44
(Don't know / varies)	2.3%	25	0.0%	0	2.0%	2	2.0%	2	2.0%	2	3.1%	3	4.0%	4	0.0%	0	1.0%	1	5.0%	5	0.0%	0	5.9%	6
Base:		1085		98		98		99		98		98		100		95		99		100		99		101
Mean score: [£]																								
Q05 Approximately how much money does your household spend per week on its main food and groceries shop at (STORE MENTIONED AT Q01)?																								
Those who do main food shopping at Q01																								
£1-10	0.7%	8	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	1.1%	1	1.0%	1	1.0%	1	1.0%	1	1.0%	1
£11-20	3.1%	34	5.1%	5	2.0%	2	7.1%	7	2.0%	2	2.0%	2	2.0%	2	3.2%	3	5.1%	5	3.0%	3	2.0%	2	1.0%	1
£21-30	5.3%	58	6.1%	6	3.1%	3	7.1%	7	6.1%	6	3.1%	3	6.0%	6	6.3%	6	11.1%	11	3.0%	3	4.0%	4	3.0%	3
£31-40	7.4%	80	6.1%	6	8.2%	8	7.1%	7	6.1%	6	4.1%	4	15.0%	15	10.5%	10	9.1%	9	6.0%	6	7.1%	7	2.0%	2
£41-50	9.6%	104	11.2%	11	6.1%	6	12.1%	12	11.2%	11	7.1%	7	7.0%	7	13.7%	13	12.1%	12	8.0%	8	9.1%	9	7.9%	8
£51-60	8.4%	91	9.2%	9	5.1%	5	9.1%	9	7.1%	7	11.2%	11	11.0%	11	12.6%	12	8.1%	8	3.0%	3	10.1%	10	5.9%	6
£61-70	8.0%	87	6.1%	6	10.2%	10	11.1%	11	9.2%	9	5.1%	5	7.0%	7	3.2%	3	5.1%	5	12.0%	12	10.1%	10	8.9%	9
£71-80	8.0%	87	9.2%	9	8.2%	8	5.1%	5	9.2%	9	9.2%	9	8.0%	8	10.5%	10	8.1%	8	8.0%	8	7.1%	7	5.9%	6
£81-90	4.4%	48	3.1%	3	4.1%	4	4.0%	4	5.1%	5	4.1%	4	4.0%	4	4.2%	4	6.1%	6	5.0%	5	3.0%	3	5.9%	6
£91-100	13.3%	144	13.3%	13	16.3%	16	14.1%	14	16.3%	16	13.3%	13	8.0%	8	8.4%	8	9.1%	9	11.0%	11	14.1%	14	21.8%	22
£101-150	11.4%	124	12.2%	12	15.3%	15	5.1%	5	15.3%	15	19.4%	19	8.0%	8	6.3%	6	2.0%	2	16.0%	16	11.1%	11	14.9%	15
£151-200	2.7%	29	2.0%	2	3.1%	3	0.0%	0	3.1%	3	1.0%	1	1.0%	1	3.2%	3	1.0%	1	1.0%	1	5.1%	5	8.9%	9
£201+	1.2%	13	0.0%	0	2.0%	2	1.0%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	2.0%	2	4.0%	4	2.0%	2
(Don't know / can't remember)	13.9%	151	13.3%	13	14.3%	14	12.1%	12	9.2%	9	14.3%	14	18.0%	18	13.7%	13	20.2%	20	20.0%	20	8.1%	8	9.9%	10
(Refused)	2.5%	27	3.1%	3	2.0%	2	2.0%	2	0.0%	0	5.1%	5	4.0%	4	3.2%	3	2.0%	2	1.0%	1	4.0%	4	1.0%	1
Mean:		*79.83*		*75.73*		*89.76*		*65.95*		*81.66*		*88.05*		*69.01*		*69.18*		*60.58*		*86.32*		*90.22*		*98.06*
Base:		1085		98		98		99		98		98		100		95		99		100		99		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Mean score [Times a week]: Everyday = 7, 5 - 6 times a week = 5.5, 3 - 4 times a week = 3.5, Twice a week = 2, Once a week = 1, Once every two weeks = 0.5, Once a month = 0.25, Less often = 0.1																								
Q06 How often does your household normally visit its main food and grocery shopping destination (STORE MENTIONED AT Q01)? *Those who do main food shopping at Q01*																								
Everyday	1.8%	20	1.0%	1	2.0%	2	6.1%	6	1.0%	1	3.1%	3	2.0%	2	1.1%	1	1.0%	1	0.0%	0	1.0%	1	2.0%	2
5 - 6 times a week	0.6%	7	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.1%	1	1.0%	1	1.0%	1	1.0%	1	1.0%	1
3 - 4 times a week	2.8%	30	2.0%	2	0.0%	0	5.1%	5	1.0%	1	7.1%	7	2.0%	2	3.2%	3	1.0%	1	5.0%	5	1.0%	1	3.0%	3
Twice a week	8.1%	88	11.2%	11	6.1%	6	12.1%	12	6.1%	6	8.2%	8	5.0%	5	9.5%	9	14.1%	14	10.0%	10	2.0%	2	5.0%	5
Once a week	67.8%	736	68.4%	67	72.4%	71	61.6%	61	77.6%	76	64.3%	63	62.0%	62	67.4%	64	65.7%	65	68.0%	68	75.8%	75	63.4%	64
Once every two weeks	11.5%	125	11.2%	11	12.2%	12	9.1%	9	8.2%	8	7.1%	7	18.0%	18	14.7%	14	10.1%	10	10.0%	10	11.1%	11	14.9%	15
Once a month	3.7%	40	2.0%	2	4.1%	4	2.0%	2	3.1%	3	6.1%	6	8.0%	8	0.0%	0	3.0%	3	2.0%	2	5.1%	5	5.0%	5
Less often	0.3%	3	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
(Don't know / varies)	3.3%	36	4.1%	4	1.0%	1	3.0%	3	2.0%	2	4.1%	4	3.0%	3	3.2%	3	4.0%	4	4.0%	4	2.0%	2	5.9%	6
Mean:		*1.21*		*1.16*		*1.13*		*1.56*		*1.13*		*1.38*		*1.08*		*1.22*		*1.21*		*1.21*		*1.05*		*1.19*
Base:		1085		98		98		99		98		98		100		95		99		100		99		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q07 Where did your household last undertake your 'top-up' food and grocery purchases? (i.e smaller/ 'basket' shopping purchases which are not part of your main food and groceries shop)																								
Aldi, High Road Seven Kings, Ilford, IG3 8RS	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Aldi, Market Place, Romford RM1, 3AB	1.0%	11	1.0%	1	0.0%	0	3.0%	3	2.0%	2	0.0%	0	2.0%	2	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Aldi, Marlborough Road, Romford, RM7 8AB	1.4%	15	3.0%	3	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	8.0%	8	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Aldi, Ripple Road, Dagenham, RM9 6SJ	1.0%	11	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	3.0%	3	4.0%	4	0.0%	0
Aldi, St Mary's Lane, Upminster, RM14 2QB	1.4%	15	0.0%	0	1.0%	1	0.0%	0	0.0%	0	12.9%	13	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	3.0%	33	12.0%	12	5.0%	5	2.0%	2	1.0%	1	0.0%	0	4.0%	4	4.0%	4	2.0%	2	1.0%	1	2.0%	2	0.0%	0
Asda, Merrielands Crescent, Dagenham, RM9 6SJ	1.5%	17	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	3.0%	3	9.0%	9	2.0%	2	0.0%	0
Asda, Whalebone Lane, Chadwell Heath, RM8 1TE	0.2%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Co-op (Somerfield), Gubbins Lane, Harold Hill, Romford, RM3 8DX	0.7%	8	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	5.0%	5	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, 201-207 Rayleigh Road, Hutton, Brentwood, CM13 1LZ	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Co-op, 208-212 Hutton Road, Shenfield, CM15 8NR	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.9%	9
Co-op, 6/8-8A Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Co-op, Becontree Avenue, Becontree, Dagenham, RM8 2UU	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Co-op, Dagenham Road, Rush Green, Romford, RM7 0TJ	1.4%	15	0.0%	0	0.0%	0	15.0%	15	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Elm Park Avenue, Hornchurch, RM12 4SD	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Station Road, Harold Wood, Romford, RM3 0BP	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, The Baytree Centre, Brentwood, CM14 4BX	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Co-op, The Retail Unit, Turpin Avenue, Colliers	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Row, RM5 2PU																								
Costcutter, Farringdon Avenue, Romford, RM3 8SG	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Costcutter, High Road, Romford, RM6 6PX	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Costcutter, Highfield Link, Romford, RM5 3DH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, 32 The High Street, Brentwood,CM14 4AJ	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Iceland, Farnham Road, Harold Hill, Romford, RM3 8DX	1.1%	12	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.0%	10	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Heathway, Dagenham, RM10 8QS	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0
Iceland, London Road, Romford, RM7 9NA	0.7%	8	0.0%	0	0.0%	0	8.0%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Market Place, Romford, RM1 3AB	0.5%	6	4.0%	4	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Iceland, North Street, Hornchurch, RM11 1RL	0.3%	3	0.0%	0	2.0%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Whalebone Lane, Dagenham, RM8 1FB	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
Lidl, Atlanta Boulevard, Romford, RM1 1TB	0.4%	4	0.0%	0	0.0%	0	4.0%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Heathway, Dagenham, RM10 8QS	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	1.0%	1	0.0%	0
Lidl, Longbridge Road, Dagenham, RM8 2DB	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Londis, Warley Hill, Brentwood, CM14 5HR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Marks & Spencer, High Street, Brentwood, CM14 4RH	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4
Marks & Spencer, South Street, Romford, RM1 1NT	2.1%	23	8.0%	8	1.0%	1	4.0%	4	1.0%	1	0.0%	0	2.0%	2	2.0%	2	3.0%	3	1.0%	1	1.0%	1	0.0%	0
Marks & Spencer, Station Road, Upminster, RM14 2SU	0.8%	9	1.0%	1	0.0%	0	0.0%	0	1.0%	1	5.0%	5	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Morrisons M Local, Station Parade, Hornchurch, RM12 5AB	0.4%	4	0.0%	0	0.0%	0	0.0%	0	4.0%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA	1.8%	20	1.0%	1	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.0%	10	5.0%	5	1.0%	1	0.0%	0
Sainsbury's Local, Farnham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Road, Harold Hill, Romford, RM3 8DX																								
Sainsbury's Local, North Street, Romford, RM1 1ED	0.4%	4	4.0%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.4%	4	0.0%	0	1.0%	1	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	1.6%	18	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	14.0%	14	2.0%	2	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	2.7%	30	0.0%	0	26.0%	26	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, King George Avenue, Ilford, IG2 7SH	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	1.7%	19	7.0%	7	0.0%	0	6.0%	6	0.0%	0	1.0%	1	2.0%	2	1.0%	1	1.0%	1	0.0%	0	1.0%	1	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	1.7%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.8%	19
Tesco Express, 225 Hanging Hill Lane, Brentwood, CM13 2QG	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.9%	6
Tesco Express, 405 Brentwood Road, Romford, RM2 5TJ	0.4%	4	2.0%	2	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, 85-86 Viceroy Parade, Hutton Road, Shenfield, CM15 8JD	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Tesco Express, Ardleigh Green Road, Hornchurch, RM11 2LG	0.3%	3	0.0%	0	2.0%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Butts Green Road, Hornchurch, RM11 2LD	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Dagenham Heathway, Dagenham, RM10 8QS	0.6%	7	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	6	0.0%	0	0.0%	0
Tesco Express, Elm Park Avenue, Elm Park, RM12 4SB	0.2%	2	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Front Lane, Cranham, Upminster, RM14 1XL	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Tesco Express, High Road, Chadwell Heath, RM6 6PR	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0	0.0%	0
Tesco Express, London Road, Brentwood, CM14 4QG	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Tesco Express, Main Road, Romford, RM1 3BT	0.7%	8	5.0%	5	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Mawney Road, RM7 7HL	0.8%	9	4.0%	4	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, North Road, South Ockendon, Thurrock, RM15 6QA	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Rainham Road, Rainham, RM13 7QX	1.4%	15	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	9.0%	9	0.0%	0
Tesco Express, Warley Hill, Brentwood, CM14 5HB	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	4.7%	52	0.0%	0	0.0%	0	0.0%	0	8.0%	8	1.0%	1	0.0%	0	0.0%	0	0.0%	0	2.0%	2	41.0%	41	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	2.1%	23	5.0%	5	0.0%	0	2.0%	2	0.0%	0	1.0%	1	11.0%	11	4.0%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	6	1.0%	1	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	3.1%	34	3.0%	3	15.0%	15	10.0%	10	2.0%	2	2.0%	2	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Tesco Metro, Collier Row Lane, Collier Row, Romford, RM5 3NL	3.3%	36	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	34.0%	34	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	2.5%	27	0.0%	0	1.0%	1	1.0%	1	24.0%	24	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Waitrose, St Mary's Lane, Upminster, RM14 3BT	1.2%	13	0.0%	0	2.0%	2	0.0%	0	1.0%	1	8.9%	9	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	1.2%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.9%	8	1.0%	1	1.0%	1	2.0%	2	0.0%	0	0.0%	0	1.0%	1
Other foodstore outside study area	2.2%	24	3.0%	3	2.0%	2	0.0%	0	1.0%	1	2.0%	2	2.0%	2	1.0%	1	6.0%	6	7.0%	7	0.0%	0	0.0%	0
Other, zone 1	2.0%	22	12.0%	12	1.0%	1	4.0%	4	0.0%	0	0.0%	0	3.0%	3	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Other, zone 2	0.5%	5	1.0%	1	1.0%	1	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	1.2%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.9%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	1.6%	18	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	9.0%	9	6.0%	6	0.0%	0
Other, zone 10	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
Other, zone 11	0.7%	8	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.9%	7
Other foodstores, Basildon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Other foodstores, Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1

1398

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Other, zone 8	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0
(Don’t know / can't remember)	2.4%	26	0.0%	0	4.0%	4	1.0%	1	3.0%	3	2.0%	2	2.0%	2	0.0%	0	4.0%	4	3.0%	3	4.0%	4	3.0%	3
(Don’t do this kind of shopping)	29.1%	321	20.0%	20	27.0%	27	30.0%	30	29.0%	29	38.6%	39	39.0%	39	26.0%	26	30.0%	30	28.0%	28	24.0%	24	28.7%	29
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q08 And where did you shop for top-up food shopping the time before that? *Those who specified a location at Q07*																								
Aldi, High Road Seven Kings, Ilford, IG3 8RS	0.7%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.6%	5	0.0%	0	0.0%	0	0.0%	0
Aldi, Market Place, Romford RM1, 3AB	1.1%	8	2.5%	2	0.0%	0	2.9%	2	0.0%	0	0.0%	0	1.7%	1	1.4%	1	3.0%	2	0.0%	0	0.0%	0	0.0%	0
Aldi, Marlborough Road, Romford, RM7 8AB	3.2%	24	7.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	2	17.6%	13	4.5%	3	0.0%	0	0.0%	0	0.0%	0
Aldi, Ripple Road, Dagenham, RM9 6SJ	1.3%	10	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	1.5%	1	4.3%	3	5.6%	4	0.0%	0
Aldi, St Mary's Lane, Upminster, RM14 2QB	1.9%	14	1.3%	1	1.4%	1	0.0%	0	2.9%	2	13.3%	8	1.7%	1	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	4.0%	30	7.5%	6	4.3%	3	4.3%	3	1.5%	1	1.7%	1	3.4%	2	8.1%	6	6.1%	4	1.4%	1	4.2%	3	0.0%	0
Asda, Merrielands Crescent, Dagenham, RM9 6SJ	2.3%	17	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	1.4%	1	3.0%	2	13.0%	9	5.6%	4	0.0%	0
Asda, Whalebone Lane, Chadwell Heath, RM8 1BB	0.7%	5	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.1%	4	0.0%	0	0.0%	0	0.0%	0
Co-op (Somerfield), Faringdon Road, Harold Hill, Romford, RM3 8DX	0.8%	6	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	5.1%	3	2.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, 201-207 Rayleigh Road, Hutton, Brentwood, CM13 1LZ	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	3
Co-op, 208-212 Hutton Road, Shenfield, CM15 8NR	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.7%	6
Co-op, 6/8-8A Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2
Co-op, Becontree Avenue, Becontree, Dagenham, RM8 2UU	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Co-op, Dagenham Road, Rush Green, Romford, RM7 0TJ	1.5%	11	0.0%	0	0.0%	0	15.9%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Elm Park Avenue, Hornchurch, RM12 4SD	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Station Road, Harold Wood, Romford, RM3 0BP	1.2%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	15.3%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, The Baytree Centre, Brentwood, CM14 4BX	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	3
Co-op, The Retail Unit,	0.7%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.8%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0

DO NOT SCALE

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Turpin Avenue, Colliers Row, RM5 2PU																								
Costcutter, Becontree Avenue, Dagenham, RM8 3UH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0
Costcutter, Farringdon Avenue, Romford, RM3 8SG	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Costcutter, Highfield Link, Romford, RM5 3DH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Costcutter, The Cardrome, Upper Rainham Road, Hornchurch, RM12 4ET	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0
Iceland, 32 The High Street, Brentwood,CM14 4AJ	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	3
Iceland, Farnham Road, Harold Hill, Romford, RM3 8DX	1.7%	13	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	20.3%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Heathway, Dagenham, RM10 8QS	0.9%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.1%	7	0.0%	0	0.0%	0
Iceland, London Road, Romford, RM7 9NA	0.8%	6	0.0%	0	0.0%	0	8.7%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Market Place, Romford, RM1 3AB	1.5%	11	7.5%	6	0.0%	0	5.8%	4	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, North Street, Hornchurch, RM11 1RL	0.8%	6	0.0%	0	5.8%	4	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Whalebone Lane, Dagenham, RM8 1FB	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0
Lidl, Atlanta Boulevard, Romford, RM1 1TB	0.7%	5	2.5%	2	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Lidl, Heathway, Dagenham, RM10 8QS	0.8%	6	0.0%	0	0.0%	0	1.4%	1	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2	2.8%	2	0.0%	0
Lidl, Longbridge Road, Dagenham, RM8 2DB	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	1.4%	1	0.0%	0	0.0%	0
Londis, Rainham Road South, Dagenham, RM10 8AH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0
Londis, Warley Hill, Brentwood, CM14 5HR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1
Marks & Spencer, High Street, Brentwood, CM14 4RH	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	3
Marks & Spencer, Lakeside, West Thurrock, RM20 2ZQ	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	1.4%	1
Marks & Spencer, Ongar Road Pilgrims Hatch,	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brentwood, CM15 9HZ																								
Marks & Spencer, South Street, Romford, RM1 1NT	3.2%	24	13.8%	11	1.4%	1	7.2%	5	1.5%	1	0.0%	0	1.7%	1	2.7%	2	0.0%	0	2.9%	2	1.4%	1	0.0%	0
Marks & Spencer, Station Road, Upminster, RM14 2SU	2.0%	15	0.0%	0	1.4%	1	0.0%	0	4.4%	3	13.3%	8	1.7%	1	0.0%	0	0.0%	0	0.0%	0	2.8%	2	0.0%	0
Morrisons M Local, Station Parade, Hornchurch, RM12 5AB	0.9%	7	0.0%	0	0.0%	0	0.0%	0	10.3%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, London Road, Grays, RM17 5XZ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA	2.0%	15	0.0%	0	0.0%	0	5.8%	4	1.5%	1	0.0%	0	0.0%	0	0.0%	0	7.6%	5	7.2%	5	0.0%	0	0.0%	0
Sainsbury's Local, Farnham Road, Harold Hill, Romford, RM3 8DX	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's Local, North Street, Romford, RM1 1ED	0.4%	3	3.8%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.7%	5	0.0%	0	2.9%	2	0.0%	0	2.9%	2	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	2.4%	18	1.3%	1	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	1	18.2%	12	2.9%	2	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	3.4%	26	1.3%	1	26.1%	18	0.0%	0	7.4%	5	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, King George Avenue, Ilford, IG2 7SH	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	1.4%	1	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	3.0%	23	6.3%	5	0.0%	0	13.0%	9	1.5%	1	0.0%	0	0.0%	0	9.5%	7	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	1.7%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.8%	13
Tesco Express, 225 Hanging Hill Lane, Brentwood, CM13 2QG	0.9%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.1%	7
Tesco Express, 405 Brentwood Road, Romford, RM2 5TJ	0.4%	3	1.3%	1	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, 85-86 Viceroy Parade, Hutton Road, Shenfield, CM15	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.8%	4

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
8JD																								
Tesco Express, Ardleigh Green Road, Hornchurch, RM11 2LG	0.4%	3	0.0%	0	2.9%	2	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Butts Green Road, Hornchurch, RM11 2LD	0.3%	2	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Dagenham Heathway, Dagenham, RM10 8QS	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.8%	4	0.0%	0	0.0%	0
Tesco Express, Elm Park Avenue, Elm Park, RM12 4SB	0.4%	3	0.0%	0	4.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Front Lane, Cranham, Upminster, RM14 1XL	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.7%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, High Road, Chadwell Heath, RM6 6PR	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.5%	3	0.0%	0	0.0%	0	0.0%	0
Tesco Express, London Road, Brentwood, CM14 4QG	0.7%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.2%	5
Tesco Express, Main Road, Romford, RM1 3BT	1.3%	10	8.8%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	1.4%	1	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Tesco Express, Mawney Road, RM7 7HL	0.7%	5	2.5%	2	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	2.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, North Road, South Ockendon, Thurrock, RM15 6QA	0.1%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Rainham Road, Rainham, RM13 7QX	1.6%	12	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2	11.1%	8	0.0%	0
Tesco Express, South Street, Romford, RM1 1RX	0.3%	2	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Warley Hill, Brentwood, CM14 5HB	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	5.7%	43	0.0%	0	0.0%	0	0.0%	0	10.3%	7	1.7%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	47.2%	34	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	2.3%	17	3.8%	3	2.9%	2	1.4%	1	0.0%	0	1.7%	1	13.6%	8	2.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.7%	5	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.1%	4	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	5.2%	39	3.8%	3	24.6%	17	13.0%	9	4.4%	3	5.0%	3	1.7%	1	0.0%	0	0.0%	0	2.9%	2	0.0%	0	1.4%	1
Tesco Metro, Collier Row	3.3%	25	2.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	31.1%	23	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Peter Brett

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Lane, Collier Row, Romford, RM5 3NL																								
Tesco, Airfield Way, Hornchurch, RM12 5AF	2.6%	20	0.0%	0	1.4%	1	1.4%	1	26.5%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose, St Mary's Lane, Upminster, RM14 3BT	2.1%	16	0.0%	0	1.4%	1	0.0%	0	1.5%	1	20.0%	12	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1
Internet / delivered	1.5%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.7%	4	3.4%	2	1.4%	1	3.0%	2	1.4%	1	0.0%	0	1.4%	1
Other foodstore outside study area	3.0%	23	1.3%	1	4.3%	3	0.0%	0	0.0%	0	1.7%	1	1.7%	1	2.7%	2	12.1%	8	8.7%	6	1.4%	1	0.0%	0
Other, zone 1	2.6%	20	12.5%	10	0.0%	0	4.3%	3	1.5%	1	0.0%	0	6.8%	4	0.0%	0	1.5%	1	0.0%	0	1.4%	1	0.0%	0
Other, zone 2	0.8%	6	1.3%	1	2.9%	2	1.4%	1	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	1.9%	14	0.0%	0	0.0%	0	0.0%	0	0.0%	0	23.3%	14	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.7%	5	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.8%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	2.3%	17	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	3.0%	2	10.1%	7	9.7%	7	0.0%	0
Other, zone 10	0.4%	3	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0
Other, zone 11	1.3%	10	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.0%	9
Other foodstores, Basildon	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1
Other foodstores, Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1
Other, zone 7	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.1%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	2.9%	2	0.0%	0	0.0%	0
(Don't know / can't remember)	1.9%	14	2.5%	2	2.9%	2	1.4%	1	0.0%	0	1.7%	1	1.7%	1	0.0%	0	4.5%	3	4.3%	3	1.4%	1	0.0%	0
Base		755		80		69		69		68		60		59		74		66		69		72		69

Page 792

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Mean score: [£]																								
Q09 Approximately how much money does your household spend per week on top-up food and groceries shopping (STORE MENTIONED AT Q07)? *Those who specified a location at Q07*																								
£1-10	25.0%	189	21.3%	17	23.2%	16	29.0%	20	22.1%	15	26.7%	16	25.4%	15	25.7%	19	25.8%	17	24.6%	17	20.8%	15	31.9%	22
£11-20	27.0%	204	28.8%	23	20.3%	14	30.4%	21	26.5%	18	30.0%	18	27.1%	16	27.0%	20	24.2%	16	27.5%	19	33.3%	24	21.7%	15
£21-30	14.8%	112	13.8%	11	21.7%	15	11.6%	8	22.1%	15	10.0%	6	11.9%	7	9.5%	7	21.2%	14	15.9%	11	12.5%	9	13.0%	9
£31-40	5.8%	44	6.3%	5	8.7%	6	1.4%	1	5.9%	4	1.7%	1	6.8%	4	8.1%	6	1.5%	1	7.2%	5	9.7%	7	5.8%	4
£41-50	3.6%	27	3.8%	3	2.9%	2	1.4%	1	1.5%	1	3.3%	2	5.1%	3	5.4%	4	4.5%	3	4.3%	3	0.0%	0	7.2%	5
£51-60	0.7%	5	1.3%	1	1.4%	1	0.0%	0	1.5%	1	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
£61-70	0.8%	6	2.5%	2	2.9%	2	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0
£71-80	0.8%	6	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	1.4%	1	0.0%	0	1.4%	1	2.8%	2	1.4%	1
£81-90	0.3%	2	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1
£91-100	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£101-150	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£151-200	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1
£201+	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / can't remember)	18.7%	141	21.3%	17	17.4%	12	24.6%	17	17.6%	12	16.7%	10	23.7%	14	18.9%	14	18.2%	12	17.4%	12	15.3%	11	14.5%	10
(Refused)	2.1%	16	1.3%	1	1.4%	1	0.0%	0	0.0%	0	6.7%	4	0.0%	0	4.1%	3	4.5%	3	0.0%	0	4.2%	3	1.4%	1
Mean:		*21.71*		*22.85*		*23.66*		*17.12*		*22.64*		*21.98*		*19.42*		*20.98*		*19.22*		*22.21*		*22.19*		*25.28*
Base:		755		80		69		69		68		60		59		74		66		69		72		69
Q10 Does your household also spend money on food and groceries in small shops? (i.e., not supermarkets)																								
Yes	35.3%	389	33.0%	33	38.0%	38	35.0%	35	43.0%	43	39.6%	40	28.0%	28	32.0%	32	36.0%	36	40.0%	40	27.0%	27	36.6%	37
No	64.7%	713	67.0%	67	62.0%	62	65.0%	65	57.0%	57	60.4%	61	72.0%	72	68.0%	68	64.0%	64	60.0%	60	73.0%	73	63.4%	64
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q11 Where are these small shops located? *Those who use small shops at Q10*																								
Local Stores - Romford	18.5%	72	60.6%	20	2.6%	1	60.0%	21	4.7%	2	0.0%	0	25.0%	7	25.0%	8	16.7%	6	7.5%	3	14.8%	4	0.0%	0
Local Stores - Hornchurch	13.1%	51	6.1%	2	63.2%	24	0.0%	0	48.8%	21	5.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.4%	2	0.0%	0
Local Stores - Upminster	10.0%	39	0.0%	0	2.6%	1	0.0%	0	2.3%	1	82.5%	33	3.6%	1	0.0%	0	0.0%	0	0.0%	0	7.4%	2	2.7%	1
Local Stores - Collier Row	5.9%	23	3.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	68.8%	22	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Local Stores - Elm Park	4.6%	18	0.0%	0	15.8%	6	0.0%	0	25.6%	11	0.0%	0	0.0%	0	0.0%	0	2.8%	1	0.0%	0	0.0%	0	0.0%	0
Local Stores - Harold Hill	5.4%	21	0.0%	0	2.6%	1	0.0%	0	0.0%	0	0.0%	0	64.3%	18	3.1%	1	0.0%	0	0.0%	0	3.7%	1	0.0%	0
Local Stores - Rainham	4.9%	19	0.0%	0	0.0%	0	2.9%	1	4.7%	2	2.5%	1	0.0%	0	0.0%	0	0.0%	0	2.5%	1	51.9%	14	0.0%	0
Local Stores - Chadwell Heath	4.4%	17	0.0%	0	0.0%	0	2.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	41.7%	15	2.5%	1	0.0%	0	0.0%	0
Local Stores - Dagenham	11.1%	43	0.0%	0	0.0%	0	5.7%	2	7.0%	3	0.0%	0	0.0%	0	0.0%	0	25.0%	9	67.5%	27	7.4%	2	0.0%	0
Local Stores - Ilford	1.5%	6	0.0%	0	0.0%	0	0.0%	0	2.3%	1	2.5%	1	0.0%	0	0.0%	0	8.3%	3	2.5%	1	0.0%	0	0.0%	0
Local Stores - Barking	1.5%	6	3.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	1	0.0%	0	10.0%	4	0.0%	0	0.0%	0
Local Stores - Brentwood	7.2%	28	6.1%	2	2.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	1	0.0%	0	0.0%	0	64.9%	24
Other outside area	3.6%	14	3.0%	1	2.6%	1	2.9%	1	0.0%	0	7.5%	3	7.1%	2	0.0%	0	2.8%	1	2.5%	1	3.7%	1	8.1%	3
Gidea Park	2.1%	8	15.2%	5	7.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rush Green	2.3%	9	0.0%	0	0.0%	0	25.7%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shenfield	1.8%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.9%	7
(Don't know / varies)	2.1%	8	3.0%	1	0.0%	0	0.0%	0	4.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	2	3.7%	1	5.4%	2
Base:		389		33		38		35		43		40		28		32		36		40		27		37

Page 1794

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Mean score: [£]																								
Q12 Approximately how much money does your household spend per week on food and groceries in these small shops? *Those who use small shops at Q10*																								
£1-10	45.2%	176	42.4%	14	63.2%	24	51.4%	18	30.2%	13	47.5%	19	39.3%	11	50.0%	16	55.6%	20	42.5%	17	40.7%	11	35.1%	13
£11-20	18.0%	70	21.2%	7	18.4%	7	14.3%	5	25.6%	11	12.5%	5	10.7%	3	28.1%	9	13.9%	5	10.0%	4	25.9%	7	18.9%	7
£21-30	6.9%	27	9.1%	3	0.0%	0	5.7%	2	7.0%	3	7.5%	3	7.1%	2	3.1%	1	11.1%	4	5.0%	2	11.1%	3	10.8%	4
£31-40	1.0%	4	3.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	1	0.0%	0	0.0%	0	3.7%	1	2.7%	1
£41-50	2.1%	8	0.0%	0	2.6%	1	0.0%	0	2.3%	1	0.0%	0	7.1%	2	0.0%	0	2.8%	1	2.5%	1	0.0%	0	5.4%	2
£51-60	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£61-70	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£71-80	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	1	0.0%	0
£81-90	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£91-100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£101-150	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	1
£151-200	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£201+	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / can't remember)	24.4%	95	21.2%	7	15.8%	6	28.6%	10	34.9%	15	30.0%	12	28.6%	8	12.5%	4	13.9%	5	40.0%	16	14.8%	4	21.6%	8
(Refused)	1.5%	6	3.0%	1	0.0%	0	0.0%	0	0.0%	0	2.5%	1	3.6%	1	3.1%	1	2.8%	1	0.0%	0	0.0%	0	2.7%	1
Mean:		*13.86*		*14.36*		*10.19*		*10.32*		*13.50*		*11.33*		*19.32*		*11.44*		*12.57*		*11.71*		*17.91*		*22.07*
Base:		389		33		38		35		43		40		28		32		36		40		27		37
Mean score: [%]																								
Q13 Approximately what proportion of your household's total spending on all food and grocery goods is done using the Internet?																								
0%	70.3%	775	82.0%	82	73.0%	73	85.0%	85	76.0%	76	39.6%	40	69.0%	69	89.0%	89	75.0%	75	59.0%	59	66.0%	66	60.4%	61
1-5%	1.8%	20	2.0%	2	4.0%	4	1.0%	1	0.0%	0	5.0%	5	1.0%	1	1.0%	1	0.0%	0	0.0%	0	3.0%	3	3.0%	3
6-10%	1.3%	14	1.0%	1	3.0%	3	1.0%	1	1.0%	1	2.0%	2	0.0%	0	2.0%	2	1.0%	1	0.0%	0	1.0%	1	2.0%	2
11-20%	0.9%	10	2.0%	2	3.0%	3	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0
21-30%	0.9%	10	1.0%	1	0.0%	0	1.0%	1	0.0%	0	3.0%	3	0.0%	0	2.0%	2	1.0%	1	1.0%	1	0.0%	0	1.0%	1
31-40%	0.5%	5	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	1.0%	1	1.0%	1
41-50%	1.9%	21	2.0%	2	2.0%	2	3.0%	3	1.0%	1	1.0%	1	1.0%	1	2.0%	2	1.0%	1	3.0%	3	1.0%	1	4.0%	4
51-60%	0.3%	3	0.0%	0	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
61-70%	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1
71-80%	2.9%	32	5.0%	5	5.0%	5	2.0%	2	1.0%	1	5.0%	5	4.0%	4	0.0%	0	1.0%	1	2.0%	2	3.0%	3	4.0%	4
81-90%	2.2%	24	3.0%	3	5.0%	5	0.0%	0	2.0%	2	4.0%	4	1.0%	1	0.0%	0	0.0%	0	2.0%	2	1.0%	1	5.9%	6
91-99%	0.7%	8	1.0%	1	1.0%	1	1.0%	1	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1
100%	0.8%	9	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	1.0%	1	2.0%	2	2.0%	2
(Don't know / varies)	14.5%	160	1.0%	1	0.0%	0	3.0%	3	17.0%	17	37.6%	38	21.0%	21	3.0%	3	16.0%	16	30.0%	30	16.0%	16	14.9%	15
(Refused)	0.5%	6	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	3.0%	3	0.0%	0
Mean:		*9.39*		*9.49*		*13.97*		*5.26*		*6.14*		*17.59*		*7.85*		*2.86*		*5.36*		*10.36*		*9.32*		*17.62*
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q14 So, speaking as an individual, can you tell me where you last made a purchase of clothes or shoes?																								
Brentwood	2.5%	28	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	24.8%	25
Central London - West End (Oxford Street / Regent Street / Bond Street)	1.7%	19	0.0%	0	4.0%	4	2.0%	2	2.0%	2	1.0%	1	3.0%	3	0.0%	0	4.0%	4	1.0%	1	1.0%	1	1.0%	1
Dagenham	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0
Harold Hill	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.2%	13	0.0%	0	3.0%	3	0.0%	0	7.0%	7	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford	0.6%	7	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	4.0%	4	1.0%	1	0.0%	0	0.0%	0
Rainham	0.6%	7	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	1.0%	1
Romford (including The Liberty, The Mall and The Brewery)	44.2%	487	62.0%	62	48.0%	48	60.0%	60	40.0%	40	11.9%	12	52.0%	52	68.0%	68	64.0%	64	48.0%	48	25.0%	25	7.9%	8
Stratford (including Westfield Stratford City)	1.5%	16	4.0%	4	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	3.0%	3	2.0%	2	0.0%	0	4.0%	4
Upminster	1.5%	16	0.0%	0	0.0%	0	1.0%	1	0.0%	0	11.9%	12	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Bluewater	1.5%	16	0.0%	0	2.0%	2	3.0%	3	0.0%	0	3.0%	3	2.0%	2	0.0%	0	0.0%	0	1.0%	1	1.0%	1	4.0%	4
Lakeside	21.5%	237	10.0%	10	22.0%	22	9.0%	9	36.0%	36	53.5%	54	8.0%	8	7.0%	7	7.0%	7	17.0%	17	50.0%	50	16.8%	17
Gallows Corner Retail Park, Romford	0.6%	7	0.0%	0	1.0%	1	0.0%	0	2.0%	2	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Merrielands Retail Park, Dagenham	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
B&Q, Roneo Corner Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Matalan, North Street, Romford	0.4%	4	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, King George Avenue, Ilford, IG2 7SH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road,	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Goodmayes, Romford, RM6 4HY																								
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	5.8%	64	3.0%	3	11.0%	11	2.0%	2	1.0%	1	5.9%	6	10.0%	10	8.0%	8	4.0%	4	8.0%	8	4.0%	4	6.9%	7
Home Catalogue	2.3%	25	2.0%	2	0.0%	0	4.0%	4	1.0%	1	0.0%	0	7.0%	7	2.0%	2	3.0%	3	2.0%	2	2.0%	2	2.0%	2
TV / Interactive Shopping	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1
Other location outside study area	1.6%	18	4.0%	4	1.0%	1	2.0%	2	0.0%	0	2.0%	2	1.0%	1	0.0%	0	0.0%	0	2.0%	2	4.0%	4	2.0%	2
Other, zone 8	0.3%	3	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
London (Other)	0.4%	4	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.0%	1
Southend	0.2%	2	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Chelmsford	0.7%	8	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Beckton superstores and retail parks	0.2%	2	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Basildon	1.3%	14	0.0%	0	0.0%	0	1.0%	1	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.9%	10
(Don't know / can't remember)	2.9%	32	2.0%	2	1.0%	1	4.0%	4	0.0%	0	5.0%	5	4.0%	4	6.0%	6	2.0%	2	2.0%	2	2.0%	2	4.0%	4
(Does not do this type of shopping)	4.0%	44	9.0%	9	3.0%	3	6.0%	6	4.0%	4	2.0%	2	2.0%	2	4.0%	4	3.0%	3	6.0%	6	1.0%	1	4.0%	4
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Page 797

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Mean score [Times a week]: Everyday = 7, 5 - 6 times a week = 5.5, 3 - 4 times a week = 3.5, Twice a week = 2, Once a week = 1, Once every two weeks = 0.5, Once a month = 0.25, Once every two months = 0.125, 3 or 4 times a year = 0.067, Twice a year = 0.038, Once a year = 0.019, Less often = 0.01																								
Q15 How often do you visit (LOCATION MENTIONED AT Q14) for clothes or shoes shopping? *Those who specified a location at Q15*																								
Everyday	0.7%	7	2.2%	2	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.2%	3
5 - 6 times a week	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
3 - 4 times a week	0.6%	6	1.1%	1	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	2.1%	2	0.0%	0	1.0%	1	1.1%	1
Twice a week	1.4%	14	1.1%	1	1.0%	1	1.1%	1	0.0%	0	1.1%	1	2.1%	2	1.1%	1	2.1%	2	3.3%	3	2.1%	2	0.0%	0
Once a week	7.8%	80	7.9%	7	7.3%	7	7.8%	7	9.4%	9	5.3%	5	9.6%	9	6.7%	6	10.5%	10	8.7%	8	6.2%	6	6.5%	6
Once every two weeks	10.6%	109	7.9%	7	10.4%	10	7.8%	7	17.7%	17	16.0%	15	8.5%	8	10.0%	9	14.7%	14	8.7%	8	12.4%	12	2.2%	2
Once a month	23.5%	241	28.1%	25	32.3%	31	20.0%	18	28.1%	27	21.3%	20	18.1%	17	16.7%	15	21.1%	20	19.6%	18	28.9%	28	23.7%	22
Once every two months	13.3%	136	14.6%	13	11.5%	11	6.7%	6	16.7%	16	10.6%	10	16.0%	15	10.0%	9	14.7%	14	12.0%	11	12.4%	12	20.4%	19
3 or 4 times a year	13.3%	136	14.6%	13	11.5%	11	14.4%	13	13.5%	13	12.8%	12	8.5%	8	18.9%	17	12.6%	12	9.8%	9	12.4%	12	17.2%	16
Twice a year	6.8%	70	5.6%	5	11.5%	11	10.0%	9	3.1%	3	5.3%	5	7.4%	7	10.0%	9	6.3%	6	1.1%	1	8.2%	8	6.5%	6
Once a year	3.9%	40	4.5%	4	5.2%	5	5.6%	5	0.0%	0	4.3%	4	4.3%	4	5.6%	5	3.2%	3	2.2%	2	6.2%	6	2.2%	2
Less often	3.1%	32	3.4%	3	4.2%	4	4.4%	4	4.2%	4	1.1%	1	3.2%	3	5.6%	5	2.1%	2	2.2%	2	3.1%	3	1.1%	1
(Don't know / varies)	15.0%	154	9.0%	8	5.2%	5	22.2%	20	6.3%	6	19.1%	18	22.3%	21	15.6%	14	10.5%	10	32.6%	30	7.2%	7	16.1%	15
Mean:		*0.39*		*0.50*		*0.28*		*0.28*		*0.38*		*0.53*		*0.33*		*0.26*		*0.43*		*0.41*		*0.34*		*0.53*
Base:		1026		89		96		90		96		94		94		90		95		92		97		93
Q16 How do you normally travel to (LOCATION MENTIONED AT Q14)? *Not those who shop via Internet / catalogue / TV at Q15*																								
Car - Driver	55.0%	514	40.5%	34	62.4%	53	41.7%	35	61.7%	58	68.2%	60	47.4%	36	47.5%	38	40.9%	36	53.7%	44	71.1%	64	67.5%	56
Car - Passenger	9.0%	84	9.5%	8	4.7%	4	9.5%	8	8.5%	8	6.8%	6	13.2%	10	6.3%	5	13.6%	12	6.1%	5	13.3%	12	7.2%	6
Bus	21.7%	203	19.0%	16	17.6%	15	23.8%	20	21.3%	20	11.4%	10	25.0%	19	38.8%	31	35.2%	31	31.7%	26	13.3%	12	3.6%	3
Cycle	0.3%	3	1.2%	1	0.0%	0	0.0%	0	1.1%	1	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Disabled vehicle (e.g. mobility scooter)	0.3%	3	3.6%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Taxi	0.5%	5	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	1.3%	1	2.5%	2	1.1%	1	0.0%	0	0.0%	0	0.0%	0
Train	4.7%	44	7.1%	6	2.4%	2	6.0%	5	2.1%	2	1.1%	1	10.5%	8	0.0%	0	6.8%	6	2.4%	2	2.2%	2	12.0%	10
Walk	6.0%	56	14.3%	12	7.1%	6	15.5%	13	3.2%	3	9.1%	8	1.3%	1	2.5%	2	1.1%	1	2.4%	2	0.0%	0	9.6%	8
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tube	0.3%	3	0.0%	0	3.5%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Aeroplane	0.1%	1	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	1.9%	18	4.8%	4	1.2%	1	3.6%	3	1.1%	1	2.3%	2	1.3%	1	2.5%	2	1.1%	1	3.7%	3	0.0%	0	0.0%	0
Base:		934		84		85		84		94		88		76		80		88		82		90		83

Q17 And the time before that, where did your household go to make a purchase of clothes or shoes?
Those who specified a location at Q15

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.4%	4	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	2	0.0%	0	0.0%	0
Brentwood	2.4%	25	3.4%	3	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	21.5%	20
Central London - West End (Oxford Street / Regent Street / Bond Street)	2.6%	27	3.4%	3	4.2%	4	1.1%	1	2.1%	2	2.1%	2	4.3%	4	2.2%	2	3.2%	3	2.2%	2	2.1%	2	2.2%	2
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	0.7%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.5%	6	1.0%	1	0.0%	0
Elm Park	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.1%	11	1.1%	1	1.0%	1	0.0%	0	6.3%	6	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0
Ilford	1.4%	14	1.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	9.5%	9	1.1%	1	1.0%	1	0.0%	0
Rainham	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.1%	1
Romford (including The Liberty, The Mall and The Brewery)	37.3%	383	50.6%	45	32.3%	31	58.9%	53	36.5%	35	16.0%	15	47.9%	45	57.8%	52	47.4%	45	34.8%	32	22.7%	22	8.6%	8
Stratford (including Westfield Stratford City)	2.9%	30	3.4%	3	3.1%	3	2.2%	2	2.1%	2	2.1%	2	2.1%	2	0.0%	0	8.4%	8	1.1%	1	2.1%	2	5.4%	5
Upminster	0.7%	7	1.1%	1	0.0%	0	0.0%	0	1.0%	1	4.3%	4	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	2.8%	29	0.0%	0	6.3%	6	1.1%	1	3.1%	3	9.6%	9	2.1%	2	1.1%	1	0.0%	0	1.1%	1	0.0%	0	6.5%	6
Lakeside	29.4%	302	15.7%	14	35.4%	34	23.3%	21	35.4%	34	52.1%	49	17.0%	16	18.9%	17	14.7%	14	26.1%	24	57.7%	56	24.7%	23
Gallows Corner Retail Park, Romford	0.6%	6	1.1%	1	2.1%	2	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	1.1%	1	1.1%	1	0.0%	0	0.0%	0
Ilford Retail Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0
Matalan, North Street, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.3%	3	0.0%	0	1.0%	1	1.1%	1	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.4%	4	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.2%	2
Sainsbury's, The Brewery, Romford, RM1 1AU	0.2%	2	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.4%	4	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	3	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.3%	3	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 139

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1
Internet / delivered	4.8%	49	7.9%	7	5.2%	5	2.2%	2	3.1%	3	8.5%	8	9.6%	9	0.0%	0	2.1%	2	5.4%	5	1.0%	1	7.5%	7
Home Catalogue	2.3%	24	1.1%	1	0.0%	0	3.3%	3	1.0%	1	0.0%	0	4.3%	4	4.4%	4	3.2%	3	4.3%	4	2.1%	2	2.2%	2
Other location outside study area	1.3%	13	3.4%	3	1.0%	1	0.0%	0	2.1%	2	2.1%	2	1.1%	1	1.1%	1	1.1%	1	1.1%	1	0.0%	0	1.1%	1
Other, zone 8	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.2%	3	1.1%	1	0.0%	0	0.0%	0
Other, zone 9	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	2	0.0%	0	0.0%	0
London (Other)	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0
Southend	0.1%	1	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford	0.8%	8	1.1%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	4
Basildon	0.9%	9	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.1%	1	1.1%	1	0.0%	0	0.0%	0	6.5%	6
(Don't know / can't remember)	3.9%	40	4.5%	4	5.2%	5	3.3%	3	3.1%	3	0.0%	0	4.3%	4	5.6%	5	1.1%	1	7.6%	7	3.1%	3	5.4%	5
Base		1026		89		96		90		96		94		94		90		95		92		97		93

Page 1800

Q18 Now can you tell me where your household last made a purchase of furniture, carpets, or soft household furnishings?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood	0.7%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	5.0%	5
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	6	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	2.0%	2	0.0%	0
Dagenham	0.9%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	7.0%	7	0.0%	0	0.0%	0
Elm Park	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.4%	4	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.8%	20	3.0%	3	8.0%	8	1.0%	1	2.0%	2	4.0%	4	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Ilford	0.5%	5	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	2.0%	2	0.0%	0
Rainham	0.7%	8	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	7	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	11.7%	129	21.0%	21	17.0%	17	15.0%	15	9.0%	9	5.0%	5	14.0%	14	15.0%	15	15.0%	15	5.0%	5	7.0%	7	5.9%	6
South Ockendon	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Stratford (including Westfield Stratford City)	0.5%	6	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	3.0%	3	0.0%	0	0.0%	0	0.0%	0
Upminster	7.7%	85	7.0%	7	7.0%	7	3.0%	3	6.0%	6	29.7%	30	8.0%	8	5.0%	5	3.0%	3	1.0%	1	7.0%	7	7.9%	8
Bluewater	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	3.0%	3
Lakeside	12.5%	138	6.0%	6	18.0%	18	8.0%	8	18.0%	18	12.9%	13	7.0%	7	4.0%	4	4.0%	4	9.0%	9	35.0%	35	15.8%	16
Chase Lane Retail Park, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Eastern Avenue West Retail Park, Romford	2.2%	24	1.0%	1	2.0%	2	4.0%	4	3.0%	3	1.0%	1	1.0%	1	10.0%	10	1.0%	1	0.0%	0	0.0%	0	1.0%	1
Gallows Corner Retail Park, Romford	6.9%	76	12.0%	12	11.0%	11	8.0%	8	6.0%	6	3.0%	3	15.0%	15	10.0%	10	4.0%	4	3.0%	3	0.0%	0	4.0%	4
Grove Farm Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	2.0%	2	0.0%	0
Newbury Retail Park, Horns Road, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	2.1%	23	2.0%	2	4.0%	4	4.0%	4	6.0%	6	1.0%	1	2.0%	2	3.0%	3	1.0%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.9%	10	0.0%	0	1.0%	1	4.0%	4	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1
B&Q Tangent Link, Harold Hill, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Homebase, High Road, Seven Kings, Ilford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Ikea, Lakeside	1.5%	17	3.0%	3	3.0%	3	1.0%	1	1.0%	1	0.0%	0	2.0%	2	3.0%	3	0.0%	0	2.0%	2	0.0%	0	2.0%	2
Tesco Extra, Bridge Road,	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Rainham, RM13 9YZ																								
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Internet / delivered	4.1%	45	3.0%	3	2.0%	2	1.0%	1	3.0%	3	8.9%	9	3.0%	3	2.0%	2	2.0%	2	6.0%	6	5.0%	5	8.9%	9
Home Catalogue	0.7%	8	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	3.0%	3
TV / Interactive Shopping	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Other location outside study area	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	2.0%	2	1.0%	1	1.0%	1
Other, zone 1	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	0.6%	7	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	1.0%	1	0.0%	0	0.0%	0
Other, zone 9	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
Other, zone 11	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
London (Other)	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0
Chelmsford	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood superstores and retail parks	0.3%	3	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Basildon	1.0%	11	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	6.9%	7
(Don't know / can't remember)	12.0%	132	7.0%	7	13.0%	13	11.0%	11	12.0%	12	13.9%	14	14.0%	14	16.0%	16	14.0%	14	14.0%	14	8.0%	8	8.9%	9
(Do not do this type of shopping)	24.8%	273	33.0%	33	11.0%	11	36.0%	36	25.0%	25	11.9%	12	26.0%	26	26.0%	26	33.0%	33	34.0%	34	20.0%	20	16.8%	17
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Page 1361

Q19 And the time before that, where did your household go to make a purchase of furniture, carpets, or soft household furnishings?
Those who specified a location at Q18

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood	1.9%	13	0.0%	0	0.0%	0	0.0%	0	1.6%	1	1.3%	1	3.3%	2	0.0%	0	1.9%	1	0.0%	0	0.0%	0	10.7%	8
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	1.7%	1	1.9%	1	0.0%	0	1.4%	1	0.0%	0
Dagenham	1.1%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.7%	3	9.6%	5	0.0%	0	0.0%	0
Harold Hill	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	3.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	2.9%	20	1.7%	1	14.5%	11	0.0%	0	3.2%	2	2.7%	2	0.0%	0	5.2%	3	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Ilford	0.6%	4	0.0%	0	0.0%	0	1.9%	1	0.0%	0	1.3%	1	1.7%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Rainham	1.6%	11	0.0%	0	1.3%	1	0.0%	0	1.6%	1	1.3%	1	0.0%	0	0.0%	0	1.9%	1	0.0%	0	9.7%	7	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	15.9%	111	36.7%	22	14.5%	11	17.0%	9	9.5%	6	6.7%	5	23.3%	14	22.4%	13	30.2%	16	7.7%	4	11.1%	8	4.0%	3
South Ockendon	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0
Stratford (including Westfield Stratford City)	0.9%	6	1.7%	1	1.3%	1	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	1.4%	1	1.3%	1
Upminster	9.3%	65	8.3%	5	5.3%	4	1.9%	1	19.0%	12	32.0%	24	6.7%	4	6.9%	4	5.7%	3	0.0%	0	6.9%	5	4.0%	3
Bluewater	0.7%	5	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	1.9%	1	0.0%	0	2.7%	2
Lakeside	18.7%	130	8.3%	5	17.1%	13	20.8%	11	19.0%	12	18.7%	14	13.3%	8	5.2%	3	13.2%	7	15.4%	8	51.4%	37	16.0%	12
Chase Lane Retail Park, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0
Eastern Avenue West Retail Park, Romford	3.3%	23	6.7%	4	3.9%	3	9.4%	5	3.2%	2	1.3%	1	0.0%	0	12.1%	7	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Gallows Corner Retail Park, Romford	7.3%	51	11.7%	7	10.5%	8	11.3%	6	4.8%	3	2.7%	2	21.7%	13	13.8%	8	1.9%	1	3.8%	2	0.0%	0	1.3%	1
Grove Farm Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.7%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.8%	3	2.8%	2	0.0%	0
Newbury Retail Park, Horns Road, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	2.0%	14	3.3%	2	1.3%	1	7.5%	4	3.2%	2	0.0%	0	1.7%	1	5.2%	3	1.9%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	1.3%	9	0.0%	0	1.3%	1	9.4%	5	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	1.3%	1
Homebase, Rom Valley Way, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ikea, Lakeside	2.9%	20	3.3%	2	3.9%	3	1.9%	1	7.9%	5	1.3%	1	3.3%	2	3.4%	2	0.0%	0	3.8%	2	1.4%	1	1.3%	1
Matalan, North Street, Romford	0.3%	2	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.1%	1	0.0%	0	1.3%	1	0.0%	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, The Brewery,	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Romford, RM1 1AU																								
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	5.9%	41	5.0%	3	3.9%	3	3.8%	2	4.8%	3	9.3%	7	5.0%	3	3.4%	2	3.8%	2	7.7%	4	2.8%	2	13.3%	10
Home Catalogue	1.3%	9	0.0%	0	0.0%	0	0.0%	0	3.2%	2	0.0%	0	3.3%	2	0.0%	0	1.9%	1	5.8%	3	0.0%	0	1.3%	1
Other location outside study area	0.9%	6	1.7%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	4.0%	3
Other, zone 1	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	2	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	0.4%	3	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	2	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	0.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.7%	4	0.0%	0	0.0%	0
Other, zone 11	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1
London (Other)	0.6%	4	1.7%	1	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	2	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	1.9%	1	0.0%	0	0.0%	0
Chelmsford	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	3
Beckton superstores and retail parks	0.9%	6	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.7%	3	1.9%	1	1.4%	1	0.0%	0
Basildon	1.6%	11	0.0%	0	0.0%	0	1.9%	1	1.6%	1	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	10.7%	8
(Don't know / can't remember)	12.8%	89	10.0%	6	15.8%	12	7.5%	4	11.1%	7	14.7%	11	10.0%	6	10.3%	6	13.2%	7	19.2%	10	5.6%	4	21.3%	16
Base		697		60		76		53		63		75		60		58		53		52		72		75

Page 1804

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q20 Now can you tell me where your household last made a purchase of DIY and decorating goods?																								
Brentwood	1.6%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	17.8%	18
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.4%	15	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	11.0%	11	1.0%	1	0.0%	0
Elm Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.0%	11	0.0%	0	0.0%	0	1.0%	1	1.0%	1	4.0%	4	1.0%	1	1.0%	1	1.0%	1	0.0%	0	2.0%	2	0.0%	0
Ilford	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rainham	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	5.9%	65	9.0%	9	3.0%	3	10.0%	10	3.0%	3	4.0%	4	2.0%	2	3.0%	3	14.0%	14	4.0%	4	8.0%	8	5.0%	5
Upminster	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Lakeside	5.3%	58	0.0%	0	0.0%	0	1.0%	1	4.0%	4	13.9%	14	0.0%	0	0.0%	0	1.0%	1	5.0%	5	31.0%	31	2.0%	2
Abbey Retail Park, Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Eastern Avenue West Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	7.4%	82	8.0%	8	5.0%	5	0.0%	0	1.0%	1	8.9%	9	27.0%	27	15.0%	15	2.0%	2	0.0%	0	0.0%	0	14.9%	15
Gross Farm Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	2.5%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	15.0%	15	11.0%	11	0.0%	0
Rom Valley Way Retail Park, Romford	0.3%	3	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	28.5%	314	31.0%	31	63.0%	63	53.0%	53	67.0%	67	22.8%	23	4.0%	4	18.0%	18	14.0%	14	19.0%	19	16.0%	16	5.9%	6
B&Q Tangent Link, Harold Hill, Romford	11.2%	123	15.0%	15	5.0%	5	0.0%	0	1.0%	1	18.8%	19	38.0%	38	22.0%	22	1.0%	1	3.0%	3	5.0%	5	13.9%	14
Homebase, High Road, Seven Kings, Ilford	0.7%	8	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	7	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	4.5%	50	8.0%	8	5.0%	5	11.0%	11	5.0%	5	2.0%	2	0.0%	0	10.0%	10	3.0%	3	3.0%	3	1.0%	1	2.0%	2
Ikea, Lakeside	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Wickes Extra, Hertford Road, Barking	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0
Wickes, Brook Street, Brentwood	0.9%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	2.0%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	3.0%	3
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Internet / delivered	0.8%	9	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.0%	1	3.0%	3	0.0%	0	2.0%	2	1.0%	1	0.0%	0
Home Catalogue	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Other location outside study area	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Other, zone 8	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Other, zone 9	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Other, zone 11	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
London (Other)	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.9%	10	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	6.0%	6	2.0%	2	0.0%	0	0.0%	0
Beckton superstores and retail parks	0.6%	7	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	3.0%	3	1.0%	1	0.0%	0
Basildon	1.1%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	9.9%	10
(Don’t know / can't remember)	3.0%	33	4.0%	4	1.0%	1	3.0%	3	1.0%	1	4.0%	4	1.0%	1	3.0%	3	4.0%	4	6.0%	6	3.0%	3	3.0%	3
(Don't do this type of shopping)	19.5%	215	23.0%	23	15.0%	15	19.0%	19	14.0%	14	13.9%	14	21.0%	21	22.0%	22	28.0%	28	23.0%	23	17.0%	17	18.8%	19
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Q21 And the time before that, where did your household go to make a purchase of DIY and decorating goods?
Those who specified a location at Q20

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0
Brentwood	1.9%	16	0.0%	0	0.0%	0	1.3%	1	0.0%	0	2.4%	2	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	15.2%	12
Collier Row	0.1%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.4%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	12.7%	9	2.5%	2	0.0%	0
Elm Park	0.2%	2	0.0%	0	1.2%	1	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Grays	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0
Harold Hill	0.8%	7	2.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	3	1.3%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Hornchurch	1.4%	12	0.0%	0	0.0%	0	1.3%	1	1.2%	1	6.0%	5	1.3%	1	0.0%	0	1.5%	1	1.4%	1	2.5%	2	0.0%	0
Ilford	0.2%	2	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Rainham	0.6%	5	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	3.8%	3	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	7.6%	65	13.7%	10	2.4%	2	11.5%	9	2.4%	2	3.6%	3	5.1%	4	5.3%	4	19.1%	13	2.8%	2	13.8%	11	6.3%	5
Upminster	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0
Lakeside	6.7%	57	0.0%	0	1.2%	1	1.3%	1	5.9%	5	13.3%	11	0.0%	0	0.0%	0	2.9%	2	5.6%	4	38.8%	31	2.5%	2
Eastern Avenue West Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	8.5%	73	9.6%	7	8.3%	7	1.3%	1	1.2%	1	10.8%	9	25.6%	20	18.7%	14	4.4%	3	0.0%	0	0.0%	0	13.9%	11
Grove Farm Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.2%	2	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	2.5%	21	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	15.5%	11	10.0%	8	0.0%	0
Rom Valley Way Retail Park, Romford	0.6%	5	0.0%	0	2.4%	2	0.0%	0	1.2%	1	0.0%	0	0.0%	0	1.3%	1	1.5%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	28.8%	246	23.3%	17	58.3%	49	46.2%	36	67.1%	57	26.5%	22	3.8%	3	24.0%	18	20.6%	14	19.7%	14	13.8%	11	6.3%	5
B&Q Tangent Link, Harold Hill, Romford	12.4%	106	13.7%	10	4.8%	4	0.0%	0	2.4%	2	18.1%	15	42.3%	33	24.0%	18	0.0%	0	5.6%	4	6.3%	5	19.0%	15
Homebase, High Road, Seven Kings, Ilford	0.8%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.3%	7	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	11.7%	100	28.8%	21	14.3%	12	30.8%	24	14.1%	12	3.6%	3	2.6%	2	20.0%	15	4.4%	3	5.6%	4	2.5%	2	2.5%	2
Wickes Extra, Hertford Road, Barking	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0
Wickes, Brook Street, Brentwood	2.0%	17	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.8%	4	9.0%	7	0.0%	0	1.5%	1	0.0%	0	0.0%	0	6.3%	5
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Internet / delivered	0.8%	7	0.0%	0	0.0%	0	1.3%	1	1.2%	1	1.2%	1	1.3%	1	1.3%	1	0.0%	0	2.8%	2	0.0%	0	0.0%	0
Home Catalogue	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Other location outside study area	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	1.3%	1

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Other, zone 8	0.6%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.4%	5	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0
Other, zone 11	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	3
London (Other)	0.4%	3	0.0%	0	0.0%	0	1.3%	1	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Goodmayes (including retail park)	0.9%	8	0.0%	0	1.2%	1	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.4%	5	1.4%	1	0.0%	0	0.0%	0
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Beckton superstores and retail parks	0.7%	6	0.0%	0	1.2%	1	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	4.2%	3	0.0%	0	0.0%	0
Basildon	1.5%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	16.5%	13
(Don’t know / can't remember)	4.3%	37	5.5%	4	3.6%	3	0.0%	0	0.0%	0	6.0%	5	1.3%	1	4.0%	3	7.4%	5	16.9%	12	2.5%	2	2.5%	2
Base:		854		73		84		78		85		83		78		75		68		71		80		79

Page 1808

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q22 Can you tell me where you or your household last made a purchase of electrical items such as TVs, DVD players, digital cameras, MP3 players, mobile phones or computers?																								
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Brentwood	1.5%	17	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	14.9%	15
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	5	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.1%	23	0.0%	0	0.0%	0	2.0%	2	3.0%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	17.0%	17	0.0%	0	0.0%	0
Elm Park	0.3%	3	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.5%	5	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Hornchurch	2.7%	30	3.0%	3	4.0%	4	1.0%	1	11.0%	11	4.0%	4	4.0%	4	1.0%	1	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Ilford	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	1.0%	1	0.0%	0
Rainham	0.7%	8	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	6	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	11.5%	127	28.0%	28	10.0%	10	23.0%	23	11.0%	11	7.9%	8	11.0%	11	9.0%	9	16.0%	16	7.0%	7	2.0%	2	2.0%	2
Stratford (including Westfield Stratford City)	0.5%	6	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	4.0%	4	0.0%	0	0.0%	0	0.0%	0
Upminster	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	1.1%	12	0.0%	0	2.0%	2	0.0%	0	0.0%	0	5.9%	6	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Lakeside	10.8%	119	1.0%	1	10.0%	10	5.0%	5	16.0%	16	23.8%	24	5.0%	5	0.0%	0	2.0%	2	10.0%	10	34.0%	34	11.9%	12
Chase Lane Retail Park, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Eastern Avenue West Retail Park, Romford	6.8%	75	9.0%	9	16.0%	16	12.0%	12	2.0%	2	2.0%	2	5.0%	5	20.0%	20	7.0%	7	2.0%	2	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	4.6%	51	3.0%	3	5.0%	5	6.0%	6	1.0%	1	1.0%	1	19.0%	19	10.0%	10	0.0%	0	1.0%	1	1.0%	1	4.0%	4
Grove Farm Retail Park, Romford	0.3%	3	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	6.0%	6	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	0.3%	3	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.5%	5	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, Wood Lane, Becontree Heath,	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Dagenham, RM10 7RA																								
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.2%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	1.5%	16	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	12.0%	12	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	1.3%	14	8.0%	8	0.0%	0	1.0%	1	1.0%	1	0.0%	0	2.0%	2	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.5%	5	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	1.5%	16	0.0%	0	3.0%	3	4.0%	4	4.0%	4	3.0%	3	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1LX	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	12.6%	139	10.0%	10	18.0%	18	9.0%	9	9.0%	9	15.8%	16	12.0%	12	10.0%	10	12.0%	12	13.0%	13	12.0%	12	17.8%	18
Home Catalogue	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Other location outside study area	0.4%	4	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1
Other, zone 1	1.0%	11	3.0%	3	3.0%	3	0.0%	0	1.0%	1	0.0%	0	2.0%	2	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Other, zone 6	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Other, zone 8	0.4%	4	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0
Other, zone 11	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
London (Other)	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.0%	1	0.0%	0	1.0%	1
Goodmayes (including retail park)	0.8%	9	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	7	1.0%	1	0.0%	0	0.0%	0
Chelmsford	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Beckton superstores and retail parks	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
Basildon	0.9%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.9%	10
(Don’t know / can't remember)	9.8%	108	7.0%	7	12.0%	12	11.0%	11	6.0%	6	9.9%	10	11.0%	11	11.0%	11	8.0%	8	10.0%	10	7.0%	7	14.9%	15
(Don't do this type of shopping)	21.1%	232	26.0%	26	13.0%	13	19.0%	19	21.0%	21	19.8%	20	22.0%	22	28.0%	28	25.0%	25	22.0%	22	20.0%	20	15.8%	16
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Q23 And the time before that, where you or your household last made a purchase of electrical items such as TVs, DVD players, digital cameras, MP3 players, mobile phones or computers?
Those who specified a location at Q22

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	1.4%	1	0.0%	0
Brentwood	1.4%	11	0.0%	0	0.0%	0	1.4%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.9%	9
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.8%	6	1.5%	1	0.0%	0	0.0%	0	2.7%	2	0.0%	0	1.5%	1	1.6%	1	0.0%	0	1.5%	1	0.0%	0	0.0%	0
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.5%	19	0.0%	0	0.0%	0	1.4%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	23.5%	16	1.4%	1	0.0%	0
Elm Park	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Harold Hill	0.4%	3	0.0%	0	1.3%	1	0.0%	0	0.0%	0	1.4%	1	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	2.9%	22	3.0%	2	2.7%	2	1.4%	1	13.7%	10	5.6%	4	3.0%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Ilford	0.4%	3	0.0%	0	2.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Rainham	0.7%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.5%	4	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	13.8%	105	29.9%	20	10.7%	8	22.9%	16	9.6%	7	5.6%	4	16.4%	11	18.0%	11	25.4%	17	4.4%	3	8.2%	6	2.9%	2
Stratford (including Westfield Stratford City)	1.1%	8	0.0%	0	0.0%	0	0.0%	0	1.4%	1	1.4%	1	1.5%	1	1.6%	1	4.5%	3	0.0%	0	0.0%	0	1.4%	1
Upminster	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	1.1%	8	0.0%	0	1.3%	1	1.4%	1	0.0%	0	5.6%	4	1.5%	1	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	14.8%	113	4.5%	3	16.0%	12	5.7%	4	24.7%	18	28.2%	20	4.5%	3	0.0%	0	6.0%	4	10.3%	7	45.2%	33	12.9%	9
Chase Lane Retail Park, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Eastern Avenue West Retail Park, Romford	8.8%	67	9.0%	6	16.0%	12	18.6%	13	5.5%	4	1.4%	1	7.5%	5	29.5%	18	6.0%	4	4.4%	3	0.0%	0	1.4%	1
Gallows Corner Retail Park, Romford	6.0%	46	3.0%	2	4.0%	3	10.0%	7	2.7%	2	4.2%	3	22.4%	15	13.1%	8	0.0%	0	0.0%	0	1.4%	1	7.1%	5
Grove Farm Retail Park, Romford	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.5%	3	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.3%	2	0.0%	0	1.3%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	1.3%	10	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	1.5%	1	11.8%	8	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	0.3%	2	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.8%	6	0.0%	0	0.0%	0	4.3%	3	2.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.4%	3	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford,	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
RM6 6PB																								
Sainsbury's, The Brewery, Romford, RM1 1AU	0.3%	2	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	1.1%	8	0.0%	0	0.0%	0	0.0%	0	1.4%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.2%	6	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	1.3%	10	9.0%	6	0.0%	0	2.9%	2	0.0%	0	0.0%	0	1.5%	1	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.4%	3	0.0%	0	1.3%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	1.7%	13	0.0%	0	2.7%	2	5.7%	4	2.7%	2	2.8%	2	0.0%	0	0.0%	0	4.5%	3	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1TX	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	16.9%	129	19.4%	13	21.3%	16	7.1%	5	13.7%	10	22.5%	16	19.4%	13	14.8%	9	13.4%	9	11.8%	8	16.4%	12	25.7%	18
Home Catalogue	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	1.5%	1	1.5%	1	0.0%	0	0.0%	0
TV Interactive Shopping	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	1.4%	1	0.0%	0
Other location outside study area	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	2	0.0%	0	0.0%	0	1.5%	1	2.9%	2	0.0%	0	1.4%	1
Other, zone 1	1.2%	9	3.0%	2	2.7%	2	0.0%	0	1.4%	1	1.4%	1	1.5%	1	1.6%	1	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Other, zone 6	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1
Other, zone 8	0.4%	3	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	1.5%	1	0.0%	0	0.0%	0
London (Other)	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.4%	3	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.8%	6	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	4	1.5%	1	0.0%	0	0.0%	0
Chelmsford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1
Beckton superstores and retail parks	0.5%	4	0.0%	0	0.0%	0	0.0%	0	2.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0
Basildon	1.7%	13	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	17.1%	12
(Don't know / can't remember)	11.4%	87	14.9%	10	12.0%	9	15.7%	11	6.8%	5	8.5%	6	13.4%	9	8.2%	5	14.9%	10	14.7%	10	5.5%	4	11.4%	8
Base:		762		67		75		70		73		71		67		61		67		68		73		70

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q24 Can you tell me where you or your household last made a purchase of domestic appliances, such as washing machines, fridges or cookers?																								
Barking	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0
Brentwood	2.3%	25	0.0%	0	1.0%	1	0.0%	0	1.0%	1	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	19.8%	20
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	5	1.0%	1	1.0%	1	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Collier Row	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.1%	23	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	14.0%	14	2.0%	2	0.0%	0
Harold Hill	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	6.2%	68	7.0%	7	10.0%	10	4.0%	4	20.0%	20	11.9%	12	5.0%	5	2.0%	2	1.0%	1	1.0%	1	6.0%	6	0.0%	0
Ilford	0.4%	4	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Rainham	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	8.5%	94	19.0%	19	6.0%	6	14.0%	14	8.0%	8	5.9%	6	9.0%	9	7.0%	7	15.0%	15	5.0%	5	3.0%	3	2.0%	2
Stratford (including Westfield Stratford City)	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Upminster	0.6%	7	0.0%	0	0.0%	0	0.0%	0	2.0%	2	5.0%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	1.3%	14	1.0%	1	3.0%	3	0.0%	0	1.0%	1	4.0%	4	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	3.0%	3
Lakeside	8.0%	88	1.0%	1	6.0%	6	1.0%	1	11.0%	11	14.9%	15	1.0%	1	2.0%	2	1.0%	1	8.0%	8	34.0%	34	7.9%	8
Eastern Avenue West Retail Park, Romford	7.5%	83	13.0%	13	13.0%	13	21.0%	21	0.0%	0	0.0%	0	9.0%	9	19.0%	19	5.0%	5	3.0%	3	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	4.6%	51	3.0%	3	1.0%	1	4.0%	4	2.0%	2	3.0%	3	21.0%	21	11.0%	11	1.0%	1	0.0%	0	1.0%	1	4.0%	4
Grove Farm Retail Park, Romford	0.2%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.8%	9	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	6.0%	6	1.0%	1	0.0%	0
Rom Valley Way Retail Park, Romford	0.6%	7	0.0%	0	1.0%	1	1.0%	1	1.0%	1	0.0%	0	0.0%	0	1.0%	1	3.0%	3	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.5%	5	0.0%	0	2.0%	2	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, High Road, Seven Kings, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.2%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Lakeside Retail Park, Thurrock, RM20 3LP	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0

Page 1818

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Sainsbury's, The Brewery, Romford, RM1 1AU	0.2%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.9%	10	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.0%	8	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.5%	5	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.3%	3	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.3%	3	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	16.3%	180	13.0%	13	19.0%	19	11.0%	11	19.0%	19	25.7%	26	10.0%	10	12.0%	12	13.0%	13	15.0%	15	15.0%	15	26.7%	27
Home Catalogue	1.4%	15	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	2.0%	2	1.0%	1	2.0%	2	4.0%	4	1.0%	1	3.0%	3
Other, zone 6	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Other, zone 8	1.0%	11	0.0%	0	0.0%	0	2.0%	2	2.0%	2	0.0%	0	0.0%	0	0.0%	0	5.0%	5	2.0%	2	0.0%	0	0.0%	0
Other, zone 11	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
London (Other)	0.4%	4	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Goodmayes (including retail park)	1.2%	13	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	11.0%	11	1.0%	1	0.0%	0	0.0%	0
Chelmsford	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Beckton superstores and retail parks	0.4%	4	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0
Basildon	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.9%	8
(Don't know / can't remember)	8.1%	89	11.0%	11	13.0%	13	11.0%	11	5.0%	5	5.0%	5	13.0%	13	6.0%	6	6.0%	6	9.0%	9	5.0%	5	5.0%	5
(Don't do this type of shopping)	21.9%	241	28.0%	28	14.0%	14	21.0%	21	19.0%	19	20.8%	21	27.0%	27	31.0%	31	23.0%	23	25.0%	25	18.0%	18	13.9%	14
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q25 And the time before that, where you or your household last made a purchase of domestic appliances, such as washing machines, fridges or cookers? *Those who specified a location at Q24*																								
Barking	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	2	1.3%	1	0.0%	0
Brentwood	1.9%	15	0.0%	0	0.0%	0	0.0%	0	1.3%	1	1.3%	1	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.4%	11
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.8%	6	1.6%	1	0.0%	0	1.5%	1	0.0%	0	1.3%	1	0.0%	0	3.2%	2	0.0%	0	0.0%	0	1.3%	1	0.0%	0
Dagenham	3.0%	23	1.6%	1	0.0%	0	4.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	5	18.2%	12	2.6%	2	0.0%	0
Harold Hill	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	7.5%	58	4.9%	3	13.7%	10	5.9%	4	23.7%	18	14.7%	11	3.3%	2	4.8%	3	1.4%	1	1.5%	1	6.5%	5	0.0%	0
Ilford	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	2	0.0%	0	0.0%	0	0.0%	0
Rainham	0.4%	3	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	2	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	10.4%	80	27.9%	17	6.8%	5	14.7%	10	10.5%	8	6.7%	5	10.0%	6	7.9%	5	15.5%	11	4.5%	3	9.1%	7	3.7%	3
Stratford (including Westfield Stratford City)	0.8%	6	0.0%	0	1.4%	1	0.0%	0	2.6%	2	0.0%	0	0.0%	0	1.6%	1	2.8%	2	0.0%	0	0.0%	0	0.0%	0
Upminster	0.6%	5	0.0%	0	0.0%	0	0.0%	0	1.3%	1	5.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	1.7%	13	1.6%	1	1.4%	1	1.5%	1	0.0%	0	4.0%	3	0.0%	0	1.6%	1	0.0%	0	1.5%	1	0.0%	0	6.1%	5
Lakeside	11.7%	90	4.9%	3	6.8%	5	1.5%	1	11.8%	9	21.3%	16	6.7%	4	3.2%	2	2.8%	2	10.6%	7	39.0%	30	13.4%	11
Eastern Avenue West Retail Park, Romford	9.3%	72	16.4%	10	13.7%	10	23.5%	16	1.3%	1	0.0%	0	13.3%	8	30.2%	19	7.0%	5	4.5%	3	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	5.7%	44	1.6%	1	2.7%	2	2.9%	2	3.9%	3	1.3%	1	28.3%	17	19.0%	12	1.4%	1	1.5%	1	0.0%	0	4.9%	4
Grove Farm Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.1%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	1.3%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	10.6%	7	2.6%	2	0.0%	0
Rom Valley Way Retail Park, Romford	0.6%	5	1.6%	1	1.4%	1	1.5%	1	1.3%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.4%	3	0.0%	0	1.4%	1	0.0%	0	2.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.1%	1	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, High Road, Seven Kings, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.4%	3	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	1.3%	1	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.8%	6	0.0%	0	0.0%	0	0.0%	0	2.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.2%	4	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	3.3%	2	4.8%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.4%	3	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	2	0.0%	0	0.0%	0	0.0%	0

Page 1881

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.4%	3	0.0%	0	1.4%	1	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	20.7%	160	21.3%	13	26.0%	19	14.7%	10	18.4%	14	33.3%	25	15.0%	9	15.9%	10	14.1%	10	19.7%	13	18.2%	14	28.0%	23
Home Catalogue	1.6%	12	0.0%	0	0.0%	0	1.5%	1	2.6%	2	0.0%	0	3.3%	2	1.6%	1	1.4%	1	1.5%	1	1.3%	1	3.7%	3
Other location outside study area	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1
Other, zone 6	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1
Other, zone 8	1.3%	10	0.0%	0	0.0%	0	2.9%	2	1.3%	1	0.0%	0	0.0%	0	0.0%	0	8.5%	6	1.5%	1	0.0%	0	0.0%	0
Other, zone 11	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1
London (Other)	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	1.5%	1	0.0%	0	0.0%	0
Goodmayes (including retail park)	1.0%	8	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	8.5%	6	1.5%	1	0.0%	0	0.0%	0
Chelmsford	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	2
Beckton superstores and retail parks	0.3%	2	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0
Basildon	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.3%	6
(Don't know / can't remember)	13.2%	102	14.8%	9	17.8%	13	22.1%	15	10.5%	8	9.3%	7	13.3%	8	3.2%	2	16.9%	12	15.2%	10	9.1%	7	13.4%	11
Base:		772		61		73		68		76		75		60		63		71		66		77		82

Page 816

Q26 Can you tell me where you or your household last made a purchase of health, beauty or chemist items?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.5%	6	1.0%	1	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0
Brentwood	6.4%	70	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	63.4%	64
Central London - West End (Oxford Street / Regent Street / Bond Street)	1.3%	14	1.0%	1	3.0%	3	0.0%	0	1.0%	1	3.0%	3	1.0%	1	1.0%	1	3.0%	3	1.0%	1	0.0%	0	0.0%	0
Chigwell	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Collier Row	3.4%	38	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	38.0%	38	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	3.6%	40	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	8.0%	8	29.0%	29	1.0%	1	0.0%	0
Elm Park	1.6%	18	0.0%	0	5.0%	5	0.0%	0	12.0%	12	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Harold Hill	2.1%	23	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.0%	18	3.0%	3	0.0%	0	0.0%	0	1.0%	1	1.0%	1
Hornchurch	7.4%	82	2.0%	2	45.0%	45	1.0%	1	27.0%	27	2.0%	2	3.0%	3	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Ilford	0.5%	6	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	1.0%	1	0.0%	0	0.0%	0
Rainham	3.4%	38	0.0%	0	0.0%	0	1.0%	1	4.0%	4	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	31.0%	31	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	27.8%	306	61.0%	61	13.0%	13	65.0%	65	20.0%	20	6.9%	7	25.0%	25	41.0%	41	41.0%	41	21.0%	21	11.0%	11	1.0%	1
Stratford (including Westfield Stratford City)	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Upminster	5.4%	60	0.0%	0	2.0%	2	1.0%	1	2.0%	2	54.5%	55	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	4.1%	45	0.0%	0	1.0%	1	0.0%	0	5.0%	5	13.9%	14	1.0%	1	0.0%	0	2.0%	2	4.0%	4	13.0%	13	5.0%	5
Gallows Corner Retail Park, Romford	1.5%	16	1.0%	1	2.0%	2	0.0%	0	0.0%	0	1.0%	1	8.0%	8	4.0%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.2%	2	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.6%	7	3.0%	3	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Lakeside Retail Park, Thurrock, RM20 3LP	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.3%	3	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Sainsbury's, The Brewery, Romford, RM1 1AU	0.3%	3	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.5%	6	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	2.6%	29	0.0%	0	0.0%	0	0.0%	0	7.0%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	19.0%	19	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	2.3%	25	4.0%	4	0.0%	0	0.0%	0	1.0%	1	2.0%	2	14.0%	14	3.0%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	2.2%	24	2.0%	2	8.0%	8	7.0%	7	3.0%	3	1.0%	1	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.0%	1	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.3%	3	0.0%	0	1.0%	1	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	2.7%	30	2.0%	2	5.0%	5	0.0%	0	1.0%	1	5.0%	5	2.0%	2	2.0%	2	0.0%	0	3.0%	3	5.0%	5	5.0%	5
Home Catalogue	0.5%	6	1.0%	1	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.0%	1	0.0%	0
TV / Interactive Shopping	0.2%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Other location outside study area	0.5%	5	0.0%	0	1.0%	1	2.0%	2	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 1	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 3	0.9%	10	0.0%	0	0.0%	0	8.0%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Other, zone 5	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	1.0%	11	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.0%	10	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	0.4%	4	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Other, zone 11	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4
London (Other)	0.4%	4	1.0%	1	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Chelmsford	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Basildon	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5
(Don't know / can't remember)	1.3%	14	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	1.0%	1	1.0%	1	6.0%	6	1.0%	1	0.0%	0
(Don't do this type of shopping)	10.2%	112	14.0%	14	5.0%	5	8.0%	8	8.0%	8	5.0%	5	17.0%	17	5.0%	5	14.0%	14	17.0%	17	10.0%	10	8.9%	9
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Q27 And the time before that, where did you or your household go to make a purchase of health, beauty or chemist items?
Those who specified a location at Q26

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.4%	4	1.2%	1	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	2	0.0%	0	0.0%	0
Brentwood	6.6%	64	1.2%	1	0.0%	0	1.1%	1	0.0%	0	1.0%	1	6.3%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	60.9%	56
Central London - West End (Oxford Street / Regent Street / Bond Street)	1.5%	15	2.4%	2	3.2%	3	0.0%	0	1.1%	1	4.2%	4	0.0%	0	2.1%	2	1.2%	1	1.3%	1	0.0%	0	1.1%	1
Chigwell	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Collier Row	4.0%	39	2.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	39.4%	37	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	4.0%	39	0.0%	0	0.0%	0	2.2%	2	2.2%	2	0.0%	0	0.0%	0	0.0%	0	8.2%	7	33.8%	26	2.2%	2	0.0%	0
Elm Park	1.7%	17	0.0%	0	4.2%	4	0.0%	0	13.0%	12	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0
Grays	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0
Harold Hill	1.9%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	21.5%	17	1.1%	1	0.0%	0	0.0%	0	1.1%	1	0.0%	0
Hornchurch	7.8%	76	1.2%	1	34.7%	33	1.1%	1	33.7%	31	3.1%	3	3.8%	3	0.0%	0	1.2%	1	1.3%	1	2.2%	2	0.0%	0
Ilford	0.6%	6	1.2%	1	1.1%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	2.4%	2	1.3%	1	0.0%	0	0.0%	0
Rainham	3.0%	29	0.0%	0	0.0%	0	0.0%	0	3.3%	3	0.0%	0	0.0%	0	0.0%	0	1.2%	1	1.3%	1	27.0%	24	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	31.1%	304	67.1%	57	24.2%	23	67.4%	62	17.4%	16	4.2%	4	29.1%	23	41.5%	39	50.6%	43	28.6%	22	14.6%	13	2.2%	2
Stratford (including Westfield Stratford City)	0.5%	5	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	1.3%	1	1.1%	1	1.1%	1
Upminster	5.6%	55	0.0%	0	2.1%	2	1.1%	1	1.1%	1	50.0%	48	1.3%	1	0.0%	0	0.0%	0	0.0%	0	1.1%	1	1.1%	1
Bluewater	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1
Lakeside	6.0%	59	1.2%	1	4.2%	4	3.3%	3	9.8%	9	16.7%	16	1.3%	1	0.0%	0	1.2%	1	6.5%	5	18.0%	16	3.3%	3
Gallows Corner Retail Park, Romford	2.3%	22	1.2%	1	3.2%	3	0.0%	0	0.0%	0	3.1%	3	11.4%	9	5.3%	5	1.2%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.9%	3	1.1%	1	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.5%	5	1.2%	1	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2	1.2%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.1%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.9%	5	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.4%	4	1.2%	1	3.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	0.9%	9	1.2%	1	0.0%	0	2.2%	2	0.0%	0	0.0%	0	2.5%	2	1.1%	1	1.2%	1	1.3%	1	1.1%	1	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.5%	5	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	4
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	2.9%	28	0.0%	0	0.0%	0	0.0%	0	7.6%	7	1.0%	1	0.0%	0	0.0%	0	0.0%	0	3.9%	3	19.1%	17	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	2.7%	26	5.9%	5	2.1%	2	0.0%	0	2.2%	2	3.1%	3	12.7%	10	3.2%	3	0.0%	0	0.0%	0	0.0%	0	1.1%	1
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.4%	4	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.5%	3	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	1.6%	16	1.2%	1	7.4%	7	7.6%	7	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.5%	5	0.0%	0	2.1%	2	0.0%	0	3.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	2.6%	25	2.4%	2	4.2%	4	0.0%	0	0.0%	0	4.2%	4	5.1%	4	2.1%	2	0.0%	0	2.6%	2	3.4%	3	4.3%	4
Home Catalogue	0.5%	5	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	1.2%	1	1.3%	1	1.1%	1	0.0%	0
TV / Interactive Shopping	0.2%	2	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0
Other location outside study area	0.3%	3	0.0%	0	1.1%	1	1.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 1	0.2%	2	2.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 3	1.0%	10	0.0%	0	0.0%	0	8.7%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	1.3%	1	0.0%	0	0.0%	0
Other, zone 5	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	1.1%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	11.8%	10	1.3%	1	0.0%	0	0.0%	0
Other, zone 9	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0
Other, zone 11	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	4
London (Other)	0.4%	4	1.2%	1	0.0%	0	2.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0
Chelmsford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	2
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1
Beckton superstores and retail parks	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Basildon	0.9%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.7%	8
(Don't know / can't remember)	1.9%	19	0.0%	0	0.0%	0	2.2%	2	0.0%	0	3.1%	3	2.5%	2	0.0%	0	2.4%	2	5.2%	4	3.4%	3	3.3%	3
Base:		976		85		95		92		92		96		79		94		85		77		89		92

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q28 Can you tell me where you or your household last made a purchase of recreational goods such as sports equipment, bicycles, musical instruments or toys?																								
Brentwood	1.6%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	16.8%	17
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	6	1.0%	1	1.0%	1	0.0%	0	0.0%	0	2.0%	2	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	0.8%	9	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	6.0%	6	0.0%	0	0.0%	0
Elm Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	0.8%	9	1.0%	1	3.0%	3	0.0%	0	2.0%	2	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford	0.4%	4	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Rainham	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	10.3%	113	20.0%	20	18.0%	18	15.0%	15	11.0%	11	5.0%	5	10.0%	10	9.0%	9	10.0%	10	8.0%	8	6.0%	6	1.0%	1
Stratford (including Westfield Stratford City)	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Upminster	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	0.3%	3	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	9.8%	108	2.0%	2	12.0%	12	0.0%	0	16.0%	16	26.7%	27	4.0%	4	2.0%	2	1.0%	1	7.0%	7	36.0%	36	1.0%	1
Gallows Corner Retail Park, Romford	1.5%	16	1.0%	1	3.0%	3	1.0%	1	1.0%	1	0.0%	0	4.0%	4	4.0%	4	1.0%	1	0.0%	0	0.0%	0	1.0%	1
Grove Farm Retail Park, Romford	0.4%	4	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	2.0%	2	0.0%	0
Rom Valley Way Retail Park, Romford	0.2%	2	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Matalan, North Street, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.5%	5	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.5%	5	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Internet / delivered	6.4%	71	3.0%	3	14.0%	14	3.0%	3	6.0%	6	7.9%	8	5.0%	5	3.0%	3	5.0%	5	5.0%	5	3.0%	3	15.8%	16
Home Catalogue	0.4%	4	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
TV / Interactive Shopping	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0
Other location outside study area	0.5%	6	0.0%	0	2.0%	2	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Other, zone 1	0.2%	2	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	1.1%	12	1.0%	1	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	5.0%	5	2.0%	2	0.0%	0	0.0%	0
Other, zone 11	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
London (Other)	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Beckton superstores and retail parks	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Basildon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don’t know / can't remember)	2.7%	30	7.0%	7	3.0%	3	3.0%	3	0.0%	0	0.0%	0	2.0%	2	0.0%	0	5.0%	5	2.0%	2	3.0%	3	5.0%	5
(Don't do this type of shopping)	58.9%	649	59.0%	59	40.0%	40	68.0%	68	59.0%	59	48.5%	49	69.0%	69	72.0%	72	68.0%	68	63.0%	63	44.0%	44	57.4%	58
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Q29 And the time before that, where did you or your household go to make a purchase of recreational goods such as sports equipment, bicycles, musical instruments or toys?
Those who specified a location at Q28

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brentwood	4.3%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	44.7%	17
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.9%	4	0.0%	0	1.8%	1	0.0%	0	0.0%	0	3.8%	2	0.0%	0	0.0%	0	3.7%	1	0.0%	0	0.0%	0	0.0%	0
Chigwell	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0
Collier Row	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.7%	7	0.0%	0	0.0%	0	0.0%	0	2.4%	1	0.0%	0	3.4%	1	0.0%	0	3.7%	1	11.4%	4	0.0%	0	0.0%	0
Elm Park	0.5%	2	0.0%	0	0.0%	0	0.0%	0	4.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Grays	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0
Hornchurch	2.1%	9	0.0%	0	8.8%	5	0.0%	0	4.9%	2	3.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford	0.9%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	11.1%	3	2.9%	1	0.0%	0	0.0%	0
Rainham	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	25.3%	107	52.9%	18	28.1%	16	41.4%	12	22.0%	9	11.5%	6	27.6%	8	46.4%	13	29.6%	8	25.7%	9	15.1%	8	0.0%	0
Stratford (including Westfield Stratford City)	0.5%	2	2.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Upminster	0.9%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.8%	3	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	0.2%	1	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	27.0%	114	14.7%	5	21.1%	12	6.9%	2	43.9%	18	51.9%	27	17.2%	5	3.6%	1	3.7%	1	22.9%	8	58.5%	31	10.5%	4
Gallows Corner Retail Park, Romford	2.4%	10	0.0%	0	1.8%	1	0.0%	0	2.4%	1	0.0%	0	13.8%	4	10.7%	3	3.7%	1	0.0%	0	0.0%	0	0.0%	0
Grove Farm Retail Park, Romford	0.5%	2	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.7%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.7%	2	1.9%	1	0.0%	0
Newbury Retail Park, Horns Road, Ilford	0.9%	4	0.0%	0	0.0%	0	3.4%	1	0.0%	0	0.0%	0	0.0%	0	3.6%	1	3.7%	1	2.9%	1	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	0.2%	1	2.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.2%	1	0.0%	0	0.0%	0	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.2%	1	0.0%	0	0.0%	0	0.0%	0	2.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.9%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.5%	4	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.7%	3	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.7%	3	0.0%	0	3.5%	2	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1823

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Internet / delivered	15.1%	64	8.8%	3	21.1%	12	10.3%	3	2.4%	1	17.3%	9	17.2%	5	17.9%	5	22.2%	6	8.6%	3	9.4%	5	31.6%	12
Home Catalogue	0.9%	4	0.0%	0	0.0%	0	3.4%	1	0.0%	0	1.9%	1	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	1
TV / Interactive Shopping	0.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	1	1.9%	1	0.0%	0
Other location outside study area	1.2%	5	0.0%	0	5.3%	3	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	1	0.0%	0	0.0%	0
Other, zone 1	0.5%	2	2.9%	1	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	3.1%	13	5.9%	2	0.0%	0	17.2%	5	0.0%	0	0.0%	0	0.0%	0	3.6%	1	11.1%	3	5.7%	2	0.0%	0	0.0%	0
Other, zone 11	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	1
London (Other)	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	1	0.0%	0	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.2%	1	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford	0.5%	2	2.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	1
Beckton superstores and retail parks	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	1	0.0%	0	0.0%	0
Basildon	0.2%	1	0.0%	0	0.0%	0	0.0%	0	2.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / can't remember)	4.0%	17	5.9%	2	1.8%	1	6.9%	2	12.2%	5	1.9%	1	0.0%	0	7.1%	2	0.0%	0	5.7%	2	0.0%	0	5.3%	2
Base		423		34		57		29		41		52		29		28		27		35		53		38

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q30 And where was the last purchase of other non-food items such as books, CDs, jewellery or china and glass items?																								
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood	2.2%	24	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	22.8%	23
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	6	2.0%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Collier Row	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.0%	11	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	3.0%	3	6.0%	6	0.0%	0	0.0%	0
Elm Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	0.6%	7	0.0%	0	1.0%	1	0.0%	0	4.0%	4	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Ilford	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	1.0%	1	0.0%	0
Rainham	0.6%	7	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	6	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	18.2%	201	33.0%	33	24.0%	24	36.0%	36	18.0%	18	3.0%	3	12.0%	12	26.0%	26	25.0%	25	17.0%	17	6.0%	6	1.0%	1
Upminster	1.4%	15	1.0%	1	0.0%	0	0.0%	0	0.0%	0	12.9%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Bluewater	0.3%	3	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Lakeside	5.1%	56	0.0%	0	3.0%	3	2.0%	2	9.0%	9	19.8%	20	1.0%	1	0.0%	0	0.0%	0	3.0%	3	17.0%	17	1.0%	1
Eastern Avenue West Retail Park, Romford	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	0.5%	5	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.3%	3	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.3%	3	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	0.3%	3	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.9%	10	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.4%	4	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.4%	4	1.0%	1	2.0%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way,	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1288

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Hornchurch, RM12 5AF																								
Internet / delivered	28.2%	311	26.0%	26	42.0%	42	17.0%	17	21.0%	21	37.6%	38	25.0%	25	26.0%	26	22.0%	22	27.0%	27	25.0%	25	41.6%	42
Home Catalogue	0.2%	2	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
TV / Interactive Shopping	0.5%	5	1.0%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Other location outside study area	0.2%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Other, zone 6	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 11	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
London (Other)	0.2%	2	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Southend	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Basildon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
(Don't know / can't remember)	3.1%	34	0.0%	0	3.0%	3	5.0%	5	1.0%	1	6.9%	7	4.0%	4	3.0%	3	4.0%	4	4.0%	4	0.0%	0	3.0%	3
(Don't do this type of shopping)	32.5%	358	30.0%	30	20.0%	20	34.0%	34	33.0%	33	16.8%	17	46.0%	46	39.0%	39	40.0%	40	42.0%	42	35.0%	35	21.8%	22
Base		1102		100		100		100		100		101		100		100		100		100		100		101

Q31 And the time before that, where did you or your household go to make a purchase of other non-food items such as books, CDs, jewellery or china and glass items?
Those who specified a location at Q30

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood	3.5%	25	1.4%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	28.9%	22
Central London - West End (Oxford Street / Regent Street / Bond Street)	1.1%	8	2.9%	2	1.3%	1	0.0%	0	1.5%	1	1.3%	1	0.0%	0	0.0%	0	5.4%	3	0.0%	0	0.0%	0	0.0%	0
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.7%	12	1.4%	1	0.0%	0	1.6%	1	1.5%	1	0.0%	0	0.0%	0	0.0%	0	5.4%	3	11.1%	6	0.0%	0	0.0%	0
Harold Hill	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.0%	7	0.0%	0	2.6%	2	0.0%	0	3.0%	2	1.3%	1	2.0%	1	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0
Ilford	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0
Rainham	1.1%	8	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.8%	7	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	27.7%	197	50.0%	35	24.7%	19	57.4%	35	22.7%	15	3.9%	3	22.0%	11	51.7%	30	42.9%	24	27.8%	15	10.8%	7	3.9%	3
Stratford (including Westfield Stratford City)	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0
Upminster	2.3%	16	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.2%	14	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Bluewater	0.3%	2	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Lakeside	11.5%	82	2.9%	2	11.7%	9	3.3%	2	21.2%	14	31.2%	24	8.0%	4	1.7%	1	1.8%	1	7.4%	4	29.2%	19	2.6%	2
Eastern Avenue West Retail Park, Romford	0.3%	2	1.4%	1	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	0.8%	6	0.0%	0	3.9%	3	0.0%	0	0.0%	0	0.0%	0	2.0%	1	1.7%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.3%	2	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.3%	2	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	0.4%	3	1.4%	1	0.0%	0	1.6%	1	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	1.7%	12	0.0%	0	0.0%	0	0.0%	0	9.1%	6	0.0%	0	2.0%	1	0.0%	0	0.0%	0	1.9%	1	6.2%	4	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.7%	5	1.4%	1	0.0%	0	1.6%	1	0.0%	0	0.0%	0	4.0%	2	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.6%	4	1.4%	1	2.6%	2	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way,	0.4%	3	0.0%	0	0.0%	0	0.0%	0	3.0%	2	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1287

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Hornchurch, RM12 5AF																								
Internet / delivered	38.0%	270	28.6%	20	45.5%	35	26.2%	16	28.8%	19	40.3%	31	44.0%	22	36.2%	21	37.5%	21	46.3%	25	30.8%	20	52.6%	40
Home Catalogue	0.6%	4	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0
TV / Interactive Shopping	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.6%	3	0.0%	0
Other location outside study area	0.4%	3	1.4%	1	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 11	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	2
Southend	0.1%	1	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Basildon	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1
(Don't know / can't remember)	2.3%	16	2.9%	2	2.6%	2	4.9%	3	1.5%	1	0.0%	0	2.0%	1	0.0%	0	1.8%	1	1.9%	1	4.6%	3	2.6%	2
Base:		710		70		77		61		66		77		50		58		56		54		65		76

Q32 Do you visit Romford town centre regularly for shopping, leisure or work?

Yes	60.7%	669	87.0%	87	64.0%	64	81.0%	81	76.0%	76	28.7%	29	62.0%	62	75.0%	75	72.0%	72	53.0%	53	49.0%	49	20.8%	21
No	39.3%	433	13.0%	13	36.0%	36	19.0%	19	24.0%	24	71.3%	72	38.0%	38	25.0%	25	28.0%	28	47.0%	47	51.0%	51	79.2%	80
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Mean score [Times a week]: Everyday / daily = 7, 2 - 3 times a week = 2.5, Once a week = 1, Once a fortnight = 0.5, Once a month = 0.25, Once every 2 - 3 months = 0.1, Once every 6 months = 0.038, Once a year = 0.019, Less often = 0.01

Q32A How often do you visit Romford town centre?

Those who visit Romford town centre at Q32

Everyday / daily	4.8%	32	11.5%	10	3.1%	2	9.9%	8	0.0%	0	3.4%	1	4.8%	3	2.7%	2	4.2%	3	1.9%	1	0.0%	0	9.5%	2
2 – 3 times a week	18.1%	121	35.6%	31	10.9%	7	21.0%	17	7.9%	6	6.9%	2	14.5%	9	25.3%	19	18.1%	13	26.4%	14	6.1%	3	0.0%	0
Once a week	32.7%	219	33.3%	29	26.6%	17	44.4%	36	30.3%	23	10.3%	3	33.9%	21	37.3%	28	40.3%	29	22.6%	12	32.7%	16	23.8%	5
Once a fortnight	14.8%	99	5.7%	5	18.8%	12	9.9%	8	17.1%	13	13.8%	4	11.3%	7	21.3%	16	16.7%	12	18.9%	10	18.4%	9	14.3%	3
Once a month	17.9%	120	9.2%	8	29.7%	19	7.4%	6	26.3%	20	44.8%	13	27.4%	17	9.3%	7	15.3%	11	11.3%	6	16.3%	8	23.8%	5
Once every 2 - 3 months	6.3%	42	2.3%	2	7.8%	5	1.2%	1	9.2%	7	13.8%	4	6.5%	4	1.3%	1	4.2%	3	7.5%	4	16.3%	8	14.3%	3
Once every 6 months	2.1%	14	1.1%	1	1.6%	1	0.0%	0	3.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.7%	3	8.2%	4	9.5%	2
Once a year	0.7%	5	0.0%	0	0.0%	0	1.2%	1	1.3%	1	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	4.8%	1
Less often	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	2.4%	16	1.1%	1	1.6%	1	4.9%	4	2.6%	2	3.4%	1	1.6%	1	2.7%	2	1.4%	1	5.7%	3	0.0%	0	0.0%	0
Mean:		*1.28*		*2.11*		*0.96*		*1.82*		*0.69*		*0.76*		*1.20*		*1.37*		*1.30*		*1.22*		*0.64*		*1.06*
Base:		669		87		64		81		76		29		62		75		72		53		49		21

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q32BWhat do you like about Romford town centre? [MR]																								
Those who visit Romford town centre at Q32																								
Close to home	36.9%	247	56.3%	49	37.5%	24	35.8%	29	27.6%	21	27.6%	8	50.0%	31	48.0%	36	43.1%	31	13.2%	7	18.4%	9	9.5%	2
Close to work / en route to work	2.1%	14	4.6%	4	0.0%	0	0.0%	0	1.3%	1	10.3%	3	0.0%	0	0.0%	0	0.0%	0	9.4%	5	0.0%	0	4.8%	1
Easily accessible by foot / cycle	1.8%	12	1.1%	1	3.1%	2	6.2%	5	1.3%	1	0.0%	0	1.6%	1	1.3%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Good and / or free car parking	3.1%	21	2.3%	2	3.1%	2	3.7%	3	5.3%	4	3.4%	1	1.6%	1	2.7%	2	1.4%	1	5.7%	3	2.0%	1	4.8%	1
Good bus service / accessible public transport	6.4%	43	3.4%	3	1.6%	1	6.2%	5	6.6%	5	6.9%	2	12.9%	8	8.0%	6	8.3%	6	1.9%	1	12.2%	6	0.0%	0
Markets	7.5%	50	3.4%	3	6.3%	4	6.2%	5	13.2%	10	13.8%	4	3.2%	2	6.7%	5	6.9%	5	7.5%	4	12.2%	6	9.5%	2
Good range of chain / well known stores	28.4%	190	14.9%	13	43.8%	28	32.1%	26	26.3%	20	20.7%	6	24.2%	15	22.7%	17	36.1%	26	47.2%	25	20.4%	10	19.0%	4
Good range of independent stores	16.4%	110	18.4%	16	28.1%	18	11.1%	9	14.5%	11	6.9%	2	16.1%	10	9.3%	7	20.8%	15	20.8%	11	14.3%	7	19.0%	4
Restaurants / cafes	4.3%	29	3.4%	3	9.4%	6	0.0%	0	2.6%	2	3.4%	1	1.6%	1	1.3%	1	8.3%	6	9.4%	5	6.1%	3	4.8%	1
Bars / pubs / clubs	0.9%	6	1.1%	1	3.1%	2	0.0%	0	1.3%	1	0.0%	0	1.6%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Leisure facilities	0.7%	5	0.0%	0	3.1%	2	1.2%	1	0.0%	0	3.4%	1	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0
Good range of services (bank, library, hairdresser etc)	1.5%	10	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	1.6%	1	1.3%	1	2.8%	2	3.8%	2	6.1%	3	0.0%	0
Good prices	0.9%	6	0.0%	0	1.6%	1	1.2%	1	1.3%	1	3.4%	1	1.6%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Good disabled access	0.1%	1	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Attractive environment	7.2%	48	6.9%	6	7.8%	5	2.5%	2	6.6%	5	10.3%	3	6.5%	4	12.0%	9	12.5%	9	1.9%	1	6.1%	3	4.8%	1
Cleanliness	0.9%	6	0.0%	0	0.0%	0	1.2%	1	1.3%	1	0.0%	0	1.6%	1	1.3%	1	0.0%	0	3.8%	2	0.0%	0	0.0%	0
Interesting activities / promotional events	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	1	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Safe and secure	0.6%	4	0.0%	0	0.0%	0	0.0%	0	3.9%	3	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Compact centre	3.7%	25	3.4%	3	4.7%	3	1.2%	1	6.6%	5	0.0%	0	6.5%	4	1.3%	1	2.8%	2	3.8%	2	6.1%	3	4.8%	1
Undercover / sheltered areas	2.8%	19	1.1%	1	0.0%	0	3.7%	3	2.6%	2	6.9%	2	1.6%	1	1.3%	1	4.2%	3	5.7%	3	0.0%	0	14.3%	3
Familiarity	1.9%	13	0.0%	0	0.0%	0	7.4%	6	1.3%	1	3.4%	1	3.2%	2	2.7%	2	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Easy to get to	0.9%	6	0.0%	0	1.6%	1	3.7%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	4.8%	1
Friendly people	1.0%	7	1.1%	1	1.6%	1	1.2%	1	1.3%	1	0.0%	0	1.6%	1	1.3%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Close to family	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.8%	1
Not too busy	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0
Nothing / very little	14.8%	99	14.9%	13	10.9%	7	18.5%	15	22.4%	17	24.1%	7	12.9%	8	13.3%	10	2.8%	2	9.4%	5	20.4%	10	23.8%	5
(Don't know)	0.9%	6	1.1%	1	1.6%	1	0.0%	0	1.3%	1	0.0%	0	1.6%	1	1.3%	1	0.0%	0	0.0%	0	2.0%	1	0.0%	0
Base:		669		87		64		81		76		29		62		75		72		53		49		21

Page 1882

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q32CCan I ask, what things could be improved about Romford town centre? [MR]																								
Those who visit Romford town centre at Q32																								
More parking	7.3%	49	6.9%	6	9.4%	6	6.2%	5	6.6%	5	10.3%	3	4.8%	3	9.3%	7	8.3%	6	3.8%	2	10.2%	5	4.8%	1
More secure parking	0.4%	3	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	2.0%	1	0.0%	0
Cheaper parking	12.9%	86	11.5%	10	26.6%	17	6.2%	5	21.1%	16	17.2%	5	8.1%	5	6.7%	5	9.7%	7	7.5%	4	22.4%	11	4.8%	1
More accessible car parking	3.1%	21	3.4%	3	4.7%	3	1.2%	1	3.9%	3	3.4%	1	3.2%	2	2.7%	2	2.8%	2	0.0%	0	6.1%	3	4.8%	1
More frequent bus services to the centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
More reliable / comfortable bus services	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0
New / relocated bus stops	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Better signposting within the Centre	0.1%	1	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More priority for pedestrians	0.3%	2	0.0%	0	1.6%	1	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Improved access for wheelchair and pushchair users	1.0%	7	2.3%	2	1.6%	1	2.5%	2	0.0%	0	0.0%	0	1.6%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Cleaner Streets / removal of litter	4.0%	27	9.2%	8	4.7%	3	1.2%	1	3.9%	3	3.4%	1	3.2%	2	8.0%	6	0.0%	0	0.0%	0	0.0%	0	14.3%	3
More shelter from wind / rain	1.0%	7	1.1%	1	3.1%	2	2.5%	2	1.3%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Improve appearance / environment of centre	3.0%	20	3.4%	3	6.3%	4	2.5%	2	3.9%	3	0.0%	0	3.2%	2	0.0%	0	1.4%	1	5.7%	3	0.0%	0	9.5%	2
Improved security measures / more CCTV / more police	1.5%	10	1.1%	1	0.0%	0	1.2%	1	1.3%	1	0.0%	0	6.5%	4	0.0%	0	1.4%	1	1.9%	1	2.0%	1	0.0%	0
More control on alcohol / drinkers / drug users	1.2%	8	2.3%	2	1.6%	1	2.5%	2	1.3%	1	0.0%	0	1.6%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
More control on other anti-social behaviour	1.6%	11	3.4%	3	0.0%	0	2.5%	2	1.3%	1	0.0%	0	6.5%	4	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Better street furniture / floral displays	2.2%	15	2.3%	2	0.0%	0	1.2%	1	1.3%	1	0.0%	0	3.2%	2	6.7%	5	1.4%	1	1.9%	1	2.0%	1	4.8%	1
More green spaces / areas	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More national multiple (high street chain) retailers	2.2%	15	3.4%	3	0.0%	0	4.9%	4	0.0%	0	3.4%	1	1.6%	1	1.3%	1	6.9%	5	0.0%	0	0.0%	0	0.0%	0
Bigger / better supermarket	0.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	3	0.0%	0	1.9%	1	0.0%	0	0.0%	0
More independent shops	2.4%	16	2.3%	2	4.7%	3	0.0%	0	1.3%	1	0.0%	0	3.2%	2	4.0%	3	6.9%	5	0.0%	0	0.0%	0	0.0%	0
Better choice of shops in general	3.6%	24	0.0%	0	3.1%	2	4.9%	4	6.6%	5	0.0%	0	0.0%	0	2.7%	2	11.1%	8	5.7%	3	0.0%	0	0.0%	0
Better quality of shops	2.4%	16	2.3%	2	1.6%	1	2.5%	2	2.6%	2	0.0%	0	0.0%	0	4.0%	3	6.9%	5	1.9%	1	0.0%	0	0.0%	0
Improvement to the market	7.6%	51	9.2%	8	6.3%	4	8.6%	7	11.8%	9	0.0%	0	8.1%	5	5.3%	4	6.9%	5	5.7%	3	10.2%	5	4.8%	1
More / better eating places	0.9%	6	3.4%	3	1.6%	1	0.0%	0	1.3%	1	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Fewer bars / nightclubs	0.4%	3	1.1%	1	0.0%	0	1.2%	1	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More / better leisure facilities	1.0%	7	3.4%	3	0.0%	0	0.0%	0	3.9%	3	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More family oriented facilities	0.4%	3	1.1%	1	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
More secure children's play	0.3%	2	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
areas																								
Fewer closed shops	0.7%	5	3.4%	3	0.0%	0	1.2%	1	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More public toilets	0.7%	5	0.0%	0	1.6%	1	2.5%	2	1.3%	1	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better range of services	0.9%	6	3.4%	3	0.0%	0	1.2%	1	1.3%	1	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Fewer people / too busy	0.6%	4	1.1%	1	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	1.9%	1	0.0%	0	0.0%	0
Make it more compact / shops are too spread out	1.2%	8	3.4%	3	0.0%	0	1.2%	1	0.0%	0	3.4%	1	1.6%	1	1.3%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0
(Don't know)	4.8%	32	3.4%	3	1.6%	1	8.6%	7	1.3%	1	10.3%	3	1.6%	1	6.7%	5	1.4%	1	9.4%	5	8.2%	4	4.8%	1
(None mentioned)	46.3%	310	36.8%	32	40.6%	26	45.7%	37	40.8%	31	44.8%	13	51.6%	32	45.3%	34	50.0%	36	56.6%	30	51.0%	25	66.7%	14
Base:		669		87		64		81		76		29		62		75		72		53		49		21

Q33 In which town, village or out-of-town location does your household spend most money on restaurants?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Bluewater	0.2%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Brentwood	9.3%	102	4.0%	4	3.0%	3	3.0%	3	4.0%	4	7.9%	8	19.0%	19	7.0%	7	0.0%	0	1.0%	1	0.0%	0	52.5%	53
Central London - West End (Oxford Street / Regent Street / Bond Street)	6.2%	68	9.0%	9	9.0%	9	3.0%	3	3.0%	3	6.9%	7	7.0%	7	5.0%	5	10.0%	10	4.0%	4	6.0%	6	5.0%	5
Chigwell	0.7%	8	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	1.0%	1	2.0%	2	1.0%	1	1.0%	1	0.0%	0
Collier Row	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.7%	19	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	11.0%	11	1.0%	1	0.0%	0
Grays	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Harold Hill	0.3%	3	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	15.7%	173	16.0%	16	49.0%	49	24.0%	24	40.0%	40	11.9%	12	4.0%	4	6.0%	6	1.0%	1	6.0%	6	15.0%	15	0.0%	0
Ilford	0.6%	7	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	4.0%	4	1.0%	1	0.0%	0	0.0%	0
Lakeside	3.4%	38	1.0%	1	4.0%	4	2.0%	2	5.0%	5	1.0%	1	2.0%	2	3.0%	3	2.0%	2	3.0%	3	14.0%	14	1.0%	1
Rainham	1.7%	19	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	15.0%	15	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	17.3%	191	29.0%	29	15.0%	15	29.0%	29	10.0%	10	2.0%	2	16.0%	16	27.0%	27	25.0%	25	27.0%	27	10.0%	10	1.0%	1
Stratford (including Westfield Stratford City)	0.3%	3	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Upminster	6.1%	67	0.0%	0	2.0%	2	0.0%	0	7.0%	7	50.5%	51	2.0%	2	0.0%	0	0.0%	0	1.0%	1	2.0%	2	2.0%	2
Abridge	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Barkingside	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Basildon	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	5.0%	5
Beckton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Billericay	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Blackmore	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Canterbury	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Chadwell Heath	0.9%	10	1.0%	1	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	2.0%	2	0.0%	0	0.0%	0
Chelmsford	0.2%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Clacton-on-Sea	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Cranham	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dartford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
East Ham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Edmonton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Epping	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gidea Park	0.2%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Great Warley	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Greenwich	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Guildford	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hatfield Peverel	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Heathrow Airport	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hutton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Laindon	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Navestock	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1998

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Newbury Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Ongar	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Shenfield	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Shoeburyness	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Southend-on-Sea	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stanford Rivers	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waltham Cross	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Woodford Green	0.3%	3	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0
(Don't know / varies)	8.5%	94	11.0%	11	0.0%	0	8.0%	8	8.0%	8	3.0%	3	7.0%	7	8.0%	8	11.0%	11	14.0%	14	7.0%	7	16.8%	17
(Don't do this activity)	22.1%	244	24.0%	24	15.0%	15	21.0%	21	19.0%	19	10.9%	11	39.0%	39	32.0%	32	32.0%	32	22.0%	22	23.0%	23	5.9%	6
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Q34 In which town, village or out-of-town location does your household spend most money on cafes / pubs / bars?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.5%	5	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0
Bluewater	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Brentwood	6.7%	74	2.0%	2	2.0%	2	2.0%	2	2.0%	2	3.0%	3	7.0%	7	2.0%	2	0.0%	0	1.0%	1	2.0%	2	50.5%	51
Central London - West End (Oxford Street / Regent Street / Bond Street)	3.6%	40	6.0%	6	5.0%	5	1.0%	1	2.0%	2	4.0%	4	5.0%	5	3.0%	3	6.0%	6	4.0%	4	2.0%	2	2.0%	2
Chigwell	0.2%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Collier Row	1.3%	14	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.0%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.4%	15	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	11.0%	11	2.0%	2	0.0%	0
Elm Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Harold Hill	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	11.4%	126	7.0%	7	38.0%	38	11.0%	11	41.0%	41	5.0%	5	2.0%	2	3.0%	3	2.0%	2	3.0%	3	14.0%	14	0.0%	0
Ilford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Lakeside	1.1%	12	0.0%	0	2.0%	2	0.0%	0	1.0%	1	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	6.0%	6	0.0%	0
Rainham	1.5%	16	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.0%	13	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	15.1%	166	34.0%	34	19.0%	19	25.0%	25	10.0%	10	1.0%	1	18.0%	18	10.0%	10	25.0%	25	12.0%	12	11.0%	11	1.0%	1
Stratford (including Westfield Stratford City)	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Upminster	5.2%	57	0.0%	0	3.0%	3	1.0%	1	3.0%	3	46.5%	47	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1
Abroad	0.2%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Basildon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bath	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Becontree	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Chadwell Heath	1.2%	13	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.0%	9	3.0%	3	0.0%	0	0.0%	0
Chelmsford	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Clacton-on-Sea	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
East Ham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Forest Gate	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Gidea Park	0.5%	6	2.0%	2	2.0%	2	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Great Warley	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Greenwich	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Wood	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Havering-atte-Bower	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Heacham, King's Lynn	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hutton	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Ingatestone	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Margaretting Tye	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Navestock	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rush Green	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shenfield	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Stock	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
West Hanningfield	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Woodford Green	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Base: 1,000

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
(Don't know / varies)	5.1%	56	6.0%	6	1.0%	1	5.0%	5	3.0%	3	6.9%	7	5.0%	5	3.0%	3	5.0%	5	8.0%	8	4.0%	4	8.9%	9
(Don't do this activity)	41.7%	460	38.0%	38	26.0%	26	51.0%	51	34.0%	34	28.7%	29	53.0%	53	60.0%	60	45.0%	45	51.0%	51	43.0%	43	29.7%	30
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q35 In which town, village or out-of-town location does your household spend most money on the cinema / theatre?																								
Brookside Theatre, Eastern Road, Romford	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Central London (West End)	10.7%	118	14.0%	14	10.0%	10	5.0%	5	10.0%	10	15.8%	16	9.0%	9	4.0%	4	9.0%	9	7.0%	7	10.0%	10	23.8%	24
Cineworld, Ilford	0.4%	4	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Kenneth More Theatre, Oakfield Road, Ilford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Odeon, West Thurrock	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Premiere Cinema, Mercury Mall, Romford	8.5%	94	20.0%	20	15.0%	15	16.0%	16	10.0%	10	5.0%	5	11.0%	11	7.0%	7	3.0%	3	2.0%	2	4.0%	4	1.0%	1
Queens Theatre, Billet Lane, Hornchurch	3.1%	34	2.0%	2	3.0%	3	3.0%	3	6.0%	6	4.0%	4	3.0%	3	5.0%	5	2.0%	2	1.0%	1	5.0%	5	0.0%	0
Showcase Cinema, Bluewater	0.3%	3	0.0%	0	1.0%	1	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stratford Picture House, Stratford	0.2%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Theatre Royal, Stratford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Vue, Dagenham Leisure Park, Dagenham	3.2%	35	0.0%	0	1.0%	1	0.0%	0	2.0%	2	0.0%	0	0.0%	0	1.0%	1	3.0%	3	14.0%	14	14.0%	14	0.0%	0
Vue, Lakeside Shopping Centre, Thurrock	6.8%	75	0.0%	0	4.0%	4	1.0%	1	7.0%	7	31.7%	32	2.0%	2	4.0%	4	0.0%	0	6.0%	6	13.0%	13	5.9%	6
Vue, The Brewery, Romford	19.3%	213	25.0%	25	36.0%	36	27.0%	27	20.0%	20	9.9%	10	14.0%	14	23.0%	23	20.0%	20	19.0%	19	11.0%	11	7.9%	8
Vue, Westfield Stratford City	0.2%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Abroad	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Apollo, Piccadily Circus, Regent Street, London	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
BFI IMAX, Charlie Chaplin Walk, Southwark	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Empire Cinemas, Festival Leisure Park, Basildon	2.5%	27	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	23.8%	24
New Barbican Cinemas, Silk Street, Barbican Centre, London	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Odeon, Head Street, Colchester	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Odeon, High Road, South Woodford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Odeon, Kings Head Walk, Chelmsford	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Odeon, London Road, Southend-on-Sea	0.2%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Odeon, Parkway, Camden Town	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Showcase Cinemas, Jenkins Lane, Barking	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
(Don't know / varies)	3.0%	33	5.0%	5	1.0%	1	1.0%	1	1.0%	1	1.0%	1	5.0%	5	3.0%	3	3.0%	3	4.0%	4	3.0%	3	5.9%	6

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
(Don't do this activity)	39.6%	436	34.0%	34	26.0%	26	45.0%	45	40.0%	40	24.8%	25	50.0%	50	50.0%	50	53.0%	53	43.0%	43	40.0%	40	29.7%	30
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Q36 In which town, village or out-of-town location does your household spend most money on art galleries & museums?

Central London - West End (Oxford Street / Regent Street / Bond Street)	43.0%	474	49.0%	49	54.0%	54	43.0%	43	35.0%	35	65.3%	66	29.0%	29	29.0%	29	40.0%	40	32.0%	32	44.0%	44	52.5%	53
Dagenham	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Hornchurch	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	0.8%	9	2.0%	2	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1	2.0%	2	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Abroad	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Dulwich	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Duxford	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Greenwich	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lambeth	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Margate	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rochester	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Southend-on-Sea	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
York	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	1.5%	17	5.0%	5	0.0%	0	1.0%	1	1.0%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	4.0%	4	1.0%	1	3.0%	3
(Don't do this activity)	53.3%	587	43.0%	43	45.0%	45	54.0%	54	61.0%	61	30.7%	31	67.0%	67	67.0%	67	56.0%	56	63.0%	63	55.0%	55	44.6%	45
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Q37 In which town, village or out-of-town location does your household spend most money on bingo / casino / bookmakers?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brentwood	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	5	0.0%	0	1.0%	1	1.0%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Collier Row	0.5%	5	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.7%	19	1.0%	1	0.0%	0	2.0%	2	2.0%	2	1.0%	1	0.0%	0	0.0%	0	1.0%	1	8.0%	8	4.0%	4	0.0%	0
Elm Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.9%	21	2.0%	2	5.0%	5	1.0%	1	5.0%	5	3.0%	3	3.0%	3	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Rainham	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	3.0%	3	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	1.9%	21	3.0%	3	1.0%	1	5.0%	5	0.0%	0	0.0%	0	1.0%	1	2.0%	2	3.0%	3	3.0%	3	3.0%	3	0.0%	0
Stratford (including Westfield Stratford City)	0.7%	8	1.0%	1	2.0%	2	2.0%	2	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Upminster	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Barkingside	0.1%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chadwell Heath	0.4%	4	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	1.0%	1	0.0%	0	0.0%	0
Southend-on-Sea	0.7%	8	0.0%	0	2.0%	2	0.0%	0	0.0%	0	2.0%	2	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1	1.0%	1
Westcliffe-on-Sea	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	0.5%	5	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.0%	1
(Do not do this activity)	90.2%	994	92.0%	92	89.0%	89	87.0%	87	90.0%	90	90.1%	91	93.0%	93	92.0%	92	91.0%	91	85.0%	85	87.0%	87	96.0%	97
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Page 1383

Q38 In which town, village or out-of-town location does your household spend most money on health & fitness?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Brentwood	3.9%	43	0.0%	0	1.0%	1	0.0%	0	0.0%	0	9.9%	10	2.0%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	28.7%	29
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	6	0.0%	0	1.0%	1	1.0%	1	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Chigwell	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Collier Row	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.9%	32	0.0%	0	0.0%	0	4.0%	4	2.0%	2	0.0%	0	0.0%	0	0.0%	0	9.0%	9	13.0%	13	4.0%	4	0.0%	0
Elm Park	0.2%	2	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Grays	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Harold Hill	2.1%	23	3.0%	3	0.0%	0	0.0%	0	1.0%	1	3.0%	3	11.0%	11	5.0%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	5.6%	62	3.0%	3	25.0%	25	3.0%	3	20.0%	20	5.0%	5	1.0%	1	2.0%	2	0.0%	0	0.0%	0	3.0%	3	0.0%	0
Ilford	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	2.0%	2	1.0%	1	0.0%	0	0.0%	0
Lakeside	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Rainham	0.7%	8	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	7	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	5.5%	61	20.0%	20	1.0%	1	16.0%	16	1.0%	1	2.0%	2	1.0%	1	7.0%	7	5.0%	5	1.0%	1	6.0%	6	1.0%	1
South Ockendon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Upminster	1.2%	13	0.0%	0	2.0%	2	0.0%	0	0.0%	0	8.9%	9	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Ashford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Aveley	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Barkingside	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Basildon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Beckfree	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
Billericay	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
Chadwell Heath	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	0.0%	0	0.0%	0	0.0%	0
Chafford Hundred	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Cranham	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dartford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Gidea Park	0.4%	4	1.0%	1	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harlow	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Wood	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hutton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Loughton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Rush Green	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Thurrock	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Warley	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
(Don't know / varies)	0.5%	5	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0
(Don't do this activity)	72.5%	799	73.0%	73	64.0%	64	75.0%	75	72.0%	72	61.4%	62	79.0%	79	82.0%	82	76.0%	76	80.0%	80	73.0%	73	62.4%	63
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Q39 In which town, village or out-of-town location does your household spend most money on family entertainment centres (i.e. ten pin bowling; skating rinks etc.)?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brentwood	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	6	3.0%	3	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Chigwell	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Collier Row	2.1%	23	3.0%	3	1.0%	1	1.0%	1	3.0%	3	1.0%	1	2.0%	2	9.0%	9	2.0%	2	1.0%	1	0.0%	0	0.0%	0
Dagenham	3.5%	39	0.0%	0	3.0%	3	0.0%	0	3.0%	3	2.0%	2	0.0%	0	1.0%	1	1.0%	1	12.0%	12	17.0%	17	0.0%	0
Hornchurch	0.2%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	14.9%	164	22.0%	22	27.0%	27	23.0%	23	24.0%	24	20.8%	21	11.0%	11	5.0%	5	11.0%	11	7.0%	7	9.0%	9	4.0%	4
Stratford (including Westfield Stratford City)	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Upminster	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Basildon	2.2%	24	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1	18.8%	19
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Chelmsford	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	5.9%	6
Hainault	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hutton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Loughton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Maldon	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Marks Gate	0.1%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	1.1%	12	1.0%	1	1.0%	1	1.0%	1	1.0%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	1.0%	1	2.0%	2	3.0%	3
(Don't do this activity)	73.4%	809	71.0%	71	65.0%	65	75.0%	75	65.0%	65	70.3%	71	82.0%	82	84.0%	84	85.0%	85	75.0%	75	71.0%	71	64.4%	65
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q40 Are there any leisure facilities that you think are lacking within a reasonable distance of your home? [MR]																								
Yes, bingo	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	1.0%	1	0.0%	0	1.0%	1
Yes, bowling	1.7%	19	1.0%	1	1.0%	1	2.0%	2	1.0%	1	3.0%	3	2.0%	2	0.0%	0	0.0%	0	1.0%	1	4.0%	4	4.0%	4
Yes, cinema	3.6%	40	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	36.6%	37
Yes, leisure / fitness centre	3.8%	42	3.0%	3	2.0%	2	1.0%	1	3.0%	3	8.9%	9	1.0%	1	4.0%	4	3.0%	3	5.0%	5	8.0%	8	3.0%	3
Yes, museum / art gallery	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, pubs / clubs / bars	0.5%	5	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	3.0%	3	0.0%	0	0.0%	0
Yes, restaurants / cafes	0.7%	8	1.0%	1	1.0%	1	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.0%	1	2.0%	2	0.0%	0
Yes, shops	0.5%	6	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.0%	1	2.0%	2
Yes, swimming pool	14.5%	160	32.0%	32	13.0%	13	21.0%	21	12.0%	12	12.9%	13	2.0%	2	27.0%	27	12.0%	12	4.0%	4	22.0%	22	2.0%	2
Yes, theatre	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Yes, other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, more things for older people to do	0.5%	5	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.0%	1
Yes, more things for younger people to do	1.3%	14	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	1.0%	1	4.0%	4	0.0%	0	1.0%	1	2.0%	2	3.0%	3
Yes, cycling facilities	0.4%	4	0.0%	0	2.0%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Yes, ice rink	6.7%	74	11.0%	11	15.0%	15	9.0%	9	12.0%	12	5.0%	5	4.0%	4	5.0%	5	0.0%	0	4.0%	4	8.0%	8	1.0%	1
Yes, more green spaces	0.4%	4	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0
Yes, athletics stadium	0.2%	2	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, football pitches	0.2%	2	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, live music venue	0.2%	2	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Yes, ski centre	0.2%	2	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, tennis courts	0.2%	2	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
No	65.2%	719	51.0%	51	62.0%	62	66.0%	66	70.0%	70	71.3%	72	77.0%	77	56.0%	56	79.0%	79	71.0%	71	60.0%	60	54.5%	55
(Don't know)	5.4%	59	5.0%	5	5.0%	5	3.0%	3	2.0%	2	5.0%	5	14.0%	14	10.0%	10	3.0%	3	6.0%	6	5.0%	5	1.0%	1
Base:		1102		100		100		100		100		101		100		100		100		100		100		101
GEN Gender of respondent:																								
Male	29.9%	330	31.0%	31	23.0%	23	33.0%	33	32.0%	32	31.7%	32	41.0%	41	25.0%	25	29.0%	29	31.0%	31	25.0%	25	27.7%	28
Female	70.1%	772	69.0%	69	77.0%	77	67.0%	67	68.0%	68	68.3%	69	59.0%	59	75.0%	75	71.0%	71	69.0%	69	75.0%	75	72.3%	73
Base:		1102		100		100		100		100		101		100		100		100		100		100		101
AGE Could I ask how old are you please?																								
18 to 24	2.1%	23	0.0%	0	4.0%	4	4.0%	4	4.0%	4	1.0%	1	3.0%	3	1.0%	1	0.0%	0	2.0%	2	1.0%	1	3.0%	3
25 to 34	4.4%	48	5.0%	5	6.0%	6	4.0%	4	7.0%	7	0.0%	0	3.0%	3	0.0%	0	1.0%	1	10.0%	10	9.0%	9	3.0%	3
35 to 44	12.4%	137	12.0%	12	24.0%	24	5.0%	5	12.0%	12	16.8%	17	8.0%	8	9.0%	9	9.0%	9	16.0%	16	8.0%	8	16.8%	17
45 to 54	22.7%	250	16.0%	16	31.0%	31	13.0%	13	34.0%	34	35.6%	36	14.0%	14	10.0%	10	16.0%	16	20.0%	20	22.0%	22	37.6%	38
55 to 64	15.9%	175	15.0%	15	11.0%	11	18.0%	18	15.0%	15	13.9%	14	15.0%	15	23.0%	23	17.0%	17	13.0%	13	23.0%	23	10.9%	11
65 +	40.1%	442	48.0%	48	23.0%	23	50.0%	50	28.0%	28	30.7%	31	54.0%	54	52.0%	52	55.0%	55	36.0%	36	36.0%	36	28.7%	29
(Refused)	2.5%	27	4.0%	4	1.0%	1	6.0%	6	0.0%	0	2.0%	2	3.0%	3	5.0%	5	2.0%	2	3.0%	3	1.0%	1	0.0%	0
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
CAR How many cars does your household own or have the use of?																								
None	18.5%	204	17.0%	17	13.0%	13	20.0%	20	15.0%	15	5.9%	6	21.0%	21	20.0%	20	39.0%	39	28.0%	28	16.0%	16	8.9%	9
One	44.1%	486	41.0%	41	48.0%	48	46.0%	46	48.0%	48	47.5%	48	50.0%	50	48.0%	48	43.0%	43	48.0%	48	38.0%	38	27.7%	28
Two	24.1%	266	27.0%	27	24.0%	24	23.0%	23	27.0%	27	28.7%	29	17.0%	17	22.0%	22	11.0%	11	18.0%	18	29.0%	29	38.6%	39
Three or more	9.1%	100	11.0%	11	12.0%	12	3.0%	3	8.0%	8	11.9%	12	7.0%	7	5.0%	5	6.0%	6	2.0%	2	14.0%	14	19.8%	20
(Refused)	4.2%	46	4.0%	4	3.0%	3	8.0%	8	2.0%	2	5.9%	6	5.0%	5	5.0%	5	1.0%	1	4.0%	4	3.0%	3	5.0%	5
Base:		1102		100		100		100		100		101		100		100		100		100		100		101
WOR Which of the following best describes the chief wage earner of your household's current employment situation? [PR]																								
Working full time	42.1%	464	43.0%	43	66.0%	66	25.0%	25	53.0%	53	53.5%	54	28.0%	28	24.0%	24	25.0%	25	47.0%	47	47.0%	47	51.5%	52
Working part time	6.6%	73	5.0%	5	4.0%	4	8.0%	8	5.0%	5	5.0%	5	6.0%	6	9.0%	9	5.0%	5	7.0%	7	9.0%	9	9.9%	10
Unemployed	2.3%	25	0.0%	0	3.0%	3	3.0%	3	5.0%	5	1.0%	1	1.0%	1	3.0%	3	4.0%	4	2.0%	2	2.0%	2	1.0%	1
Retired	44.4%	489	49.0%	49	26.0%	26	54.0%	54	32.0%	32	36.6%	37	60.0%	60	60.0%	60	64.0%	64	38.0%	38	39.0%	39	29.7%	30
A housewife	0.3%	3	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
A student	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Refused)	4.3%	47	3.0%	3	1.0%	1	10.0%	10	3.0%	3	4.0%	4	5.0%	5	4.0%	4	2.0%	2	6.0%	6	3.0%	3	5.9%	6
Base:		1102		100		100		100		100		101		100		100		100		100		100		101
QUOTA Zone:																								
Zone 01	9.1%	100	100.0%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 02	9.1%	100	0.0%	0	100.0%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 03	9.1%	100	0.0%	0	0.0%	0	100.0%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 04	9.1%	100	0.0%	0	0.0%	0	0.0%	0	100.0%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 05	9.2%	101	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	101	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 06	9.1%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 07	9.1%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 08	9.1%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	100	0.0%	0	0.0%	0	0.0%	0
Zone 09	9.1%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	100	0.0%	0	0.0%	0
Zone 10	9.1%	100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	100	0.0%	0
Zone 11	9.2%	101	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	101
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

page 1842

PC Postcode sector:	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
CM13 1	1.7%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.8%	19
CM13 2	2.5%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	26.7%	27
CM13 3	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.9%	7
CM14 4	1.6%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	17.8%	18
CM14 5	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.9%	9
CM15 8	0.7%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.9%	8
CM15 9	1.2%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.9%	13
RM1 1	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM1 2	0.9%	10	10.0%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM1 3	0.3%	3	3.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM1 4	3.4%	38	38.0%	38	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM10 7	2.5%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	27.0%	27	0.0%	0	0.0%	0
RM10 8	2.8%	31	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	31.0%	31	0.0%	0	0.0%	0
RM10 9	3.0%	33	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	33.0%	33	0.0%	0	0.0%	0
RM11 1	2.8%	31	0.0%	0	31.0%	31	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM11 2	1.5%	16	0.0%	0	16.0%	16	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM11 3	1.7%	19	0.0%	0	19.0%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM11 4	3.1%	34	0.0%	0	34.0%	34	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM13 5	2.9%	32	0.0%	0	0.0%	0	0.0%	0	32.0%	32	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM13 6	2.9%	32	0.0%	0	0.0%	0	0.0%	0	32.0%	32	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM13 7	3.3%	36	0.0%	0	0.0%	0	0.0%	0	36.0%	36	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM13 8	3.3%	36	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	36.0%	36	0.0%	0
RM13 9	5.8%	64	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	64.0%	64	0.0%	0
RM14 1	4.8%	53	0.0%	0	0.0%	0	0.0%	0	0.0%	0	52.5%	53	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM14 2	2.1%	23	0.0%	0	0.0%	0	0.0%	0	0.0%	0	22.8%	23	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM14 3	2.3%	25	0.0%	0	0.0%	0	0.0%	0	0.0%	0	24.8%	25	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM2 5	1.9%	21	21.0%	21	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM2 6	1.3%	14	14.0%	14	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM3 0	3.8%	42	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	42.0%	42	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM3 7	1.5%	16	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	16.0%	16	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM3 8	1.6%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.0%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM3 9	2.2%	24	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	24.0%	24	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM4 1	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM5 2	2.6%	29	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	29.0%	29	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM5 3	3.6%	40	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	40.0%	40	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM6 4	2.3%	25	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	25.0%	25	0.0%	0	0.0%	0	0.0%	0
RM6 5	2.4%	26	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	26.0%	26	0.0%	0	0.0%	0	0.0%	0
RM6 6	1.5%	17	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	17.0%	17	0.0%	0	0.0%	0	0.0%	0
RM7 0	6.0%	66	0.0%	0	0.0%	0	66.0%	66	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM7 7	1.2%	13	13.0%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM7 8	2.4%	26	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	26.0%	26	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM7 9	3.1%	34	0.0%	0	0.0%	0	34.0%	34	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM8 1	1.2%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.0%	13	0.0%	0	0.0%	0	0.0%	0
RM8 3	1.7%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	19.0%	19	0.0%	0	0.0%	0	0.0%	0
RM9 5	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	4	0.0%	0	0.0%	0

Page 1848

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
RM9 6	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0
Base:		1102		100		100		100		100		101		100		100		100		100		100		101

Appendix 2:

Data Tabulations

By Zone (Weighted)

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q01 Where did your household last undertake a main food and grocery purchase?																								
Aldi, High Road Seven Kings, Ilford, IG3 8RS	0.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	4	0.0%	0	0.0%	0	0.0%	0
Aldi, Market Place, Romford RM1, 3AB	1.5%	16	2.2%	2	0.7%	1	2.5%	1	0.0%	0	0.0%	0	4.6%	5	2.5%	2	2.7%	4	0.0%	0	1.0%	1	0.6%	1
Aldi, Marlborough Road, Romford, RM7 8AB	2.9%	32	4.0%	4	0.7%	1	1.7%	1	3.2%	2	0.0%	0	1.2%	1	24.2%	19	0.7%	1	0.0%	0	0.0%	0	1.5%	2
Aldi, Ripple Road, Dagenham, RM9 6SJ	0.5%	6	0.0%	0	0.7%	1	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.3%	3	1.2%	1	0.0%	0
Aldi, St Mary's Lane, Upminster, RM14 2QB	3.3%	36	0.0%	0	6.2%	8	0.0%	0	5.5%	4	25.9%	19	3.2%	3	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.8%	1
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	6.3%	69	22.3%	23	10.9%	14	14.7%	6	4.0%	3	1.2%	1	5.0%	5	10.2%	8	3.4%	5	2.6%	4	0.9%	0	0.0%	0
Asda, Merrielands Crescent, Dagenham, RM9 6SJ	7.6%	84	0.0%	0	0.0%	0	0.6%	0	5.3%	4	0.0%	0	0.0%	0	0.0%	0	9.5%	13	43.2%	65	4.1%	2	0.0%	0
Asda, Vicarage Field Shopping Centre, Barking, IG11 8DJ	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Whalebone Lane, Chadwell Heath, RM8 1PB	0.3%	3	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	0.0%	0	0.0%	0	0.0%	0
Co-op, 208-212 Hutton Road, Shenfield, CM15 8NR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Co-op, 6/8-8A Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Dagenham Road, Rush Green, Romford, RM7 0TJ	0.1%	1	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Porters Avenue, Dagenham, RM9 4ND	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Rose Lane, Marks Gate East, Chadwell Heath, RM6 5NR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Co-op, Station Road, Harold Wood, Romford, RM3 0BP	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, The Baytree Centre, Brentwood, CM14 4BX	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	3
Iceland, 32 The High Street, Brentwood,CM14 4AJ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	2
Iceland, Farnham Road, Harold Hill, Romford, RM3 8DX	0.6%	7	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.3%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1381 of 2629

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Iceland, Heathway, Dagenham, RM10 8QS	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	3.5%	5	0.0%	0	0.0%	0
Iceland, London Road, Romford, RM7 9NA	0.1%	1	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Iceland, North Street, Hornchurch, RM11 1RL	0.7%	8	0.0%	0	3.2%	4	0.0%	0	2.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	2	0.0%	0
Iceland, Whalebone Lane, Dagenham, RM8 1FB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Lidl, Atlanta Boulevard, Romford, RM1 1TB	0.6%	7	3.9%	4	0.9%	1	1.7%	1	0.7%	1	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Daiglen Drive, South Ockendon, RM15 5AE	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0
Lidl, Heathway, Dagenham, RM10 8QS	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.5%	1	0.0%	0	0.0%	0
Lidl, Longbridge Road, Dagenham, RM8 2DB	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Marks & Spencer, High Street, Brentwood, CM14 4RH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Marks & Spencer, Lakeside, West Thurrock, RM20 2ZQ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Marks & Spencer, South Street, Romford, RM1 1NT	1.2%	14	5.7%	6	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.6%	1	1.4%	1	4.1%	6	0.0%	0	0.0%	0	0.0%	0
Marks & Spencer, Station Road, Upminster, RM14 2SU	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.5%	0	1.8%	1	2.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, London Road, Grays, RM17 5XZ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0
Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA	2.4%	27	0.0%	0	0.0%	0	2.4%	1	0.7%	1	0.0%	0	0.0%	0	0.0%	0	9.5%	13	6.9%	10	3.4%	2	0.0%	0
Sainsbury's Local, Farnham Road, Harold Hill, Romford, RM3 8DX	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.8%	9	0.0%	0	3.3%	4	0.0%	0	1.0%	1	1.5%	1	2.6%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	3.6%	39	1.0%	1	0.0%	0	3.9%	2	0.5%	0	0.0%	0	0.0%	0	2.6%	2	23.3%	32	1.4%	2	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	4.7%	51	2.3%	2	23.8%	31	1.2%	1	16.9%	12	3.2%	2	1.2%	1	0.7%	1	0.0%	0	0.0%	0	2.0%	1	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0
Sainsbury's, King George	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	3	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Avenue, Ilford, IG2 7SH																								
Sainsbury's, The Brewery, Romford, RM1 1AU	4.2%	46	18.2%	19	0.9%	1	19.9%	9	0.9%	1	0.0%	0	3.1%	3	8.5%	7	3.0%	4	0.0%	0	6.8%	4	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	8.5%	94	1.2%	1	0.0%	0	0.0%	0	0.0%	0	2.9%	2	1.9%	2	0.7%	1	0.0%	0	0.0%	0	0.0%	0	56.0%	88
Tesco Express, Ardleigh Green Road, Hornchurch, RM11 2LG	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Dagenham Heathway, Dagenham, RM10 8QS	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	2.8%	4	0.0%	0	0.0%	0
Tesco Express, Front Lane, Cranham, Upminster, RM14 1XL	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, High Road, Chadwell Heath, RM6 6PR	0.7%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.4%	7	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Rainham Road, Rainham, RM13 7QX	0.5%	5	0.0%	0	0.0%	0	0.0%	0	2.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	5.7%	3	0.0%	0
Tesco Express, South Street, Romford, RM1 1RX	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	4.3%	48	0.0%	0	1.3%	2	1.6%	1	15.9%	12	3.3%	2	0.0%	0	0.0%	0	0.0%	0	3.6%	5	49.8%	26	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	11.1%	122	18.1%	18	6.1%	8	5.9%	3	0.0%	0	13.6%	10	48.1%	50	22.2%	18	0.0%	0	0.0%	0	0.0%	0	9.8%	15
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	2.3%	25	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	14.4%	20	3.1%	5	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	7.2%	79	5.8%	6	28.2%	37	28.7%	12	5.8%	4	6.2%	5	0.0%	0	0.0%	0	3.3%	4	5.5%	8	4.8%	3	0.0%	0
Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1TX	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.5%	0	2.5%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	1.2%	1	0.0%	0
Tesco Metro, Collier Row Lane, Collier Row, Romford, RM5 3NL	1.9%	21	1.2%	1	0.0%	0	1.1%	0	0.0%	0	0.0%	0	1.8%	2	18.9%	15	0.7%	1	0.0%	0	0.0%	0	0.8%	1
Tesco, Airfield Way, Hornchurch, RM12 5AF	2.1%	23	0.0%	0	1.1%	1	4.5%	2	26.6%	19	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose (Little), High Street, Hornchurch, RM11 1TP	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose, St Mary's Lane, Upminster, RM14 3BT	1.3%	14	0.0%	0	1.4%	2	0.6%	0	0.0%	0	13.0%	10	0.6%	1	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.8%	1
Internet / delivered	6.1%	67	5.9%	6	9.0%	12	2.1%	1	2.8%	2	8.2%	6	7.1%	7	1.3%	1	4.5%	6	6.8%	10	8.4%	4	6.9%	11

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Other foodstore outside study area	2.9%	32	0.6%	1	0.0%	0	0.0%	0	0.0%	0	2.4%	2	4.1%	4	0.0%	0	2.0%	3	8.4%	13	1.2%	1	6.0%	9
Other, zone 1	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 10	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	5	0.0%	0	0.0%	0
Other foodstores, Basildon	0.7%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	4.1%	6
Other foodstores, Billericay	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.1%	6
(Don’t know / can't remember)	1.5%	17	0.0%	0	0.7%	1	0.0%	0	0.7%	1	2.0%	1	1.2%	1	1.3%	1	0.7%	1	4.0%	6	0.0%	0	2.8%	4
(Don’t do this kind of shopping)	1.3%	15	5.5%	6	1.1%	1	0.6%	0	1.4%	1	2.7%	2	0.0%	0	4.0%	3	0.7%	1	0.0%	0	0.5%	0	0.0%	0
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q02 And where did you shop the time before that (was it the same, or different, and if so, please specify)? *Those who specified a location at Q01*																								
Aldi, High Road Seven Kings, Ilford, IG3 8RS	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	5	0.0%	0	0.0%	0	0.0%	0
Aldi, Market Place, Romford RM1, 3AB	1.1%	12	4.4%	4	0.7%	1	2.2%	1	0.0%	0	0.9%	1	2.7%	3	2.1%	2	0.7%	1	0.0%	0	0.5%	0	0.0%	0
Aldi, Marlborough Road, Romford, RM7 8AB	3.3%	35	5.0%	5	0.0%	0	2.4%	1	3.3%	2	0.0%	0	2.9%	3	23.0%	17	1.4%	2	0.0%	0	0.0%	0	3.0%	5
Aldi, Ripple Road, Dagenham, RM9 6SJ	0.7%	7	0.0%	0	0.0%	0	1.1%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	5	1.5%	1	0.0%	0
Aldi, St Mary's Lane, Upminster, RM14 2QB	3.0%	32	0.0%	0	2.4%	3	0.0%	0	7.4%	5	22.7%	16	1.3%	1	3.3%	3	0.0%	0	0.0%	0	0.9%	0	2.3%	4
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	6.5%	69	21.6%	21	6.7%	9	12.4%	5	4.1%	3	3.7%	3	7.3%	8	12.3%	9	5.2%	7	1.9%	3	0.5%	0	1.5%	2
Asda, Merrielands Crescent, Dagenham, RM9 6SJ	6.4%	69	0.0%	0	0.0%	0	0.6%	0	6.5%	5	0.0%	0	0.0%	0	2.6%	2	4.7%	6	30.8%	44	14.0%	7	2.6%	4
Asda, Whalebone Lane, Chadwell Heath, RM8 1BB	0.7%	7	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	4	2.0%	3	0.0%	0	0.0%	0
Co-op (Somerfield), Farnham Road, Harold Hill, Romford, RM3 8DX	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, 208-212 Hutton Road, Shenfield, CM15 8NR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Co-op, 6/8-8A Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Dagenham Road, Rush Green, Romford, RM7 0TJ	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Porters Avenue, Dagenham, RM9 4ND	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Rose Lane, Marks Gate East, Chadwell Heath, RM6 5NR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Co-op, Station Road, Harold Wood, Romford, RM3 0BP	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, 32 The High Street, Brentwood,CM14 4AJ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	2
Iceland, Farnham Road, Harold Hill, Romford, RM3 8DX	0.7%	7	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.4%	5	0.7%	1	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Iceland, Heathway,	0.8%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.7%	8	0.0%	0	0.0%	0

Uncontrolled Copy

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Dagenham, RM10 8QS																								
Iceland, London Road, Romford, RM7 9NA	0.1%	1	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Iceland, Market Place, Romford, RM1 3AB	0.3%	4	0.6%	1	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Iceland, North Street, Hornchurch, RM11 1RL	0.7%	8	0.0%	0	5.3%	7	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Atlanta Boulevard, Romford, RM1 1TB	0.3%	4	1.3%	1	0.0%	0	2.3%	1	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Lidl, Daiglen Drive, South Ockendon, RM15 5AE	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0
Lidl, Heathway, Dagenham, RM10 8QS	0.6%	6	0.0%	0	0.0%	0	0.6%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	5	0.0%	0	0.0%	0
Marks & Spencer, High Street, Brentwood, CM14 4RH	0.9%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.4%	10
Marks & Spencer, Lakeside, West Thurrock, RM20 2ZQ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.5%	0	0.0%	0
Marks & Spencer, Ongar Road Pilgrims Hatch, Brentwood, CM15 9HZ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Marks & Spencer, South Street, Romford, RM1 1NT	1.6%	17	6.0%	6	0.0%	0	3.5%	1	0.0%	0	0.0%	0	1.3%	1	3.3%	3	4.2%	6	0.0%	0	0.5%	0	0.0%	0
Marks & Spencer, Southend Arterial Rd, Hornchurch, RM11 3UJ	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marks & Spencer, Station Road, Upminster, RM14 2SU	0.8%	9	1.2%	1	0.9%	1	0.0%	0	0.0%	0	6.6%	5	0.6%	1	0.0%	0	0.0%	0	0.5%	1	0.5%	0	0.0%	0
Morrisons, London Road, Grays, RM17 5XZ	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA	2.9%	31	0.0%	0	0.0%	0	2.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	11.8%	16	8.2%	12	3.4%	2	0.0%	0
Sainsbury's Local, Farnham Road, Harold Hill, Romford, RM3 8DX	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.7%	7	0.0%	0	2.1%	3	0.0%	0	0.0%	0	2.1%	1	3.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	3.5%	38	1.1%	1	0.0%	0	3.4%	1	0.7%	1	0.0%	0	0.0%	0	0.7%	1	24.2%	33	0.7%	1	0.5%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	5.2%	55	4.7%	4	24.9%	32	1.2%	1	16.2%	12	5.5%	4	0.6%	1	0.0%	0	0.0%	0	0.0%	0	4.4%	2	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Sainsbury's, King George Avenue, Ilford, IG2 7SH	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	3.1%	4	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	3.6%	39	14.8%	14	0.5%	1	16.3%	7	0.7%	1	2.4%	2	1.8%	2	8.6%	6	3.5%	5	0.0%	0	3.4%	2	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	6.9%	74	1.3%	1	0.0%	0	0.0%	0	0.0%	0	2.5%	2	1.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	45.2%	69
Tesco Express, 225 Hanging Hill Lane, Brentwood, CM13 2QG	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	3
Tesco Express, 405 Brentwood Road, Romford, RM2 5TJ	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, 85-86 Viceroy Parade, Hutton Road, Shenfield, CM15 8HB	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	2
Tesco Express, Ardleigh Green Road, Hornchurch, RM11 2LG	0.1%	2	0.0%	0	0.9%	1	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Butts Green Road, Hornchurch, RM11 2LD	0.2%	2	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Dagenham Heathway, Dagenham, RM10 8QS	0.8%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	5.2%	7	0.0%	0	0.0%	0
Tesco Express, Front Lane, Cranham, Upminster, RM14 1XL	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, High Road, Chadwell Heath, RM6 6PR	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.6%	6	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Main Road, Romford, RM1 3BT	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0
Tesco Express, Mawney Road, RM7 7HL	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Rainham Road, Rainham, RM13 7QX	0.8%	9	0.0%	0	0.0%	0	0.0%	0	2.4%	2	1.7%	1	0.6%	1	0.0%	0	0.0%	0	0.5%	1	8.9%	5	0.0%	0
Tesco Express, South Street, Romford, RM1 1RX	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Warley Hill, Brentwood, CM14 5HB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	5.1%	55	0.0%	0	2.6%	3	0.0%	0	28.8%	21	2.4%	2	0.0%	0	0.0%	0	0.0%	0	8.2%	12	33.2%	17	0.0%	0

Page 69 of 95

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	10.2%	109	19.8%	19	8.0%	10	8.3%	4	1.2%	1	4.4%	3	46.5%	48	16.9%	13	0.0%	0	0.0%	0	3.4%	2	6.6%	10
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	3.1%	33	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	20.0%	27	3.8%	5	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	6.6%	71	4.1%	4	28.2%	36	28.5%	12	5.3%	4	5.5%	4	0.0%	0	0.0%	0	0.7%	1	4.4%	6	5.0%	3	0.8%	1
Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1TX	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.5%	0	3.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.6%	2	0.0%	0
Tesco Metro, Collier Row Lane, Collier Row, Romford, RM5 3NL	1.7%	18	3.7%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	16.6%	12	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	1.3%	14	0.0%	0	1.8%	2	3.9%	2	13.6%	10	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose, St Mary's Lane, Upminster, RM14 3BT	1.3%	14	1.6%	2	1.2%	1	0.6%	0	0.0%	0	12.6%	9	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Internet / delivered	6.2%	67	5.4%	5	8.7%	11	2.2%	1	2.1%	2	8.9%	6	8.2%	9	2.1%	2	3.4%	5	5.7%	8	8.5%	4	9.6%	15
Other foodstore outside study area	2.3%	24	0.6%	1	0.7%	1	0.6%	0	0.0%	0	1.6%	1	0.6%	1	0.7%	1	1.3%	2	8.8%	13	0.7%	0	3.8%	6
Other, zone 1	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other foodstores, Basildon	1.0%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	6.3%	10
Other foodstores, Billericay	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.9%	6
(Don't know / can't remember)	1.8%	20	0.0%	0	3.2%	4	1.7%	1	0.7%	1	5.8%	4	1.7%	2	0.0%	0	0.0%	0	4.2%	6	1.0%	1	1.1%	2
Weighted base:		1071		96		128		43		72		70		103		75		136		143		52		153
Sample:		1070		98		97		99		97		96		98		94		98		96		99		98

Page 1883

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q03AWhat form of transport do you use to visit your main food shopping destination?																								
Those who do main food shopping at Q01																								
Car - Driver	62.4%	679	53.4%	51	61.3%	79	60.4%	26	66.8%	48	72.2%	52	64.5%	67	70.3%	54	44.4%	61	61.4%	92	66.2%	34	73.2%	115
Car - Passenger	10.7%	116	11.0%	11	5.7%	7	14.9%	6	7.0%	5	7.0%	5	13.3%	14	11.1%	8	22.4%	31	11.1%	17	16.6%	9	2.3%	4
Bus	8.1%	88	10.0%	10	4.6%	6	7.7%	3	10.1%	7	2.6%	2	8.0%	8	13.2%	10	16.8%	23	9.4%	14	5.3%	3	1.1%	2
Cycle	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Disabled Vehicle (e.g. mobility scooter)	0.7%	8	3.6%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	1.7%	2	0.0%	0	0.5%	0	0.6%	1
Taxi	1.0%	10	0.0%	0	0.0%	0	1.2%	1	0.5%	0	0.0%	0	0.6%	1	2.7%	2	0.7%	1	0.0%	0	0.0%	0	3.7%	6
Train	0.6%	7	1.3%	1	3.2%	4	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Walk	8.0%	87	9.7%	9	15.2%	20	8.9%	4	11.4%	8	9.7%	7	3.4%	4	1.3%	1	8.8%	12	6.8%	10	2.4%	1	7.0%	11
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	2.3%	25	4.8%	5	0.9%	1	4.8%	2	0.0%	0	0.0%	0	1.9%	2	0.0%	0	0.7%	1	4.0%	6	0.5%	0	5.2%	8
(Don't travel - Goods delivered)	6.1%	67	6.3%	6	9.1%	12	2.2%	1	2.8%	2	8.5%	6	7.1%	7	1.3%	1	4.5%	6	6.8%	10	8.5%	4	6.9%	11
Weighted base:		1087		96		128		43		72		72		105		76		137		149		52		157
Sample:		1085		98		98		99		98		98		100		95		99		100		99		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q03BWhat is the MAIN reason that you visit (STORE MENTIONED AT Q01) in preference to any other? *Those who do main food shopping at Q01*																								
Attractive environment	0.7%	8	1.2%	1	0.0%	0	1.0%	0	1.4%	1	0.0%	0	0.6%	1	0.7%	1	1.3%	2	0.0%	0	0.0%	0	1.5%	2
Cleanliness	0.2%	2	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Close to home	38.0%	413	25.2%	24	43.9%	56	43.7%	19	45.2%	33	37.5%	27	37.5%	39	32.6%	25	39.2%	54	25.0%	37	55.0%	29	45.0%	71
Close to work / en route to work	1.8%	20	2.3%	2	4.4%	6	0.0%	0	2.1%	2	0.0%	0	0.0%	0	1.0%	1	1.0%	1	1.3%	2	3.0%	2	2.9%	5
Easily accessible by foot / cycle	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good and / or free parking	1.5%	16	5.5%	5	0.5%	1	5.8%	2	0.0%	0	2.2%	2	0.6%	1	2.0%	2	0.0%	0	0.7%	1	0.0%	0	1.9%	3
Good bus service / accessible public transport	0.3%	3	0.6%	1	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Good disabled access	0.2%	2	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Good prices	21.6%	235	23.8%	23	22.3%	29	14.8%	6	20.3%	15	21.2%	15	24.6%	26	24.9%	19	23.2%	32	33.2%	50	15.8%	8	8.0%	13
Good range of comparison goods	2.0%	21	1.5%	1	1.8%	2	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.7%	1	1.3%	2	4.6%	7	0.0%	0	5.0%	8
Good range of food offer	7.7%	84	8.6%	8	4.4%	6	8.5%	4	9.1%	7	4.4%	3	12.7%	13	12.3%	9	4.4%	6	10.2%	15	4.9%	3	6.3%	10
Good variety of goods on offer	3.0%	33	3.5%	3	0.9%	1	0.8%	0	4.8%	3	3.6%	3	2.3%	2	1.4%	1	7.6%	10	0.0%	0	0.5%	0	4.8%	8
Habit/ familiarity	8.7%	95	7.9%	8	10.9%	14	6.5%	3	6.8%	5	7.8%	6	5.8%	6	6.6%	5	13.1%	18	7.4%	11	13.5%	7	8.3%	13
Has other facilities (e.g. pharmacy, optician, dry cleaners, cafes)	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Links to the other shops / facilities in the town centre	1.0%	11	1.2%	1	2.6%	3	0.0%	0	1.9%	1	0.9%	1	0.0%	0	5.4%	4	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Good quality	1.9%	21	7.4%	7	0.0%	0	6.7%	3	0.5%	0	4.4%	3	0.0%	0	0.0%	0	1.9%	3	1.8%	3	1.0%	1	1.0%	2
Good loyalty scheme	0.7%	7	0.6%	1	0.0%	0	1.4%	1	0.0%	0	4.1%	3	0.0%	0	1.9%	1	0.0%	0	0.5%	1	0.0%	0	0.6%	1
Close to friends / family	0.6%	7	0.0%	0	1.1%	1	0.0%	0	0.9%	1	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	1.8%	3
Easy to get to	0.3%	3	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.6%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Convenience of Internet shopping	4.5%	48	4.8%	5	6.5%	8	2.2%	1	2.1%	2	8.5%	6	6.5%	7	1.3%	1	0.7%	1	5.0%	8	4.1%	2	5.4%	9
Helpful staff	0.1%	2	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good opening hours	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know)	5.1%	55	3.1%	3	0.7%	1	5.6%	2	4.4%	3	3.6%	3	5.4%	6	7.8%	6	5.6%	8	9.1%	14	1.5%	1	6.2%	10
Weighted base:		1087		96		128		43		72		72		105		76		137		149		52		157
Sample:		1085		98		98		99		98		98		100		95		99		100		99		101

Q04 When your household undertakes its main food and grocery spend (STORE MENTIONED AT Q01) does it visit other shops, leisure or service outlets on the same shopping trips? And if so which ones? [MR]

Those who do main food shopping at Q01

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Yes - other food shops	14.1%	153	13.6%	13	10.7%	14	15.0%	6	8.1%	6	11.6%	8	12.1%	13	16.1%	12	6.8%	9	22.3%	33	10.2%	5	20.8%	33
Yes - other non food shops (clothing, footwear, electrical etc)	16.8%	182	25.9%	25	19.9%	26	20.4%	9	10.8%	8	8.2%	6	12.2%	13	10.9%	8	8.9%	12	11.5%	17	6.2%	3	35.5%	56
Yes - pubs, restaurants or cafes	2.4%	26	1.3%	1	1.1%	1	4.9%	2	0.0%	0	1.3%	1	1.2%	1	3.2%	2	4.7%	6	3.1%	5	0.0%	0	3.3%	5
Yes - financial service (i.e. bank, building society)	4.4%	48	4.2%	4	7.0%	9	0.6%	0	7.9%	6	2.3%	2	3.0%	3	3.9%	3	6.0%	8	0.5%	1	6.7%	3	5.3%	8
Yes - other service (e.g. hairdresser, travel agent, estate agent)	0.4%	4	0.0%	0	0.5%	1	0.6%	0	0.9%	1	0.0%	0	0.6%	1	1.4%	1	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Yes - leisure activity	3.4%	37	0.0%	0	2.7%	3	0.8%	0	3.9%	3	6.4%	5	3.2%	3	2.0%	2	3.4%	5	7.4%	11	2.3%	1	2.5%	4
Yes - other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes - visit petrol station	1.0%	11	0.0%	0	3.9%	5	2.0%	1	0.0%	0	1.7%	1	1.8%	2	0.7%	1	0.0%	0	0.0%	0	0.7%	0	0.8%	1
No	62.7%	682	67.4%	65	62.2%	80	62.2%	27	71.2%	51	68.5%	49	66.2%	69	70.7%	54	72.3%	99	57.4%	86	75.5%	39	40.1%	63
(Don't know / varies)	3.2%	35	0.0%	0	2.1%	3	1.2%	1	1.5%	1	3.0%	2	6.2%	7	0.0%	0	1.0%	1	6.0%	9	0.0%	0	7.3%	11
Weighted base:		1087		96		128		43		72		72		105		76		137		149		52		157
Sample:		1085		98		98		99		98		98		100		95		99		100		99		101

Page 1956

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Mean score: [£]																								
Q05 Approximately how much money does your household spend per week on its main food and groceries shop at (STORE MENTIONED AT Q01)? *Those who do main food shopping at Q01*																								
£1-10	0.5%	6	0.0%	0	0.0%	0	2.2%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	1.3%	2	0.9%	1	0.5%	0	0.6%	1
£11-20	2.8%	31	7.6%	7	3.7%	5	4.6%	2	1.9%	1	1.8%	1	2.2%	2	2.7%	2	4.4%	6	1.4%	2	1.0%	1	0.6%	1
£21-30	5.2%	56	4.8%	5	3.2%	4	5.4%	2	7.2%	5	2.7%	2	5.0%	5	4.3%	3	13.2%	18	4.9%	7	2.1%	1	1.9%	3
£31-40	5.8%	63	4.3%	4	7.4%	9	5.6%	2	7.6%	6	4.7%	3	10.6%	11	10.3%	8	7.6%	10	3.0%	5	3.8%	2	1.3%	2
£41-50	9.3%	101	11.3%	11	7.2%	9	10.0%	4	12.8%	9	7.1%	5	8.6%	9	13.7%	10	10.6%	14	5.9%	9	8.8%	5	9.4%	15
£51-60	7.5%	82	7.4%	7	4.2%	5	12.5%	5	4.4%	3	10.0%	7	14.1%	15	11.5%	9	8.0%	11	3.1%	5	10.2%	5	6.0%	9
£61-70	8.2%	90	5.6%	5	11.3%	14	8.2%	4	10.3%	7	5.3%	4	5.9%	6	3.4%	3	6.2%	8	10.9%	16	9.7%	5	10.6%	17
£71-80	8.7%	95	13.2%	13	8.5%	11	3.9%	2	6.2%	4	10.0%	7	7.4%	8	11.0%	8	8.5%	12	10.7%	16	10.6%	6	5.4%	8
£81-90	4.2%	46	2.9%	3	4.5%	6	4.0%	2	6.6%	5	2.8%	2	3.5%	4	4.1%	3	5.7%	8	3.1%	5	2.1%	1	5.3%	8
£91-100	15.3%	166	10.9%	10	16.3%	21	22.6%	10	21.0%	15	15.7%	11	8.2%	9	11.3%	9	11.2%	15	14.0%	21	23.5%	12	21.1%	33
£101-150	12.2%	133	13.3%	13	13.0%	17	8.3%	4	12.5%	9	20.9%	15	11.2%	12	6.0%	5	2.3%	3	18.3%	27	10.1%	5	15.1%	24
£151-200	3.4%	37	5.8%	6	3.2%	4	0.0%	0	2.7%	2	1.7%	1	0.6%	1	5.3%	4	1.9%	3	1.3%	2	5.1%	3	7.9%	12
£201+	1.3%	14	0.0%	0	1.1%	1	0.8%	0	0.0%	0	0.9%	1	4.1%	4	0.0%	0	0.0%	0	1.7%	3	3.7%	2	1.5%	2
(Don't know / can't remember)	13.8%	151	11.1%	11	14.7%	19	10.7%	5	6.7%	5	11.9%	8	15.5%	16	12.4%	9	17.6%	24	20.3%	30	6.1%	3	12.7%	20
(Refused)	1.7%	19	1.9%	2	1.6%	2	1.2%	1	0.0%	0	4.4%	3	3.0%	3	3.4%	3	1.7%	2	0.5%	1	2.6%	1	0.8%	1
Mean:		*83.24*		*80.45*		*85.54*		*74.89*		*79.44*		*90.01*		*79.09*		*74.58*		*62.92*		*90.38*		*94.13*		*97.50*
Weighted base:		1087		96		128		43		72		72		105		76		137		149		52		157
Sample:		1085		98		98		99		98		98		100		95		99		100		99		101
Mean score [Times a week]: Everyday = 7, 5 - 6 times a week = 5.5, 3 - 4 times a week = 3.5, Twice a week = 2, Once a week = 1, Once every two weeks = 0.5, Once a month = 0.25, Less often = 0.1																								
Q06 How often does your household normally visit its main food and grocery shopping destination (STORE MENTIONED AT Q01)? *Those who do main food shopping at Q01*																								
Everyday	1.2%	13	0.6%	1	1.8%	2	3.8%	2	0.5%	0	3.0%	2	2.3%	2	0.7%	1	0.7%	1	0.0%	0	0.9%	0	1.3%	2
5 - 6 times a week	0.6%	6	0.0%	0	0.5%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	1.9%	1	0.7%	1	0.9%	1	0.9%	0	0.6%	1
3 - 4 times a week	2.1%	23	1.8%	2	0.0%	0	6.3%	3	0.7%	1	6.6%	5	1.2%	1	4.0%	3	1.0%	1	2.6%	4	0.9%	0	2.1%	3
Twice a week	7.3%	79	9.2%	9	4.7%	6	11.4%	5	7.2%	5	7.5%	5	3.8%	4	8.2%	6	14.8%	20	6.7%	10	2.1%	1	4.5%	7
Once a week	68.6%	745	72.0%	69	74.1%	95	63.1%	27	76.5%	55	65.7%	47	55.1%	58	62.9%	48	63.9%	87	77.1%	115	72.2%	38	67.6%	106
Once every two weeks	13.3%	144	9.6%	9	15.1%	19	10.2%	4	5.7%	4	6.9%	5	23.4%	25	18.9%	14	13.9%	19	8.7%	13	14.3%	7	15.2%	24
Once a month	4.0%	44	2.8%	3	1.9%	2	2.4%	1	4.8%	3	7.2%	5	11.7%	12	0.0%	0	2.1%	3	1.7%	3	6.9%	4	5.0%	8
Less often	0.2%	2	0.0%	0	1.3%	2	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
(Don't know / varies)	2.7%	30	4.0%	4	0.7%	1	2.2%	1	3.9%	3	3.1%	2	2.4%	3	3.3%	3	2.8%	4	2.3%	3	1.0%	1	3.8%	6
Mean:		*1.13*		*1.11*		*1.07*		*1.44*		*1.09*		*1.34*		*1.01*		*1.22*		*1.17*		*1.12*		*1.02*		*1.09*
Weighted base:		1087		96		128		43		72		72		105		76		137		149		52		157
Sample:		1085		98		98		99		98		98		100		95		99		100		99		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q07 Where did your household last undertake your 'top-up' food and grocery purchases? (i.e smaller/ 'basket' shopping purchases which are not part of your main food and groceries shop)																								
Aldi, High Road Seven Kings, Ilford, IG3 8RS	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0	0.0%	0
Aldi, Market Place, Romford RM1, 3AB	0.7%	7	1.1%	1	0.0%	0	2.0%	1	1.4%	1	0.0%	0	1.8%	2	0.7%	1	1.4%	2	0.0%	0	0.0%	0	0.0%	0
Aldi, Marlborough Road, Romford, RM7 8AB	1.3%	15	1.8%	2	0.0%	0	0.0%	0	1.3%	1	0.0%	0	1.6%	2	9.2%	7	2.0%	3	0.0%	0	0.0%	0	0.0%	0
Aldi, Ripple Road, Dagenham, RM9 6SJ	0.7%	8	0.0%	0	0.0%	0	0.0%	0	2.5%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.2%	3	2.9%	2	0.0%	0
Aldi, St Mary's Lane, Upminster, RM14 2QB	1.0%	11	0.0%	0	1.3%	2	0.0%	0	0.0%	0	12.2%	9	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	3.4%	37	16.8%	17	6.2%	8	1.2%	1	0.5%	0	0.0%	0	2.7%	3	2.8%	2	1.7%	2	0.9%	1	4.3%	2	0.0%	0
Asda, Merrielands Crescent, Dagenham, RM9 6SJ	1.9%	21	0.0%	0	0.5%	1	0.0%	0	3.3%	2	0.0%	0	0.0%	0	0.7%	1	3.8%	5	7.7%	12	1.2%	1	0.0%	0
Asda, Whalebone Lane, Chadwell Heath, RM8 1NB	0.1%	1	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Co-op (Somerfield), Farnham Road, Harold Hill, Romford, RM3 8DX	1.2%	13	0.0%	0	3.2%	4	0.0%	0	0.0%	0	0.0%	0	7.4%	8	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, 201-207 Rayleigh Road, Hutton, Brentwood, CM13 1LZ	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	6
Co-op, 208-212 Hutton Road, Shenfield, CM15 8NR	1.5%	17	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.6%	17
Co-op, 6/8-8A Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD	0.7%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.4%	7
Co-op, Becontree Avenue, Becontree, Dagenham, RM8 2UU	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	0.0%	0	0.0%	0	0.0%	0
Co-op, Dagenham Road, Rush Green, Romford, RM7 0TJ	0.4%	4	0.0%	0	0.0%	0	10.1%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Elm Park Avenue, Hornchurch, RM12 4SD	0.1%	1	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Station Road, Harold Wood, Romford, RM3 0BP	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.4%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, The Baytree Centre, Brentwood, CM14 4BX	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	2
Co-op, The Retail Unit, Turpin Avenue, Colliers	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.0%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 98 of 98

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Row, RM5 2PU																								
Costcutter, Farringdon Avenue, Romford, RM3 8SG	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Costcutter, High Road, Romford, RM6 6PX	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Costcutter, Highfield Link, Romford, RM5 3DH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, 32 The High Street, Brentwood,CM14 4AJ	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	4
Iceland, Farnham Road, Harold Hill, Romford, RM3 8DX	1.5%	16	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.5%	14	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Heathway, Dagenham, RM10 8QS	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.9%	6	0.0%	0	0.0%	0
Iceland, London Road, Romford, RM7 9NA	0.4%	5	0.0%	0	0.0%	0	10.6%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Market Place, Romford, RM1 3AB	0.3%	3	2.6%	3	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Iceland, North Street, Hornchurch, RM11 1RL	0.6%	6	0.0%	0	4.4%	6	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Whalebone Lane, Dagenham, RM8 1FB	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.6%	5	0.0%	0	0.0%	0
Lidl, Atlanta Boulevard, Romford, RM1 1TB	0.1%	2	0.0%	0	0.0%	0	3.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Heathway, Dagenham, RM10 8QS	1.0%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.2%	11	0.9%	0	0.0%	0
Lidl, Longbridge Road, Dagenham, RM8 2DB	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.7%	1	0.0%	0	0.0%	0
Londis, Warley Hill, Brentwood, CM14 5HR	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Marks & Spencer, High Street, Brentwood, CM14 4RH	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	5
Marks & Spencer, South Street, Romford, RM1 1NT	1.5%	16	5.2%	5	0.7%	1	3.4%	1	0.7%	1	0.0%	0	1.2%	1	2.0%	2	2.4%	3	1.3%	2	0.5%	0	0.0%	0
Marks & Spencer, Station Road, Upminster, RM14 2SU	0.6%	6	1.1%	1	0.0%	0	0.0%	0	0.5%	0	5.2%	4	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Morrisons M Local, Station Parade, Hornchurch, RM12 5AB	0.4%	4	0.0%	0	0.0%	0	0.0%	0	5.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA	2.1%	23	0.6%	1	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.9%	14	5.2%	8	0.5%	0	0.0%	0
Sainsbury's Local, Farnham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Road, Harold Hill, Romford, RM3 8DX																								
Sainsbury's Local, North Street, Romford, RM1 1ED	0.7%	7	7.2%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.3%	3	0.0%	0	0.5%	1	0.0%	0	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	2.0%	22	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	13.6%	19	1.0%	1	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	3.4%	37	0.0%	0	26.6%	35	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, King George Avenue, Ilford, IG2 7SH	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	3.1%	5	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	1.6%	18	9.1%	9	0.0%	0	7.9%	3	0.0%	0	1.2%	1	1.2%	1	1.3%	1	1.0%	1	0.0%	0	1.3%	1	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4QQ	2.8%	31	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	19.7%	31
Tesco Express, 225 Hanging Hill Lane, Brentwood, CM13 2QG	0.9%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.0%	9
Tesco Express, 405 Brentwood Road, Romford, RM2 5TJ	0.4%	4	2.4%	2	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, 85-86 Viceroy Parade, Hutton Road, Shenfield, CM15 8JD	0.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.3%	4
Tesco Express, Ardleigh Green Road, Hornchurch, RM11 2LG	0.2%	2	0.0%	0	1.1%	1	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Butts Green Road, Hornchurch, RM11 2LD	0.1%	1	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Dagenham Heathway, Dagenham, RM10 8QS	1.1%	13	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.0%	12	0.0%	0	0.0%	0
Tesco Express, Elm Park Avenue, Elm Park, RM12 4SB	0.3%	3	0.0%	0	2.1%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Front Lane, Cranham, Upminster, RM14 1XL	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.9%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1998

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Tesco Express, High Road, Chadwell Heath, RM6 6PR	1.2%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.8%	13	0.0%	0	0.0%	0	0.0%	0
Tesco Express, London Road, Brentwood, CM14 4QG	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	6
Tesco Express, Main Road, Romford, RM1 3BT	1.0%	11	8.9%	9	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.6%	1	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Mawney Road, RM7 7HL	0.6%	7	3.8%	4	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	3.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, North Road, South Ockendon, Thurrock, RM15 6QA	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Rainham Road, Rainham, RM13 7QX	1.0%	10	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	4	10.1%	5	0.0%	0
Tesco Express, Warley Hill, Brentwood, CM14 5HB	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	4
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	2.9%	32	0.0%	0	0.0%	0	0.0%	0	10.5%	8	0.6%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	40.7%	21	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	2.4%	27	5.4%	6	0.0%	0	3.8%	2	0.0%	0	0.6%	0	15.0%	16	4.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	1.0%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.4%	10	0.7%	1	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	3.0%	33	2.0%	2	14.9%	19	14.7%	6	1.8%	1	3.7%	3	0.0%	0	0.7%	1	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Tesco Metro, Collier Row Lane, Collier Row, Romford, RM5 3NL	2.7%	30	1.6%	2	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	35.4%	28	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	2.0%	22	0.0%	0	0.7%	1	3.9%	2	24.0%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0
Waitrose, St Mary's Lane, Upminster, RM14 3BT	0.9%	10	0.0%	0	1.5%	2	0.0%	0	0.9%	1	8.4%	6	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	0.9%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.1%	5	0.6%	1	0.7%	1	1.4%	2	0.0%	0	0.0%	0	0.8%	1
Other foodstore outside study area	3.3%	37	2.4%	2	1.1%	1	0.0%	0	0.7%	1	2.3%	2	1.7%	2	0.7%	1	6.3%	9	13.1%	20	0.0%	0	0.0%	0
Other, zone 1	1.5%	16	8.7%	9	0.7%	1	3.3%	1	0.0%	0	0.0%	0	2.8%	3	0.7%	1	0.0%	0	0.0%	0	3.4%	2	0.0%	0
Other, zone 2	0.6%	7	1.1%	1	0.9%	1	3.9%	2	3.8%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	0.9%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	1.5%	16	0.0%	0	0.0%	0	0.0%	0	3.8%	3	0.0%	0	0.0%	0	0.0%	0	0.7%	1	6.4%	10	5.8%	3	0.0%	0
Other, zone 10	0.3%	4	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	3	0.0%	0	0.0%	0
Other, zone 11	1.0%	10	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.2%	10
Other foodstores, Basildon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2
Other foodstores, Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Other, zone 8	0.7%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	2	3.8%	6	0.0%	0	0.0%	0
(Don't know / can't remember)	2.4%	26	0.0%	0	5.0%	6	0.8%	0	1.7%	1	2.5%	2	2.0%	2	0.0%	0	3.7%	5	2.6%	4	3.5%	2	2.3%	4
(Don't do this kind of shopping)	25.4%	280	14.9%	15	25.8%	34	23.4%	10	24.0%	18	37.5%	28	33.6%	35	25.6%	20	25.4%	35	20.2%	30	23.2%	12	27.5%	43
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q08 And where did you shop for top-up food shopping the time before that? *Those who specified a location at Q07*																								
Aldi, High Road Seven Kings, Ilford, IG3 8RS	0.9%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	7	0.0%	0	0.0%	0	0.0%	0
Aldi, Market Place, Romford RM1, 3AB	0.8%	6	2.2%	2	0.0%	0	1.6%	1	0.0%	0	0.0%	0	1.8%	1	0.9%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Aldi, Marlborough Road, Romford, RM7 8AB	2.7%	22	4.8%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	2	20.4%	12	3.8%	4	0.0%	0	0.0%	0	0.0%	0
Aldi, Ripple Road, Dagenham, RM9 6SJ	1.3%	10	0.0%	0	0.0%	0	0.0%	0	2.5%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	5.5%	6	3.4%	1	0.0%	0
Aldi, St Mary's Lane, Upminster, RM14 2QB	1.4%	11	1.8%	2	0.9%	1	0.0%	0	2.5%	1	13.8%	6	1.0%	1	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	3.6%	29	9.4%	8	2.3%	2	3.0%	1	0.7%	0	1.9%	1	1.9%	1	6.3%	4	6.0%	6	1.1%	1	10.5%	4	0.0%	0
Asda, Merrielands Crescent, Dagenham, RM9 6SJ	2.4%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0	0.9%	1	3.6%	4	11.2%	13	4.2%	2	0.0%	0
Asda, Whalebone Lane, Chadwell Heath, RM8 1RB	0.8%	7	0.0%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.4%	6	0.0%	0	0.0%	0	0.0%	0
Co-op (Somerfield), Farnham Road, Harold Hill, Romford, RM3 8DX	1.3%	11	0.0%	0	4.6%	4	0.0%	0	0.0%	0	0.0%	0	7.9%	5	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, 201-207 Rayleigh Road, Hutton, Brentwood, CM13 1LZ	0.7%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.3%	6
Co-op, 208-212 Hutton Road, Shenfield, CM15 8NR	1.6%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	11.4%	13
Co-op, 6/8-8A Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD	1.0%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.3%	7
Co-op, Becontree Avenue, Becontree, Dagenham, RM8 2UU	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	3	0.0%	0	0.0%	0	0.0%	0
Co-op, Dagenham Road, Rush Green, Romford, RM7 0TJ	0.5%	4	0.0%	0	0.0%	0	12.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Elm Park Avenue, Hornchurch, RM12 4SD	0.3%	2	0.0%	0	0.0%	0	0.0%	0	4.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Station Road, Harold Wood, Romford, RM3 0BP	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, The Baytree Centre, Brentwood, CM14 4BX	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	4
Co-op, The Retail Unit,	0.6%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.3%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Turpin Avenue, Colliers Row, RM5 2PU																								
Costcutter, Becontree Avenue, Dagenham, RM8 3UH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0
Costcutter, Farringdon Avenue, Romford, RM3 8SG	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Costcutter, Highfield Link, Romford, RM5 3DH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Costcutter, The Cardrome, Upper Rainham Road, Hornchurch, RM12 4ET	0.6%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.1%	5	0.0%	0	0.0%	0
Iceland, 32 The High Street, Brentwood,CM14 4AJ	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	4
Iceland, Farnham Road, Harold Hill, Romford, RM3 8DX	2.4%	19	1.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	26.1%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Heathway, Dagenham, RM10 8QS	1.1%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.8%	9	0.0%	0	0.0%	0
Iceland, London Road, Romford, RM7 9NA	0.4%	3	0.0%	0	0.0%	0	10.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Market Place, Romford, RM1 3AB	0.8%	6	5.0%	4	0.0%	0	4.0%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, North Street, Hornchurch, RM11 1RL	1.3%	10	0.0%	0	10.3%	9	0.0%	0	2.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland, Whalebone Lane, Dagenham, RM8 1FB	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.2%	6	0.0%	0	0.0%	0
Lidl, Atlanta Boulevard, Romford, RM1 1TB	0.5%	4	2.5%	2	0.0%	0	2.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Lidl, Heathway, Dagenham, RM10 8QS	1.0%	8	0.0%	0	0.0%	0	1.4%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.7%	5	3.1%	1	0.0%	0
Lidl, Longbridge Road, Dagenham, RM8 2DB	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2	0.8%	1	0.0%	0	0.0%	0
Londis, Rainham Road South, Dagenham, RM10 8AH	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	2	0.0%	0	0.0%	0
Londis, Warley Hill, Brentwood, CM14 5HR	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1
Marks & Spencer, High Street, Brentwood, CM14 4RH	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3
Marks & Spencer, Lakeside, West Thurrock, RM20 2ZQ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.8%	1
Marks & Spencer, Ongar Road Pilgrims Hatch,	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	3

Page 1864

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brentwood, CM15 9HZ																								
Marks & Spencer, South Street, Romford, RM1 1NT	2.6%	20	13.5%	12	0.9%	1	5.9%	2	0.9%	1	0.0%	0	1.0%	1	3.4%	2	0.0%	0	2.2%	3	0.7%	0	0.0%	0
Marks & Spencer, Station Road, Upminster, RM14 2SU	1.2%	9	0.0%	0	1.3%	1	0.0%	0	2.3%	1	13.4%	6	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Morrisons M Local, Station Parade, Hornchurch, RM12 5AB	0.7%	5	0.0%	0	0.0%	0	0.0%	0	9.9%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, London Road, Grays, RM17 5XZ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA	2.1%	17	0.0%	0	0.0%	0	3.8%	1	0.9%	1	0.0%	0	0.0%	0	0.0%	0	7.4%	7	7.0%	8	0.0%	0	0.0%	0
Sainsbury's Local, Farnham Road, Harold Hill, Romford, RM3 8DX	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's Local, North Street, Romford, RM1 1QD	0.5%	4	4.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.5%	4	0.0%	0	1.4%	1	0.0%	0	3.8%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	2.6%	21	1.8%	2	0.0%	0	6.2%	2	0.0%	0	0.0%	0	0.0%	0	0.9%	1	15.5%	15	1.2%	1	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	3.9%	31	0.9%	1	26.4%	24	0.0%	0	9.9%	5	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, King George Avenue, Ilford, IG2 7SH	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	4.1%	5	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	1.7%	14	4.9%	4	0.0%	0	9.7%	3	1.3%	1	0.0%	0	0.0%	0	8.4%	5	0.0%	0	0.0%	0	1.8%	1	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	2.7%	21	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	19.1%	21
Tesco Express, 225 Hanging Hill Lane, Brentwood, CM13 2QG	1.5%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.7%	12
Tesco Express, 405 Brentwood Road, Romford, RM2 5TJ	0.4%	3	1.8%	2	1.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, 85-86 Viceroy Parade, Hutton Road, Shenfield, CM15	0.6%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.4%	5

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
8JD																								
Tesco Express, Ardleigh Green Road, Hornchurch, RM11 2LG	0.3%	2	0.0%	0	1.6%	1	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Butts Green Road, Hornchurch, RM11 2LD	0.3%	2	0.0%	0	2.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Dagenham Heathway, Dagenham, RM10 8QS	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0	0.0%	0
Tesco Express, Elm Park Avenue, Elm Park, RM12 4SB	0.4%	3	0.0%	0	3.8%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Front Lane, Cranham, Upminster, RM14 1XL	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.1%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, High Road, Chadwell Heath, RM6 6PR	0.7%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.8%	6	0.0%	0	0.0%	0	0.0%	0
Tesco Express, London Road, Brentwood, CM14 4QG	1.3%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.4%	10
Tesco Express, Main Road, Romford, RM1 3BT	2.1%	17	16.0%	14	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.9%	1	0.0%	0	0.0%	0	4.6%	2	0.0%	0
Tesco Express, Mawney Road, RM7 7HL	0.6%	5	2.8%	2	0.0%	0	1.4%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, North Road, South Ockendon, Thurrock, RM15 6QA	0.1%	1	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Rainham Road, Rainham, RM13 7QX	1.0%	8	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	3	12.0%	5	0.0%	0
Tesco Express, South Street, Romford, RM1 1RX	0.1%	1	0.0%	0	0.0%	0	2.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Warley Hill, Brentwood, CM14 5HB	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.2%	3
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	3.5%	28	0.0%	0	0.0%	0	0.0%	0	15.4%	8	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.8%	1	45.6%	17	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	2.6%	21	3.3%	3	2.8%	2	1.4%	0	0.0%	0	1.1%	0	19.6%	13	2.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	1.4%	11	4.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.1%	7	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	5.3%	43	2.3%	2	27.9%	25	17.3%	6	3.4%	2	7.3%	3	1.3%	1	0.0%	0	0.0%	0	2.2%	3	0.0%	0	1.1%	1
Tesco Metro, Collier Row	2.7%	21	2.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	32.1%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 169

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Lane, Collier Row, Romford, RM5 3NL																								
Tesco, Airfield Way, Hornchurch, RM12 5AF	1.8%	14	0.0%	0	0.9%	1	5.1%	2	22.0%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose, St Mary's Lane, Upminster, RM14 3BT	1.6%	13	0.0%	0	1.8%	2	0.0%	0	1.3%	1	20.7%	9	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Internet / delivered	1.0%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.2%	2	2.3%	2	0.9%	1	2.0%	2	0.6%	1	0.0%	0	1.1%	1
Other foodstore outside study area	5.6%	45	0.9%	1	3.5%	3	0.0%	0	0.0%	0	1.1%	0	6.4%	4	1.9%	1	16.4%	16	16.1%	19	1.3%	0	0.0%	0
Other, zone 1	1.7%	13	7.5%	6	0.0%	0	3.6%	1	1.3%	1	0.0%	0	5.4%	4	0.0%	0	1.0%	1	0.0%	0	0.7%	0	0.0%	0
Other, zone 2	1.0%	8	1.3%	1	2.0%	2	5.1%	2	5.7%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	1.3%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	22.7%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.5%	4	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.7%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	1.6%	13	0.0%	0	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	2.0%	2	6.1%	7	7.5%	3	0.0%	0
Other, zone 10	0.4%	4	0.0%	0	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	3	0.0%	0	0.0%	0
Other, zone 11	1.6%	13	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.6%	12
Other foodstores, Basildon	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1
Other foodstores, Billericay	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1
Other, zone 7	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.1%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	0.9%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	2	4.9%	6	0.0%	0	0.0%	0
(Don't know / can't remember)	1.9%	15	2.0%	2	2.2%	2	2.1%	1	0.0%	0	2.8%	1	1.0%	1	0.0%	0	4.2%	4	3.6%	4	1.8%	1	0.0%	0
Weighted base:		796		87		90		33		54		44		67		59		98		115		38		110
Sample:		755		80		69		69		68		60		59		74		66		69		72		69

Page 887

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Mean score: [£]																								
Q09 Approximately how much money does your household spend per week on top-up food and groceries shopping (STORE MENTIONED AT Q07)? *Those who specified a location at Q07*																								
£1-10	25.1%	199	29.5%	26	21.0%	19	26.4%	9	26.8%	15	21.3%	9	21.7%	15	25.5%	15	23.0%	22	26.5%	31	21.7%	8	28.5%	31
£11-20	26.3%	209	23.7%	21	18.6%	17	36.5%	12	21.2%	12	35.2%	15	30.6%	21	32.3%	19	23.2%	23	23.6%	27	32.9%	13	28.1%	31
£21-30	18.9%	150	12.5%	11	29.6%	27	13.7%	4	31.9%	17	12.5%	6	14.4%	10	8.7%	5	26.6%	26	22.8%	26	16.1%	6	10.9%	12
£31-40	5.7%	45	4.6%	4	8.1%	7	1.1%	0	4.4%	2	1.4%	1	9.2%	6	7.0%	4	1.4%	1	7.0%	8	11.4%	4	6.1%	7
£41-50	3.8%	30	6.2%	5	2.5%	2	1.1%	0	0.9%	1	4.2%	2	3.6%	2	5.6%	3	4.2%	4	4.4%	5	0.0%	0	4.5%	5
£51-60	1.0%	8	4.6%	4	1.8%	2	0.0%	0	1.8%	1	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1	0.0%	0
£61-70	0.6%	5	2.0%	2	1.6%	1	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0
£71-80	0.6%	5	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.9%	1	0.0%	0	1.6%	2	1.7%	1	1.1%	1
£81-90	0.3%	3	0.0%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2
£91-100	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£101-150	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£151-200	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1
£201+	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / can't remember)	15.9%	126	16.2%	14	15.6%	14	20.4%	7	10.1%	5	14.8%	7	20.5%	14	16.4%	10	18.4%	18	13.4%	15	11.6%	4	16.5%	18
(Refused)	1.5%	12	0.7%	1	1.3%	1	0.0%	0	0.0%	0	5.4%	2	0.0%	0	3.6%	2	3.3%	3	0.0%	0	2.9%	1	1.1%	1
Mean:		*22.08*		*23.39*		*24.26*		*17.03*		*22.35*		*22.80*		*20.38*		*20.20*		*19.96*		*22.03*		*22.41*		*23.97*
Weighted base:		796		87		90		33		54		44		67		59		98		115		38		110
Sample:		755		80		69		69		68		60		59		74		66		69		72		69
Q10 Does your household also spend money on food and groceries in small shops? (i.e., not supermarkets)																								
Yes	36.3%	400	27.1%	28	37.3%	48	32.5%	14	44.8%	33	40.2%	30	30.4%	32	32.3%	26	40.8%	56	45.3%	68	24.2%	13	33.9%	53
No	63.7%	702	72.9%	74	62.7%	81	67.5%	29	55.2%	40	59.8%	44	69.6%	73	67.7%	54	59.2%	82	54.7%	82	75.8%	40	66.1%	104
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q11 Where are these small shops located?																								
Those who use small shops at Q10																								
Local Stores - Romford	14.9%	60	60.3%	17	1.8%	1	56.5%	8	2.7%	1	0.0%	0	28.1%	9	26.0%	7	13.8%	8	9.8%	7	27.3%	3	0.0%	0
Local Stores - Hornchurch	11.9%	48	6.2%	2	57.0%	28	0.0%	0	48.9%	16	5.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	1	0.0%	0
Local Stores - Upminster	7.6%	30	0.0%	0	3.4%	2	0.0%	0	1.5%	1	86.6%	26	3.6%	1	0.0%	0	0.0%	0	0.0%	0	5.0%	1	1.6%	1
Local Stores - Collier Row	4.8%	19	5.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	69.0%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Local Stores - Elm Park	4.5%	18	0.0%	0	15.1%	7	0.0%	0	29.4%	10	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0
Local Stores - Harold Hill	6.4%	26	0.0%	0	8.5%	4	0.0%	0	0.0%	0	0.0%	0	64.2%	20	2.9%	1	0.0%	0	0.0%	0	3.9%	0	0.0%	0
Local Stores - Rainham	2.5%	10	0.0%	0	0.0%	0	2.5%	0	8.1%	3	1.6%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	45.2%	6	0.0%	0
Local Stores - Chadwell Heath	5.7%	23	0.0%	0	0.0%	0	3.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	38.1%	21	1.1%	1	0.0%	0	0.0%	0
Local Stores - Dagenham	13.2%	53	0.0%	0	0.0%	0	3.6%	1	5.6%	2	0.0%	0	0.0%	0	0.0%	0	24.6%	14	52.7%	36	5.8%	1	0.0%	0
Local Stores - Ilford	3.5%	14	0.0%	0	0.0%	0	0.0%	0	1.5%	1	1.6%	0	0.0%	0	0.0%	0	14.8%	8	6.9%	5	0.0%	0	0.0%	0
Local Stores - Barking	3.5%	14	3.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0	18.6%	13	0.0%	0	0.0%	0
Local Stores - Brentwood	10.5%	42	5.2%	1	3.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	1	0.0%	0	0.0%	0	70.2%	37
Other, outside area	4.3%	17	3.0%	1	2.4%	1	2.5%	0	0.0%	0	5.3%	2	4.1%	1	0.0%	0	4.5%	3	6.9%	5	3.9%	0	8.2%	4
Gidea Park	2.0%	8	14.5%	4	8.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rush Green	1.1%	4	0.0%	0	0.0%	0	31.7%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shenfield	2.1%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	16.0%	9
(Don't know / varies)	1.5%	6	2.2%	1	0.0%	0	0.0%	0	2.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	2	3.9%	0	3.9%	2
Weighted base:		400		28		48		14		33		30		32		26		56		68		13		53
Sample:		389		33		38		35		43		40		28		32		36		40		27		37

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Mean score: [£]																								
Q12 Approximately how much money does your household spend per week on food and groceries in these small shops? *Those who use small shops at Q10*																								
£1-10	46.7%	187	46.5%	13	66.9%	32	45.2%	6	36.2%	12	50.0%	15	44.0%	14	49.5%	13	49.5%	28	35.7%	24	44.7%	6	45.1%	24
£11-20	17.2%	69	22.3%	6	20.0%	10	22.1%	3	29.4%	10	13.0%	4	8.4%	3	31.9%	8	13.5%	8	9.4%	6	24.4%	3	16.0%	9
£21-30	9.3%	37	9.2%	3	0.0%	0	4.3%	1	6.0%	2	7.8%	2	12.2%	4	3.9%	1	20.0%	11	11.7%	8	12.4%	2	7.8%	4
£31-40	0.6%	2	2.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0	0.0%	0	2.9%	0	1.6%	1
£41-50	2.4%	10	0.0%	0	1.8%	1	0.0%	0	1.1%	0	0.0%	0	8.2%	3	0.0%	0	4.5%	3	1.4%	1	0.0%	0	4.5%	2
£51-60	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£61-70	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£71-80	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	0	0.0%	0
£81-90	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£91-100	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£101-150	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1
£151-200	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£201+	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / can't remember)	22.0%	88	17.7%	5	11.3%	5	28.4%	4	27.2%	9	27.0%	8	23.1%	7	10.4%	3	10.1%	6	41.7%	28	12.7%	2	21.1%	11
(Refused)	1.2%	5	2.2%	1	0.0%	0	0.0%	0	0.0%	0	2.1%	1	2.1%	1	2.1%	1	2.4%	1	0.0%	0	0.0%	0	2.2%	1
Mean		*13.88*		*13.89*		*9.91*		*10.82*		*12.25*		*11.38*		*19.06*		*11.75*		*14.84*		*13.79*		*16.33*		*17.46*
Weighted base:		400		28		48		14		33		30		32		26		56		68		13		53
Sample:		389		33		38		35		43		40		28		32		36		40		27		37

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Mean score: [%]																								
Q13 Approximately what proportion of your household's total spending on all food and grocery goods is done using the Internet?																								
0%	66.3%	730	82.9%	84	69.3%	90	80.4%	35	81.2%	59	38.2%	28	65.7%	69	88.7%	70	73.6%	101	54.7%	82	53.2%	28	53.3%	84
1-5%	1.6%	18	1.2%	1	4.1%	5	2.7%	1	0.0%	0	4.4%	3	1.1%	1	0.7%	1	0.0%	0	0.0%	0	2.6%	1	2.5%	4
6-10%	1.6%	18	0.8%	1	3.2%	4	1.1%	0	3.3%	2	2.8%	2	0.0%	0	2.8%	2	1.3%	2	0.0%	0	3.4%	2	1.5%	2
11-20%	1.0%	11	1.7%	2	4.1%	5	0.0%	0	0.0%	0	0.9%	1	0.6%	1	0.0%	0	0.0%	0	1.3%	2	1.0%	1	0.0%	0
21-30%	1.1%	12	1.6%	2	0.0%	0	1.6%	1	0.0%	0	4.2%	3	0.0%	0	2.0%	2	1.9%	3	0.5%	1	0.0%	0	1.0%	2
31-40%	0.6%	6	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	0.0%	0	3.4%	2	0.8%	1
41-50%	2.7%	30	1.7%	2	3.1%	4	3.4%	1	0.7%	1	1.7%	1	1.6%	2	2.0%	2	1.3%	2	6.6%	10	3.4%	2	2.9%	5
51-60%	0.2%	2	0.0%	0	1.4%	2	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
61-70%	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	2.3%	2	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.8%	1
71-80%	4.3%	47	5.1%	5	8.2%	11	2.4%	1	0.7%	1	5.9%	4	6.7%	7	0.0%	0	1.0%	1	2.5%	4	5.7%	3	6.4%	10
81-90%	2.7%	30	3.5%	4	4.5%	6	0.0%	0	1.4%	1	4.2%	3	1.6%	2	0.0%	0	0.0%	0	2.1%	3	0.7%	0	7.1%	11
91-99%	0.6%	7	0.6%	1	0.7%	1	1.6%	1	1.4%	1	0.9%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.8%	1
100%	1.0%	11	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	1.4%	2	1.3%	2	2.3%	1	2.2%	3
(Don't know / varies)	15.6%	172	1.0%	1	0.0%	0	5.1%	2	11.3%	8	35.2%	26	20.3%	21	2.6%	2	16.9%	23	29.8%	45	21.4%	11	20.7%	33
(Refused)	0.2%	3	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	2.3%	1	0.0%	0
Mean		*11.99*		*9.51*		*15.88*		*6.45*		*4.26*		*20.00*		*11.80*		*3.14*		*5.14*		*14.23*		*15.29*		*21.59*
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Page 1871

Q14 So, speaking as an individual, can you tell me where you last made a purchase of clothes or shoes?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brentwood	3.1%	34	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.5%	0	20.9%	33
Central London - West End (Oxford Street / Regent Street / Bond Street)	2.4%	27	0.0%	0	5.6%	7	1.7%	1	4.3%	3	1.2%	1	3.4%	4	0.0%	0	4.2%	6	2.2%	3	0.9%	0	1.0%	2
Dagenham	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.8%	9	0.0%	0	0.0%	0
Harold Hill	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.0%	11	0.0%	0	4.7%	6	0.0%	0	4.8%	3	1.5%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford	1.0%	11	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1	3.4%	5	3.1%	5	0.0%	0	0.0%	0
Rainham	0.6%	7	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.6%	3	0.8%	1
Romford (including The Liberty, The Mall and The Brewery)	42.2%	465	65.5%	67	39.7%	52	62.2%	27	43.7%	32	10.5%	8	48.2%	50	66.6%	53	63.1%	87	40.3%	60	25.0%	13	10.8%	17
Stratford (including Westfield Stratford City)	2.2%	25	2.8%	3	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	2.9%	4	3.8%	6	0.0%	0	6.9%	11
Upminster	1.0%	11	0.0%	0	0.0%	0	1.1%	0	0.0%	0	10.8%	8	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	2
Bluewater	1.2%	13	0.0%	0	1.8%	2	2.4%	1	0.0%	0	2.1%	2	1.5%	2	0.0%	0	0.0%	0	1.3%	2	0.9%	0	2.9%	5
Lakeside	21.8%	240	10.4%	11	25.1%	33	13.1%	6	34.7%	25	59.8%	44	13.2%	14	8.3%	7	7.5%	10	20.5%	31	53.6%	28	20.5%	32
Gallows Corner Retail Park, Romford	0.8%	8	0.0%	0	1.3%	2	0.0%	0	1.2%	1	0.0%	0	3.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	2
Merrielands Retail Park, Dagenham	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Matalan, North Street, Romford	0.2%	3	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.7%	0	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.1%	2	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, King George Avenue, Ilford, IG2 7SH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.7%	1	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road,	0.7%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.9%	8	0.0%	0	0.0%	0	0.0%	0

Page 1872

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Goodmayes, Romford, RM6 4HY																								
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.1%	2	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	6.9%	76	5.6%	6	10.5%	14	2.1%	1	0.7%	1	5.2%	4	12.2%	13	7.8%	6	3.7%	5	11.9%	18	2.7%	1	5.3%	8
Home Catalogue	1.4%	16	1.2%	1	0.0%	0	2.9%	1	0.5%	0	0.0%	0	4.4%	5	2.0%	2	2.1%	3	1.0%	1	1.0%	1	1.1%	2
TV / Interactive Shopping	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.8%	1
Other location outside study area	1.5%	16	3.3%	3	3.2%	4	2.1%	1	0.0%	0	1.7%	1	0.6%	1	0.0%	0	0.0%	0	1.1%	2	4.9%	3	1.1%	2
Other, zone 8	0.2%	3	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0	0.0%	0
London (Other)	0.3%	3	0.0%	0	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.9%	0	0.6%	1
Southend	0.1%	2	1.1%	1	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0
Chelmsford	1.5%	17	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.7%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.2%	11
Billericay	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	2
Beckton superstores and retail parks	0.4%	5	0.0%	0	3.2%	4	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Basildon	1.6%	18	0.0%	0	0.0%	0	0.6%	0	1.2%	1	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.8%	15
(Don't know / can't remember)	2.1%	23	1.2%	1	0.7%	1	3.0%	1	0.0%	0	3.6%	3	3.0%	3	5.2%	4	1.7%	2	1.0%	1	1.2%	1	3.3%	5
(Don't do this type of shopping)	2.9%	32	6.3%	6	2.2%	3	3.5%	2	2.4%	2	1.3%	1	1.8%	2	5.0%	4	2.1%	3	3.6%	5	0.9%	0	2.2%	4
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Mean score [Times a week]: Everyday = 7, 5 - 6 times a week = 5.5, 3 - 4 times a week = 3.5, Twice a week = 2, Once a week = 1, Once every two weeks = 0.5, Once a month = 0.25, Once every two months = 0.125, 3 or 4 times a year = 0.067, Twice a year = 0.038, Once a year = 0.019, Less often = 0.01																								
Q15 How often do you visit (LOCATION MENTIONED AT Q14) for clothes or shoes shopping? *Those who specified a location at Q15*																								
Everyday	0.9%	10	1.5%	1	0.0%	0	0.0%	0	0.0%	0	2.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.4%	6
5 - 6 times a week	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
3 - 4 times a week	0.6%	6	0.9%	1	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	2.3%	3	0.0%	0	0.5%	0	0.6%	1
Twice a week	1.1%	12	0.6%	1	0.9%	1	0.6%	0	0.0%	0	1.7%	1	1.5%	2	0.8%	1	2.1%	3	1.7%	2	2.1%	1	0.0%	0
Once a week	7.8%	82	9.3%	9	5.0%	6	12.5%	5	5.4%	4	6.0%	4	10.9%	11	5.9%	4	8.8%	12	8.9%	13	5.3%	3	7.8%	12
Once every two weeks	12.9%	135	13.2%	12	15.6%	20	12.3%	5	20.0%	14	15.4%	11	8.6%	9	11.9%	8	20.3%	27	14.8%	21	9.6%	5	1.7%	2
Once a month	25.6%	268	26.1%	25	30.2%	38	20.0%	8	31.5%	22	24.2%	17	24.5%	24	18.0%	13	22.3%	30	24.2%	34	39.1%	20	24.9%	37
Once every two months	14.4%	150	14.0%	13	9.9%	12	6.7%	3	18.4%	13	10.9%	8	16.4%	16	11.9%	9	13.5%	18	13.9%	20	13.6%	7	21.5%	32
3 or 4 times a year	12.0%	126	13.4%	13	10.7%	14	17.8%	7	14.4%	10	10.9%	8	6.9%	7	18.6%	13	11.5%	15	8.1%	12	8.0%	4	15.9%	24
Twice a year	7.2%	75	4.7%	4	15.7%	20	6.8%	3	2.8%	2	6.6%	5	10.1%	10	8.5%	6	7.1%	9	0.5%	1	5.2%	3	8.5%	13
Once a year	3.0%	31	3.1%	3	5.7%	7	4.2%	2	0.0%	0	3.1%	2	3.2%	3	4.5%	3	2.5%	3	1.2%	2	7.1%	4	1.4%	2
Less often	2.3%	24	6.0%	6	3.0%	4	3.5%	1	3.1%	2	0.9%	1	2.0%	2	4.4%	3	1.5%	2	1.2%	2	1.6%	1	0.6%	1
(Don't know / varies)	12.3%	128	7.1%	7	3.3%	4	15.6%	6	3.7%	3	16.5%	12	16.0%	16	15.5%	11	8.2%	11	25.5%	36	7.9%	4	12.8%	19
Mean:		*0.41*		*0.45*		*0.27*		*0.34*		*0.33*		*0.59*		*0.33*		*0.26*		*0.44*		*0.39*		*0.33*		*0.60*
Weighted base:		1047		94		126		40		71		70		100		71		133		143		51		148
Sample:		1026		89		96		90		96		94		94		90		95		92		97		93
Q16 How do you normally travel to (LOCATION MENTIONED AT Q14)? *Not those who shop via Internet / catalogue / TV at Q15*																								
Car - Driver	58.2%	555	44.3%	39	66.1%	74	51.8%	20	59.5%	42	72.5%	48	53.3%	43	55.8%	35	45.0%	56	57.2%	71	74.5%	37	65.9%	90
Car - Passenger	8.9%	85	7.4%	6	2.6%	3	7.7%	3	6.9%	5	5.6%	4	16.6%	14	5.0%	3	15.6%	19	10.5%	13	16.0%	8	5.1%	7
Bus	17.4%	166	14.6%	13	12.0%	13	17.8%	7	24.2%	17	8.7%	6	18.1%	15	32.6%	21	30.5%	38	24.2%	30	8.0%	4	1.9%	3
Cycle	0.2%	2	0.7%	1	0.0%	0	0.0%	0	1.4%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Disabled vehicle (e.g. mobility scooter)	0.2%	2	2.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Taxi	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.8%	1	1.7%	1	0.8%	1	0.0%	0	0.0%	0	0.0%	0
Train	6.5%	62	5.0%	4	4.2%	5	5.2%	2	4.4%	3	1.3%	1	8.3%	7	0.0%	0	6.2%	8	4.2%	5	1.6%	1	19.5%	27
Walk	5.6%	54	18.0%	16	7.7%	9	14.1%	5	2.4%	2	8.7%	6	2.1%	2	2.4%	1	1.1%	1	1.2%	1	0.0%	0	7.7%	11
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tube	0.3%	3	0.0%	0	2.8%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Aeroplane	0.4%	4	0.0%	0	3.7%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	1.8%	17	7.4%	6	1.0%	1	3.3%	1	0.7%	1	2.2%	1	0.8%	1	2.4%	2	0.8%	1	2.7%	3	0.0%	0	0.0%	0
Weighted base:		954		87		113		38		71		66		82		64		125		123		49		137
Sample:		934		84		85		84		94		88		76		80		88		82		90		83

Page 1874

Q17 And the time before that, where did your household go to make a purchase of clothes or shoes?
Those who specified a location at Q15

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.2%	3	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	2	0.0%	0	0.0%	0
Brentwood	3.4%	36	1.9%	2	0.0%	0	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	22.2%	33
Central London - West End (Oxford Street / Regent Street / Bond Street)	3.4%	36	2.6%	2	7.9%	10	1.2%	0	4.4%	3	2.4%	2	2.6%	3	2.2%	2	2.5%	3	5.6%	8	1.5%	1	1.4%	2
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.2%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.4%	11	3.5%	2	0.0%	0
Elm Park	0.1%	1	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	0.7%	7	0.6%	1	0.5%	1	0.0%	0	6.9%	5	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Ilford	1.7%	18	0.6%	1	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	7.4%	10	3.3%	5	0.7%	0	0.0%	0
Rainham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.8%	1
Romford (including The Liberty, The Mall and The Brewery)	34.3%	359	56.6%	53	25.4%	32	60.6%	24	37.7%	27	16.1%	11	43.1%	43	54.3%	39	47.3%	63	32.0%	46	22.1%	11	6.8%	10
Stratford (including Westfield Stratford City)	4.4%	46	2.6%	2	3.1%	4	1.8%	1	1.2%	1	4.8%	3	7.3%	7	0.0%	0	7.6%	10	1.3%	2	1.0%	1	9.8%	14
Upminster	0.5%	5	0.9%	1	0.0%	0	0.0%	0	1.4%	1	3.7%	3	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	3.1%	33	0.0%	0	6.4%	8	4.2%	2	4.6%	3	9.7%	7	1.9%	2	0.8%	1	0.0%	0	0.7%	1	0.0%	0	6.4%	9
Lakeside	28.8%	301	19.4%	18	36.5%	46	21.6%	9	35.1%	25	50.1%	35	18.3%	18	21.5%	15	16.7%	22	27.9%	40	63.7%	33	27.0%	40
Gallows Corner Retail Park, Romford	1.0%	10	1.2%	1	2.2%	3	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.7%	1	3.3%	5	0.0%	0	0.0%	0
Ilford Retail Park	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.8%	6	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Matalan, North Street, Romford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.5%	5	0.0%	0	3.3%	4	0.9%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.3%	3	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	1.7%	2
Sainsbury's, The Brewery, Romford, RM1 1AU	0.1%	1	0.0%	0	0.0%	0	1.2%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	1	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.4%	4	0.0%	0	2.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Internet / delivered	5.2%	55	5.2%	5	4.9%	6	2.3%	1	2.1%	2	8.9%	6	10.8%	11	0.0%	0	1.7%	2	7.3%	10	0.5%	0	7.5%	11
Home Catalogue	1.6%	17	0.6%	1	0.0%	0	2.4%	1	0.5%	0	0.0%	0	2.6%	3	4.6%	3	2.5%	3	2.4%	3	1.0%	1	1.4%	2
Other location outside study area	1.4%	15	3.0%	3	3.3%	4	0.0%	0	1.5%	1	1.8%	1	1.7%	2	1.0%	1	0.7%	1	0.5%	1	0.0%	0	0.8%	1
Other, zone 8	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	4	0.7%	1	0.0%	0	0.0%	0
Other, zone 9	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	2	0.0%	0	0.0%	0
London (Other)	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Southend	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford	1.1%	12	0.6%	1	0.0%	0	1.2%	0	0.0%	0	0.0%	0	5.0%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	6
Basildon	1.2%	12	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	1.4%	1	1.3%	2	0.0%	0	0.0%	0	6.2%	9
(Don't know / can't remember)	2.8%	29	3.3%	3	3.5%	4	2.1%	1	2.2%	2	0.0%	0	2.6%	3	6.0%	4	0.7%	1	4.0%	6	1.6%	1	3.2%	5
Weighted base:		1047		94		126		40		71		70		100		71		133		143		51		148
Sample:		1026		89		96		90		96		94		94		90		95		92		97		93

Page 1876

Q18 Now can you tell me where your household last made a purchase of furniture, carpets, or soft household furnishings?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood	1.1%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	1.1%	1	0.0%	0	1.9%	3	0.0%	0	0.0%	0	4.8%	8
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.6%	7	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	5	0.0%	0	1.5%	1	0.0%	0
Dagenham	1.4%	16	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	5	7.4%	11	0.0%	0	0.0%	0
Elm Park	0.1%	1	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.3%	3	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	1.5%	2	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.8%	20	3.0%	3	8.3%	11	3.9%	2	1.6%	1	3.1%	2	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Ilford	0.8%	9	0.0%	0	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.6%	6	0.9%	1	1.2%	1	0.0%	0
Rainham	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.1%	4	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	11.4%	126	19.6%	20	17.0%	22	15.7%	7	6.2%	5	5.2%	4	12.1%	13	16.3%	13	14.0%	19	5.0%	7	7.3%	4	8.2%	13
South Ockendon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0
Stratford (including Westfield Stratford City)	0.5%	6	0.8%	1	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.9%	1	2.6%	4	0.0%	0	0.0%	0	0.0%	0
Upminster	5.7%	63	5.4%	5	5.3%	7	2.3%	1	6.9%	5	26.9%	20	5.4%	6	4.3%	3	2.1%	3	0.9%	1	5.1%	3	5.5%	9
Bluewater	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	2	0.6%	1	0.0%	0	0.0%	0	0.7%	1	0.0%	0	2.1%	3
Lakeside	13.2%	145	6.2%	6	17.3%	23	7.4%	3	21.9%	16	14.4%	11	7.1%	7	5.3%	4	5.7%	8	12.1%	18	38.2%	20	18.6%	29
Chase Lane Retail Park, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Eastern Avenue West Retail Park, Romford	1.7%	18	0.8%	1	1.1%	1	5.7%	2	2.4%	2	0.9%	1	1.1%	1	9.0%	7	1.3%	2	0.0%	0	0.0%	0	0.8%	1
Gallows Corner Retail Park, Romford	6.9%	76	16.6%	17	7.6%	10	12.6%	5	5.5%	4	3.1%	2	14.0%	15	10.9%	9	3.4%	5	3.2%	5	0.0%	0	3.1%	5
Grove Farm Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	4	1.6%	1	0.0%	0
Newbury Retail Park, Horns Road, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	1.5%	16	2.1%	2	3.1%	4	3.5%	2	4.4%	3	1.2%	1	1.7%	2	2.3%	2	0.7%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.8%	9	0.0%	0	1.3%	2	7.1%	3	0.5%	0	0.0%	0	1.6%	2	0.0%	0	0.7%	1	0.0%	0	0.9%	0	0.6%	1
B&Q Tangent Link, Harold Hill, Romford	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	4
Homebase, High Road, Seven Kings, Ilford	0.7%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.3%	8	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Ikea, Lakeside	2.6%	29	5.6%	6	5.1%	7	0.6%	0	0.7%	1	0.0%	0	3.3%	3	3.4%	3	0.0%	0	4.0%	6	0.0%	0	2.2%	3
Tesco Extra, Bridge Road,	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0

Page 187

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Rainham, RM13 9YZ																								
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	2
Internet / delivered	4.9%	54	4.2%	4	3.6%	5	1.6%	1	3.3%	2	12.7%	9	5.6%	6	2.2%	2	3.7%	5	4.4%	7	4.2%	2	7.1%	11
Home Catalogue	1.4%	16	0.0%	0	0.0%	0	0.0%	0	6.7%	5	0.0%	0	0.6%	1	0.0%	0	0.7%	1	3.1%	5	0.0%	0	2.8%	4
TV / Interactive Shopping	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Other location outside study area	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	3.8%	6	0.9%	0	1.0%	2
Other, zone 1	0.2%	2	0.0%	0	0.0%	0	0.0%	0	2.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	0.8%	9	0.0%	0	1.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.6%	6	0.5%	1	0.0%	0	0.0%	0
Other, zone 9	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0
Other, zone 11	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2
London (Other)	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.4%	7	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	3.8%	5	0.0%	0	0.0%	0	0.0%	0
Chelmsford	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	5
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood superstores and retail parks	0.3%	3	0.0%	0	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	3	0.0%	0	0.0%	0	0.0%	0
Basildon	1.3%	14	0.0%	0	0.0%	0	0.6%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	7.7%	12
(Don't know / can't remember)	11.2%	123	7.9%	8	9.8%	13	11.4%	5	10.9%	8	13.6%	10	14.7%	15	15.6%	12	10.5%	14	13.4%	20	7.0%	4	8.9%	14
(Does not do this type of shopping)	22.9%	252	27.0%	27	18.5%	24	24.9%	11	23.1%	17	9.6%	7	27.7%	29	25.2%	20	29.2%	40	25.3%	38	22.5%	12	17.3%	27
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Q19 And the time before that, where did your household go to make a purchase of furniture, carpets, or soft household furnishings?
Those who specified a location at Q18

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood	2.2%	16	0.0%	0	0.0%	0	0.0%	0	0.8%	0	1.5%	1	3.0%	2	0.0%	0	3.1%	3	0.0%	0	0.0%	0	9.1%	11
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	2.1%	1	1.6%	1	0.0%	0	1.3%	0	0.0%	0
Dagenham	2.1%	15	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.4%	6	10.2%	9	0.0%	0	0.0%	0
Harold Hill	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	4.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	3.0%	22	2.4%	2	15.7%	15	0.0%	0	3.4%	2	1.9%	1	0.0%	0	4.9%	2	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Ilford	0.3%	2	0.0%	0	0.0%	0	0.9%	0	0.0%	0	1.5%	1	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Rainham	1.0%	7	0.0%	0	0.9%	1	0.0%	0	0.8%	0	1.1%	1	0.0%	0	0.0%	0	1.2%	1	0.0%	0	11.2%	4	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	14.3%	104	31.0%	21	12.1%	11	14.0%	4	6.4%	3	5.4%	3	19.6%	12	20.7%	10	34.4%	29	4.3%	4	9.8%	4	3.8%	4
South Ockendon	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
Stratford (including Westfield Stratford City)	0.7%	5	2.4%	2	0.9%	1	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	1.3%	0	1.0%	1
Upminster	7.2%	52	11.2%	7	4.3%	4	1.7%	0	16.5%	8	27.6%	16	10.4%	6	6.1%	3	3.5%	3	0.0%	0	5.1%	2	2.5%	3
Bluewater	0.7%	5	0.0%	0	1.8%	2	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	1.1%	1	0.0%	0	1.8%	2
Lakeside	17.5%	127	7.1%	5	19.1%	18	23.2%	6	17.6%	8	18.9%	11	14.8%	9	6.8%	3	14.7%	12	18.6%	17	57.7%	21	14.5%	17
Chase Lane Retail Park, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.0%	0	0.0%	0
Eastern Avenue West Retail Park, Romford	2.4%	18	4.7%	3	3.3%	3	9.8%	3	1.5%	1	1.1%	1	0.0%	0	12.8%	6	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Gallows Corner Retail Park, Romford	7.1%	51	14.5%	10	12.3%	11	11.6%	3	3.8%	2	2.2%	1	17.4%	10	13.2%	6	1.6%	1	4.1%	4	0.0%	0	2.0%	2
Grove Farm Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	3	2.3%	1	0.0%	0
Newbury Retail Park, Horns Road, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	1.3%	10	3.3%	2	1.2%	1	4.7%	1	2.1%	1	0.0%	0	1.9%	1	3.9%	2	1.2%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	1.1%	8	0.0%	0	1.8%	2	16.6%	5	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	0	0.8%	1
Homebase, Rom Valley Way, Romford	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ikea, Lakeside	4.1%	30	2.6%	2	7.1%	7	2.4%	1	7.9%	4	0.8%	0	4.3%	3	3.3%	2	0.0%	0	8.7%	8	1.0%	0	3.5%	4
Matalan, North Street, Romford	0.2%	2	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, The Brewery,	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1878

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Romford, RM1 1AU																								
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	8.3%	60	6.5%	4	6.0%	6	4.2%	1	5.1%	2	14.3%	8	11.1%	7	2.3%	1	4.7%	4	6.8%	6	2.3%	1	17.1%	20
Home Catalogue	2.3%	17	0.0%	0	0.0%	0	0.0%	0	10.1%	5	0.0%	0	2.2%	1	0.0%	0	1.2%	1	7.9%	7	0.0%	0	2.0%	2
Other location outside study area	0.8%	6	1.2%	1	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	3.5%	4
Other, zone 1	0.2%	2	0.0%	0	0.0%	0	0.0%	0	3.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 5	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	2	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	0.5%	4	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	3	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	3	0.0%	0	0.0%	0
Other, zone 11	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2
London (Other)	1.5%	11	6.0%	4	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.2%	7	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	1.1%	1	0.0%	0	0.0%	0
Chelmsford	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	3
Beckton superstores and retail parks	0.9%	6	0.0%	0	0.0%	0	1.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.8%	4	1.4%	1	1.3%	0	0.0%	0
Basildon	2.1%	15	0.0%	0	0.0%	0	1.7%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	11.1%	13
(Don't know / can't remember)	13.4%	98	7.2%	5	11.2%	10	5.3%	1	15.1%	7	17.3%	10	7.4%	4	12.2%	6	11.1%	9	19.6%	18	3.7%	1	21.5%	25
Weighted base:		727		66		93		27		48		57		60		47		83		92		37		116
Sample:		697		60		76		53		63		75		60		58		53		52		72		75

Page 1880

Q20 Now can you tell me where your household last made a purchase of DIY and decorating goods?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brentwood	1.9%	21	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.7%	21
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.5%	17	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	4	8.1%	12	0.9%	0	0.0%	0
Elm Park	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	3	3.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	0.7%	8	0.0%	0	0.0%	0	0.6%	0	0.9%	1	3.4%	3	0.6%	1	0.7%	1	1.9%	3	0.0%	0	1.2%	1	0.0%	0
Ilford	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rainham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.7%	0	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	6.4%	71	11.8%	12	2.2%	3	8.3%	4	4.5%	3	4.5%	3	1.2%	1	3.2%	3	13.3%	18	7.1%	11	7.2%	4	5.9%	9
Upminster	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Lakeside	4.3%	48	0.0%	0	0.0%	0	3.9%	2	2.6%	2	14.7%	11	0.0%	0	0.0%	0	1.2%	2	6.6%	10	30.5%	16	3.6%	6
Abbey Retail Park, Barking	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Eastern Avenue West Retail Park, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	8.1%	89	9.7%	10	2.9%	4	0.0%	0	1.3%	1	9.2%	7	26.1%	27	15.2%	12	1.9%	3	0.0%	0	0.0%	0	16.3%	26
Gross Farm Retail Park, Romford	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	3.0%	33	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	16.5%	25	12.9%	7	0.0%	0
Rom Valley Way Retail Park, Romford	0.3%	3	0.0%	0	1.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	26.2%	289	30.0%	31	65.2%	85	55.6%	24	64.6%	47	22.0%	16	6.4%	7	18.9%	15	13.6%	19	14.0%	21	18.6%	10	9.8%	15
B&Q Tangent Link, Harold Hill, Romford	11.4%	126	16.5%	17	7.0%	9	0.0%	0	3.3%	2	19.5%	14	34.4%	36	24.1%	19	0.7%	1	2.6%	4	6.5%	3	12.7%	20
Homebase, High Road, Seven Kings, Ilford	0.7%	8	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.8%	8	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	3.5%	39	8.8%	9	5.1%	7	12.2%	5	3.8%	3	2.0%	1	0.0%	0	7.4%	6	2.1%	3	1.6%	2	0.9%	0	1.5%	2
Ikea, Lakeside	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0
Wickes Extra, Hertford Road, Barking	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	3.6%	5	0.0%	0	0.0%	0
Wickes, Brook Street, Brentwood	0.9%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.2%	2	1.5%	2	0.0%	0	0.7%	1	0.0%	0	0.0%	0	3.0%	5
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.2%	7
Internet / delivered	1.1%	12	0.0%	0	0.0%	0	0.0%	0	0.7%	1	2.9%	2	0.9%	1	3.8%	3	0.0%	0	3.6%	5	0.5%	0	0.0%	0
Home Catalogue	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Other location outside study area	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	3.1%	5	0.0%	0	0.0%	0
Other, zone 8	0.9%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	10	0.0%	0	0.0%	0	0.0%	0

Peter Brett

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Other, zone 9	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Other, zone 11	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	4
London (Other)	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Goodmayes (including retail park)	1.5%	16	0.6%	1	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	8.6%	12	2.1%	3	0.0%	0	0.0%	0
Beckton superstores and retail parks	1.0%	11	0.0%	0	3.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	2.8%	4	0.7%	0	0.0%	0
Basildon	1.4%	15	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	8.9%	14
(Don’t know / can't remember)	3.2%	35	3.3%	3	0.9%	1	6.0%	3	2.3%	2	3.8%	3	0.6%	1	2.1%	2	3.1%	4	7.6%	11	4.4%	2	2.1%	3
(Don't do this type of shopping)	18.1%	200	18.8%	19	11.7%	15	12.1%	5	14.7%	11	11.5%	8	25.6%	27	19.6%	16	27.6%	38	19.4%	29	13.1%	7	15.9%	25
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Q21 And the time before that, where did your household go to make a purchase of DIY and decorating goods?
Those who specified a location at Q20

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Brentwood	1.9%	16	0.0%	0	0.0%	0	0.7%	0	0.0%	0	2.7%	2	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.5%	13
Collier Row	0.1%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.4%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	9.2%	10	2.3%	1	0.0%	0
Elm Park	0.2%	2	0.0%	0	1.0%	1	0.0%	0	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Grays	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0
Harold Hill	0.9%	8	2.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.5%	3	4.0%	3	0.0%	0	0.0%	0	0.0%	0	0.7%	1
Hornchurch	1.0%	8	0.0%	0	0.0%	0	0.7%	0	1.1%	1	5.5%	3	0.8%	1	0.0%	0	1.0%	1	1.2%	1	2.5%	1	0.0%	0
Ilford	0.2%	2	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
Rainham	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	2.8%	1	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	7.5%	65	15.9%	13	1.5%	2	9.4%	3	1.4%	1	4.3%	3	3.7%	3	5.7%	4	17.8%	17	6.0%	7	12.1%	5	7.0%	9
Upminster	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Lakeside	5.4%	47	0.0%	0	0.7%	1	4.8%	2	3.7%	2	13.5%	8	0.0%	0	0.0%	0	3.2%	3	8.6%	9	36.5%	16	4.4%	6
Eastern Avenue West Retail Park, Romford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0
Galleys Corner Retail Park, Romford	9.0%	78	12.4%	10	6.5%	7	3.3%	1	1.6%	1	10.2%	6	21.7%	17	18.1%	11	5.1%	5	0.0%	0	0.0%	0	15.2%	20
Grove Farm Retail Park, Romford	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	3	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.3%	3	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	2	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	3.1%	27	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	19.2%	21	10.2%	4	0.0%	0
Rom Valley Way Retail Park, Romford	0.5%	5	0.0%	0	2.2%	2	0.0%	0	0.8%	1	0.0%	0	0.0%	0	0.9%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	27.2%	236	22.3%	18	59.8%	68	44.4%	16	65.8%	40	26.2%	16	7.9%	6	24.7%	15	20.4%	19	13.8%	15	19.2%	8	11.2%	14
B&Q Tangent Link, Harold Hill, Romford	12.5%	108	12.5%	10	5.7%	6	0.0%	0	5.1%	3	18.8%	12	41.1%	32	23.1%	14	0.0%	0	4.8%	5	7.8%	3	17.2%	22
Homebase, High Road, Seven Kings, Ilford	1.0%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.2%	9	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	10.1%	88	29.1%	23	14.5%	17	31.2%	11	17.0%	10	2.9%	2	1.7%	1	18.6%	12	3.1%	3	5.7%	6	1.8%	1	1.9%	2
Wickes Extra, Hertford Road, Barking	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	2	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Wickes, Brook Street, Brentwood	2.1%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.5%	2	9.0%	7	0.0%	0	1.0%	1	0.0%	0	0.0%	0	6.1%	8
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.7%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.5%	6
Internet / delivered	1.2%	11	0.0%	0	0.0%	0	1.9%	1	0.8%	1	3.4%	2	1.2%	1	1.6%	1	0.0%	0	5.0%	5	0.0%	0	0.0%	0
Home Catalogue	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Other location outside study area	0.8%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	4.3%	5	0.0%	0	0.9%	1

The Base 888

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Other, zone 8	1.1%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.7%	9	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Other, zone 11	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	4
London (Other)	0.2%	2	0.0%	0	0.0%	0	0.7%	0	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1
Goodmayes (including retail park)	1.6%	14	0.0%	0	0.7%	1	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	11.8%	11	1.7%	2	0.0%	0	0.0%	0
Billericay	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Beckton superstores and retail parks	1.6%	14	0.0%	0	3.6%	4	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	7.2%	8	0.0%	0	0.0%	0
Basildon	2.2%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	14.5%	19
(Don’t know / can't remember)	3.7%	32	3.6%	3	3.0%	3	0.0%	0	0.0%	0	5.7%	4	0.8%	1	3.4%	2	5.1%	5	10.2%	11	1.7%	1	1.9%	2
Weighted base:		867		79		114		35		61		62		77		62		96		109		43		129
Sample:		854		73		84		78		85		83		78		75		68		71		80		79

Q22 Can you tell me where you or your household last made a purchase of electrical items such as TVs, DVD players, digital cameras, MP3 players, mobile phones or computers?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Brentwood	2.5%	27	0.0%	0	0.0%	0	0.6%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	16.6%	26
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	6	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	1.3%	1	2.6%	4	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.5%	28	0.0%	0	0.0%	0	4.7%	2	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	15.5%	23	0.0%	0	0.0%	0
Elm Park	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.5%	6	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.9%	1	0.9%	1	1.8%	1	0.0%	0	1.3%	2	0.0%	0	0.0%	0
Hornchurch	2.2%	24	1.8%	2	5.4%	7	1.1%	0	10.6%	8	3.6%	3	3.0%	3	0.7%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Ilford	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1	1.7%	2	0.0%	0	0.7%	0	0.0%	0
Rainham	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.5%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.1%	4	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	11.4%	126	31.0%	32	8.8%	11	27.8%	12	11.3%	8	7.7%	6	13.1%	14	7.4%	6	14.9%	21	7.9%	12	1.0%	1	2.9%	5
Stratford (including Westfield Stratford City)	0.6%	6	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.6%	1	0.0%	0	3.3%	5	0.0%	0	0.0%	0	0.0%	0
Upminster	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	1.0%	11	0.0%	0	2.1%	3	0.0%	0	0.0%	0	6.6%	5	1.8%	2	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Lakeside	9.8%	108	0.6%	1	13.3%	17	3.4%	1	13.2%	10	23.4%	17	4.3%	5	0.0%	0	2.8%	4	12.4%	19	32.4%	17	11.7%	18
Chase Lane Retail Park, Ilford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Eastern Avenue West Retail Park, Romford	6.0%	66	7.2%	7	16.2%	21	12.2%	5	2.0%	1	1.5%	1	4.6%	5	20.2%	16	5.2%	7	1.5%	2	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	3.8%	41	3.9%	4	3.3%	4	5.7%	2	0.5%	0	1.2%	1	15.1%	16	9.7%	8	0.0%	0	0.5%	1	0.7%	0	3.1%	5
Grove Farm Retail Park, Romford	0.7%	8	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.3%	7	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	1.0%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	2	6.3%	9	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	0.2%	2	0.0%	0	0.5%	1	0.0%	0	0.9%	1	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.3%	3	0.0%	0	0.0%	0	0.6%	0	1.2%	1	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.9%	1	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, Wood Lane, Becontree Heath,	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Dagenham, RM10 7RA																								
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.2%	2	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.9%	10	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	10.4%	5	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	1.6%	18	10.6%	11	0.0%	0	0.8%	0	0.7%	1	0.0%	0	4.5%	5	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.5%	6	0.0%	0	0.9%	1	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	4	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	1.0%	11	0.0%	0	1.8%	2	3.3%	1	5.0%	4	2.4%	2	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1XX	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	2	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	15.3%	168	11.6%	12	21.4%	28	10.8%	5	11.0%	8	19.3%	14	16.2%	17	11.4%	9	14.8%	20	11.9%	18	21.4%	11	16.9%	27
Home Catalogue	0.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	2	0.0%	0	0.7%	1	0.7%	1	0.0%	0	0.0%	0
Other location outside study area	0.7%	8	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	3.7%	6
Other, zone 1	0.6%	7	1.8%	2	1.6%	2	0.0%	0	0.7%	1	0.0%	0	1.8%	2	0.7%	1	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Other, zone 6	0.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Other, zone 8	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	2	1.7%	3	0.0%	0	0.0%	0
Other, zone 11	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
London (Other)	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	1.9%	3	1.3%	2	0.0%	0	0.8%	1
Goodmayes (including retail park)	1.1%	12	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.3%	10	0.7%	1	0.0%	0	0.0%	0
Chelmsford	0.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.3%	4
Beckton superstores and retail parks	0.6%	7	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	6	0.0%	0	0.0%	0
Basildon	1.9%	21	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.2%	21
(Don’t know / can't remember)	9.2%	102	5.1%	5	10.7%	14	10.3%	4	7.6%	6	9.0%	7	11.4%	12	9.3%	7	6.8%	9	10.5%	16	4.4%	2	12.3%	19
(Don't do this type of shopping)	19.4%	214	25.2%	26	12.5%	16	13.9%	6	23.2%	17	18.9%	14	20.0%	21	30.2%	24	21.3%	29	21.2%	32	15.4%	8	13.8%	22
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Q23 And the time before that, where you or your household last made a purchase of electrical items such as TVs, DVD players, digital cameras, MP3 players, mobile phones or computers?
Those who specified a location at Q22

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.6%	0	0.0%	0
Brentwood	1.7%	13	0.0%	0	0.0%	0	0.8%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.4%	12
Central London - West End (Oxford Street / Regent Street / Bond Street)	1.1%	8	0.8%	1	0.0%	0	0.0%	0	9.6%	5	0.0%	0	0.9%	1	2.1%	1	0.0%	0	1.3%	1	0.0%	0	0.0%	0
Collier Row	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	3.1%	25	0.0%	0	0.0%	0	5.1%	2	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	21.9%	22	0.6%	0	0.0%	0
Elm Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Harold Hill	0.3%	2	0.0%	0	0.9%	1	0.0%	0	0.0%	0	1.2%	1	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.9%	15	1.7%	1	1.3%	1	0.8%	0	14.6%	7	4.9%	3	2.5%	2	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Ilford	0.8%	6	0.0%	0	4.7%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0
Rainham	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.6%	2	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	14.1%	111	35.4%	25	10.4%	10	24.7%	8	7.9%	4	4.5%	2	19.4%	14	15.8%	8	23.0%	23	8.5%	9	10.2%	4	3.0%	3
Stratford (including Westfield Stratford City)	1.0%	8	0.0%	0	0.0%	0	0.0%	0	1.9%	1	1.6%	1	0.9%	1	1.1%	1	3.7%	4	0.0%	0	0.0%	0	0.8%	1
Upminster	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	1.0%	8	0.0%	0	1.6%	2	1.1%	0	0.0%	0	6.7%	4	1.7%	1	2.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	13.2%	104	2.9%	2	19.8%	20	3.4%	1	22.4%	11	26.5%	14	4.1%	3	0.0%	0	7.8%	8	14.3%	15	42.8%	18	10.4%	12
Chase Lane Retail Park, Ilford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2	0.0%	0	0.0%	0	0.0%	0
Eastern Avenue West Retail Park, Romford	7.5%	59	7.5%	5	16.8%	17	17.7%	6	5.6%	3	0.9%	0	6.0%	4	30.0%	14	4.3%	4	3.2%	3	0.0%	0	1.0%	1
Gallows Corner Retail Park, Romford	4.5%	35	2.3%	2	2.3%	2	8.0%	3	1.7%	1	3.7%	2	18.1%	13	13.7%	7	0.0%	0	0.0%	0	0.9%	0	5.3%	6
Grove Farm Retail Park, Romford	1.3%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.0%	10	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.3%	2	0.0%	0	1.6%	2	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	1.7%	14	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0	1.7%	2	10.8%	11	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	0.2%	2	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.4%	3	0.0%	0	0.0%	0	2.9%	1	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.6%	5	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.2%	3	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford,	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2	0.0%	0	0.0%	0	0.0%	0

Page 188

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
RM6 6PB																								
Sainsbury's, The Brewery, Romford, RM1 1AU	0.1%	1	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.4%	6
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.7%	5	0.0%	0	0.0%	0	0.0%	0	1.9%	1	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.2%	3	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	1.5%	12	12.2%	9	0.0%	0	2.5%	1	0.0%	0	0.0%	0	2.4%	2	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.4%	3	0.0%	0	1.2%	1	1.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	1.3%	10	0.0%	0	1.3%	1	9.4%	3	1.7%	1	2.5%	1	0.0%	0	0.0%	0	3.8%	4	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1TX	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.2%	2	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	19.6%	154	20.5%	15	22.2%	22	9.6%	3	16.1%	8	25.8%	14	25.2%	18	16.8%	8	16.1%	16	8.9%	9	21.7%	9	27.7%	32
Home Catalogue	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	2	0.0%	0	1.0%	1	1.0%	1	0.0%	0	0.0%	0
TV Interactive Shopping	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.6%	0	0.0%	0
Other location outside study area	1.2%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	1	0.0%	0	0.0%	0	1.0%	1	1.4%	1	0.0%	0	5.0%	6
Other, zone 1	0.7%	6	1.7%	1	1.7%	2	0.0%	0	1.0%	1	1.6%	1	0.9%	1	1.1%	1	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Other, zone 6	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Other, zone 8	0.7%	5	0.0%	0	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2	1.8%	2	0.0%	0	0.0%	0
London (Other)	0.9%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.1%	7	0.0%	0	0.0%	0
Goodmayes (including retail park)	1.0%	8	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.6%	6	1.0%	1	0.0%	0	0.0%	0
Chelmsford	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Beckton superstores and retail parks	1.0%	8	0.0%	0	0.0%	0	0.0%	0	2.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.4%	7	0.0%	0	0.0%	0
Basildon	2.9%	23	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	19.3%	22
(Don't know / can't remember)	9.8%	77	12.5%	9	10.9%	11	12.7%	4	5.1%	3	8.4%	4	9.3%	7	8.5%	4	12.2%	12	10.4%	11	3.6%	1	10.0%	12
Weighted base:		786		71		100		33		51		53		72		48		99		102		42		116
Sample:		762		67		75		70		73		71		67		61		67		68		73		70

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q24 Can you tell me where you or your household last made a purchase of domestic appliances, such as washing machines, fridges or cookers?																								
Barking	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.5%	0	0.0%	0
Brentwood	3.4%	37	0.0%	0	0.9%	1	0.0%	0	0.5%	0	2.5%	2	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	21.0%	33
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	5	0.6%	1	1.3%	2	1.1%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	2	0.0%	0
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.9%	32	0.0%	0	1.3%	2	4.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	4	15.5%	23	1.2%	1	0.0%	0
Harold Hill	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	4.1%	46	6.3%	6	6.9%	9	3.3%	1	15.2%	11	10.1%	7	3.8%	4	1.9%	2	1.0%	1	0.7%	1	4.8%	2	0.0%	0
Ilford	0.3%	3	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0	0.0%	0
Rainham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	8.0%	88	20.8%	21	3.4%	4	18.0%	8	8.1%	6	5.0%	4	6.9%	7	5.9%	5	14.3%	20	5.4%	8	2.2%	1	2.9%	5
Stratford (including Westfield Stratford City)	0.3%	3	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0	0.0%	0
Upminster	0.4%	4	0.0%	0	0.0%	0	0.0%	0	1.8%	1	3.7%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	1.3%	14	0.6%	1	3.8%	5	0.0%	0	0.5%	0	4.0%	3	0.0%	0	1.3%	1	0.0%	0	0.7%	1	0.0%	0	2.3%	4
Lakeside	7.3%	80	0.8%	1	5.1%	7	0.8%	0	12.6%	9	14.9%	11	0.9%	1	2.5%	2	1.2%	2	9.4%	14	31.7%	17	10.9%	17
Eastern Avenue West Retail Park, Romford	6.2%	68	13.3%	14	9.9%	13	19.1%	8	0.0%	0	0.0%	0	10.3%	11	17.6%	14	4.1%	6	2.0%	3	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	4.2%	46	4.2%	4	0.5%	1	2.6%	1	1.2%	1	2.1%	2	17.6%	18	13.7%	11	0.7%	1	0.0%	0	3.4%	2	3.3%	5
Grove Farm Retail Park, Romford	0.3%	3	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.1%	2	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	1.0%	11	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	6.1%	9	0.7%	0	0.0%	0
Rom Valley Way Retail Park, Romford	0.5%	5	0.0%	0	0.5%	1	0.6%	0	0.7%	1	0.0%	0	0.0%	0	1.3%	1	2.1%	3	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.4%	5	0.0%	0	1.1%	1	1.7%	1	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.4%	4	0.0%	0	3.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, High Road, Seven Kings, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.2%	2	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Lakeside Retail Park, Thurrock, RM20 3LP	0.1%	2	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0

Retail 888

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Sainsbury's, The Brewery, Romford, RM1 1AU	0.1%	1	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.5%	6	0.0%	0	0.0%	0	0.0%	0	4.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.9%	3	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.3%	3	0.8%	1	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.3%	3	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.3%	3	0.6%	1	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	19.1%	210	12.9%	13	22.9%	30	14.5%	6	17.6%	13	29.3%	22	13.7%	14	15.2%	12	14.6%	20	17.8%	27	23.3%	12	26.2%	41
Home Catalogue	1.5%	16	0.0%	0	0.0%	0	1.1%	0	3.3%	2	0.0%	0	2.3%	2	1.3%	1	1.7%	2	2.1%	3	0.5%	0	2.6%	4
Other, zone 6	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Other, zone 8	1.2%	13	0.0%	0	0.0%	0	1.2%	1	1.9%	1	0.0%	0	0.0%	0	0.0%	0	6.1%	8	1.9%	3	0.0%	0	0.0%	0
Other, zone 11	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
London (Other)	0.5%	5	1.1%	1	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.3%	2	0.0%	0	0.0%	0
Goodmayes (including retail park)	1.8%	20	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	13.2%	18	0.7%	1	0.0%	0	0.0%	0
Chelmsford	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	5
Bluewater	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Beckton superstores and retail parks	1.0%	10	0.0%	0	3.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	6	0.0%	0	0.0%	0
Basildon	1.2%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.8%	12
(Don't know / can't remember)	7.2%	79	11.4%	12	10.6%	14	12.6%	5	4.0%	3	4.9%	4	11.3%	12	5.0%	4	4.2%	6	7.6%	11	6.0%	3	3.4%	5
(Don't do this type of shopping)	22.1%	244	26.6%	27	18.6%	24	14.7%	6	21.0%	15	21.8%	16	30.6%	32	29.3%	23	24.7%	34	23.4%	35	14.4%	8	14.6%	23
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q25 And the time before that, where you or your household last made a purchase of domestic appliances, such as washing machines, fridges or cookers? *Those who specified a location at Q24*																								
Barking	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.5%	6	0.6%	0	0.0%	0
Brentwood	2.4%	19	0.0%	0	0.0%	0	0.0%	0	0.7%	0	1.2%	1	2.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.4%	16
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.6%	5	1.0%	1	0.0%	0	1.5%	0	0.0%	0	1.2%	1	0.0%	0	3.0%	2	0.0%	0	0.0%	0	4.2%	2	0.0%	0
Dagenham	3.4%	26	1.3%	1	0.0%	0	7.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.7%	6	16.3%	17	1.8%	1	0.0%	0
Harold Hill	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	5.2%	41	5.2%	3	11.7%	11	3.3%	1	19.2%	11	12.1%	7	3.0%	2	3.9%	2	1.4%	1	0.9%	1	5.4%	2	0.0%	0
Ilford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Rainham	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	8.8%	68	24.0%	15	4.4%	4	18.2%	6	9.6%	5	5.5%	3	7.7%	5	5.6%	3	14.5%	14	6.2%	6	6.1%	3	3.4%	4
Stratford (including Westfield Stratford City)	0.7%	5	0.0%	0	1.8%	2	0.0%	0	2.4%	1	0.0%	0	0.0%	0	1.0%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0
Upminster	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.7%	0	4.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	1.7%	13	1.0%	1	1.8%	2	1.1%	0	0.0%	0	4.3%	2	0.0%	0	1.9%	1	0.0%	0	0.9%	1	0.0%	0	5.0%	6
Lakeside	12.1%	94	8.6%	5	9.0%	8	1.1%	0	14.1%	8	22.3%	12	6.9%	4	3.8%	2	3.1%	3	13.2%	14	38.0%	16	17.2%	22
Eastern Avenue West Retail Park, Romford	8.2%	64	18.7%	12	11.1%	10	21.6%	7	0.9%	1	0.0%	0	17.2%	10	27.6%	14	6.6%	6	2.9%	3	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	5.2%	40	1.8%	1	2.5%	2	1.6%	1	2.8%	2	2.3%	1	26.0%	16	21.9%	11	1.0%	1	0.7%	1	0.0%	0	3.8%	5
Grove Farm Retail Park, Romford	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	3	0.0%	0	0.0%	0	0.0%	0
Ilford Retail Park	0.2%	2	0.0%	0	1.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	1.7%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	10.7%	11	1.5%	1	0.0%	0
Rom Valley Way Retail Park, Romford	0.4%	3	1.0%	1	0.7%	1	0.8%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.5%	4	0.0%	0	0.9%	1	0.0%	0	6.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.1%	1	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, High Road, Seven Kings, Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.2%	2	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	1.2%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.6%	4	0.0%	0	0.0%	0	0.0%	0	5.7%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	1	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0	2.1%	1	3.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.4%	3	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.3%	2	0.0%	0	0.0%	0	0.0%	0

Peter Brett

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.3%	3	0.0%	0	0.9%	1	1.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	24.7%	192	23.4%	15	34.0%	31	19.7%	6	14.2%	8	37.7%	20	19.5%	12	19.4%	10	14.7%	14	23.8%	25	26.3%	11	31.1%	40
Home Catalogue	1.9%	15	0.0%	0	0.0%	0	1.5%	0	8.9%	5	0.0%	0	3.9%	2	1.9%	1	1.0%	1	0.7%	1	0.6%	0	3.2%	4
Other location outside study area	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1
Other, zone 6	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1
Other, zone 8	1.7%	13	0.0%	0	0.0%	0	1.6%	1	1.2%	1	0.0%	0	0.0%	0	0.0%	0	10.1%	10	1.8%	2	0.0%	0	0.0%	0
Other, zone 11	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1
London (Other)	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	1.8%	2	0.0%	0	0.0%	0
Goodmayes (including retail park)	1.8%	14	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	12.8%	13	0.9%	1	0.0%	0	0.0%	0
Chelmsford	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	2
Beckton superstores and retail parks	0.6%	5	0.0%	0	4.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Basildon	1.2%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.1%	9
(Don't know / can't remember)	11.7%	91	12.4%	8	12.9%	12	19.4%	6	9.8%	5	7.7%	4	11.1%	7	2.5%	1	15.5%	15	11.6%	12	9.4%	4	13.0%	17
Weighted base:		779		63		92		31		55		54		61		52		98		103		42		129
Sample:		772		61		73		68		76		75		60		63		71		66		77		82

Page 1392

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q26 Can you tell me where you or your household last made a purchase of health, beauty or chemist items?																								
Barking	1.0%	11	0.8%	1	0.0%	0	0.0%	0	3.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	8	0.0%	0	0.0%	0
Brentwood	10.1%	111	0.6%	1	0.0%	0	0.6%	0	0.0%	0	1.2%	1	2.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	68.0%	107
Central London - West End (Oxford Street / Regent Street / Bond Street)	2.4%	26	0.8%	1	7.0%	9	0.0%	0	3.3%	2	2.6%	2	0.9%	1	1.8%	1	3.8%	5	3.1%	5	0.0%	0	0.0%	0
Chigwell	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Collier Row	2.6%	28	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	35.4%	28	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	5.8%	64	0.0%	0	0.0%	0	0.6%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	9.7%	13	32.2%	48	2.3%	1	0.0%	0
Elm Park	1.3%	15	0.0%	0	3.6%	5	0.0%	0	12.3%	9	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Harold Hill	2.4%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	21.5%	22	3.5%	3	0.0%	0	0.0%	0	0.9%	0	0.8%	1
Hornchurch	7.5%	82	1.4%	1	44.3%	58	3.9%	2	24.1%	18	2.0%	1	1.9%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Ilford	1.0%	11	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	4	3.1%	5	0.0%	0	0.0%	0
Rainham	1.9%	21	0.0%	0	0.0%	0	0.6%	0	4.3%	3	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.7%	1	29.6%	16	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	24.8%	273	63.3%	64	9.7%	13	67.8%	29	20.4%	15	7.0%	5	23.0%	24	41.8%	33	41.0%	56	17.2%	26	12.6%	7	0.6%	1
Stratford (including Westfield Stratford City)	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	1.3%	2	0.0%	0	0.0%	0
Upminster	3.8%	42	0.0%	0	1.1%	1	0.6%	0	1.2%	1	53.6%	39	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	0.1%	1	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	4.1%	45	0.0%	0	0.7%	1	0.0%	0	6.5%	5	14.8%	11	1.1%	1	0.0%	0	2.6%	4	7.2%	11	12.7%	7	4.3%	7
Gallows Corner Retail Park, Romford	1.2%	14	1.1%	1	1.9%	2	0.0%	0	0.0%	0	0.9%	1	6.0%	6	3.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	4	0.0%	0	0.0%	0
B&Q Roneo Corner Retail Park, Romford	0.2%	2	0.0%	0	1.3%	2	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	1.3%	14	3.2%	3	6.3%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Lakeside Retail Park, Thurrock, RM20 3LP	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.7%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.3%	7	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.3%	3	1.1%	1	1.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Sainsbury's, The Brewery, Romford, RM1 1AU	0.6%	6	3.9%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	2	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.7%	8	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.5%	7
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	1.7%	19	0.0%	0	0.0%	0	0.0%	0	7.3%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	3	20.4%	11	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	2.8%	30	3.6%	4	0.0%	0	0.0%	0	0.9%	1	2.5%	2	20.7%	22	2.1%	2	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	3	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	1.9%	21	2.6%	3	7.8%	10	5.8%	2	2.9%	2	0.6%	0	0.0%	0	0.0%	0	0.7%	1	1.3%	2	0.7%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.2%	2	0.0%	0	0.7%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	2.9%	32	2.1%	2	4.7%	6	0.0%	0	0.7%	1	7.1%	5	1.2%	1	2.0%	2	0.0%	0	4.1%	6	5.7%	3	4.1%	6
Home Catalogue	0.9%	10	1.1%	1	0.0%	0	0.0%	0	4.0%	3	0.0%	0	0.0%	0	0.0%	0	0.7%	1	3.1%	5	0.7%	0	0.0%	0
TV / Interactive Shopping	0.1%	1	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Other location outside study area	0.3%	3	0.0%	0	0.7%	1	1.9%	1	0.7%	1	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 1	0.1%	2	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 3	0.5%	6	0.0%	0	0.0%	0	9.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.5%	1	0.0%	0	0.0%	0
Other, zone 5	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	1.5%	16	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	11.7%	16	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	0.3%	3	0.0%	0	0.8%	1	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.7%	1	0.0%	0	0.0%	0
Other, zone 11	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	5
London (Other)	0.2%	2	0.6%	1	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Chelmsford	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Basildon	1.0%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	11
(Don’t know / can't remember)	1.2%	13	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.5%	4	1.2%	1	0.7%	1	4.6%	7	0.5%	0	0.0%	0
(Don't do this type of shopping)	8.4%	92	10.2%	10	5.1%	7	4.9%	2	5.3%	4	3.9%	3	13.7%	14	5.7%	5	12.1%	17	10.6%	16	10.1%	5	6.3%	10
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Q27 And the time before that, where did you or your household go to make a purchase of health, beauty or chemist items?
Those who specified a location at Q26

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.8%	8	0.9%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.2%	7	0.0%	0	0.0%	0
Brentwood	9.7%	97	0.7%	1	0.0%	0	0.6%	0	0.0%	0	1.2%	1	4.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	62.0%	91
Central London - West End (Oxford Street / Regent Street / Bond Street)	2.5%	25	1.8%	2	7.4%	9	0.0%	0	0.7%	1	3.6%	3	0.0%	0	3.3%	2	1.1%	1	3.7%	5	0.0%	0	1.6%	2
Chigwell	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Collier Row	3.0%	30	2.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	37.0%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	5.7%	57	0.0%	0	0.0%	0	1.2%	1	1.7%	1	0.0%	0	0.0%	0	0.0%	0	9.3%	11	33.6%	43	3.4%	2	0.0%	0
Elm Park	1.4%	14	0.0%	0	3.3%	4	0.0%	0	13.0%	9	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.0%	0	0.0%	0	0.0%	0
Grays	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0
Harold Hill	2.5%	25	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	27.0%	23	1.0%	1	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Hornchurch	7.2%	72	0.7%	1	32.0%	39	4.1%	2	30.6%	21	2.7%	2	2.3%	2	0.0%	0	0.8%	1	1.5%	2	4.4%	2	0.0%	0
Ilford	1.9%	19	4.4%	4	1.3%	2	0.0%	0	2.4%	2	0.0%	0	0.0%	0	0.0%	0	6.1%	7	3.7%	5	0.0%	0	0.0%	0
Rainham	1.3%	13	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.8%	1	18.0%	8	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	27.1%	270	61.1%	55	21.0%	26	59.5%	24	17.0%	12	3.4%	2	24.6%	21	43.4%	32	47.2%	57	22.6%	29	18.5%	9	2.2%	3
Stratford (including Westfield Stratford City)	0.6%	6	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	1.5%	2	1.1%	0	0.8%	1
Upminster	3.9%	39	0.0%	0	1.4%	2	0.6%	0	0.5%	0	48.5%	34	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.6%	1
Bluewater	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Lakeside	5.8%	58	0.7%	1	5.0%	6	7.6%	3	11.3%	8	18.1%	13	1.0%	1	0.0%	0	2.1%	3	10.2%	13	17.7%	8	2.0%	3
Gallows Corner Retail Park, Romford	2.2%	22	4.4%	4	2.7%	3	0.0%	0	0.0%	0	2.4%	2	8.9%	8	5.2%	4	0.8%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	3	0.8%	0	0.0%	0
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	3	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.8%	8	1.2%	1	3.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	2	0.8%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.7%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.4%	6	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.6%	6	1.2%	1	3.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Howard Road, Grays, RM16 6YJ	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	1.3%	13	4.4%	4	0.0%	0	2.3%	1	0.0%	0	0.0%	0	2.7%	2	1.4%	1	2.1%	3	0.6%	1	3.8%	2	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ	0.7%	6	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	6
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	2.0%	20	0.0%	0	0.0%	0	0.0%	0	9.5%	7	1.2%	1	0.0%	0	0.0%	0	0.0%	0	2.1%	3	21.7%	10	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	3.2%	32	4.9%	4	1.6%	2	0.0%	0	1.7%	1	4.3%	3	21.3%	18	2.2%	2	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.4%	4	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	4	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	1.7%	17	1.2%	1	9.8%	12	6.9%	3	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way, Hornchurch, RM12 5AF	0.6%	6	0.0%	0	2.0%	2	0.0%	0	5.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Internet / delivered	2.8%	27	2.4%	2	3.6%	4	0.0%	0	0.0%	0	6.5%	5	3.0%	3	1.5%	1	0.0%	0	4.3%	5	3.8%	2	3.6%	5
Home Catalogue	0.8%	8	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.8%	1	3.7%	5	0.8%	0	0.0%	0
TV / Interactive Shopping	0.1%	1	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Other location outside study area	0.2%	2	0.0%	0	0.7%	1	0.8%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 1	0.3%	3	3.5%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 3	0.6%	6	0.0%	0	0.0%	0	10.7%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.6%	1	0.0%	0	0.0%	0
Other, zone 5	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	1.6%	15	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.1%	14	0.8%	1	0.0%	0	0.0%	0
Other, zone 9	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.0%	0	0.0%	0	0.0%	0
Other, zone 11	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.6%	5
London (Other)	0.2%	2	0.7%	1	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.0%	0	0.0%	0
Chelmsford	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	6
Billericay	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Beckton superstores and retail parks	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Basildon	1.6%	15	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.7%	14
(Don't know / can't remember)	1.7%	17	0.0%	0	0.0%	0	3.7%	2	0.0%	0	2.2%	2	1.8%	2	0.0%	0	1.9%	2	2.5%	3	2.1%	1	3.7%	5
Weighted base:		996		91		123		41		69		71		87		74		120		127		47		147
Sample:		976		85		95		92		92		96		79		94		85		77		89		92

Q28 Can you tell me where you or your household last made a purchase of recreational goods such as sports equipment, bicycles, musical instruments or toys?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brentwood	2.8%	31	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.9%	30
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.8%	9	0.8%	1	3.2%	4	0.0%	0	0.0%	0	2.0%	1	0.0%	0	1.8%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.5%	16	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0	0.6%	1	0.0%	0	1.9%	3	7.2%	11	0.0%	0	0.0%	0
Elm Park	0.2%	2	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	0.9%	10	1.6%	2	2.8%	4	0.0%	0	4.0%	3	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford	0.4%	4	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.7%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Rainham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.7%	0	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	9.7%	107	17.6%	18	16.5%	21	13.8%	6	13.7%	10	3.9%	3	9.2%	10	8.9%	7	10.5%	14	7.7%	11	9.2%	5	0.8%	1
Stratford (including Westfield Stratford City)	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Upminster	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	0.1%	2	0.8%	1	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	9.2%	102	1.9%	2	13.7%	18	0.0%	0	15.5%	11	33.0%	24	6.7%	7	1.6%	1	0.7%	1	10.4%	15	39.0%	20	0.8%	1
Gallows Corner Retail Park, Romford	2.2%	24	3.9%	4	5.1%	7	2.7%	1	0.7%	1	0.0%	0	5.4%	6	3.9%	3	1.3%	2	0.0%	0	0.0%	0	0.8%	1
Grove Farm Retail Park, Romford	0.6%	6	0.0%	0	1.3%	2	4.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.6%	5	1.4%	1	0.0%	0
Rom Valley Way Retail Park, Romford	0.1%	1	0.6%	1	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.1%	1	0.0%	0	0.0%	0	2.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Matalan, North Street, Romford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	2.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.9%	9	3.9%	4	2.2%	3	0.0%	0	0.0%	0	0.0%	0	0.6%	1	2.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1988

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Internet / delivered	8.8%	97	3.7%	4	17.4%	23	3.7%	2	4.9%	4	7.8%	6	5.6%	6	2.6%	2	5.5%	8	4.3%	6	7.7%	4	21.2%	33
Home Catalogue	0.4%	4	0.0%	0	0.0%	0	3.9%	2	0.0%	0	0.6%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
TV / Interactive Shopping	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.5%	0	0.0%	0
Other location outside study area	0.4%	5	0.0%	0	1.5%	2	1.1%	0	0.0%	0	0.9%	1	0.0%	0	0.9%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Other, zone 1	0.2%	2	0.6%	1	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	1.6%	17	1.6%	2	0.0%	0	3.2%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	5.2%	7	4.4%	7	0.0%	0	0.0%	0
Other, zone 11	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
London (Other)	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Beckton superstores and retail parks	0.6%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	2	0.0%	0	0.0%	0	3.1%	5	0.0%	0	0.0%	0
Basildon	0.1%	2	0.0%	0	0.0%	0	0.0%	0	0.5%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don’t know / can't remember)	3.1%	34	7.5%	8	2.2%	3	4.6%	2	0.0%	0	0.0%	0	1.5%	2	0.0%	0	4.7%	6	1.7%	3	4.4%	2	5.6%	9
(Don't do this type of shopping)	53.4%	589	54.0%	55	32.3%	42	57.9%	25	50.9%	37	44.0%	32	66.6%	70	72.7%	58	65.8%	91	55.1%	82	33.7%	18	50.5%	79
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Page 1898

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q29 And the time before that, where did you or your household go to make a purchase of recreational goods such as sports equipment, bicycles, musical instruments or toys? *Those who specified a location at Q28*																								
Brentwood	5.6%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	37.4%	26
Central London - West End (Oxford Street / Regent Street / Bond Street)	1.4%	7	0.0%	0	4.8%	4	0.0%	0	0.0%	0	3.2%	1	0.0%	0	0.0%	0	3.3%	1	0.0%	0	0.0%	0	0.0%	0
Chigwell	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.5%	2	0.0%	0
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.9%	14	0.0%	0	0.0%	0	0.0%	0	6.8%	2	0.0%	0	2.0%	1	0.0%	0	6.3%	3	13.1%	8	0.0%	0	0.0%	0
Elm Park	0.7%	3	0.0%	0	0.0%	0	0.0%	0	9.5%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Grays	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	0	0.0%	0
Hornchurch	1.7%	8	0.0%	0	6.9%	6	0.0%	0	2.8%	1	3.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford	0.8%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.2%	3	1.5%	1	0.0%	0	0.0%	0
Rainham	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	22.2%	106	56.7%	22	26.7%	23	32.0%	5	18.2%	7	11.3%	5	24.4%	8	43.8%	9	27.6%	11	19.0%	12	12.6%	4	0.0%	0
Stratford (including Westfield Stratford City)	0.3%	1	2.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Upminster	0.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	2	2.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bluewater	0.3%	2	0.0%	0	1.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	23.9%	115	15.1%	6	21.4%	18	5.8%	1	38.2%	14	57.0%	23	26.0%	9	3.4%	1	2.4%	1	27.8%	18	56.2%	18	8.5%	6
Gallows Corner Retail Park, Romford	2.3%	11	0.0%	0	1.0%	1	0.0%	0	1.4%	1	0.0%	0	16.2%	5	11.8%	3	4.4%	2	0.0%	0	0.0%	0	0.0%	0
Grove Farm Retail Park, Romford	1.4%	7	0.0%	0	4.8%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.3%	3	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	1.2%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.4%	5	1.1%	0	0.0%	0
Newbury Retail Park, Horns Road, Ilford	1.4%	7	0.0%	0	0.0%	0	10.4%	2	0.0%	0	0.0%	0	0.0%	0	6.6%	1	6.3%	3	1.5%	1	0.0%	0	0.0%	0
Rom Valley Way Retail Park, Romford	0.1%	1	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
B&Q Tangent Link, Harold Hill, Romford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Homebase, Rom Valley Way, Romford	0.2%	1	0.0%	0	0.0%	0	7.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.4%	2	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	1.0%	5	0.0%	0	3.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.5%	2	0.0%	0	2.0%	2	2.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 688 of 1199

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Internet / delivered	17.5%	84	9.7%	4	20.8%	18	8.6%	1	1.4%	1	17.3%	7	18.3%	6	14.5%	3	22.0%	9	5.0%	3	15.8%	5	38.6%	27
Home Catalogue	0.8%	4	0.0%	0	0.0%	0	10.4%	2	0.0%	0	1.1%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1
TV / Interactive Shopping	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.8%	0	0.0%	0
Other location outside study area	1.1%	5	0.0%	0	4.3%	4	2.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0
Other, zone 1	0.2%	1	1.5%	1	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 8	3.5%	17	6.1%	2	0.0%	0	10.5%	2	0.0%	0	0.0%	0	0.0%	0	4.7%	1	11.9%	5	10.2%	7	0.0%	0	0.0%	0
Other, zone 11	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1
London (Other)	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	1	0.0%	0	0.0%	0	0.0%	0
Goodmayes (including retail park)	0.2%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford	1.3%	6	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.4%	6
Beckton superstores and retail parks	1.0%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.3%	5	0.0%	0	0.0%	0
Basildon	0.1%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / can't remember)	3.8%	18	5.7%	2	1.0%	1	9.4%	2	18.8%	7	1.5%	1	0.0%	0	6.0%	1	0.0%	0	3.5%	2	0.0%	0	3.6%	2
Weighted base:		479		39		85		16		36		41		33		22		41		64		32		69
Sample:		423		34		57		29		41		52		29		28		27		35		53		38

Page 1900

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q30 And where was the last purchase of other non-food items such as books, CDs, jewellery or china and glass items?																								
Barking	0.2%	2	0.0%	0	0.0%	0	0.0%	0	2.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood	3.0%	33	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	20.4%	32
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	6	1.4%	1	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.9%	1	0.0%	0	2.0%	3	0.0%	0	0.0%	0	0.0%	0
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.5%	17	0.0%	0	0.0%	0	1.6%	1	3.3%	2	0.0%	0	0.0%	0	0.0%	0	3.9%	5	5.5%	8	0.0%	0	0.0%	0
Elm Park	0.2%	2	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Hill	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	0.4%	4	0.0%	0	0.5%	1	0.0%	0	3.2%	2	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Ilford	0.7%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	4.6%	6	0.0%	0	0.5%	0	0.0%	0
Rainham	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.8%	3	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	17.3%	191	31.0%	32	22.5%	29	42.8%	18	25.3%	18	2.9%	2	14.0%	15	26.0%	21	22.2%	31	14.4%	21	6.0%	3	0.6%	1
Upminster	1.0%	11	1.6%	2	0.0%	0	0.0%	0	0.0%	0	11.5%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Bluewater	0.3%	3	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2
Lakeside	3.8%	42	0.0%	0	2.6%	3	1.2%	1	9.3%	7	23.1%	17	0.9%	1	0.0%	0	0.0%	0	2.2%	3	16.9%	9	0.6%	1
Eastern Avenue West Retail Park, Romford	0.1%	1	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	0.5%	6	0.0%	0	1.9%	2	0.0%	0	0.0%	0	0.0%	0	1.9%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Merrielands Retail Park, Dagenham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.2%	3	0.0%	0	0.0%	0	3.5%	2	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	0.3%	4	1.6%	2	0.0%	0	0.6%	0	0.0%	0	0.0%	0	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	0.6%	7	0.0%	0	0.0%	0	0.0%	0	4.6%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.9%	4	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.2%	3	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.9%	1	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.4%	4	1.6%	2	1.4%	2	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way,	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Hornchurch, RM12 5AF																								
Internet / delivered	35.6%	392	30.8%	31	50.5%	66	22.4%	10	23.4%	17	36.4%	27	28.3%	30	28.0%	22	24.3%	33	37.1%	55	36.4%	19	51.9%	82
Home Catalogue	0.1%	1	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
TV / Interactive Shopping	0.2%	2	0.6%	1	0.0%	0	0.6%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0
Other location outside study area	0.2%	2	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Other, zone 6	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 9	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 11	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	2
London (Other)	0.1%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Southend	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	3
Basildon	0.1%	2	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
(Don’t know / can't remember)	3.1%	34	0.0%	0	2.8%	4	3.2%	1	0.5%	0	7.5%	5	2.5%	3	3.5%	3	5.1%	7	4.9%	7	0.0%	0	2.3%	4
(Don't do this type of shopping)	27.6%	304	28.1%	29	15.8%	21	23.6%	10	21.1%	15	16.3%	12	44.4%	46	37.2%	30	35.0%	48	35.0%	52	25.2%	13	17.9%	28
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Page 1902

Q31 And the time before that, where did you or your household go to make a purchase of other non-food items such as books, CDs, jewellery or china and glass items?
Those who specified a location at Q30

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.2%	2	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brentwood	4.2%	32	0.8%	1	0.0%	0	0.0%	0	0.0%	0	1.5%	1	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	23.9%	30
Central London - West End (Oxford Street / Regent Street / Bond Street)	1.4%	11	2.2%	2	0.6%	1	0.0%	0	4.2%	2	1.5%	1	0.0%	0	0.0%	0	6.4%	5	0.0%	0	0.0%	0	0.0%	0
Collier Row	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.0%	16	0.8%	1	0.0%	0	2.1%	1	1.2%	1	0.0%	0	0.0%	0	0.0%	0	6.4%	5	9.2%	8	0.0%	0	0.0%	0
Harold Hill	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.2%	9	0.0%	0	4.5%	5	0.0%	0	5.1%	3	1.1%	1	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Ilford	0.9%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	7.7%	6	0.0%	0	0.0%	0	0.0%	0
Rainham	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.9%	5	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	22.6%	173	40.5%	30	18.1%	19	58.9%	19	28.7%	16	3.8%	2	18.7%	10	49.0%	23	32.9%	27	22.7%	20	7.7%	3	2.1%	3
Stratford (including Westfield Stratford City)	0.4%	3	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0	0.0%	0
Upminster	1.4%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	16.3%	9	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1
Bluewater	0.2%	1	0.0%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1
Lakeside	10.4%	80	3.7%	3	14.7%	16	1.6%	1	20.0%	11	34.9%	20	12.5%	7	3.1%	1	3.1%	3	5.7%	5	25.8%	10	2.8%	3
Eastern Avenue West Retail Park, Romford	0.2%	1	0.8%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gallows Corner Retail Park, Romford	0.9%	7	0.0%	0	3.2%	3	0.0%	0	0.0%	0	0.0%	0	1.6%	1	1.6%	1	0.0%	0	0.0%	0	0.0%	0	1.3%	2
Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0
Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE	0.3%	2	0.0%	0	0.0%	0	3.7%	1	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, High Street, Hornchurch, RM11 1TX	0.2%	1	0.0%	0	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	0	0.0%	0
Sainsbury's, The Brewery, Romford, RM1 1AU	0.5%	4	2.2%	2	0.0%	0	1.5%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Bridge Road, Rainham, RM13 9YZ	1.2%	9	0.0%	0	0.0%	0	0.0%	0	5.9%	3	0.0%	0	3.1%	2	0.0%	0	0.0%	0	1.1%	1	7.9%	3	0.0%	0
Tesco Extra, Bryant Avenue, Romford, RM3 0LL	0.5%	4	1.5%	1	0.0%	0	0.8%	0	0.0%	0	0.0%	0	3.2%	2	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	2	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY	0.5%	4	2.2%	2	1.7%	2	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco, Airfield Way,	0.4%	3	0.0%	0	0.0%	0	0.0%	0	4.9%	3	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1903

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Hornchurch, RM12 5AF																								
Internet / delivered	45.5%	347	40.2%	29	52.8%	56	25.0%	8	22.0%	13	38.9%	22	47.9%	27	38.2%	18	38.0%	31	57.6%	52	36.5%	14	61.9%	77
Home Catalogue	0.3%	3	1.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.8%	1	0.0%	0	0.0%	0
TV / Interactive Shopping	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	1	0.0%	0
Other location outside study area	0.3%	2	0.8%	1	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 6	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other, zone 11	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	2
Southend	0.1%	1	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2
Basildon	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1
(Don't know / can't remember)	1.8%	13	2.6%	2	1.7%	2	5.6%	2	0.9%	1	0.0%	0	1.2%	1	0.0%	0	1.6%	1	0.8%	1	3.2%	1	2.8%	3
Weighted base:		763		73		106		31		57		56		55		47		83		90		39		125
Sample:		710		70		77		61		66		77		50		58		56		54		65		76

Q32 Do you visit Romford town centre regularly for shopping, leisure or work?

Yes	58.6%	646	90.9%	92	61.6%	80	82.4%	35	80.1%	59	29.6%	22	59.8%	63	71.0%	56	72.4%	100	52.0%	78	43.1%	23	24.7%	39
No	41.4%	456	9.1%	9	38.4%	50	17.6%	8	19.9%	15	70.4%	52	40.2%	42	29.0%	23	27.6%	38	48.0%	72	56.9%	30	75.3%	118
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Mean score [Times a week]: Everyday / daily = 7, 2 - 3 times a week = 2.5, Once a week = 1, Once a fortnight = 0.5, Once a month = 0.25, Once every 2 - 3 months = 0.1, Once every 6 months = 0.038, Once a year = 0.019, Less often = 0.01

Q32A How often do you visit Romford town centre?

Those who visit Romford town centre at Q32

Everyday / daily	4.8%	31	12.8%	12	2.1%	2	7.7%	3	0.0%	0	2.9%	1	7.2%	5	1.9%	1	3.3%	3	2.4%	2	0.0%	0	8.2%	3
2 – 3 times a week	16.8%	108	32.5%	30	8.0%	6	21.8%	8	8.5%	5	6.0%	1	10.1%	6	23.7%	13	15.8%	16	27.5%	21	5.0%	1	0.0%	0
Once a week	31.5%	203	37.9%	35	36.6%	29	45.9%	16	24.3%	14	8.2%	2	34.5%	22	36.9%	21	36.9%	37	17.7%	14	33.8%	8	15.8%	6
Once a fortnight	16.7%	108	4.6%	4	20.0%	16	13.9%	5	17.7%	10	21.4%	5	14.0%	9	23.8%	13	15.6%	16	24.1%	19	29.4%	7	11.3%	4
Once a month	19.0%	123	8.4%	8	25.0%	20	5.4%	2	30.8%	18	40.3%	9	26.8%	17	9.1%	5	22.0%	22	11.7%	9	10.4%	2	28.4%	11
Once every 2 - 3 months	6.5%	42	1.8%	2	6.4%	5	0.7%	0	12.3%	7	16.2%	4	5.4%	3	1.8%	1	4.6%	5	10.3%	8	13.7%	3	11.3%	4
Once every 6 months	2.3%	15	0.9%	1	1.1%	1	0.0%	0	2.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.5%	3	6.6%	1	19.0%	7
Once a year	0.7%	4	0.0%	0	0.0%	0	0.7%	0	1.7%	1	2.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	0	5.9%	2
Less often	0.1%	1	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	1.7%	11	1.1%	1	0.8%	1	4.0%	1	1.3%	1	2.1%	0	1.8%	1	2.7%	2	1.8%	2	2.8%	2	0.0%	0	0.0%	0
Mean:		*1.24*		*2.16*		*0.90*		*1.69*		*0.66*		*0.70*		*1.28*		*1.28*		*1.16*		*1.23*		*0.65*		*0.89*
Weighted base:		646		92		80		35		59		22		63		56		100		78		23		39
Sample:		669		87		64		81		76		29		62		75		72		53		49		21

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q32BWhat do you like about Romford town centre? [MR]																								
Those who visit Romford town centre at Q32																								
Close to home	38.9%	251	55.4%	51	44.8%	36	44.3%	16	26.6%	16	29.1%	6	47.4%	30	50.3%	28	44.0%	44	15.2%	12	26.8%	6	17.1%	7
Close to work / en route to work	2.7%	17	7.3%	7	0.0%	0	0.0%	0	0.9%	1	8.7%	2	0.0%	0	0.0%	0	0.0%	0	9.4%	7	0.0%	0	2.3%	1
Easily accessible by foot / cycle	1.9%	12	1.7%	2	3.5%	3	4.2%	1	4.2%	2	0.0%	0	2.7%	2	1.8%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Good and / or free car parking	3.5%	22	2.4%	2	3.1%	2	2.8%	1	3.4%	2	5.6%	1	2.7%	2	2.8%	2	1.0%	1	3.9%	3	1.6%	0	14.9%	6
Good bus service / accessible public transport	5.1%	33	2.0%	2	2.1%	2	4.2%	1	11.3%	7	4.3%	1	9.2%	6	7.0%	4	6.7%	7	1.3%	1	15.2%	3	0.0%	0
Markets	6.1%	39	2.2%	2	4.7%	4	4.2%	1	16.0%	9	12.8%	3	2.5%	2	5.7%	3	6.9%	7	4.8%	4	10.9%	2	5.3%	2
Good range of chain / well known stores	30.5%	197	14.7%	14	39.6%	32	36.4%	13	29.3%	17	22.3%	5	23.6%	15	22.0%	12	36.9%	37	54.7%	42	27.2%	6	10.7%	4
Good range of independent stores	18.4%	119	19.5%	18	26.2%	21	15.3%	5	12.2%	7	11.2%	2	12.2%	8	8.0%	4	23.5%	23	25.2%	20	19.3%	4	13.5%	5
Restaurants / cafes	5.2%	33	5.8%	5	6.8%	5	0.0%	0	2.0%	1	2.1%	0	1.0%	1	1.8%	1	7.4%	7	10.6%	8	5.9%	1	5.9%	2
Bars / pubs / clubs	1.2%	8	4.3%	4	2.2%	2	0.0%	0	1.2%	1	0.0%	0	1.0%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Leisure facilities	0.8%	5	0.0%	0	2.5%	2	1.0%	0	0.0%	0	2.9%	1	0.0%	0	0.0%	0	0.0%	0	2.4%	2	0.0%	0	0.0%	0
Good range of services (bank, library, hairdresser etc)	1.8%	11	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	1.9%	1	1.8%	1	2.3%	2	4.8%	4	9.8%	2	0.0%	0
Good prices	0.8%	5	0.0%	0	0.8%	1	0.7%	0	1.2%	1	2.1%	0	1.4%	1	0.0%	0	2.6%	3	0.0%	0	0.0%	0	0.0%	0
Good disabled access	0.3%	2	0.0%	0	2.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Attractive environment	6.6%	42	8.3%	8	7.4%	6	2.0%	1	4.1%	2	8.9%	2	4.5%	3	11.2%	6	12.0%	12	1.3%	1	3.6%	1	2.3%	1
Cleanliness	1.1%	7	0.0%	0	0.0%	0	0.7%	0	0.9%	1	0.0%	0	1.0%	1	1.0%	1	0.0%	0	6.6%	5	0.0%	0	0.0%	0
Interesting activities / promotional events	0.5%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.7%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Safe and secure	0.6%	4	0.0%	0	0.0%	0	0.0%	0	5.6%	3	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Compact centre	3.5%	23	3.0%	3	5.7%	5	0.7%	0	4.7%	3	0.0%	0	4.5%	3	1.0%	1	2.7%	3	4.1%	3	3.6%	1	5.9%	2
Undercover / sheltered areas	3.0%	19	0.7%	1	0.0%	0	2.8%	1	1.5%	1	5.8%	1	1.0%	1	1.0%	1	2.9%	3	4.3%	3	0.0%	0	21.3%	8
Familiarity	1.2%	8	0.0%	0	0.0%	0	6.6%	2	0.6%	0	2.1%	0	2.5%	2	1.9%	1	1.8%	2	0.0%	0	0.0%	0	0.0%	0
Easy to get to	1.1%	7	0.0%	0	2.1%	2	5.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	3	0.0%	0	0.0%	0	3.1%	1
Friendly people	1.1%	7	0.7%	1	2.1%	2	0.7%	0	4.2%	2	0.0%	0	1.4%	1	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Close to family	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.9%	2
Not too busy	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	0	0.0%	0
Nothing / very little	11.9%	77	15.5%	14	7.6%	6	14.2%	5	19.3%	11	24.4%	5	16.5%	10	14.1%	8	1.9%	2	5.3%	4	15.6%	4	18.7%	7
(Don't know)	1.2%	8	1.1%	1	5.1%	4	0.0%	0	0.6%	0	0.0%	0	2.7%	2	1.0%	1	0.0%	0	0.0%	0	1.2%	0	0.0%	0
Weighted base:		646		92		80		35		59		22		63		56		100		78		23		39
Sample:		669		87		64		81		76		29		62		75		72		53		49		21

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q32CCan I ask, what things could be improved about Romford town centre? [MR]																								
Those who visit Romford town centre at Q32																								
More parking	7.5%	48	8.6%	8	8.5%	7	4.5%	2	6.3%	4	17.5%	4	6.1%	4	10.8%	6	8.5%	9	2.6%	2	14.0%	3	2.3%	1
More secure parking	0.4%	3	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	1	0.0%	0	0.0%	0	1.2%	0	0.0%	0
Cheaper parking	12.3%	80	12.5%	12	22.5%	18	5.6%	2	16.0%	9	17.4%	4	12.7%	8	10.5%	6	9.6%	10	8.2%	6	18.8%	4	2.3%	1
More accessible car parking	2.6%	17	3.3%	3	3.6%	3	0.7%	0	3.4%	2	2.1%	0	2.5%	2	2.3%	1	1.9%	2	0.0%	0	10.2%	2	2.3%	1
More frequent bus services to the centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
More reliable / comfortable bus services	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	0	0.0%	0
New / relocated bus stops	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Better signposting within the Centre	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More priority for pedestrians	0.3%	2	0.0%	0	1.1%	1	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Improved access for wheelchair and pushchair users	0.9%	6	1.5%	1	1.1%	1	2.0%	1	0.0%	0	0.0%	0	2.7%	2	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Cleaner Streets / removal of litter	4.8%	31	12.3%	11	5.2%	4	1.0%	0	3.4%	2	5.6%	1	5.8%	4	9.8%	6	0.0%	0	0.0%	0	0.0%	0	6.8%	3
More shelter from wind / rain	1.3%	8	4.3%	4	2.5%	2	2.6%	1	0.9%	1	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Improve appearance / environment of centre	3.4%	22	3.0%	3	5.2%	4	2.6%	1	4.6%	3	0.0%	0	5.8%	4	0.0%	0	1.0%	1	6.5%	5	0.0%	0	4.5%	2
Improved security measures / more CCTV / more police	1.4%	9	1.7%	2	0.0%	0	1.0%	0	0.6%	0	0.0%	0	5.4%	3	0.0%	0	1.0%	1	2.4%	2	1.6%	0	0.0%	0
More control on alcohol / drinkers / drug users	1.3%	8	2.6%	2	1.1%	1	2.0%	1	0.9%	1	0.0%	0	4.8%	3	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
More control on other anti-social behaviour	2.0%	13	3.8%	4	0.0%	0	1.7%	1	0.9%	1	0.0%	0	12.0%	7	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Better street furniture / floral displays	2.2%	14	1.3%	1	0.0%	0	0.7%	0	0.6%	0	0.0%	0	5.8%	4	7.3%	4	1.0%	1	2.4%	2	1.2%	0	3.1%	1
More green spaces / areas	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More national multiple (high street chain) retailers	1.8%	12	2.2%	2	0.0%	0	4.1%	1	0.0%	0	2.9%	1	1.0%	1	1.0%	1	6.4%	6	0.0%	0	0.0%	0	0.0%	0
Bigger / better supermarket	0.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0	2.4%	2	0.0%	0	0.0%	0
More independent shops	2.7%	17	1.3%	1	6.7%	5	0.0%	0	0.9%	1	0.0%	0	3.0%	2	2.9%	2	6.9%	7	0.0%	0	0.0%	0	0.0%	0
Better choice of shops in general	3.5%	23	0.0%	0	2.1%	2	3.1%	1	4.1%	2	0.0%	0	0.0%	0	3.1%	2	12.2%	12	4.6%	4	0.0%	0	0.0%	0
Better quality of shops	2.2%	14	1.8%	2	1.1%	1	2.0%	1	1.7%	1	0.0%	0	0.0%	0	4.1%	2	6.8%	7	0.9%	1	0.0%	0	0.0%	0
Improvement to the market	6.0%	39	6.2%	6	5.3%	4	8.6%	3	11.3%	7	0.0%	0	6.8%	4	4.7%	3	5.7%	6	3.1%	2	8.9%	2	5.9%	2
More / better eating places	1.2%	8	2.7%	2	5.1%	4	0.0%	0	0.9%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Fewer bars / nightclubs	0.4%	3	1.7%	2	0.0%	0	1.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More / better leisure facilities	1.5%	10	6.9%	6	0.0%	0	0.0%	0	3.9%	2	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More family oriented facilities	0.8%	5	1.7%	2	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	3	0.0%	0	0.0%	0	0.0%	0
More secure children's play	0.4%	3	1.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
areas																								
Fewer closed shops	0.6%	4	3.0%	3	0.0%	0	1.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More public toilets	0.7%	4	0.0%	0	1.1%	1	1.4%	1	4.2%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better range of services	1.1%	7	6.1%	6	0.0%	0	0.7%	0	0.9%	1	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Fewer people / too busy	0.6%	4	0.7%	1	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	2.4%	2	0.0%	0	0.0%	0
Make it more compact / shops are too spread out	1.0%	7	3.3%	3	0.0%	0	1.3%	0	0.0%	0	2.1%	0	1.8%	1	1.0%	1	1.0%	1	0.0%	0	0.0%	0	0.0%	0
(Don't know)	3.4%	22	3.3%	3	1.1%	1	6.7%	2	0.6%	0	8.2%	2	1.0%	1	7.2%	4	1.0%	1	6.1%	5	5.2%	1	5.9%	2
(None mentioned)	48.7%	315	30.1%	28	43.7%	35	56.4%	20	46.4%	27	40.3%	9	45.6%	29	43.9%	25	52.3%	52	63.2%	49	54.4%	12	76.0%	29
Weighted base:		646		92		80		35		59		22		63		56		100		78		23		39
Sample:		669		87		64		81		76		29		62		75		72		53		49		21

Q33 In which town, village or out-of-town location does your household spend most money on restaurants?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	5	0.0%	0	0.0%	0
Bluewater	0.2%	2	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Brentwood	11.2%	123	3.1%	3	1.8%	2	2.3%	1	3.0%	2	6.8%	5	19.5%	20	8.2%	7	0.0%	0	0.5%	1	0.0%	0	52.4%	82
Central London - West End (Oxford Street / Regent Street / Bond Street)	8.0%	88	6.7%	7	13.7%	18	5.8%	2	2.3%	2	7.0%	5	8.6%	9	4.3%	3	11.0%	15	7.4%	11	9.4%	5	6.7%	11
Chigwell	0.5%	5	0.6%	1	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.6%	1	0.7%	1	1.7%	2	0.5%	1	0.7%	0	0.0%	0
Collier Row	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.5%	27	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.4%	9	11.6%	17	0.7%	0	0.0%	0
Grays	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Harold Hill	0.3%	3	1.6%	2	0.0%	0	0.6%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	14.6%	160	16.0%	16	49.5%	64	29.5%	13	40.3%	30	11.8%	9	3.0%	3	5.9%	5	1.9%	3	5.5%	8	19.6%	10	0.0%	0
Ilford	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.7%	1	3.6%	5	0.5%	1	0.0%	0	0.0%	0
Lakeside	4.0%	44	1.1%	1	3.2%	4	4.3%	2	5.0%	4	0.9%	1	2.5%	3	6.2%	5	1.4%	2	5.0%	8	18.3%	10	3.7%	6
Rainham	0.9%	9	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	2	12.7%	7	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	18.4%	202	34.3%	35	17.2%	22	28.4%	12	9.5%	7	2.3%	2	19.7%	21	27.6%	22	23.8%	33	28.2%	42	11.2%	6	0.6%	1
Stratford (including Westfield Stratford City)	0.6%	7	0.0%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	3.7%	6
Upminster	4.6%	50	0.0%	0	1.9%	2	0.0%	0	7.6%	6	50.6%	37	1.2%	1	0.0%	0	0.0%	0	0.9%	1	1.2%	1	1.1%	2
Aboyne	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Barkingside	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	3	0.0%	0	0.0%	0
Basildon	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	4.5%	7
Beckton	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Billericay	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	3
Blackmore	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Canterbury	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Chadwell Heath	1.5%	16	1.6%	2	0.0%	0	3.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.5%	10	1.9%	3	0.0%	0	0.0%	0
Chelmsford	0.4%	5	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	4
Clacton-on-Sea	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Cranham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dartford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	2.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
East Ham	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	5	0.0%	0	0.0%	0
Edmonton	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	0.0%	0	0.0%	0	0.0%	0
Epping	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gidea Park	0.1%	2	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Great Warley	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Greenwich	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Guildford	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hatfield Peverel	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Heathrow Airport	0.1%	1	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hutton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Laindon	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Navestock	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1368

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Newbury Park	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Ongar	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Shenfield	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2
Shoeburyness	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Southend-on-Sea	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stanford Rivers	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waltham Cross	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Woodford Green	0.2%	2	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	1.3%	1	0.0%	0
(Don't know / varies)	8.0%	88	13.2%	13	0.0%	0	5.4%	2	5.3%	4	3.9%	3	4.8%	5	7.2%	6	10.4%	14	11.4%	17	5.9%	3	13.2%	21
(Don't do this activity)	18.8%	207	19.6%	20	10.6%	14	15.1%	6	23.1%	17	9.9%	7	37.6%	39	30.4%	24	28.6%	39	15.4%	23	15.1%	8	5.6%	9
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Q34 In which town, village or out-of-town location does your household spend most money on cafes / pubs / bars?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Barking	0.9%	10	0.0%	0	0.0%	0	0.0%	0	0.7%	1	2.9%	2	0.0%	0	0.0%	0	1.3%	2	4.0%	6	0.0%	0	0.0%	0
Bluewater	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Brentwood	9.8%	107	1.6%	2	1.9%	2	1.6%	1	1.6%	1	2.9%	2	9.5%	10	1.6%	1	0.0%	0	0.5%	1	1.5%	1	55.1%	87
Central London - West End (Oxford Street / Regent Street / Bond Street)	5.5%	61	8.5%	9	7.9%	10	1.1%	0	1.4%	1	3.5%	3	8.9%	9	4.5%	4	6.6%	9	7.6%	11	1.9%	1	2.2%	3
Chigwell	0.3%	3	0.0%	0	0.0%	0	3.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Collier Row	0.9%	10	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.3%	10	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	2.1%	23	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	13.0%	19	1.2%	1	0.0%	0
Elm Park	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	2	0.0%	0
Harold Hill	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.3%	2	3.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	11.5%	127	5.5%	6	40.8%	53	19.5%	8	44.9%	33	6.7%	5	1.5%	2	3.2%	3	2.8%	4	2.6%	4	19.7%	10	0.0%	0
Ilford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0	0.0%	0
Lakeside	0.9%	10	0.0%	0	3.8%	5	0.0%	0	0.7%	1	0.6%	0	0.0%	0	0.7%	1	0.0%	0	0.7%	1	5.1%	3	0.0%	0
Rainham	0.7%	8	0.0%	0	0.0%	0	0.6%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.4%	7	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	15.2%	167	35.4%	36	19.9%	26	28.1%	12	10.6%	8	1.7%	1	20.0%	21	11.1%	9	23.3%	32	8.2%	12	17.1%	9	0.6%	1
Stratford (including Westfield Stratford City)	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.5%	1	0.0%	0	0.0%	0
Upminster	3.8%	42	0.0%	0	2.2%	3	0.8%	0	1.7%	1	48.2%	35	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.6%	1
Abroad	0.1%	1	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Basildon	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bath	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Becontree	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Chadwell Heath	1.9%	21	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.7%	13	4.3%	6	0.0%	0	0.0%	0
Chelmsford	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Clacton-on-Sea	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
East Ham	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Forest Gate	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	5	0.0%	0	0.0%	0
Gidea Park	0.6%	7	3.1%	3	1.9%	2	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Great Warley	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Greenwich	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Wood	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Havering-atte-Bower	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Heacham, King's Lynn	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hutton	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	2
Ingatestone	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Margaretting Tye	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Navestock	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rush Green	0.1%	1	0.0%	0	0.0%	0	2.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shenfield	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	5
Stock	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
West Hanningfield	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Woodford Green	0.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0

Page 1668

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
(Don't know / varies)	4.9%	54	8.5%	9	0.9%	1	3.9%	2	2.1%	2	6.9%	5	3.6%	4	2.3%	2	5.6%	8	7.2%	11	2.9%	1	6.6%	10
(Don't do this activity)	37.1%	409	33.4%	34	19.5%	25	37.2%	16	34.5%	25	24.5%	18	46.5%	49	58.8%	47	44.5%	61	47.3%	71	33.6%	18	28.8%	45
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Q35 In which town, village or out-of-town location does your household spend most money on the cinema / theatre?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brookside Theatre, Eastern Road, Romford	0.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	2	0.0%	0	2.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Central London (West End)	11.4%	125	14.9%	15	10.8%	14	3.2%	1	8.3%	6	16.4%	12	6.8%	7	3.8%	3	9.7%	13	7.0%	10	7.2%	4	24.6%	39
Cineworld, Ilford	0.8%	9	0.0%	0	0.0%	0	0.0%	0	2.3%	2	2.9%	2	0.0%	0	0.0%	0	1.2%	2	2.2%	3	0.0%	0	0.0%	0
Kenneth More Theatre, Oakfield Road, Ilford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0	0.0%	0
Odeon, West Thurrock	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Premiere Cinema, Mercury Mall, Romford	9.8%	108	24.0%	24	14.9%	19	23.2%	10	17.8%	13	4.4%	3	17.9%	19	7.6%	6	3.8%	5	1.5%	2	9.0%	5	0.8%	1
Queens Theatre, Billet Lane, Hornchurch	1.9%	21	1.7%	2	2.2%	3	2.9%	1	5.1%	4	3.0%	2	1.9%	2	3.7%	3	1.4%	2	0.5%	1	3.0%	2	0.0%	0
Showcase Cinema, Bluewater	0.5%	5	0.0%	0	1.3%	2	3.9%	2	2.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stratford Picture House, Stratford	0.1%	2	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Theatre Royal, Stratford	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Vue, Dagenham Leisure Park, Dagenham	4.3%	47	0.0%	0	0.7%	1	0.0%	0	1.6%	1	0.0%	0	0.0%	0	1.2%	1	3.5%	5	19.5%	29	19.7%	10	0.0%	0
Vue, Lakeside Shopping Centre, Thurrock	6.4%	71	0.0%	0	5.7%	7	1.6%	1	8.1%	6	34.6%	25	2.3%	2	5.1%	4	0.0%	0	4.2%	6	17.2%	9	6.3%	10
Vue, The Brewery, Romford	21.3%	235	25.2%	26	36.5%	47	30.3%	13	16.5%	12	8.0%	6	16.0%	17	24.6%	20	22.9%	32	25.7%	38	15.0%	8	10.7%	17
Vue, Westfield Stratford City	0.1%	1	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Abroad	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Apollo, Piccadily Circus, Regent Street, London	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
BFI IMAX, Charlie Chaplin Walk, Southwark	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Empire Cinemas, Festival Leisure Park, Basildon	3.8%	42	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.9%	1	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	25.6%	40
New Barbican Cinemas, Silk Street, Barbican Centre, London	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Odeon, Head Street, Colchester	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0
Odeon, High Road, South Woodford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Odeon, Kings Head Walk, Chelmsford	0.7%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	4.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	2
Odeon, London Road, Southend-on-Sea	0.4%	5	0.0%	0	3.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Odeon, Parkway, Camden Town	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Showcase Cinemas, Jenkins Lane, Barking	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	1.9%	3	0.7%	1	0.0%	0	0.0%	0
(Don't know / varies)	3.9%	43	7.7%	8	0.5%	1	3.9%	2	0.5%	0	0.9%	1	5.4%	6	3.8%	3	3.3%	5	4.7%	7	2.1%	1	6.9%	11

Page 169

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
(Don't do this activity)	32.8%	361	26.5%	27	23.0%	30	30.5%	13	36.3%	27	23.1%	17	42.5%	44	46.8%	37	47.9%	66	32.7%	49	26.8%	14	23.6%	37
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Q36 In which town, village or out-of-town location does your household spend most money on art galleries & museums?

Central London - West End (Oxford Street / Regent Street / Bond Street)	48.0%	529	59.0%	60	57.5%	75	49.5%	21	36.6%	27	66.8%	49	29.9%	31	30.7%	24	41.2%	57	38.9%	58	56.2%	29	61.6%	97
Dagenham	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0	2.6%	4	0.0%	0	0.0%	0	0.0%	0
Hornchurch	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	0.5%	6	1.6%	2	0.0%	0	1.1%	0	0.0%	0	0.6%	0	0.6%	1	1.4%	1	0.7%	1	0.5%	1	0.0%	0	0.0%	0
Abroad	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Dulwich	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Duxford	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Greenwich	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lambeth	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Margate	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Rochester	0.1%	1	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Southend-on-Sea	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
York	0.1%	2	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	1.4%	16	3.7%	4	0.0%	0	0.6%	0	0.9%	1	0.0%	0	0.6%	1	0.7%	1	0.0%	0	4.3%	6	0.7%	0	1.9%	3
(Don't do this activity)	48.7%	537	34.6%	35	41.2%	54	48.2%	21	60.8%	45	28.2%	21	67.1%	70	66.5%	53	54.6%	75	56.3%	84	43.1%	23	36.6%	57
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Page 1369

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q37 In which town, village or out-of-town location does your household spend most money on bingo / casino / bookmakers?																								
Brentwood	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.6%	7	0.0%	0	3.2%	4	0.8%	0	0.0%	0	0.6%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Collier Row	0.3%	4	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	1.8%	20	1.1%	1	0.0%	0	1.4%	1	4.0%	3	1.7%	1	0.0%	0	0.0%	0	1.3%	2	6.3%	9	5.7%	3	0.0%	0
Elm Park	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Hornchurch	1.8%	20	2.6%	3	5.3%	7	1.1%	0	5.5%	4	2.9%	2	2.6%	3	0.9%	1	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Rainham	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	2.0%	1	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	2.2%	25	3.2%	3	3.2%	4	6.5%	3	0.0%	0	0.0%	0	0.6%	1	1.9%	2	3.0%	4	4.9%	7	2.0%	1	0.0%	0
Stratford (including Westfield Stratford City)	1.1%	12	3.9%	4	2.5%	3	4.7%	2	0.9%	1	0.0%	0	0.9%	1	0.0%	0	1.0%	1	0.0%	0	0.0%	0	0.0%	0
Upminster	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Barkingside	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chadwell Heath	0.3%	3	0.0%	0	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.5%	1	0.0%	0	0.0%	0
Southend-on-Sea	1.0%	11	0.0%	0	1.9%	2	0.0%	0	0.0%	0	2.8%	2	0.0%	0	0.9%	1	0.0%	0	1.3%	2	3.4%	2	1.5%	2
Westcliffe-on-Sea	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.9%	1	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.7%	1	0.7%	0	1.5%	2
(Don't do this activity)	89.6%	987	88.5%	90	84.0%	109	83.9%	36	87.9%	64	89.9%	66	94.1%	98	92.3%	73	92.0%	127	85.5%	128	85.8%	45	95.5%	150
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q38 In which town, village or out-of-town location does your household spend most money on health & fitness?																								
Barking	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.0%	0
Brentwood	6.0%	67	0.0%	0	0.9%	1	0.0%	0	0.0%	0	12.4%	9	1.5%	2	1.3%	1	0.0%	0	0.0%	0	0.0%	0	34.2%	54
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.8%	9	0.0%	0	3.2%	4	0.8%	0	0.0%	0	0.9%	1	2.5%	3	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0
Chigwell	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	2
Collier Row	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dagenham	3.6%	40	0.0%	0	0.0%	0	3.5%	2	1.2%	1	0.0%	0	0.0%	0	0.0%	0	9.8%	13	14.8%	22	3.5%	2	0.0%	0
Elm Park	0.2%	2	0.0%	0	1.3%	2	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Grays	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Harold Hill	2.4%	27	9.4%	10	0.0%	0	0.0%	0	0.9%	1	2.7%	2	9.9%	10	5.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hornchurch	5.8%	64	3.2%	3	24.6%	32	6.0%	3	18.6%	14	4.4%	3	4.1%	4	3.1%	2	0.0%	0	0.0%	0	5.0%	3	0.0%	0
Ilford	0.6%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	1.4%	2	3.1%	5	0.0%	0	0.0%	0
Lakeside	0.2%	3	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	2	0.0%	0
Rainham	0.6%	7	0.0%	0	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.4%	7	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	5.6%	62	24.7%	25	0.7%	1	25.1%	11	1.3%	1	2.5%	2	2.9%	3	6.6%	5	5.0%	7	0.9%	1	7.4%	4	1.5%	2
South Ockendon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Upminster	0.9%	10	0.0%	0	1.1%	1	0.0%	0	0.0%	0	9.4%	7	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Ashford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Aveley	0.3%	3	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0
Barkingside	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.7%	1	0.0%	0	0.0%	0
Basildon	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Becontree	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	1.3%	2	0.0%	0	0.0%	0
Billericay	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2
Chadwell Heath	0.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.9%	5	0.0%	0	0.0%	0	0.0%	0
Chafford Hundred	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Cranham	0.1%	1	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dartford	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	5	0.0%	0	0.0%	0
Gidea Park	0.4%	5	0.6%	1	1.3%	2	0.0%	0	2.3%	2	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harlow	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harold Wood	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hutton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Loughton	0.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	5	0.0%	0	0.0%	0
Rush Green	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Thurrock	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Warley	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	2
(Don't know / varies)	0.5%	6	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.6%	0	1.6%	2	0.0%	0	1.0%	1	0.0%	0	0.7%	0	0.0%	0
(Don't do this activity)	67.4%	743	62.1%	63	64.0%	83	63.5%	27	71.1%	52	56.7%	42	74.4%	78	80.2%	64	74.9%	103	72.4%	108	62.7%	33	57.4%	90
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Q39 In which town, village or out-of-town location does your household spend most money on family entertainment centres (i.e. ten pin bowling; skating rinks etc.)?

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Brentwood	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Central London - West End (Oxford Street / Regent Street / Bond Street)	0.5%	6	2.4%	2	0.0%	0	0.0%	0	0.7%	1	0.0%	0	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Chigwell	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Collier Row	2.3%	25	2.0%	2	0.7%	1	1.1%	0	4.9%	4	1.7%	1	1.7%	2	12.4%	10	3.1%	4	0.7%	1	0.0%	0	0.0%	0
Dagenham	4.5%	50	0.0%	0	5.7%	7	0.0%	0	2.7%	2	1.7%	1	0.0%	0	1.3%	1	1.9%	3	15.7%	23	23.3%	12	0.0%	0
Hornchurch	0.2%	2	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Romford (including The Liberty, The Mall and The Brewery)	19.8%	218	39.4%	40	31.9%	41	37.0%	16	33.0%	24	24.1%	18	14.8%	16	4.9%	4	14.3%	20	10.8%	16	16.3%	9	9.6%	15
Stratford (including Westfield Stratford City)	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Upminster	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Basildon	3.8%	42	0.0%	0	0.9%	1	0.0%	0	0.0%	0	1.7%	1	0.0%	0	1.3%	1	0.0%	0	1.3%	2	0.7%	0	23.2%	36
Billericay	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	4
Chelmsford	1.1%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.9%	1	0.0%	0	0.0%	0	0.5%	1	0.0%	0	6.2%	10
Harwich	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hutton	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0
Loughton	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Maldon	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	2
Marks Gate	0.4%	4	0.0%	0	3.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	1.7%	18	1.1%	1	0.7%	1	2.7%	1	0.5%	0	0.0%	0	2.9%	3	0.0%	0	1.0%	1	1.3%	2	1.6%	1	5.0%	8
(Don't do this activity)	64.1%	707	55.1%	56	56.2%	73	59.2%	25	56.0%	41	64.8%	48	74.6%	78	80.2%	64	79.8%	110	68.5%	102	58.1%	30	50.4%	79
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
Q40 Are there any leisure facilities that you think are lacking within a reasonable distance of your home? [MR]																								
Yes, bingo	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	4	0.5%	1	0.0%	0	0.8%	1
Yes, bowling	1.8%	20	0.6%	1	0.7%	1	1.7%	1	0.9%	1	2.6%	2	1.7%	2	0.0%	0	0.0%	0	1.3%	2	6.2%	3	5.1%	8
Yes, cinema	5.4%	60	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	36.9%	58
Yes, leisure / fitness centre	4.3%	48	2.5%	3	1.9%	2	0.8%	0	3.9%	3	8.4%	6	0.9%	1	4.7%	4	3.0%	4	7.9%	12	9.6%	5	5.0%	8
Yes, museum / art gallery	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, pubs / clubs / bars	0.5%	6	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0	2.6%	4	0.0%	0	0.0%	0
Yes, restaurants / cafes	0.7%	8	0.8%	1	0.9%	1	0.0%	0	3.0%	2	0.0%	0	0.0%	0	0.0%	0	0.7%	1	1.3%	2	1.6%	1	0.0%	0
Yes, shops	0.6%	7	0.0%	0	0.7%	1	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	2	0.0%	0	0.5%	0	2.2%	3
Yes, swimming pool	15.0%	165	36.3%	37	23.9%	31	17.7%	8	12.3%	9	14.2%	10	1.5%	2	29.6%	24	13.6%	19	4.2%	6	32.1%	17	2.0%	3
Yes, theatre	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0
Yes, other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, more things for older people to do	0.3%	3	0.0%	0	0.7%	1	1.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.6%	1
Yes, more things for younger people to do	1.2%	13	0.0%	0	0.0%	0	0.0%	0	0.5%	0	2.3%	2	1.1%	1	5.0%	4	0.0%	0	0.5%	1	3.9%	2	2.1%	3
Yes, cycling facilities	0.3%	4	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Yes, ice rink	7.6%	83	10.0%	10	19.1%	25	10.3%	4	11.2%	8	5.1%	4	3.8%	4	5.1%	4	0.0%	0	7.2%	11	13.9%	7	3.7%	6
Yes, more green spaces	0.6%	7	0.0%	0	0.0%	0	3.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	3	1.9%	3	0.0%	0	0.0%	0
Yes, athletics stadium	0.1%	1	0.8%	1	0.0%	0	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, football pitches	0.2%	3	1.1%	1	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, live music venue	0.4%	4	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	3	0.0%	0	0.0%	0
Yes, ski centre	0.1%	1	0.0%	0	0.7%	1	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Yes, tennis courts	0.3%	3	0.0%	0	2.5%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
No	62.1%	684	48.5%	49	54.0%	70	65.5%	28	71.4%	52	69.7%	51	80.0%	84	52.6%	42	77.8%	107	63.8%	95	52.2%	27	49.4%	78
(Don't know)	4.5%	50	4.5%	5	2.6%	3	2.2%	1	1.2%	1	4.9%	4	11.9%	12	9.6%	8	2.1%	3	6.5%	10	3.2%	2	1.5%	2
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101
GEN Gender of respondent:																								
Male	28.1%	310	30.2%	31	23.7%	31	34.3%	15	32.0%	23	26.0%	19	42.0%	44	22.8%	18	29.1%	40	24.2%	36	25.0%	13	25.1%	39
Female	71.9%	792	69.8%	71	76.3%	99	65.7%	28	68.0%	50	74.0%	54	58.0%	61	77.2%	61	70.9%	98	75.8%	113	75.0%	39	74.9%	118
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Page 1917

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
AGE Could I ask how old are you please?																								
18 to 24	5.1%	56	0.0%	0	8.8%	11	10.8%	5	9.2%	7	2.9%	2	8.5%	9	3.2%	3	0.0%	0	4.4%	7	2.3%	1	7.7%	12
25 to 34	15.2%	168	19.5%	20	19.0%	25	15.6%	7	23.3%	17	0.0%	0	12.3%	13	0.0%	0	4.6%	6	31.4%	47	30.4%	16	11.0%	17
35 to 44	19.8%	219	18.7%	19	30.3%	39	7.8%	3	15.9%	12	28.2%	21	13.1%	14	16.3%	13	16.7%	23	20.1%	30	10.8%	6	24.9%	39
45 to 54	18.0%	198	12.9%	13	20.3%	26	10.5%	5	23.4%	17	30.9%	23	11.9%	12	9.4%	7	15.4%	21	13.0%	19	15.4%	8	28.9%	45
55 to 64	16.1%	177	16.3%	17	9.7%	13	19.6%	8	13.9%	10	16.2%	12	17.2%	18	29.2%	23	22.0%	30	11.4%	17	21.7%	11	11.3%	18
65 +	23.5%	259	28.4%	29	11.1%	14	29.6%	13	14.2%	10	19.6%	14	33.7%	35	35.9%	29	38.8%	53	17.2%	26	18.5%	10	16.2%	25
(Refused)	2.3%	25	4.2%	4	0.8%	1	6.2%	3	0.0%	0	2.2%	2	3.3%	3	6.1%	5	2.5%	3	2.5%	4	0.9%	0	0.0%	0
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101
CAR How many cars does your household own or have the use of?																								
None	15.6%	172	14.4%	15	12.8%	17	14.3%	6	18.5%	14	4.3%	3	18.3%	19	16.1%	13	30.6%	42	19.2%	29	12.8%	7	5.4%	9
One	43.8%	482	39.7%	40	48.4%	63	44.3%	19	48.2%	35	48.3%	36	43.8%	46	44.4%	35	49.4%	68	50.9%	76	37.5%	20	28.3%	44
Two	25.9%	286	29.3%	30	27.1%	35	29.1%	13	21.8%	16	28.9%	21	22.1%	23	26.7%	21	12.2%	17	20.4%	31	31.2%	16	40.2%	63
Three or more	10.8%	119	12.9%	13	9.5%	12	5.1%	2	10.1%	7	12.8%	9	11.3%	12	7.5%	6	7.0%	10	3.8%	6	16.4%	9	21.1%	33
(Refused)	3.8%	42	3.7%	4	2.2%	3	7.2%	3	1.4%	1	5.7%	4	4.5%	5	5.3%	4	0.7%	1	5.7%	8	2.1%	1	5.0%	8
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101
WOR Which of the following best describes the chief wage earner of your household's current employment situation? [PR]																								
Working full time	54.6%	602	60.0%	61	71.7%	93	39.7%	17	65.4%	48	62.0%	46	45.5%	48	32.1%	26	33.8%	47	63.7%	95	59.8%	31	57.8%	91
Working part time	7.2%	79	5.4%	5	5.8%	8	10.0%	4	3.7%	3	5.7%	4	5.7%	6	11.3%	9	6.7%	9	6.2%	9	10.8%	6	10.1%	16
Unemployed	3.0%	33	0.0%	0	5.7%	7	3.0%	1	7.8%	6	1.2%	1	1.6%	2	2.8%	2	5.7%	8	1.9%	3	4.1%	2	0.8%	1
Retired	29.8%	328	31.5%	32	15.9%	21	38.9%	17	18.3%	13	27.7%	20	42.6%	45	49.1%	39	51.2%	71	19.7%	29	23.2%	12	18.6%	29
A housewife	0.7%	7	0.0%	0	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	6
A student	0.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	4
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Refused)	4.4%	49	3.1%	3	0.9%	1	8.4%	4	2.7%	2	3.5%	3	4.5%	5	4.6%	4	2.6%	4	8.5%	13	2.1%	1	6.7%	10
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Page 1918

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
QUOTA Zone:																								
Zone 01	9.2%	102	100.0%	102	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 02	11.8%	130	0.0%	0	100.0%	130	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 03	3.9%	43	0.0%	0	0.0%	0	100.0%	43	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 04	6.6%	73	0.0%	0	0.0%	0	0.0%	0	100.0%	73	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 05	6.7%	74	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	74	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 06	9.5%	105	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	105	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 07	7.2%	79	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	79	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 08	12.5%	138	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	138	0.0%	0	0.0%	0	0.0%	0
Zone 09	13.6%	149	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	149	0.0%	0	0.0%	0
Zone 10	4.8%	52	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	52	0.0%	0
Zone 11	14.3%	157	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	157
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

PC Postcode sector:	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
CM13 1	2.5%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	17.2%	27
CM13 2	4.5%	49	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	31.4%	49
CM13 3	0.8%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.4%	9
CM14 4	2.1%	23	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	14.9%	23
CM14 5	1.3%	14	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.2%	14
CM15 8	1.2%	13	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.2%	13
CM15 9	1.9%	21	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.6%	21
RM1 1	0.1%	1	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM1 2	1.0%	11	11.1%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM1 3	0.2%	2	1.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM1 4	3.4%	37	36.6%	37	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM10 7	3.6%	39	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	26.4%	39	0.0%	0	0.0%	0
RM10 8	4.8%	53	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	35.4%	53	0.0%	0	0.0%	0
RM10 9	4.3%	48	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	32.1%	48	0.0%	0	0.0%	0
RM11 1	4.0%	44	0.0%	0	33.6%	44	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM11 2	1.5%	16	0.0%	0	12.7%	16	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM11 3	2.6%	28	0.0%	0	21.6%	28	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM11 4	3.8%	42	0.0%	0	32.1%	42	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM12 5	1.8%	20	0.0%	0	0.0%	0	0.0%	0	27.4%	20	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM12 6	2.2%	24	0.0%	0	0.0%	0	0.0%	0	32.7%	24	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM13 7	2.7%	29	0.0%	0	0.0%	0	0.0%	0	39.9%	29	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM13 8	1.8%	20	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	38.7%	20	0.0%	0
RM13 9	2.9%	32	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	61.3%	32	0.0%	0
RM14 1	3.4%	37	0.0%	0	0.0%	0	0.0%	0	0.0%	0	50.3%	37	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM14 2	1.6%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	24.6%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM14 3	1.7%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	25.1%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM2 5	2.1%	24	23.2%	24	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM2 6	1.1%	12	11.5%	12	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM3 0	3.0%	33	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	31.9%	33	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM3 7	1.7%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	17.5%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM3 8	2.3%	26	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	24.7%	26	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM3 9	2.5%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	25.9%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM4 1	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM5 2	2.2%	24	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	30.8%	24	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM5 3	2.8%	31	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	38.6%	31	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM6 4	3.6%	39	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	28.6%	39	0.0%	0	0.0%	0	0.0%	0
RM6 5	3.0%	33	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	24.0%	33	0.0%	0	0.0%	0	0.0%	0
RM6 6	2.0%	22	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	16.0%	22	0.0%	0	0.0%	0	0.0%	0
RM7 0	2.4%	27	0.0%	0	0.0%	0	62.0%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM7 7	1.4%	15	14.8%	15	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM7 8	1.9%	21	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	26.4%	21	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM7 9	1.5%	16	0.0%	0	0.0%	0	38.0%	16	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
RM8 1	1.6%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12.9%	18	0.0%	0	0.0%	0	0.0%	0
RM8 3	2.3%	26	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.5%	26	0.0%	0	0.0%	0	0.0%	0
RM9 5	0.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	4	0.0%	0	0.0%	0	0.0%	0

Page 159

	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11	
RM9 6	0.5%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	6	0.0%	0	0.0%	0
Weighted base:		1102		102		130		43		73		74		105		79		138		149		52		157
Sample:		1102		100		100		100		100		101		100		100		100		100		100		101

Appendix 3:

Composite Analysis (Inc. SFT)

080914 Havering incl. SFT
Results Summary

Percentage of Spend by Zone

		Total	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11
Composite food													
1	Zone 1	17.6%	61.6%	10.8%	40.8%	8.3%	3.7%	16.8%	47.8%	14.8%	3.2%	9.4%	2.9%
2	Zone 2	13.8%	7.9%	64.8%	27.7%	28.6%	11.5%	3.3%	0.4%	1.7%	4.6%	8.2%	0.4%
3	Zone 3	0.3%	0.0%	0.0%	7.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%
4	Zone 4	1.9%	0.0%	1.3%	4.2%	21.8%	0.5%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%
5	Zone 5	5.5%	1.4%	5.7%	0.5%	6.1%	52.9%	4.0%	1.3%	0.0%	0.6%	1.4%	1.9%
6	Zone 6	11.4%	17.9%	7.1%	6.2%	0.5%	7.7%	62.5%	17.5%	0.0%	0.0%	1.9%	6.7%
7	Zone 7	2.1%	2.3%	0.0%	0.5%	0.0%	0.0%	1.2%	22.7%	0.6%	0.0%	0.0%	0.3%
8	Zone 8	7.3%	1.5%	0.0%	5.7%	0.5%	0.0%	0.0%	1.8%	46.0%	6.7%	0.2%	0.0%
9	Zone 9	12.3%	0.1%	0.3%	4.0%	8.4%	0.2%	0.0%	1.2%	19.6%	59.0%	16.3%	1.1%
10	Zone 10	4.7%	0.0%	1.6%	0.6%	20.6%	2.6%	0.0%	0.0%	0.0%	6.8%	41.2%	0.0%
11	Zone 11	10.1%	1.4%	0.2%	0.0%	0.0%	2.2%	2.4%	0.3%	0.5%	0.0%	0.0%	67.2%
0	Outside catchment area	7.9%	1.4%	0.9%	1.0%	3.2%	10.1%	3.3%	5.5%	13.3%	13.3%	14.5%	12.6%
X	SFT	5.2%	4.6%	7.2%	1.7%	2.0%	8.4%	6.5%	1.5%	3.5%	5.2%	6.8%	6.9%
Composite Non-food													
1	Zone 1	34.6%	60.4%	36.7%	64.6%	33.6%	12.7%	45.4%	64.0%	44.9%	24.1%	15.0%	9.0%
2	Zone 2	5.2%	4.6%	8.9%	3.5%	11.9%	16.5%	5.4%	3.2%	1.3%	0.4%	2.5%	2.5%
3	Zone 3	0.1%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.4%	0.6%	0.0%	0.0%
4	Zone 4	0.3%	0.0%	0.3%	0.0%	2.9%	0.1%	0.0%	0.0%	0.2%	0.0%	0.1%	0.0%
5	Zone 5	0.1%	0.0%	0.0%	0.0%	0.0%	0.6%	0.1%	0.0%	0.0%	0.3%	0.0%	0.0%
6	Zone 6	1.3%	3.9%	0.9%	0.6%	0.2%	0.4%	5.1%	3.6%	0.1%	0.2%	0.0%	0.4%
7	Zone 7	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
8	Zone 8	1.9%	0.6%	1.1%	1.7%	0.3%	0.0%	0.1%	0.8%	10.9%	2.7%	0.0%	0.0%
9	Zone 9	3.3%	0.1%	0.0%	1.9%	2.0%	0.0%	0.2%	0.0%	3.9%	19.8%	1.9%	0.0%
10	Zone 10	1.1%	0.0%	0.1%	0.0%	3.3%	0.8%	0.2%	0.0%	0.2%	0.4%	12.0%	0.2%
11	Zone 11	4.1%	0.6%	0.0%	0.2%	0.1%	1.3%	1.4%	0.0%	0.5%	0.0%	0.1%	25.3%
0	Outside catchment area	28.5%	13.9%	30.3%	14.9%	33.9%	47.3%	18.4%	12.8%	21.7%	30.9%	51.7%	35.3%
X	SFT	19.6%	15.9%	21.7%	12.3%	11.9%	20.4%	23.4%	15.7%	15.9%	20.5%	16.7%	27.3%

Appendix 4:

Composite Analysis (Excl. SFT)

080914 Havering excl. SFT
Results Summary

Percentage of Spend by Zone

		Total	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11
Composite food													
1	Zone 1	18.5%	64.5%	11.7%	41.5%	8.5%	4.1%	17.9%	48.5%	15.3%	3.4%	9.9%	3.2%
2	Zone 2	14.6%	8.3%	69.7%	28.2%	29.1%	12.6%	3.6%	0.4%	1.8%	4.9%	9.0%	0.4%
3	Zone 3	0.3%	0.0%	0.0%	7.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%
4	Zone 4	1.9%	0.0%	1.5%	4.3%	22.2%	0.6%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%
5	Zone 5	5.8%	1.4%	6.2%	0.5%	6.2%	57.6%	4.3%	1.4%	0.0%	0.6%	1.5%	2.1%
6	Zone 6	12.1%	18.9%	7.7%	6.4%	0.5%	8.5%	66.8%	17.8%	0.0%	0.0%	2.1%	7.3%
7	Zone 7	2.2%	2.4%	0.0%	0.6%	0.0%	0.0%	1.3%	23.0%	0.6%	0.0%	0.0%	0.3%
8	Zone 8	7.7%	1.5%	0.0%	5.8%	0.5%	0.0%	0.0%	1.9%	47.7%	7.0%	0.2%	0.0%
9	Zone 9	13.0%	0.1%	0.3%	4.0%	8.6%	0.2%	0.0%	1.2%	20.4%	62.4%	17.4%	1.2%
10	Zone 10	5.0%	0.0%	1.7%	0.6%	21.0%	2.9%	0.0%	0.0%	0.0%	7.2%	44.3%	0.0%
11	Zone 11	10.6%	1.5%	0.2%	0.0%	0.0%	2.5%	2.6%	0.3%	0.5%	0.0%	0.0%	71.8%
0	Outside catchment area	8.3%	1.4%	1.0%	1.0%	3.3%	11.1%	3.5%	5.6%	13.7%	13.9%	15.7%	13.7%
X	SFT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Composite Non-food													
1	Zone 1	43.4%	72.4%	48.5%	74.3%	37.7%	15.4%	60.0%	77.1%	53.5%	32.6%	17.3%	11.4%
2	Zone 2	6.3%	5.4%	11.3%	3.9%	13.9%	21.2%	6.5%	3.5%	1.5%	0.5%	3.1%	2.9%
3	Zone 3	0.1%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.5%	0.7%	0.0%	0.0%
4	Zone 4	0.4%	0.0%	0.3%	0.0%	3.3%	0.2%	0.0%	0.0%	0.3%	0.0%	0.1%	0.0%
5	Zone 5	0.1%	0.0%	0.0%	0.0%	0.0%	0.7%	0.2%	0.0%	0.0%	0.4%	0.0%	0.0%
6	Zone 6	1.6%	4.8%	1.2%	0.7%	0.2%	0.5%	7.2%	4.3%	0.1%	0.2%	0.0%	0.5%
7	Zone 7	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
8	Zone 8	2.4%	0.7%	1.4%	2.0%	0.3%	0.0%	0.1%	0.8%	13.0%	3.1%	0.0%	0.0%
9	Zone 9	4.3%	0.2%	0.1%	2.3%	2.4%	0.0%	0.3%	0.0%	5.0%	25.1%	2.0%	0.0%
10	Zone 10	1.5%	0.0%	0.1%	0.0%	4.0%	1.0%	0.5%	0.0%	0.2%	0.6%	16.2%	0.3%
11	Zone 11	5.4%	0.7%	0.0%	0.2%	0.1%	1.6%	1.9%	0.0%	0.5%	0.0%	0.1%	40.2%
0	Outside catchment area	34.5%	15.8%	37.2%	16.2%	38.2%	59.3%	23.3%	14.4%	25.5%	36.8%	61.2%	44.8%
X	SFT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Appendix 5:

Sample Questionnaire

Q01 Where did your household last undertake a main food and grocery purchase?
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'OTHER' PLEASE SPECIFY STORE NAME AND LOCATION. IF 'MARKET STALL' PROBE FOR LOCATION

#Food Food Shopping List

Q02 And where did you shop the time before that (was it the same, or different, and if so, please specify)?
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'OTHER' PLEASE SPECIFY STORE NAME AND LOCATION. IF 'MARKET STALL' PROBE FOR LOCATION

#Food Food Shopping List

Q03A What form of transport do you use to visit your main food shopping destination?

DO NOT PROMPT. ONE ANSWER ONLY.

1 Car - Driver
2 Car - Passenger
3 Bus
4 Cycle
5 Disabled Vehicle (e.g. mobility scooter)
6 Taxi
7 Train
8 Walk
9 Other (PLEASE WRITE IN)
A (Don't know / varies)
B (Don't travel - Goods delivered)

Q03B What is the MAIN reason that you visit (STORE MENTIONED AT Q01) in preference to any other?

DO NOT PROMPT. ONE ANSWER ONLY.

1 Attractive environment
2 Cleanliness
3 Close to home
4 Close to work / en route to work
5 Easily accessible by foot / cycle
6 Good and / or free parking
7 Good bus service / accessible public transport
8 Good disabled access
9 Good disabled facilities
A Good prices
B Good range of comparison goods
C Good range of food offer
D Good variety of goods on offer
E Habit / familiarity
F Has other facilities (e.g. pharmacy, optician, dry cleaners, cafes)
G Links to the other shops / facilities in the town centre
H Other (PLEASE WRITE IN)
I (Don't know)

Q04 When your household undertakes its main food and grocery spend (STORE MENTIONED AT Q01) does it visit other shops, leisure or service outlets on the same shopping trips? And if so which ones?
DO NOT READ OUT. CAN BE MULTICODED.

1 Yes - other food shops
2 Yes - other non food shops (clothing, footwear, electrical etc)
3 Yes - pubs, restaurants or cafes
4 Yes - financial service (i.e. bank, building society)
5 Yes - other service (e.g. hairdresser, travel agent, estate agent)
6 Yes - leisure activity
7 Yes - other (PLEASE WRITE IN)
8 No
9 (Don't know / varies)

Q05 Approximately how much money does your household spend per week on its main food and groceries shop at (STORE MENTIONED AT Q01)?
PLEASE WRITE IN TO THE NEAREST £

1 To the nearest £: (PLEASE WRITE IN)
X (Don't know / varies)
Y (Refused)

Q06 How often does your household normally visit its main food and grocery shopping destination (STORE MENTIONED AT Q01)?
ONE ANSWER ONLY.

1 Everyday
2 5 - 6 times a week
3 3 - 4 times a week
4 Twice a week
5 Once a week
6 Once every two weeks
7 Once a month
8 Less often
9 (Don't know / varies)

Q07 **Where did your household last undertake your 'top-up' food and grocery purchases? (i.e smaller/ 'basket' shopping purchases which are not part of your main food and groceries shop)**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'OTHER' PLEASE SPECIFY STORE NAME AND LOCATION. IF 'MARKET STALL' PROBE FOR LOCATION

#Food Food Shopping List

Q08 **And where did you shop for top-up food shopping the time before that?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'OTHER' PLEASE SPECIFY STORE NAME AND LOCATION. IF 'MARKET STALL' PROBE FOR LOCATION

#Food Food Shopping List

Q09 **Approximately how much money does your household spend per week on top-up food and groceries shopping (STORE MENTIONED AT Q07)?**
PLEASE WRITE IN TO THE NEAREST £

1 To the nearest £: (PLEASE WRITE IN)
X (Don't know / varies)
Y (Refused)

Q10 **Does your household also spend money on food and groceries in small shops? (i.e., not supermarkets)**
DO NOT PROMPT. ONE ANSWER ONLY.

1	Yes	GO TO Q11
2	No	GO TO Q13

Q11 **Where are these small shops located?**
DO NOT PROMPT. ONE ANSWER ONLY.

#SmallShops Small Shops List

Q12 **Approximately how much money does your household spend per week on food and groceries in these small shops?**

PLEASE WRITE IN TO THE NEAREST £

1 To the nearest £: (PLEASE WRITE IN)
X (Don't know / varies)
Y (Refused)

Q13 **Approximately what proportion of your household's total spending on all food and grocery goods is done using the internet?**
PLEASE WRITE IN TO THE NEAREST %

1 To the nearest %: (PLEASE WRITE IN)
X (Don't know / varies)
Y (Refused)

Q14 **So, speaking as an individual, can you tell me where you last made a purchase of clothes or shoes?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#NonFood Non Food List

Q15 **How often do you visit (LOCATION MENTIONED AT Q14) for clothes or shoes shopping?**
ONE ANSWER ONLY.

1 Everyday
2 5 - 6 times a week
3 3 - 4 times a week
4 Twice a week
5 Once a week
6 Once every two weeks
7 Once a month
8 Once every two months
9 3 or 4 times a year
A Twice a year
B Once a year
C Less often
D (Don't know / varies)

If Internet / catalogue or TV at Q14, go to Q17

Q16 **How do you normally travel to (LOCATION MENTIONED AT Q14)?**
ONE ANSWER ONLY.

1 Car - Driver
2 Car - Passenger
3 Bus
4 Cycle
5 Disabled Vehicle (e.g. mobility scooter)
6 Taxi
7 Train
8 Walk
9 Other (PLEASE WRITE IN)
A (Don't know / varies)

Q17 **And the time before that, where did your household go to make a purchase of clothes or shoes?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q18 **Now can you tell me where your household last made a purchase of furniture, carpets, or soft household furnishings?**

DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q19 **And the time before that, where did your household go to make a purchase of furniture, carpets, or soft household furnishings?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q20 **Now can you tell me where your household last made a purchase of DIY and decorating goods?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q21 **And the time before that, where did your household go to make a purchase of DIY and decorating goods?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q22 **Can you tell me where you or your household last made a purchase of electrical items such as TVs, DVD players, digital cameras, MP3 players, mobile phones or computers?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q23 **And the time before that, where you or your household last made a purchase of electrical items such as TVs, DVD players, digital cameras, MP3 players, mobile phones or computers?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q24 **Can you tell me where you or your household last made a purchase of domestic appliances, such as washing machines, fridges or cookers?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q25 **And the time before that, where you or your household last made a purchase of domestic appliances, such as washing machines, fridges or cookers?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q26 **Can you tell me where you or your household last made a purchase of health, beauty or chemist items?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q27 **And the time before that, where did you or your household go to make a purchase of health, beauty or chemist items?**

DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q28 **Can you tell me where you or your household last made a purchase of recreational goods such as sports equipment, bicycles, musical instruments or toys?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q29 **And the time before that, where did you or your household go to make a purchase of recreational goods such as sports equipment, bicycles, musical instruments or toys?**
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food Non Food List

Q30 And where was the last purchase of other non-food items such as books, CDs, jewellery or china and glass items?

DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q31 And the time before that, where did you or your household go to make a purchase of other non-food items such as books, CDs, jewellery or china and glass items?
DO NOT PROMPT. ONE ANSWER ONLY.
IF 'MARKET STALL' PROBE FOR LOCATION

#Non Food | Non Food List

Q32 Do you visit Romford town centre regularly for shopping, leisure or work?
DO NOT PROMPT. ONE ANSWER ONLY.

1	Yes	GO TO Q32A
2	No	GO TO Q33

Q32A How often do you visit Romford town centre?

DO NOT PROMPT. ONE ANSWER ONLY

1 Everyday / daily
2 2 – 3 times a week
3 Once a week
4 Once a fortnight
5 Once a month
6 Once every 2 - 3 months
7 Once every 6 months
8 Once a year
9 Less often
A Never
B (Don't know / varies)

Q32B What do you like about Romford town centre?

DO NOT PROMPT. TICK ALL THAT APPLY

1 Nothing / very little
2 Close to home
3 Close to work / en route to work
4 Easily accessible by foot / cycle
5 Good and / or free car parking
6 Good bus service / accessible public transport
7 Good cycle parking
8 Markets
9 Good range of chain / well known stores
A Good range of independent stores
B Restaurants / cafes
C Bars / pubs / clubs
D Leisure facilities
E Good range of services (bank, library, hairdresser etc.)
F Good prices
G Good disabled access
H Attractive environment
I Cleanliness
J Interesting activities / promotional events
K Safe and secure
L Other (PLEASE WRITE IN)
M (Don't know)

Q32C Can I ask, are there what things that could be improved about Romford town centre?

DO NOT PROMPT. TICK ALL THAT APPLY

001 More parking
002 More secure parking
003 Cheaper parking
004 More accessible car parking
005 More frequent bus services to the centre
006 More reliable / comfortable bus services
007 New / relocated bus stops
008 More frequent train services
009 More reliable train services
010 Better signposting within the Centre
011 More priority for pedestrians
012 Improved access for wheelchair and pushchair users
013 Cleaner Streets / removal of litter
014 More shelter from wind / rain
015 Improve appearance / environment of centre
016 Improved security measures / more CCTV / more police
017 More control on alcohol / drinkers / drug users
018 More control on other anti-social behaviour
019 Better street furniture / floral displays
020 More green spaces / areas
021 More national multiple (high street chain) retailers
022 Bigger / better supermarket
023 More independent shops
024 Better choice of shops in general
025 Better quality of shops
026 Improvement to the market
027 More / better pubs / night-life
028 More / better eating places
029 Fewer bars / nightclubs
030 More / better leisure facilities
031 More family oriented facilities
032 More secure children's play areas
033 Better crèche facilities
034 Provision of more residential accommodation
035 Expand the town centre's colleges / expand university
036 Other (PLEASE WRITE IN)
037 (Don't know)
038 (None mentioned)

Q33 In which town, village or out-of-town location does your household spend most money on restaurants?
DO NOT READ OUT. ONE ANSWER ONLY.

#Leisure Leisure List

Q34 In which town, village or out-of-town location does your household spend most money on cafes / pubs / bars?
DO NOT READ OUT. ONE ANSWER ONLY.

#Leisure Leisure List

Q35 In which town, village or out-of-town location does your household spend most money on the cinema / theatre?

DO NOT READ OUT. ONE ANSWER ONLY.

#CinThea Cinema / Theatre List

Q36 In which town, village or out-of-town location does your household spend most money on art galleries & museums?

DO NOT READ OUT. ONE ANSWER ONLY.

#Leisure Leisure List

Q37 In which town, village or out-of-town location does your household spend most money on bingo / casino / bookmakers?

DO NOT READ OUT. ONE ANSWER ONLY.

#Leisure Leisure List

Q38 In which town, village or out-of-town location does your household spend most money on health & fitness?
DO NOT READ OUT. ONE ANSWER ONLY.

#Leisure Leisure List

Q39 In which town, village or out-of-town location does your household spend most money on family entertainment centres (i.e. ten pin bowling; skating rinks etc.)?
DO NOT READ OUT. ONE ANSWER ONLY.

#Leisure Leisure List

Q40 Are there any leisure facilities that you think are lacking within a reasonable distance of your home?
DO NOT READ OUT. CAN BE MULTI-CODED.

1 No
2 Yes, bingo
3 Yes, bowling
4 Yes, cinema
5 Yes, leisure / fitness centre
6 Yes, museum / art gallery
7 Yes, pubs / clubs / bars
8 Yes, restaurants / cafes
9 Yes, shops
A Yes, swimming pool
B Yes, theatre
C Yes, other (PLEASE WRITE IN)
D (Don't know)

GEN Gender of Respondent:
CODE FROM OBSERVATION

1 Male
2 Female

AGE Could I ask how old are you please?
ONE ANSWER ONLY. DO NOT READ OUT.

1 18 to 24
2 25 to 34
3 35 to 44
4 45 to 54
5 55 to 64
6 65 +
7 (Refused)

OCC What is the occupation of the chief income earner of your household?
(IF RETIRED, ASK PREVIOUS OCCUPATION)

1 Occupation / job description (PLEASE WRITE IN)
2 Retired - Basic state pension
3 (Refused)

CAR How many cars does your household own or have the use of?
ONE ANSWER ONLY. DO NOT READ OUT.

1 None
2 One
3 Two
4 Three or more
5 (Refused)

WOR Which of the following best describes the chief wage earner of your household's current employment situation?

READ OUT. ONE ANSWER ONLY.

1 Working full time
2 Working part time
3 Unemployed
4 Retired
5 A housewife
6 A student
7 Other (PLEASE WRITE IN)
8 (Refused)

Thank and Close

Code	Description
	FOOD CODEFRAME:
095	Aldi, High Road Seven Kings, Ilford, IG3 8RS
001	Aldi, Market Place, Romford RM1, 3AB
002	Aldi, Marlborough Road, Romford, RM7 8AB
064	Aldi, Ripple Road, Dagenham, RM9 6SJ
036	Aldi, St Mary's Lane, Upminster, RM14 2QB
003	Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE
096	Asda, Lakeside Retail Park, Thurrock, RM20 3LP
065	Asda, Merrielands Crescent, Dagenham, RM9 6SJ
097	Asda, Vicarage Field Shopping Centre, Barking, IG11 8DJ
054	Asda, Whalebone Lane, Chadwell Heath, RM8 1BB
043	Co-op (Somerfield), Farnham Road, Harold Hill, Romford, RM3 8DX
072	Co-op, 201-207 Rayleigh Road, Hutton, Brentwood, CM13 1LZ
073	Co-op, 208-212 Hutton Road, Shenfield, CM15 8NR
074	Co-op, 6/8-8A Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD
098	Co-op, Becontree Avenue, Becontree, Dagenham, RM8 2UU
018	Co-op, Billet Lane, Hornchurch, RM11 1XA
075	Co-op, Chapel High, Brentwood, CM14 4BX
030	Co-op, Dagenham Road, Rush Green, Romford, RM7 0TJ
019	Co-op, Elm Park Avenue, Hornchurch, RM12 4SD
099	Co-op, Faircross Parade, Longbridge Road, Barking, IG11 8UW
100	Co-op, Gale Street, Dagenham, RM9 4TP
055	Co-op, Green Lane, Becontree, Dagenham, RM8 1UU
101	Co-op, High Street, Aveley, South Ockendon, RM15 4BB
102	Co-op, Porters Avenue, Dagenham, RM9 4ND
056	Co-op, Rose Lane, Marks Gate East, Chadwell Heath, RM6 5NR
044	Co-op, Station Road, Harold Wood, Romford, RM3 0BP
080	Co-op, The Baytree Centre, Brentwood, CM14 4BX
050	Co-op, The Retail Unit, Turpin Avenue, Colliers Row, RM5 2PU
004	Costcutter, Balgores Lane, Romford, RM2 6BT
057	Costcutter, Becontree Avenue, Dagenham, RM8 3UH
045	Costcutter, Farringdon Avenue, Romford, RM3 8SG
058	Costcutter, High Road, Romford, RM6 6PX
051	Costcutter, Highfield Link, Romford, RM5 3DH
005	Costcutter, Mawney Road, Romford, RM7 7HL
046	Costcutter, Petersfield Avenue, Romford, RM3 9PH
032	Costcutter, Station Lane, Hornchurch, RM12 6NJ
037	Costcutter, Station Road, Upminster, RM14 2UB
020	Costcutter, The Cardrome, Upper Rainham Road, Hornchurch, RM12 4ET
081	Iceland, 32 The High Street, Brentwood,CM14 4AJ
103	Iceland, East Street, Barking, IG11 8EP
047	Iceland, Farnham Road, Harold Hill, Romford, RM3 8DX
066	Iceland, Heathway, Dagenham, RM10 8QS
031	Iceland, London Road, Romford, RM7 9NA
006	Iceland, Market Place, Romford, RM1 3AB
021	Iceland, North Street, Hornchurch, RM11 1RL
059	Iceland, Whalebone Lane, Dagenham, RM8 1FB
007	Lidl, Atlanta Boulevard, Romford, RM1 1TB
104	Lidl, Cranbrook Road, Ilford, IG1 4NF
105	Lidl, Daiglen Drive, South Ockendon, RM15 5AE
067	Lidl, Heathway, Dagenham, RM10 8QS
106	Lidl, Ilford High Road, Ilford, IG1 1NJ
107	Lidl, Longbridge Road, Dagenham, RM8 2DB
082	Londis, Brook Street, Brentwood, CM14 5LZ
052	Londis, Collier Row, RM5 3NP
038	Londis, Corbetts Tey Road, Upminster, RM14 2AA
033	Londis, Mungo Park Road, Rainham, RM13 7PP
068	Londis, Rainham Road South, Dagenham, RM10 8AH
008	Londis, South Street, Romford, RM1 1PS
039	Londis, Upminster Road, Upminster, RM14 2RB
083	Londis, Warley Hill, Brentwood, CM14 5HR

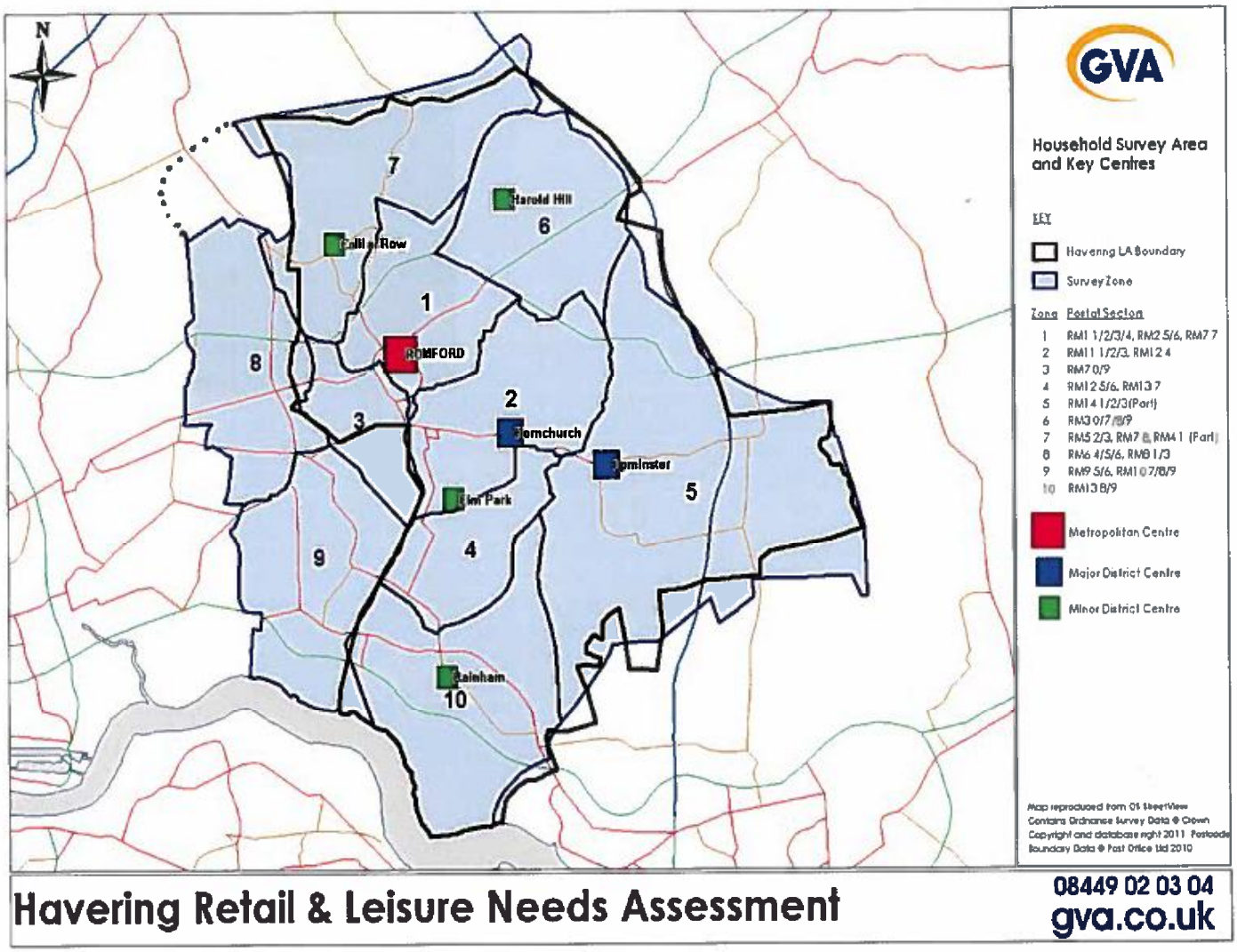
084 Marks & Spencer, High Street, Brentwood, CM14 4RH
108 Marks & Spencer, Lakeside, West Thurrock, RM20 2ZQ
085 Marks & Spencer, Ongar Road Pilgrims Hatch, Brentwood, CM15 9HZ
009 Marks & Spencer, South Street, Romford, RM1 1NT
023 Marks & Spencer, Southend Arterial Rd, Hornchurch, RM11 3UJ
040 Marks & Spencer, Station Road, Upminster, RM14 2SU
034 Morrisons M Local, Station Parade, Hornchurch, RM12 5AB
109 Morrisons, London Road, Grays, RM17 5XZ
069 Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA
048 Sainsbury's Local, Farnham Road, Harold Hill, Romford, RM3 8DX
010 Sainsbury's Local, North Street, Romford, RM1 1ED
024 Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX
060 Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB
025 Sainsbury's, High Street, Hornchurch, RM11 1TX
110 Sainsbury's, Howard Road, Grays, RM16 6YJ
111 Sainsbury's, King George Avenue, Ilford, IG2 7SH
011 Sainsbury's, The Brewery, Romford, RM1 1AU
086 Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ
112 Sainsbury's,Tanners Lane, Ilford, IG6 1QE
087 Tesco Express, 225 Hanging Hill Lane, Brentwood, CM13 2QG
014 Tesco Express, 405 Brentwood Road, Romford, RM2 5TJ
088 Tesco Express, 85-86 Viceroy Parade, Hutton Road, Shenfield, CM15 8JD
026 Tesco Express, Ardleigh Green Road, Hornchurch, RM11 2LG
027 Tesco Express, Butts Green Road, Hornchurch, RM11 2LD
070 Tesco Express, Dagenham Heathway, Dagenham, RM10 8QS
113 Tesco Express, Derry Court, Derry Avenue, Thurrock, RM15 5GH
028 Tesco Express, Elm Park Avenue, Elm Park, RM12 4SB
012 Tesco Express, Fairview Parade, Romford, Essex, RM7 7HH
041 Tesco Express, Front Lane, Cranham, Upminster, RM14 1XL
062 Tesco Express, High Road, Chadwell Heath, RM6 6PR
090 Tesco Express, London Road, Brentwood, CM14 4QG
015 Tesco Express, Main Road, Romford, RM1 3BT
016 Tesco Express, Mawney Road, RM7 7HL
114 Tesco Express, North Road, South Ockendon, Thurrock, RM15 6QA
115 Tesco Express, Rainham Road, Rainham, RM13 7QX
013 Tesco Express, South Street, Romford, RM1 1RX
093 Tesco Express, Warley Hill, Brentwood, CM14 5HB
071 Tesco Extra, Bridge Road, Rainham, RM13 9YZ
049 Tesco Extra, Bryant Avenue, Romford, RM3 0LL
063 Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY
029 Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY
116 Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1TX
053 Tesco Metro, Collier Row Lane, Collier Row, Romford, RM5 3NL
035 Tesco, Airfield Way, Hornchurch, RM12 5AF
022 Waitrose (Little), High Street, Hornchurch, RM11 1TP
042 Waitrose, St Mary's Lane, Upminster, RM14 3BT
400 Internet / delivered
401 Other foodstore outside study area
402 (Don't know / can't remember)
403 (Don't do a main food shop)
404 (Don't do this kind of shopping)
405 (Nowhere else)
600 Other, zone 1
601 Other, zone 2
602 Other, zone 5
603 Other, zone 6
604 Other, zone 9
605 Other, zone 10
606 Other, zone 11
607 Other foodstores, Basildon
608 Other foodstores, Billericay
609 Other, zone 7
610 Other, zone 8

Code	Description
	NON-FOOD CODEFRAME:
001	Barking
002	Brentwood
003	Central London - West End (Oxford Street / Regent Street / Bond Street)
004	Chigwell
005	Collier Row
006	Dagenham
007	Elm Park
008	Grays
009	Harold Hill
010	Hornchurch
011	Ilford
012	Purfleet
013	Rainham
014	Romford (including The Liberty, The Mall and The Brewery)
015	South Ockendon
016	Stratford (including Westfield Stratford City)
017	Upminster
018	Bluewater
019	Lakeside
020	Abbey Retail Park, Barking
021	Chase Lane Retail Park, Ilford
022	Eastern Avenue West Retail Park, Romford
023	Gallows Corner Retail Park, Romford
024	Grove Farm Retail Park, Romford
025	Ilford Retail Park
026	Merrielands Retail Park, Dagenham
027	Newbury Retail Park, Horns Road, Ilford
028	Rom Valley Way Retail Park, Romford
030	B&Q Roneo Corner Retail Park, Romford
031	B&Q Tangent Link, Harold Hill, Romford
032	Homebase, High Road, Seven Kings, Ilford
033	Homebase, Rom Valley Way, Romford
029	Ikea, Lakeside
034	Matalan, North Street, Romford
035	Wickes Extra, Hertford Road, Barking
036	Wickes, Brook Street, Brentwood
044	Asda Superstore, Whalebone Lane, Chadwell Heath, RM8 1BB
037	Asda, Dolphin Approach, Mercury Gardens, Romford, RM1 3EE
050	Asda, Lakeside Retail Park, Thurrock, RM20 3LP
051	Asda, Vicarage Field Shopping Centre, Barking, IG11 8DJ
052	Morrisons, London Road, Grays, RM17 5XZ
047	Morrisons, Wood Lane, Becontree Heath, Dagenham, RM10 7RA
039	Sainsbury's, Elm Park Avenue, Hornchurch, RM12 4RX
045	Sainsbury's, High Road, Chadwell Heath, Romford, RM6 6PB
040	Sainsbury's, High Street, Hornchurch, RM11 1TX
053	Sainsbury's, Howard Road, Grays, RM16 6YJ
054	Sainsbury's, King George Avenue, Ilford, IG2 7SH
038	Sainsbury's, The Brewery, Romford, RM1 1AU
049	Sainsbury's, William Hunter Way, Brentwood, CM14 4WQ
055	Sainsbury's,Tanners Lane, Ilford, IG6 1QE
048	Tesco Extra, Bridge Road, Rainham, RM13 9YZ
043	Tesco Extra, Bryant Avenue, Romford, RM3 0LL
046	Tesco Extra, High Road, Goodmayes, Romford, RM6 4HY
041	Tesco Extra, Hornchurch Road, Hornchurch, RM11 1PY
056	Tesco Extra, Lakeside, West Thurrock, Grays, RM20 1TX
042	Tesco, Airfield Way, Hornchurch, RM12 5AF
400	Internet / delivered
401	Home Catalogue
402	TV / Interactive Shopping
403	Other location outside study area
404	(Don't know / can't remember)
405	(Don't do this type of shopping)
406	(Nowhere else / same as before)
600	Other, zone 1
601	Other, zone 3
602	Other, zone 5
603	Other, zone 6
604	Other, zone 8
605	Other, zone 9
606	Other, zone 11
607	London (Other)
608	Southend
609	Goodmayes (including retail park)
610	Chelmsford
611	Billericay
612	Beckton superstores and retail parks
613	Basildon

Code	Description
	SMALL SHOPS CODEFRAME:
001	Local Stores - Romford
002	Local Stores - Hornchurch
003	Local Stores - Upminster
004	Local Stores - Collier Row
005	Local Stores - Elm Park
006	Local Stores - Harold Hill
007	Local Stores - Rainham
008	Local Stores - Chadwell Heath
009	Local Stores - Dagenham
010	Local Stores - Ilford
011	Local Stores - Barking
012	Local Stores - Brentwood
400	Other, outside area
401	(Don't know / varies)
600	Gidea Park
601	Rush Green
602	Shenfield

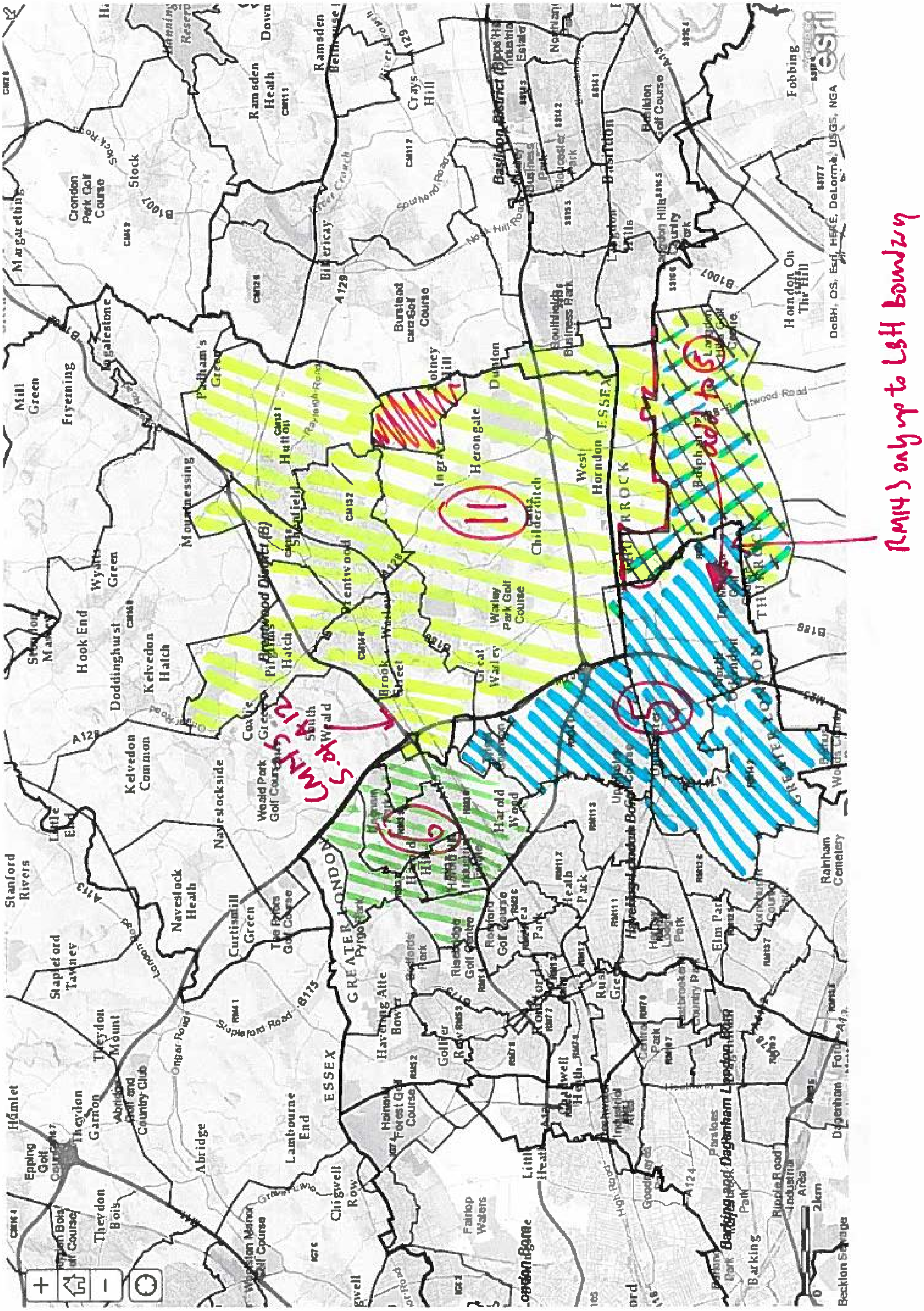
Appendix 6:

Map



Havering Retail & Leisure Needs Assessment

08449 02 03 04
gva.co.uk



RM14 5 only up to LBH Boundary
CM13 5 at A12
add to 5
11
5
6

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

EMPLOYMENT LAND REVIEW 2015

URS

Havering Employment Land Review

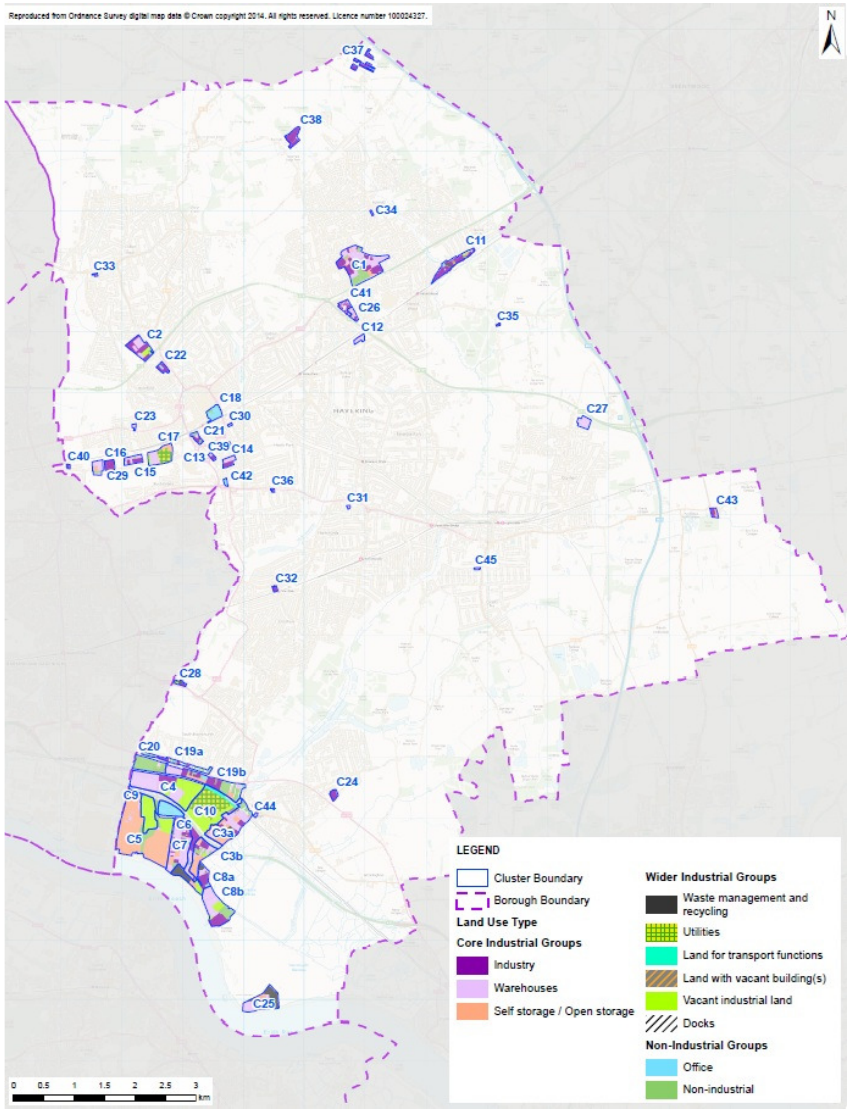
Final Report

April 2015

47071356

Prepared for:
London Borough of Havering

UNITED KINGDOM & IRELAND



Havering LONDON BOROUGH

REVISION RECORD					
Rev	**Date**	**Details**	**Prepared by**	**Reviewed by**	**Approved by**
1	December 2014	Draft Report	Catriona Macdonald Assistant Consultant Jon Howells Senior Consultant George Whalley Project Manager	Tony Batten Project Director	Tony Batten Project Director
2	January 2015	Final Report	Catriona Macdonald Assistant Consultant Jon Howells Senior Consultant George Whalley Project Manager	Tony Batten Project Director	Tony Batten Project Director
3	April 2015	Final Report	Jon Howells Project Manager	Tony Batten Project Director	Tony Batten Project Director

URS Infrastructure & Environment UK Limited
6-8 Greencoat Place
London
SW1P 1PL
UK

Limitations

URS Infrastructure & Environment UK Limited ("URS") has prepared this Report for the sole use of London Borough of Havering ("Client") in accordance with the Agreement under which our services were performed (Proposal dated and submitted to London Borough of Havering in May 2014). No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by URS. This Report is confidential and may not be disclosed by the Client nor relied upon by any other party without the prior and express written agreement of URS.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by URS has not been independently verified by URS, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by URS in providing its services are outlined in this Report. The work described in this Report was undertaken between July 2014 and March 2015 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

URS disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to URS' attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. URS specifically does not guarantee or warrant any estimate or projections contained in this Report.

Copyright

© This Report is the copyright of URS Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

TABLE OF CONTENTS

ABBREVIATIONS 1
EXECUTIVE SUMMARY 2
1 INTRODUCTION 9
2 APPROACH 12
3 POLICY REVIEW 17
4 SOCIO-ECONOMIC PROFILE 35
5 QUALITY AND CHARACTERISTICS OF CLUSTERS 42
6 PROPERTY MARKET ASSESSMENT 58
7 DEMAND FORECAST 68
8 CONCLUSIONS 83
APPENDIX A: CONSULTATIONS 98
APPENDIX B: LAND USES WITHIN LB HAVERING 104

ABBREVIATIONS

ABI	Annual Business Inquiry
AAP	Area Action Plan
DCLG	Department of Communities and Local Government
ELR	Employment Land Review
GLA	Greater London Authority
ICT	Information and Communications Technology
LB	London Borough
LDF	Local Development Framework
LSIS	Locally Significant Industrial Location
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
ODPM	Office of Deputy Prime Minister
ONS	Office of National Statistics
PMA	Property Market Area
PPG	Planning Policy Guidance
R&D	Research and Development
SEA	Secondary Employment Area
SIL	Strategic Industrial Location
SME	Small and Medium Sized Enterprises
SSA	Site Specific Allocation
VOA	Valuation Office Agency

EXECUTIVE SUMMARY

1. Introduction

URS Infrastructure and Environment UK Ltd (URS) was commissioned by London Borough of Havering in July 2014 to undertake an employment land review (ELR) of the borough. The ELR assesses the quantity, quality and viability of the borough's employment land to form an evidence base to support the review of policies and preparation of Havering's Local Plan.

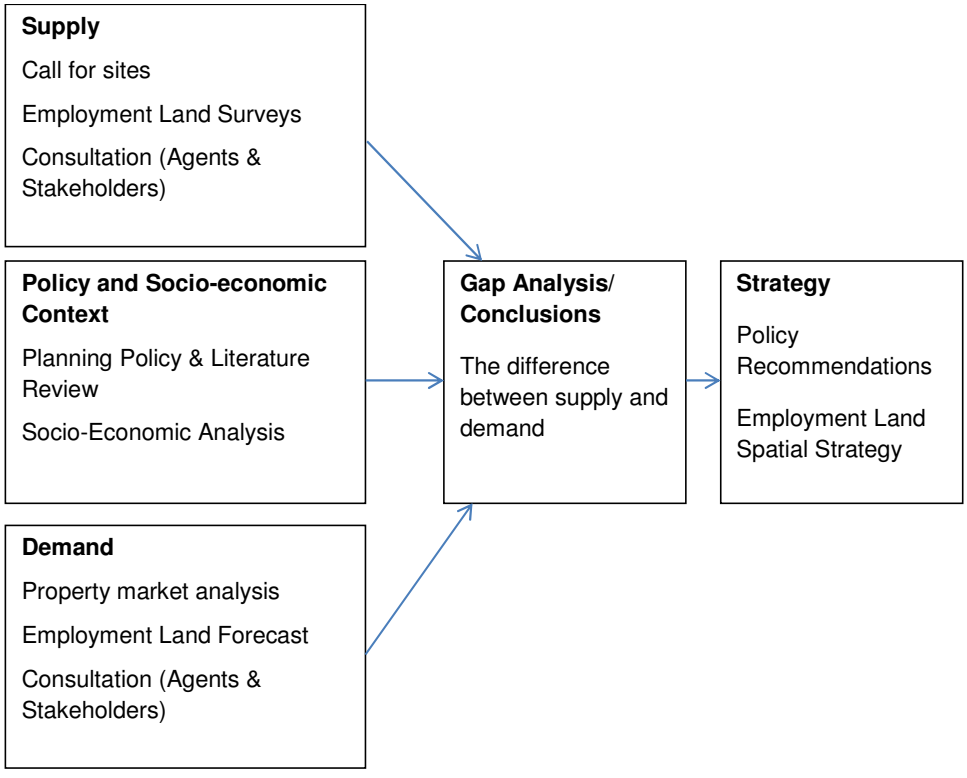
2. Context

The National Planning Policy Framework (NPPF) outlines the principles that Local Planning Authorities should follow in preparing their evidence base to inform employment land policies. The Greater London Authority's (GLA) Land for Industry and Transport Supplementary Planning Guidance (SPG) provides more London specific directions on employment provision requirements.

The need for Local Planning Authorities to produce an up to date ELR and the suggested format is outlined in National Planning Practice Guidance (NPPG) published on the 6th March 2014. One of the key changes outlined in the NPPG includes a requirement for a 'call for sites' to identify sites with the potential to address economic development in the Borough. Accordingly a call for sites process was completed as part of this study and consideration is given to either existing employment sites proposed by the site owner for change of use to non-employment uses or new sites with potential to meet economic development needs.

The main research elements of this employment land study are summarised in **Figure E1**. The methodology has been developed to conform to the NPPG. Each element is reviewed briefly in the following sub-sections.

Figure E1 Approach to the Employment Land Review



Source: URS (2014)

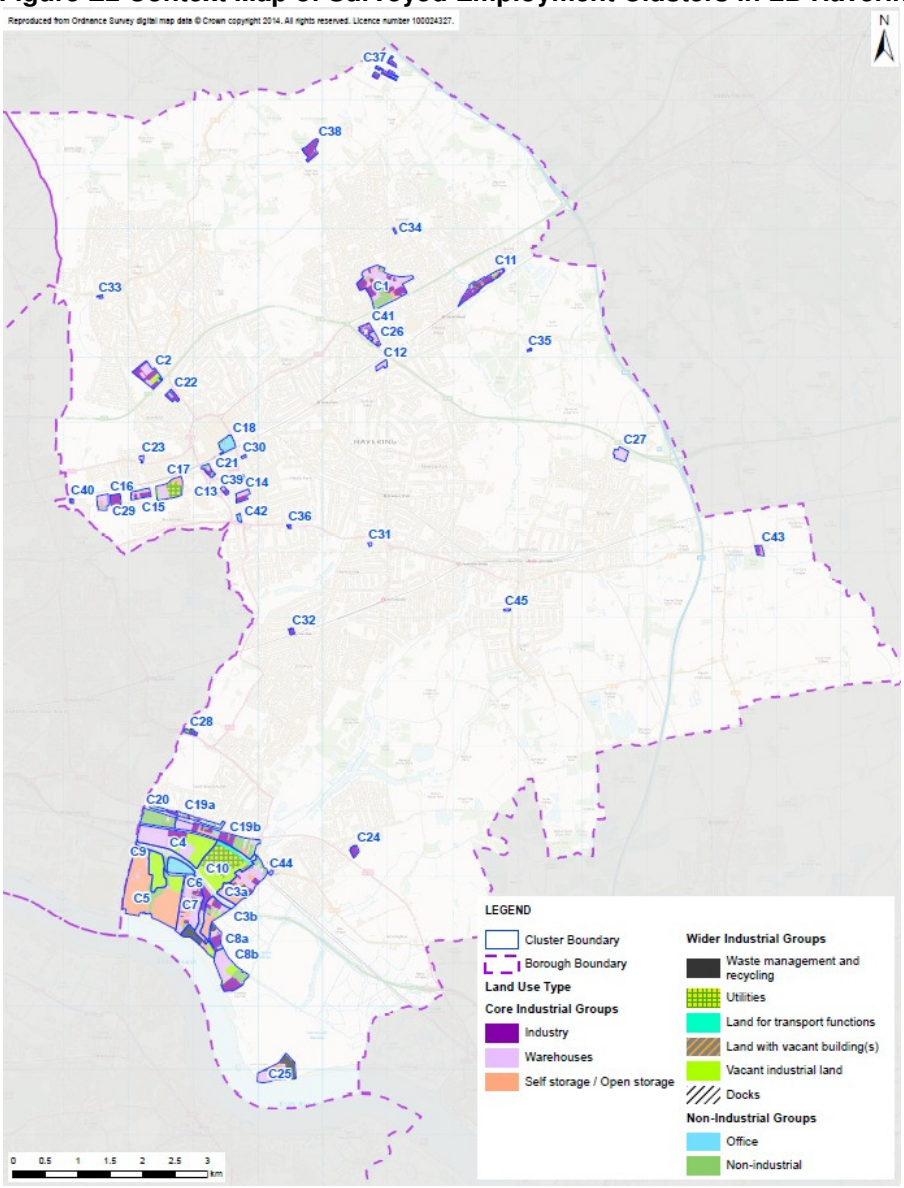
3. Supply Assessment

A field survey of employment land in LB Havering was carried out to assess its suitability for continued employment use. Sites that came forward through the call for sites were also assessed. The list of clusters included:

- Clusters surveyed as per the 2006 ELR, which were drawn from the council's Unitary Development Plan (UDP)
- Clusters identified in Havering's Core Strategy and Development Control Policies Development Plan Document (DPD), Site Specific Allocations DPD and Romford Area Action Plan adopted in 2008; and
- Clusters over 0.25 ha in size, as per NPPG paragraph 11

In total 48 employment clusters were surveyed. An overview of all clusters is given in **Figure E2**:

Figure E2 Context Map of Surveyed Employment Clusters in LB Havering



Source: URS (2015)

The majority of designated employment clusters are well functioning, predominantly industrial, clusters of employment land. Most have good/ very good access to the strategic road network and are in adequate condition, being identified as either in very good, good or average condition. The surveyed 'non-designated' clusters were more mixed in quality with several performing well and others identifiable as being of poor overall quality. The Romford Office Quarter was observed to be mostly performing well, having good access to facilities and amenities, public transport, the strategic road network, and good parking facilities. The relatively high vacancy rates suggests that demand for the type of units marketed here may be declining, though in the medium to long term demand for office space may pick up as a result of Crossrail and improved connectivity with central London markets.

4. Property Market Assessment

LB Havering's office and industrial land market were assessed in the context of the wider property market area (PMA). This corresponds to the NPPG which states that needs should be assessed in relation to the relevant functional economic market area (FEMA)[1]. The findings are based on the key conclusions of a consultation exercise with local property market agents and key stakeholders.

Our assessment concluded that demand levels for industrial premises are stable, as a whole, having experienced a fall at the onset of the economic downturn. Demand and take-up of second-hand stock is considered to be somewhat more muted. Although new high-quality premises have recently been built, second hand stock dominates the market at present. Whilst occupiers demand a range of premises, there is a noted shortage of large distribution facilities or available land to build such premises, meaning that when demand for such premises arises, occupiers have to look elsewhere in the PMA. The presence of poorer quality premises in some locations may provide opportunities for refurbishment or redevelopment to ensure the needs of occupiers are met and the supply-demand balance maintained.

Based on consultation and review of information sources it is assessed that take-up rates of office floorspace in Havering has been slow in recent years, and demand is currently not strong, with relatively few enquiries being received. Where demand exists, good quality premises are required with good links to public transport and amenities. The supply of office premises in Havering is not considerable and is largely concentrated within the Romford Office Quarter, where a number of good quality premises are available. In conclusion, the supply of B1 floorspace generally meets demand in the Havering local office market in the current to short term period. The key gap is in affordable, serviced office accommodation to meet the needs of small start-up companies.

5. Demand Assessment

To project future demand the following factors were assessed:

- Sub-regional floorspace trends;
- Historic and forecast employment based on macro-economic forecasting; and
- Assessment of other local factors not contained within existing data such as transport improvements and the effects of the recession based on consultation with market agents.

The results of the employment land demand forecast are shown below. Industrial land demand is shown in **Table E2** and Office demand in **Table E3**.

[1] NPPG, paragraph 009 Reference ID: 2a-009-20140306

Table E2 Industrial Employment Land Demand, 2012-2031

Demand for industrial land use	*Low*	*Medium* (hectares)	*High*
A. Supply of industrial land occupied by B-use class, including land for utilities, bus and rail depots, and waste management		375.0	
B. Current vacant industrial land 2014		37.0	
C. Total occupied industrial land and developable land (A+B)		412.0	
D. Land demand to 2031	-5.8	-5.2	-4.7
E. Additional demand for waste and recycling facilities 2014 to 2031		0.0	
F. Optimum frictional vacant land at 2031 (5% of A+D+E)[2]	18.5	18.5	18.5
G. Excess vacant land (includes optimal levels of frictional land (F) minus existing vacant land (B)	-18.6	-18.5	-18.5
H. Gross demand for industrial land 2014-2031 (A+D+E+G)	350.7	351.2	351.8
I. Net demand for industrial employment land 2014-31 (H-D)	**-24.3**	**-23.8**	**-23.2**
J. Net change per annum (ha)	-1.3	-1.3	-1.2

Source: URS (2015); GLA London's Industrial Land Baseline (2010); East London Waste Plan (2012)
Figures may not appear to sum due to rounding

Table E3 Office Floorspace Demand, 2014 - 2031

Demand for office floorspace	*Low*	*Medium* (m^2)	*High*
A. Actual (Gross) B1 Floorspace		154,000	
B. Current Estimated Vacant Floorspace		30,800	
C. Demand for B1 floorspace 2031	26,979	29,977	32,974
D. Optimum frictional vacancy in 2031 (8% of A + C)	14,478	14,718	14,958
E. Oversupply of vacant floorspace (D – B))	-16,322	-16,082	-15,842
F. Gross demand for B1 floorspace 2014-2031 (A+C+E)	164,657	167,895	171,132
G. Net demand for B1 floorspace 2014-2031 (F – A)	10,657	13,895	17,132

Source: URS (2015) Figures may not appear to sum due to rounding

The implications of this analysis is that there is a surplus of employment land in the region of between -**24.3ha** and -**23.2ha** and demand for between approximately +**10,657m²** and +**17,132m²** additional office floorspace in LB Havering over the planning period.

[2] The Land for Industry and Transport SPG (2012) paragraph 3.7identifies 5% as the optimal frictional vacancy rate for industrial land in order for the market to work efficiently.

6. Conclusions

Office

There is approximately 154,000m^2 of gross office floorspace in LB Havering, the majority of which is located in Romford Town Centre's Office Quarter. Our forecasting exercise estimated that there is additional demand for between approximately 10,657m^2 and 17,132m^2 of office floorspace in the planning period to 2031 (see Table E3). The projected growth in office floorspace is mainly attributed to ongoing demand for space within Romford Town Centre, and to a lesser extent demand from SMEs for smaller units in Romford. Consultations, analysis of the property market and policy evidence indicate that Havering contains some older office stock, which once vacant proves difficult to re-let given that characteristics may no longer appeal to modern occupiers. It is thus important that a measured approach is taken to encouraging refurbishment or site redevelopment to provide modern floorspace.

Medium term initiatives such as Crossrail and demand stimulated from potential outmigration from central London will likely lead to there being continued, though ultimately modest, demand for office space in LB Havering.

Industrial

There is a total of 375ha of land currently in industrial use in LB Havering (see Table 7.9). Total industrial floorspace is estimated to be in the region of 700,000m^2. We estimate that net demand over the planning period is between -24.3ha and -23.2ha of industrial land. This means that approximately 24 hectares of existing industrial land in LB Havering could be released for other uses while still providing sufficient industrial land in the Borough to meet future demand.

Some existing industrial clusters in LB Havering have been identified through recent Council policies and strategies as potentially appropriate for release or change of use to enable wider regeneration benefits to be achieved. These sites amount to around 19.5 hectares which is around 80% of the projected release figure of 24 hectares. The sites with potential for release of change of use to include the following:

- Rainham West (Clusters 19a and b) 15.4 ha
- Crow Lane Site 3 (Cluster 17) 2.7 ha
- Bridge Close (Cluster 21) – 1.4 ha

Rainham West, with the exception of the Rainham Steel office building, is identified by the LB Havering as a site that could be released for housing. The Council has submitted a funding bid to the GLA for 'housing zone' status. This funding would provide finance to unlock the site. Its redevelopment for housing would help the LB Havering meet its increased housing targets and wider regeneration goals.

7. Recommendations

Based on the research conducted throughout the study the following policy recommendations are made. Further justification of each recommendation is made in the full report at Section 8:

R1 The demand assessment estimates that there is net additional demand for between 10,657m^2 and 17,132m^2 of B1 floorspace in LB Havering over the Local Plan period to 2031. The most suitable location in the borough to accommodate this forecast demand is Romford Town Centre. Other complementary town centre uses could be introduced on underutilised sites within the Romford Office Quarter/Station Quarter, as long as the total quantum of office floor space within Havering as a whole is not reduced or the viability or functionality of the existing stock undermined.

R2 To help ensure there is sufficient capacity to meet projected demand for industrial land in LB Havering to 2031 the following existing designated employment land should continue to be protected:

a) All existing Strategic Industrial Land (SIL), which includes the following:

- **Harold Hill (Cluster 1)**
- **King George Close (Cluster 2)**
- **Ferry Lane North (Cluster 3a and b)**
- **Beam Reach 5 (Cluster 4)**
- **Ford (Cluster 5)**
- **CEME (Cluster 6)**
- **Fairview Estate (Cluster 7)**
- **Ferry Lane South (Cluster 8a and b)**
- **Beam Reach 6 (Cluster 9)**
- **Rainham SIL Infill (Cluster 10)**

b) The following Secondary Employment Areas (SEAs):

- **Harold Wood (Cluster 11)**
- **Hillman Close (Cluster 12)[3]**
- **The Seedbed Centre, Romford (Cluster 13)**
- **Lyon Road (Cluster 14)**
- **Crow Lane Site 2 – Danes Road (Cluster 15)**
- **Crow Lane Site 1 (Cluster 16)**
- **Crow Lane Site 3 (Cluster 17) Retain the 2.4 ha of the site that is in Royal Mail use. The remaining 7.94 ha is recommended for release (see recommendation 4 below)**

The Council should consider renaming the Secondary Employment Areas (SEA) as 'Locally Significant Industrial Sites' (LSIS) as per the London Plan definition.

R3 The Council should consider re-designating the Freightmaster Estate (Cluster 25) as Strategic Industrial Land (SIL).

R4 To help meet housing and wider regeneration objectives the Council could consider a change of use away from industrial employment uses at the following industrial clusters that total approximately 19.5 hectares:

- **Crow Lane Site 3 (Cluster 17) – 2.7 hectares**
- **Rainham West (North) (Cluster 19a) – 1.7 hectares**
- **Rainham West (South) Cluster 19b – 13.7 hectares (all of the cluster except the Rainham Steel Building)**
- **Bridge Close (Cluster 21) – 1.4 hectares**

[3]Also known as Stafford Industrial Estate

R5 To help retain an appropriate balance of supply and demand of industrial land over the planning period, the Council could consider a more flexible approach to changes of use away from industrial uses at a limited amount of industrial employment land not designated as SIL or SEA. The decision on which land to release should be based on certain criteria listed below being met. The loss of employment use in non SIL or SEA sites should not lower the overall industrial capacity of the borough significantly below that estimated by this study to be necessary to meet anticipated need over the planning period. This means that along with the 19.5 hectares of industrial land recommended for release in Recommendation 4 above an additional 4 to 5 hectares would be appropriate to release over the planning period.

To help ensure that not too much industrial land is released the Council could introduce a policy in the updated Local Plan that states that industrial land will only be released if all of the following criteria are met:

- **The existing employment land use causes detrimental effects to the amenity of the nearby area – particularly where residential uses are adversely affected;**
- **There is evidenced to be no market interest in the site following one year of active marketing;**
- **The change of use from industrial employment uses will not lower the industrial capacity of the borough below that estimated to be necessary to meet projected demand over the planning period as estimated by the most up to date ELR (i.e. this study).**

R6 Monitoring: The Council should monitor changes of employment land through planning permissions to ensure that sufficient land is available for economic growth over the planned period, 2014 to 2031.

1 INTRODUCTION

1.1 Study Objectives

URS Infrastructure and Environment UK Ltd (URS) was commissioned by London Borough of Havering in July 2014 to undertake an employment land review (ELR) of the borough. The ELR assesses the quantity, quality and viability of the borough's employment land to form an evidence base to support the review of policies and preparation of Havering's Local Plan. The ELR will be used by the Borough to inform its future approach to the provision, protection, release or enhancement of employment land and premises. The review updates and builds on the existing employment land evidence base and the 2006 Employment Land Review.

1.2 Policy Context

The National Planning Policy Framework (NPPF)[4] outlines the principles that Local Planning Authorities should follow in preparing their evidence base to inform employment land policies. The Greater London Authority's (GLA) Land for Industry and Transport Supplementary Planning Guidance (SPG)[5] provides more London specific directions on employment provision requirements.

The need for Local Planning Authorities to produce an up to date ELR and the suggested format is outlined in National Planning Practice Guidance (NPPG) published on the 6th March 2014. The NPPG updates the suggested methodology for producing an employment land evidence base. It supersedes the former guidance - the 2004 ODPM Employment Land Review Guidance Note. One of the key changes outlined in the NPPG includes a requirement for a 'call for sites' to identify sites with the potential to address economic development in the Borough. Accordingly a call for sites process was completed as part of this study and consideration is given to either existing employment sites proposed by the site owner for change of use to non-employment uses or new sites with potential to meet economic development needs.

The NPPG also suggests that studies take account of wider employment uses such as utilities, land for transport and waste management. The Council have separately commissioned a Retail Study to be undertaken in parallel which will consider retail and leisure growth over the Local Plan period and, like the ELR, this will inform policy formation. The methodology applied in this review complies with the principles outlined in the NPPF, NPPG and GLA Land for Industry and Transport SPG.

1.3 Study Area

The process for selecting existing and potential employment sites to survey corresponds to the guidance in the NPPG. This includes all those clusters surveyed as part of the 2006 ELR and a number of clusters comprising non-designated employment land over 0.25 hectares[6]. In total 48 employment clusters were assessed as part of the study. These fall within four groups of employment area type:

1. Strategic Industrial Locations (SIL) comprising:
    a. Rainham Employment Area;
    b. Harold Hill Industrial Estate, and;

[4] NPPF, paragraphs 160 to 161
[5] Greater London Authority (GLA) 2010, Land for Industry and Transport Supplementary Planning Guidance (SPG)
[6] NPPG, paragraph 011 reference ID: 2a-011-20140306

c. King George Close Estate, Romford.

2. Secondary Employment Areas (SEA)[7] comprising:

   a. Crow Lane in Romford (three sites);

   b. Harold Wood Industrial Estate;

   c. Hillman Close;

   d. Lyon Road, and;

   e. The Seedbed Centre.

3. Other designated clusters including the Romford Office Quarter, as designated in the Romford Area Action Plan (AAP) 2008; and Beam Park and Rainham West, which are designated as Site Specific Areas under SSA11 and SSA12 respectively

4. Non-designated employment land clusters. There are two types of clusters:

   a. Clusters which have been de-designated from employment use through the 2008 LB Havering Core Strategy, including: Chesham Close, Spring Gardens, Bridge Close and Victoria Road all located in Romford; and Lambs Lane, Coldharbour Lane Commercial Centre, and New Road Employment Area all located in the Rainham area; and

   b. Other employment land clusters over 0.25 hectares as per the NPPG requirement. These were not designated prior to 2008 LB Havering Core Strategy. These include the clusters of Bryant Avenue Industrial Estate (Southend Arterial Road), a caravan storage site in the east of the borough off the A127, Dagenham Rd Pumping Station/Kilnbridge Waste Transfer Site, and 178 – 208 Crow Lane.

5. A call for sites process was followed as per the NPPG and responses were assessed but no additional new sites with potential for employment uses were identified by site promoters.

We explain the selection of these clusters further in **Section 5** and present the locations in **Figure 2.2**.

1.4 Report Structure

This report sets out our final findings and policy recommendations for employment land in LB Havering, taking into account the future economic development of the area. The report is structured as follows:

- **Section 2** details our approach
- **Section 3** sets out the national, regional and local policy context of particular relevance to employment land issues
- **Section 4** provides a high level analysis of socio-economic and local business baseline conditions in LB Havering benchmarked against relative geographies
- **Section 5** summarises the key qualitative and quantitative results of the employment land cluster appraisals

[7] SEAs share characteristics and attributes and are directly comparable to Locally Significant Industrial Sites (LSIS) as per the London Plan employment land designation terminology. However, to avoid confusion they are still referred to as SEAs in this report.

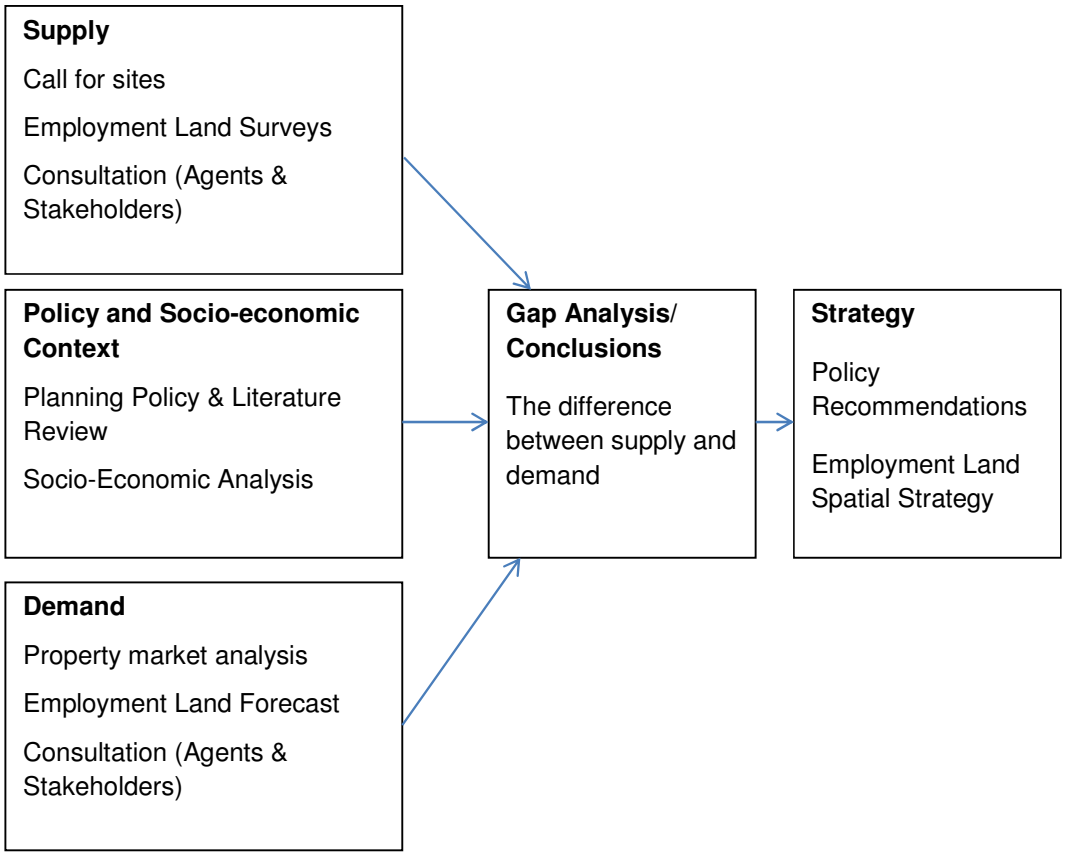
- **Section 6** provides an overview of the employment land market including the historical and expected future trends in the commercial and industrial property sectors based on the views of local market agents and stakeholders gained through a consultation exercise
- **Section 7** forecasts the demand for employment land
- **Section 8** sets out our overall conclusions; and presents our suggested recommendations for the future management of employment land in LB Havering.

2 APPROACH

2.1 Introduction

This section sets out the main research elements of this employment land study as illustrated in **Figure 2.1**. The methodology has been developed to conform to the NPPG. Each element is reviewed briefly in the following sub-sections.

Figure 2.1 Approach to the Employment Land Review



Source: URS (2015)

2.2 Policy and Socio-economic Context

Our employment land review begins with a review of the policy framework and the socio-economic context.

The policy review takes account of relevant national, regional and local policies and strategies as these have the potential to influence future supply and demand for employment land. The socio-economic profile is benchmarked with the Property Market Area (PMA) (see **Section 6.2**) in order to provide a picture of the borough's economic make-up, and its comparative opportunities and threats. The profile covered a review of historical employment information for the borough, including information on workforce characteristics, occupation, earnings and travel to work information, and analysis on key sectors. To develop this profile a number of information sources are reviewed including Census data, ONS Annual Population Survey, Annual Business Inquiry and the Local Labour Force Survey.

2.3 Supply Assessment

A field survey of employment land in LB Havering was carried out to assess its suitability for continued employment use. The list of clusters were selected and agreed in consultation with the Council. The list consist of:

- Clusters surveyed as per the 2006 ELR, which were drawn from the council's Unitary Development Plan (UDP), including those retained and those since de-designated for employment use in Havering's 2008 LDF [8].
- Clusters identified in Havering's Core Strategy and Development Control Policies Development Plan Document (DPD), Site Specific Allocations DPD and Romford Area Action Plan adopted in 2008; and
- Clusters over 0.25 ha in size, as per NPPG paragraph 11, considered suitable for survey identified using the London Industrial Baseline Study (URS and DTZ on behalf of the Greater London Authority (GLA), 2010).

In total 48 employment clusters were identified and surveyed. During the survey, three clusters were considered to contain distinct areas of character and natural geographic divisions. This meant that, including cluster sub-divisions, 51 cluster areas were surveyed and analysed. An overview of all clusters is given in **Figure 2.2**:

In drawing the clusters boundaries we have noted that the GLA defines SIL boundaries for King George's Close and Rainham Employment Area slightly differently to the LB Havering's adopted LDF Proposals Map. For King George's Close the GLA's SIL boundary includes a strip of land to the south of the arterial road which is currently in retail use. The GLA SIL boundary for Rainham Employment Area includes land adjacent to the north in the Rainham West cluster, south of New Road, which LB Havering de-designated in 2007, and excludes a small parcel of land at the southern tip of Ferry Lane South cluster, which is included in LB Havering's adopted LDF Proposals Map. All land within the GLA SIL boundaries are however captured in our cluster survey. Following adoption of the Local Plan we suggest that the Council submits the revised SIL and LSIS policy layers to the GLA in a compatible GIS format so that there is a consistent understanding of the geographic extent of these policy areas.

The survey covered the use classes B1, B2 and B8. Throughout this report employment land is referred to as land in office (B1), comprising B1a (Office) and B1b (Research and Development) but not B1c (Light Industry) as this use class shares characteristics more similar to industrial uses; industry (B2) comprising industry (B2) uses and B1c (Light Industry); and warehouse use (B8). Each cluster was surveyed and appraised against an agreed set of economic, planning and property market criteria, in line with National Planning Practice Guidance (2014) and the Land for Industry and Transport SPG (2012).

To ensure consistency, surveyors used a survey manual, a structured survey questionnaire and a map of each employment cluster. The survey questionnaire used Land for Industry and Transport SPG criteria. The questionnaire included a series of close-ended and open-ended questions and captured quantitative and qualitative information. Once the surveys were complete (week beginning 29th September, 2014) the survey data was entered into a database and written up for analysis.

[8] Surveying the same clusters in 2006 allows us to make direct comparisons with how the employment land market has changed. An emphasis of our survey involved identifying changes in land use from the 2006 ELR and 2010 London Industrial Land Baseline mapping.

2.4 Property Market Assessment - Consultation

We consulted with local property market agents, key stakeholders involved in economic development and regeneration in order to better understand the local demand and supply characteristics of the employment land market and the land and premises-related drivers and constraints to businesses operating in the borough.

Commercial Agent Consultation

To help enhance the understanding of the supply and demand characteristics of the local employment land market, the views of local property market agents, key land owners and other key stakeholders were sought. It was considered more effective and efficient to speak to a group of commercial property agents rather than speaking only to one commercial agent in order to broaden and moderate the response compared to that which would have been received by contacting just one commercial agent. Approximately 5 local commercial agents and developers were contacted.

The exercise supplemented desk-based research and survey findings, and sought to test the emerging findings and conclusions relating to the demand and provision of office and industrial sites and premises in LB Havering. Consultation with local property agents took the form of a semi-structured interview by telephone around topics including: LB Havering employment property market area; the demand and supply of sites and premises, the characteristics of sites and their suitability for employment uses; opportunities and constraints to growth; and inward investment and regeneration. The outputs of the consultation exercise are an important piece of evidence that provides real market intelligence from professionals working day to day with commercial property in LB Havering and is a key consideration to inform the policy recommendations.

Stakeholder Consultation

A key exercise of the research programme was to consult with relevant local business groups, business support organisations, and economic and regeneration organisations active in LB Havering. The exercise supplemented desk-based research and survey findings, and sought to test the emerging findings and conclusions relating to the demand and provision of office and industrial sites and premises. Consultation took the form of a semi-structured interview by telephone around topics including: business needs; the demand and supply of sites and premises, their characteristics and their suitability; opportunities and constraints to growth; inward investment and regeneration; supporting an entrepreneurial culture; labour force structure, education and skills; and economic inclusion.

2.5 Demand Assessment

A number of different techniques can be used for forecasting future demand of employment land. Each has strengths and weaknesses. The decision was therefore taken after consultation with LB Havering to adopt a synthesis approach that is based on the trends of the following factors:

- Sub-regional floorspace trends;
- Historic and forecast employment based on macro-economic forecasting; and
- Assessment of other local factors not contained within existing data such as transport improvements and the effects of the recession.

For the purpose of this study we have used data from the following local authority boundaries of a defined Property Market Area (PMA), as suggested by property market agents[9], to measure the trends of the above three factors:

- LB Havering;
- LB Barking and Dagenham;
- LB Newham, and;
- Brentwood Borough Council.

By contrast our assessment found that for office property, demand is typically localised and therefore the PMA can be best defined as the LB Havering.

Valuations Office Agency (VOA) experimental commercial floorspace data released by the VOA in May 2012 and covering the period 2000 to 2012 was used to assess the changes in floorspace between 2000 and 2012 (the most up to date information) for the four boroughs within the PMA. Historic trends were then used as the basis for a linear forecast of demand to 2031.

The linear floorspace forecast was then adjusted using employment forecasts (2012 – 2031) published by the Greater London Authority. The final step, to further increase the robustness of the analysis, was to take account and adjust the employment land forecast using information on the economic, property market trends not included in the data and future policy direction in LB Havering. This is made in relation to the wider economy and helps to present the potential future growth in a series of different potential scenarios.

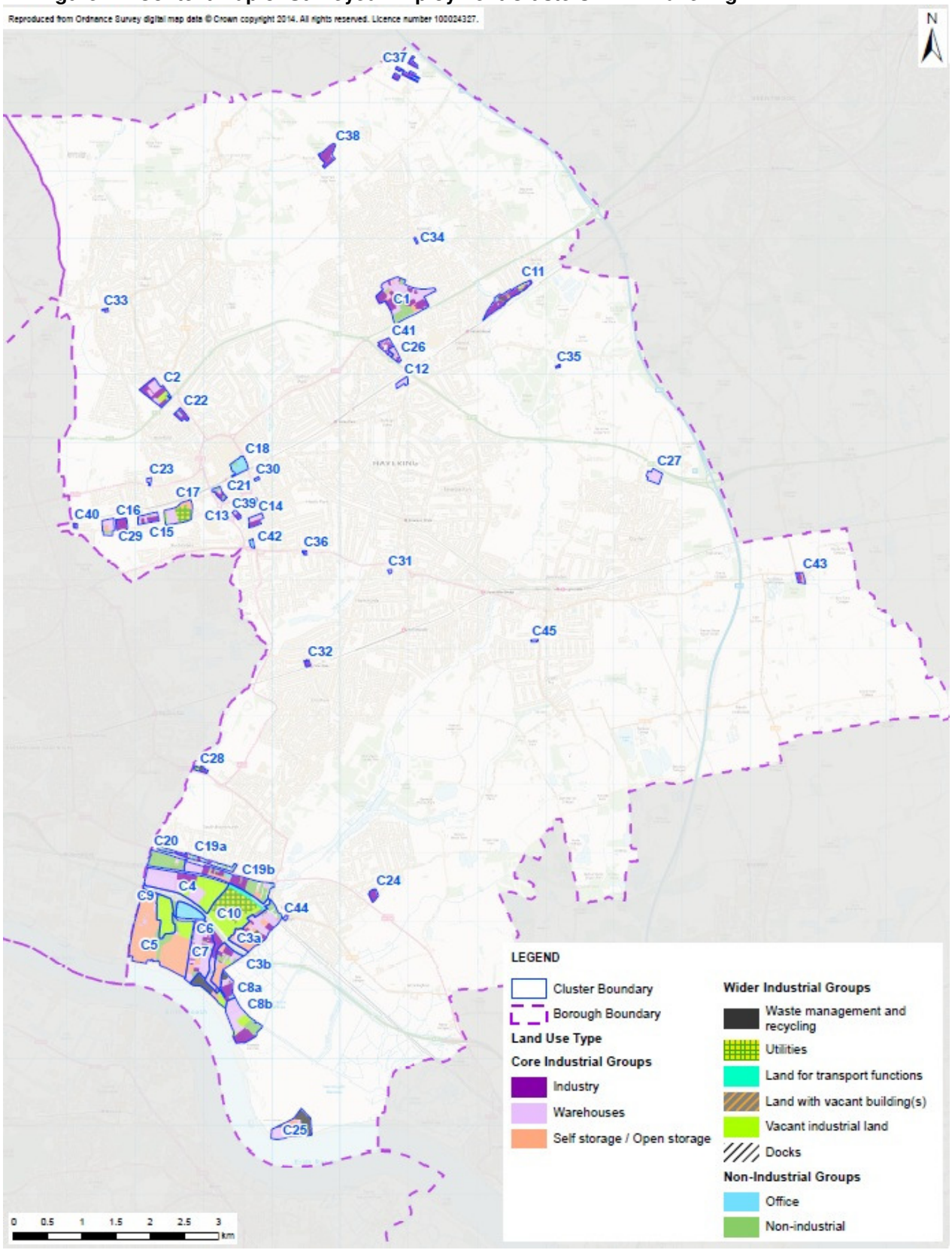
2.6 Gap Analysis, Conclusions and Recommendations

The final chapter draws together all of the previous research elements and makes a comparison of the current supply of employment land in the borough of LB Havering with the projected demand for employment land up to 2031. This involves an assessment of the balance between supply and demand, and informs the position of whether there should be retention or release or employment land.

The recommendations are informed by all preceding analysis: the socio-economic profile of the borough, field surveys, the economic development and planning policy context, property market analysis, demand projections and consultations findings. The recommendations describe by use class type and spatially where land for employment uses should be provided. All recommendations are fully justified.

[9] Initially Thurrock was also identified as potentially part of the PM. However, this was removed after consultation with agents and analysis of data as the effect of the London Gateway development has a distorting effect on the employment projections relevant to Havering.

Figure 2.2 Context Map of Surveyed Employment Clusters in LB Havering



Source: URS (2015)

3 POLICY REVIEW

3.1 Introduction

This section provides an overview of relevant planning and economic development policy which informs this employment land review.

3.2 National Planning Policy

National Planning Policy Framework (NPPF)

The NPPF condenses all planning policy statements into a single all-encompassing planning framework with the intention of making the planning system less complex and more accessible. The National Planning Policy Framework was published and came into effect on 27th March 2012.

The NPPF describes the Government's vision for building a strong, competitive economy. It sets out a presumption in favour of sustainable development in the absence of a local plan or where the plan is silent or indeterminate. This means that the ELR and Local Plan should present robust evidence to support clearly defined allocations of land for employment to avoid applications for alternative use being granted on the basis they are sustainable development. In relation to economic and employment land it states the following:

> *The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth.*
>
> *Therefore significant weight should be placed on the need to support economic growth through the planning system.*
>
> *To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.*
>
> *Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:*
>
> - *Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;*
> - *Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
> - *Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;*
> - *Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;*

- *Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.*

Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. (NPPF, page 6-7). URS considers the status and justification for the ongoing protection of SILs and SEAs as part of Sections 5 and 8.

National Planning Practice Guidance NPPG (March 2014)

On the 6th March 2014 the Government published new National Planning Practice Guidance (NPPG) on 'Housing and Economic Development Needs Assessments' and 'Housing and Economic Land Availability Assessments' amongst others. This guidance replaces the ODPM Employment Land Reviews: Guidance Note (2004).

In economic development terms 'need' relates to the amount of economic development floorspace required based on quantitative assessment and an understanding of the qualitative requirements market segments. The NPPG requires need assessment to be based on an objective assessment of the facts and should not be biased or influenced by constraints to the overall assessment or limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints. Although it is recognised that such evidence will need to be addressed when identifying specific policies within development plans.

It is recognised that there is no one methodological approach for the assessment of need. However, the NPPG advises that in understanding the current market in relation to economic uses plan makers should liaise closely with the business community to understand their current and potential future requirements.

To provide an understanding of the underlying requirements for office, general business and warehousing sites the NPPG emphasises the importance of considering projections (based on past trends) and forecasts (based on future scenarios) and identify occurrences where sites have been developed for specialist economic uses. The NPPG requires plan makers to consider sectoral and employment forecasts and projections, demographically derived assessments of future employment needs, past take-up of employment land and property and/or future property market requirements, consultation and studies of business trends and statistics.

Analysing supply and demand concurrently enables conclusions to be drawn on whether there is a mismatch between quantitative and qualitative supply of and demand for employment sites. This in turn enables an understanding of which market segments are over-supplied to be derived and those which are undersupplied. By comparing availability of stock with particular requirements 'gaps' in local employment land provision can be identified.

The NPPG identifies that when translating employment and output forecasts into land requirements there are four key relationships that need to be quantified including:

- Standard Industrial Classification sectors to use classes;
- Standard Industrial Classification sectors to type of property;

- Employment to floorspace (employment density); and
- Floorspace to site area (plot ratio based on industry proxies).

The NPPG guidance on 'Housing and Economic Land Availability Assessment' sets out a general methodology for assessing land availability but focuses primarily on the assessment of housing rather than employment land.

With relevance to this study the NPPG requires local planning authorities to work with other local authorities within the functional economic market area when assessing availability of land in line with the duty to cooperate. The NPPG also requires plan makers to be proactive in identifying as wide a range of sites as possible, including existing sites that could be improved, intensified or changed. Sites which have particular policy constraints should be included in assessments however constraints should be set out clearly and tested with conclusions drawn on whether constraints can be overcome.

The assessment of the suitability of sites for development should be guided by the development plan, emerging plan policy and national policy, as well as market and industry requirements. The NPPG notes that when assessing sites against the adopted development plan, regard should be had to how up to date the plan policies are. Sites in existing development plans, or with planning permission, will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability, in addition to the other factors identified in the NPPG.

New Permitted Development Rights

Supporting the Government's effort to increase housing supply is an amendment to permitted development rights, which allows the change of use from B1(a) office to residential (C3) without the need for planning permission. These came into force in spring 2013 and have the purpose of supporting and enabling growth. The new permitted development rights will initially be time-limited for three years. Local authorities were given an opportunity to seek an exemption from office to residential uses for specific geographies where there is evidence to suggest there could be a 'loss of a nationally significant area of economic activity' or 'substantial adverse economic consequences at the local authority level which are not offset by the positive benefits the new rights would bring'. LB Havering were unsuccessful in their application for an exemption. The potential impacts of this change are explored in the Property Market Assessment (Section 6) and Policy Recommendations (Section 8).

3.3 Regional Planning Policy

The Coalition Government of 2010 announced that national Planning Policy Statement 11: Regional Spatial Strategies would be abolished under the Localism Bill (introduced to Parliament in Dec 2010). However, the guidance letter[10] states that the London Plan will continue to provide the planning framework for the London boroughs.

London Plan 2011 and Revised Early Minor Alterations 2013

The London Plan (July 2011) is the spatial strategy for Greater London spanning the next twenty years to 2031. It replaces the previous London Plan (2004). It sets out an integrated social, economic and environmental framework for the future development of London. The relevant policies are stated below.

[10] Chief Planning Officers Letter: Revocation of Regional Strategies, DCLG, 6 July 2010

An overall strategic policy of the Plan is contained within six detailed objectives. Those relevant to guide the Councils in the development of their employment policies within their local development plan include the following:

- Objective 1 - A city that meets the challenges of economic and population growth in ways that ensure a sustainable, good and improving quality of life and sufficient high quality homes and neighbourhoods for all Londoners, and help tackle the huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.

- Objective 2 - An internationally competitive and successful city with a strong and diverse economy and an entrepreneurial spirit that benefit all Londoners and all parts of London; a city which is at the leading edge of innovation and research and which is comfortable with – and makes the most of – its rich heritage and cultural resources.

- Objective 5 - A city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.

The London Plan identifies outer London as an area that requires specific strategic guidance to ensure that it contributes effectively to the overall prosperity of the capital. Havering is within outer London. Policy 2.6 sets out the overall vision for Outer London. It states:

- *'The Mayor will, and boroughs and other stakeholders should, work to realise the potential of outer London, recognising and building upon its great diversity and varied strengths by providing locally sensitive approaches through LDFs and other development frameworks to enhance and promote its distinct existing and emerging strategic and local economic opportunities, and transport requirements'.*

Policy 2.7 sets out the Economic policies for Outer London. These include:

- *'enabling existing sources of growth to perform more effectively, and increasing the competitive attractiveness of outer London for new sectors or those with the potential for step changes in output.*

- *ensuring that appropriate weight is given to wider economic as well as more local environmental and other objectives when considering business and residential development proposals*

- *consolidating and developing the strengths of outer London's office market through mixed use redevelopment and encouraging new provision in competitive locations, including through the use of land use 'swaps'*

- *managing and improving the stock of industrial capacity to meet both strategic and local needs, including those of small and medium sized enterprises (SMEs), start-ups and businesses requiring more affordable workspace*

Policy 2.12: 'Opportunity Areas and Areas for Intensification' states that '*development proposals within opportunity areas and intensification areas should:*

- *Support the strategic policy directions for the opportunity areas an intensification areas set out in Annex 1, and where relevant, in adopted opportunity area planning frameworks*

- *Seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate, contain a mix of uses; and*

- *Contribute towards meeting (or where appropriate, exceeding) the minimum guidelines for housing and/or indicative estimates for employment capacity set out in Annex 1, tested as appropriate through opportunity area planning frameworks and/or local development frameworks.'*

Policy 2.13 refers to Opportunity Areas, such as London Riverside, in the East London sub-region and states that; *'Planning frameworks, investment plans and other spatial interventions for these areas (opportunity areas) should focus on implementation, identifying both the opportunities and challenges that need resolving such as land use, infrastructure, access, energy requirements, spatial integration, regeneration, investment, land assembly and phasing'.*

Integral to Policy 2.13 is Annex 1, which outlines how broad principles of the London Plan should be applied to specific Opportunity and Intensification Areas including indicative estimates of employment capacity and minimum guidelines for new homes to 2031. The London Riverside Opportunity Area covers Barking Riverside, Dagenham Dock, South Dagenham, Beam Reach, Beam Park and Rainham West sites with scope for intensification in Barking town centre, Rainham Village and South Hornchurch.

Across the opportunity area capacity is for 14,000 jobs and 25,000 homes. To deliver this growth '*substantial improvements in public transport will be needed, building on plans for increased capacity on the C2C rail line, and East London Transit schemes to serve London Riverside, exploring the potential for additional stations, for example at Beam Park along the current rail corridor, and extended bus services.'* At South Dagenham, along the A1306 East, and in Rainham the Plan states that there is potential to deliver more compact, residential-led mixed urban communities.

In terms of employment land *'the development strategy includes managed release of some surplus industrial land for housing and other complementary uses, and consolidating the offer of the remaining industrial land including promotion of a Green Enterprise District incorporating the London Sustainable Industrial Park at Dagenham Dock. The core employment areas have the potential to be developed as a leading centre for innovation and high-tech manufacturing, and for the growth sector of environmental technology',*

Policy 2.15 refers to Town Centres and states that they should be; *'the main foci beyond the Central Activities Zone for commercial development and intensification...'.* The London Plan defines Romford as a Metropolitan Centre which is second in the hierarchy of four types of town centre.

Policy 2.16 encourages London boroughs to develop plans for strategic development centres in outer London. This is designed to help; *'create a distinct and attractive business offer and public realm through design and mixed use development as well as any more specialist forms of accommodation'*. It suggests at Table 2.1 that Havering could be a potential strategic development centre for logistics and that London Riverside (partly in Havering) could be a centre for industry/green enterprise.

The London Plan also defines the Strategic Industrial Location (SIL) framework as *'intended to reconcile the demand for, and supply of, productive industrial land in London'*. There are two types of SILs: Industrial Business Parks IBPs and Preferred Industrial Locations (PIL). PILs are described as locations *'particularly suitable for general industrial, light industrial, storage and distribution, waste management, recycling, some transport related functions, utilities, wholesale markets and other industrial related activities'*, of which LB Havering has three; Dagenham Dock/Rainham

Employment Area (partly in Barking and Dagenham) King George Close Estate, Romford, and Harold Hill Industrial Estate.

Paragraph 2.82 is relevant to LB Havering. It states: *'Innovations to make more effective use of land should be encouraged and there is particular need to develop consolidation centres and accommodate freight break bulk points more efficiently as a part of the freight hierarchy. It will be particularly important to secure and enhance strategic provision in east London, especially… in east London, north and south of the Thames'*.

In terms of office development Policy 4.2 'Offices' states that *"The Mayor will and Boroughs and other stakeholders should:*

- *Support the management and mixed use development and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises.*
- *Recognise and address strategic as well as local differences in implementing this policy to:*
    - *Meet the distinct needs of the central London office market… by sustaining and developing its unique and dynamic clusters of 'world city' and other specialist functions and business environments;*
    - *Consolidate and extend the strengths of the diverse office markets elsewhere in the capital by promoting their competitive advantages, focusing new development on viable locations with good public transport, enhancing the business environment including through mixed use redevelopment, and supporting managed conversion of surplus capacity to more viable, complementary uses;*
    - *Encourage renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility; and seek increases in the current stock where there is authoritative, strategic and local evidence of sustained demand for office based activities in the context of Policies 2.7, 2.9, 2.13, 2.15–2.17";*

Policy 4.4, Managing Industrial Land and Premises, states that the Mayor will work with boroughs and other partners to:

a. *'adopt a rigorous approach to industrial land management to ensure a sufficient stock of land and premises to meet the future needs of different types of industrial and related uses in different parts of London, including for good quality and affordable space*

b. *plan, monitor and manage release of surplus industrial land where this is compatible with a) above, so that it can contribute to strategic and local planning objectives, especially those to provide more housing, and, in appropriate locations, to provide social infrastructure and to contribute to town centre renewal.'*

Following this, the London Plan states that *'LDFs should demonstrate how the borough stock of industrial land and premises in strategic industrial locations locally significant industrial sites and other industrial sites will be planned and managed in local circumstances in line with this strategic policy and the location strategy in Chapter 2, taking account of:*

a. *the need to identify and protect locally significant industrial sites where justified by evidence of demand*

b. *strategic and local criteria to manage these and other industrial sites*

c. *the borough level groupings for transfer of industrial land to other uses...and strategic monitoring benchmarks for industrial land release in supplementary planning guidance*

d. *the need for strategic and local provision for waste management, transport facilities (including inter-modal freight interchanges), logistics and wholesale markets within London and the wider city region; and to accommodate demand for workspace for small and medium sized enterprises and for new and emerging industrial sectors including the need to identify sufficient capacity for renewable energy generation*

e. *quality and fitness for purpose of sites*

f. *accessibility to the strategic road network and potential for transport of goods by rail and/or water transport*

g. *accessibility to the local workforce by public transport, walking and cycling*

h. *integrated strategic and local assessments of industrial demand to justify retention and inform release of industrial capacity in order to achieve efficient use of land*

i. *the potential for surplus industrial land to help meet strategic and local requirements for a mix of other uses such as housing and, in appropriate locations, to provide social infrastructure and to contribute to town centre renewal.'*

In particular interest, point 'c' of this policy refers to Havering as a 'Managed Transfer' Borough; that is a borough which is considered to '*typically have a greater supply of vacant industrial sites relative to demand and should generally adopt a rigorous but sensitively managed approach to transfer'* . However, it is important to note that this changed to 'limited transfer' in the 2012 Land for Industry and Transport SPG (see below).

A key evidence base document for the London Plan is the 2010 GLA London Industrial Land Baseline Study, undertaken by URS/DTZ. This is discussed in more detail later in this section.

Further Alterations to the London Plan (FALP) 2015

On 10 March 2015, the Mayor published (adopted) the Further Alterations to the London Plan (FALP). The FALP sets out London's development goals up to 2036 and has been prepared primarily to address key housing and employment issues emerging from an analysis of the 2011 Census. The census data indicates that there is to be a substantial increase in the capital's population. London's population is expected to increase by 87,000 per annum and by 2036 London's total population is expected reach 10.11 million.

The most significant alteration is to housing targets. The Mayor has increased the overall housing target set out in the 2011 London Plan (32,210) to 42,000 net additional homes per annum- an increase of approximately 30%. The alterations also propose higher housing targets for the majority of the London Boroughs. In Havering the ten year housing target has increased to 1,170 net additional homes per annum – an increase of 21%.

It is expected that additional homes will be provided through higher housing densities on previously developed land and on sites within and around transport hubs – such as Crossrail. In particular, the identified Opportunity Areas and Areas of Intensification are expected to make a significant contribution. To ensure that housing output is optimised the FALP states that employment capacities should, if necessary, be reviewed in the light of strategic and local employment projections.

From an employment perspective the FALP recognises that the Inner London area is increasingly becoming the home of new and emerging sectors of the economy. This leads to particular clustering and accommodation requirements. Accordingly, Policy 2.9 has been amended to include a requirement to ensure that appropriate workspaces for the area's changing economy are made available.

GLA Land for Industry and Transport Supplementary Planning Guidance (SPG) 2012

The SPG was published in September 2012. LB Havering is in the 'limited transfer' of industrial land category. Its key objectives are to ensure the provision of sufficient land, suitably located, for the development of an expanded transport system. Key policies from the London Plan that form the basis for the SPG are Policies 2.17 Strategic Industrial Locations. 4.4 Managing Industrial Land and Premises and 6.2 Providing Public Transport Capacity and Safeguarding Land for Transport.

The SPG has a number of relevant themes for this ELR, including:

- *Managing release in the context of demand arising from non-industry uses;*
- *There is increasing demand for industrial land from a range of other important industrial type functions. The distribution of release must take full account of other land use priorities and be managed carefully to ensure that a balance is struck between retaining sufficient industrial land in appropriate locations and releasing land to other uses;*
- *Strategic Industrial Locations and Locally Significant Industrial Sites should in general be protected, and release of industrial land through development management should generally be focussed on smaller sites outside of the SIL framework;*
- *The requirements for utilities also represent established uses of industrial land and their land requirement should be planned for to accommodate growth;*
- *Need for an integrated/partnership approach to employment land provision;*
- *A partnership approach and strategic perspective is required in order to keep inner London sustained and to meet the demands of the Central Activities Zone and Canary Wharf for locally accessible, industrial type activities, e.g. including food and drink preparation, printing, publishing, local distribution activities and 'just-in-time' services;*
- *Central and inner London boroughs face strong competition from other higher value land uses, particularly commercial offices, residential and retailing. Boroughs around the Central Activities Zone (CAZ) should consider industrial uses servicing the needs of central London; and*
- *In outer London boroughs should manage and improve the stock of industrial capacity to meet both strategic and local needs, including those of small and medium sized enterprises (SMEs), start-ups and businesses requiring more affordable workspace. Parts of outer London have economic functions in*

logistics, industry and green enterprise that are of greater than sub-regional importance.

The SPG highlights the important role that logistics plays in supporting London's economy and, drawing on URS research, identifies six principal logistics property market areas that serve the city. One lies within LB Havering's administrative boundaries – the Thames Gateway property market area.

Annex 1 of the draft SPG sets out the indicative industrial land release benchmarks for 2011-2031 for Havering is -34ha (-1.7ha pa).

Annex 2 of the draft SPG gives indicative land demand for waste management and recycling. For Havering the waste apportionment to 2031 (London Plan 2011) is 467,000 tonnes per annum (pa); the waste transfer station capacity is 855,513 tonnes pa which is well above demand. The net additional indicative land requirement for waste apportioned to 2031 is therefore 10.4ha. This estimate is an approximate and indicative land requirement only and Boroughs, waste authorities and other partners, in collaboration with the GLA, should determine the actual requirements of industrial land needed to manage waste apportioned in the London Plan Sub Regional Planning Policy. This target is effectively superseded by the East London Waste Strategy as described below.

Joint Waste Development Plan Document for the East London Waste Authority Boroughs (2011), Adopted February 2012.

The East London Waste Authority, incorporating the London Borough of Havering along with Barking and Dagenham, Newham and Redbridge have recently adopted a Joint Waste Development Plan Document (JWDD). This establishes a framework of policies, including development control policies and planning strategy to 2021 for sustainable waste management which enables the adequate provision of waste management facilities (including disposal) in appropriate locations.

The Joint Waste DPD is part of each borough's Local Development Framework, however it differs from other borough DPDs in that it sets waste management targets and allocates sites suitable for waste development for implementation across all of the four boroughs.

The strategic objectives of the JWDD are to:

- *'Deliver sustainable development by driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, while recognising that disposal must be adequately catered for;*
- *Work towards meeting targets set out in the Waste Strategy for England 2007, and the London Plan;*
- *Enable the provision of a range of waste technologies;*
- *Enable the provision of facilities to allow for net self-sufficiency in the ELWA Boroughs in accordance with the London Plan;*
- *Enable waste to be managed in one of the nearest appropriate installations without endangering health or harming the environment;*
- *Integrate waste planning with other spatial concerns, including regeneration plans;*

- *Reverse the historical trend of the ELWA area being the dumping ground for London's waste; and*
- *Encourage our communities to take more responsibility for their waste.'*

Taking into account the reduced apportionment in the London Plan (2011) the JWDD notes that the ELWA boroughs will need to provide sufficient waste management capacity for:

- 1.573 million tonnes of MSW and C&I waste at 2021
- 1.267 million tonnes of C,E&D waste at 2020; and
- 0.095 million tonnes of hazardous waste at 2020.Local Planning Policy.

Havering's annual permitted tonnage capacity is measured as 396,500 for recycling; 202,000 for composting; and 207,600 for recovery. The total permitted capacity of waste transfer stations is much larger than the projected demand for the borough, and therefore LB Havering has sufficient capacity to meet the waste apportionment set out in the London Plan.

There are two types of waste sites identified in the JWDD: Schedule 1 lists waste sites which are safeguarded; and Schedule 2 lists those areas within which potentially available and suitable sites for waste management facilities can be located.

Policy W2, Waste Management Capacity, Apportionment & Site Allocation, provides site specific policy in support of the JWDD objectives. The policy states that ELWA boroughs will meet the London Plan apportionment by:

i) *Safeguarding the capacity of existing waste management facilities listed in Schedule 1 and encouraging increased processing of waste at these facilities, to run at a higher figure towards the licensed capacity; and*

ii) *Approving strategic waste management facilities where it will contribute to the ELWA boroughs meeting the London Plan apportionment on sites within the locations listed in Schedule 2.*

Policy W2 goes on to say *'Where the applicant can demonstrate there are no opportunities within these preferred areas for a waste management facility, sites within designated industrial areas as identified in borough Local Development Frameworks will be considered.*

Planning permission will only be granted for new waste water and sewage treatment plant, extensions to existing works, or facilities for the co-disposal of sewage with other wastes, where development is either needed to treat waste arisings from within the East London Waste Authority area or in the case of arisings from elsewhere the need cannot practicably and reasonably be met at another site – subject to the relevant borough's policy/guidance and Policy W5 [which provides general considerations with regard to waste proposals].*'*

The Joint East London Waste Strategy identifies three waste sites for LB Havering to meet expected demand over the planning period. These sites are as follows:

- Ferry Lane North - existing waste site to be redeveloped – 0.5 to 1.5ha
- Gerpins Lane – rural site in Greenbelt to be used as a composting facility – 1.5 to 5 ha

- Hall Farm – former landfill site in rural location to be used as a composting facility – 19 ha

The London Strategic Housing Land Availability Assessment (2013)

The Greater London Authority coordinated a Strategic Housing Land Availability Assessment study to provide an indication of London-wide housing capacity at borough level across London. The SHLAA identified sites with potential for housing, giving consideration to their housing potential and the timeframe for when they are likely to be developed. The study also considered theoretical constraints and probability of development on large identified sites. SHLAA studies are highlighted as a key evidence base through the NPPF and the London SHLAA forms a key part of the evidence base for The Further Alterations to the London Plan.

In addition analysis of existing information such as the London Development Database (LDD), to ensure the SHLAA captured all potential sites, the GLA carried out a London wide call for sites, jointly with the boroughs. Based on the findings of this analysis the study identified that sites in LB Havering had capacity to provide 11,701 homes over the period 2015-25, or 1,170 homes annually. Around 85% of these homes are within 'large sites' or those over 0.25 hectares in size.

London Riverside Opportunity Area Planning Framework (OAPF), Consultation Draft, February 2015

The draft OAPF sets out London Riverside's potential for transformation in terms of jobs and homes and supporting facilities. The vision includes 26,500 new homes and 16,000 new jobs; improved transport connections to and within the area; and to become a world leading centre for green enterprise.

The draft OAPF considers the historical, geographic and social contexts and puts forward strategies to guide regeneration. The area is recognised for strengths in the land available for re-use, open space, and good road and rail routes between Central London and Canary Wharf, and the Thames Estuary. There are opportunities too through proximity to the Olympics legacy area and the Enterprise Zone based on the Royal Docks; deep water port facilities and the national road network. Broadly, the area however suffers from relatively deprived communities and with low levels of development activity.

An element of residential development is proposed in Rainham West (Cluster C19) at Havering College and Dover's Corner. Intensified employment development is identified for key sites within the Rainham employment area SIL. These sites include the Ford site and Ferry Lane North. Also, a third of the Rainham West Cluster is proposed to be re-developed for non-employment uses.

Public Transport Accessibility Levels (PTALs) are shown to be generally relatively low. The historic land uses, patterns of movement and the railway lines have resulted in relatively poor local connectivity south of the A1306. The level of accessibility resulting from the funded and planned interventions including East London Transit (2010 & 2013) do not significantly increase accessibility or reduce the severance in the area and transport measures are therefore recommended, such as enhanced bus capacity and connectivity and a new station at Beam Park. A new station would considerably improve public transport accessibility for the South Dagenham development sites and enable higher levels of development density. Other proposals aim to improve freight transport and passenger transport. (The draft SPG proposes intermodal freight facilities with river freight at the Ford and Beam Reach 6).

The OAPF also includes a masterplan for Rainham village - sites along the New Road – with the purpose being to demonstrate how design principles can be applied and is not

intended to be prescriptive. A revised draft London Riverside OAPF was published for consultation by the GLA in February 2015.

3.4 Local Planning Policy

LB Havering is currently revising it's LDF and commencing preparation of the New Havering Local Plan. When adopted, the Local Plan will replace the Core Strategy Development Plan Document (DPD), Development Control Policies, Site Specific Allocations DPD and Romford Area Action Plan, which were adopted in 2008. These documents are included below for completeness, however, this study will provide evidence for the new Havering Local Plan.

LB Havering Core Strategy and Development Control Policies DPDs 2008

The Core Strategy and Development Control Policies DPDs were adopted by the Council in 2008. The Core Strategy has the purpose of setting out the Council's vision and objectives for the borough up to 2020 and provides the framework for all the other documents that form Havering's Local Development Framework (LDF). The following provides an overview of the relevant planning policies:

Forming an overarching principle, Core Policy 3 (CP3) Employment, sets out that:

- *'A range of employment sites will be available to meet the needs of business and provide local employment opportunities by:*
    - *ensuring sufficient land is allocated within Strategic Industrial Locations and Secondary Employment Areas and protecting this for business, industrial and some warehousing uses*
    - *in the Beam Reach Business Park, prioritising advance manufacturing uses and other modern industries in the B1 (b) (c) and B2 use classes which provide a similar quality and intensity of employment*
    - *focusing office development within Romford Town Centre and the district centres*
    - *maximising the potential of creative industry in Hornchurch (DC24)*
    - *seeking contributions towards the provision of employment training and support, and local employment access schemes.'*

In terms of development control (DC), several detailed policies are relevant to employment land and sites. These are:

- DC9 – Strategic Industrial Locations (SIL)
- DC10 – Secondary Employment Areas (SEA)
- DC11 – Non-Designated Sites
- DC12 – Offices, and
- DC13 – Access to Employment Opportunities.

LB Havering Site Specific Allocations Development Plan Document 2008

Adopted in 2008, the Site Specific Allocations document sets out the specific allocations for individual sites across the borough, to steer their future development. The exception to this are sites in Romford Town Centre identified in the Romford Area Action Plan (see

below), sites for waste management identified in the Joint Waste Development Plan Document and specific sites/preferred areas for minerals extraction identified in a separate Minerals Development Plan Document.

Of the 19 Site Specific Allocations (SSAs) listed in the document, two SSAs are relevant for this employment land review. SSA11 – Beam Park, recommends residential and ancillary education, community, leisure, recreation and retail uses will be allowed within the Beam Park site. SSA12 - Rainham West, contains a specific requirement for employment floorspace to be provided, such that 33% of the site area must be developed for B1 (a, b, or c) or B8 land use. SSA12 is not specific about the location of the 33% of the site area, which is recommended for protection.

Romford Area Action Plan (AAP) 2008

Adopted in 2008, The Romford Area Action Plan (AAP) DPD is a key document within Havering's LDF. The vision of the AAP is to promote and enhance Romford's position as East London's premier town centre, to make the town centre a vibrant place where an increasing number of people want to live and work. The AAP also aims to ensure that high quality design-led development contributes positively to Romford's attractiveness as a commercial, cultural and residential town.

The objectives for the Area Action Plan are drawn predominantly from the earlier Romford Urban Strategy. Encompassing four policy themes, the AAP has several objectives which are set out below:

- **Connecting Romford**
    - Enhance access to Romford, improve connectivity with the town centre and address future parking shortages by improving the public transport network, reducing car congestion, improving interchange facilities and improving conditions for cyclists and pedestrians.
- **Cultural Destination Romford**
    - Promote Romford as a cultural destination for all by focusing on strengthening and diversifying Romford's Market, managing and diversifying the evening economy, and respecting and enhancing Romford's heritage.
- **Commercial Romford**
    - Create a vital and viable town centre that provides for the diverse needs of all of the local community.
    - Support and enhance Romford's strength as a commercial centre by creating conditions which are favourable to attracting higher quality retailers, seeking the regeneration of North Street, South Street, High Street and the Romford Office Quarter and enhancing the image of Romford as a major retail and employment location.
- **Liveable Romford**
    - To maximise the provision of high quality housing of all tenures in the town centre.
    - Encourage more residents to live in Romford by ensuring the centre provides the necessary facilities and services that are required for

balanced and sustainable communities including leisure facilities, comparison and convenience retailing and community services.

- Enhance the town centres existing green spaces and biodiversity value and promote the development of new, high quality open spaces in the town centre to make Romford town centre a better place to live.

- Promote high quality design-led development that improves the attractiveness of the town centre and creates a safe environment for all.

3.5 Local Strategies

Housing Zone Bid

The GLA launched the Housing Zones initiative to accelerate housing delivery in areas with high development potential. They invited bids from London boroughs to a £400 million programme, jointly funded by the GLA and national government. The aim is to create around 20 housing zones across London, delivering 50,000 new homes and over 100,000 associated jobs over the next ten years. Delivery in these areas will be supported by a menu of planning and financial measures. In September 2014 LB Havering submitted a proposal for Housing Zone Funding for Rainham and Beam Park. The funding would provide finance to unlock the site. Its redevelopment for housing would help the LB Havering meet its increased housing targets and wider regeneration goals.

Corporate Plan 2014-2015

In 2008, the Council launched The 'Living Ambition' Vision; a long term strategy to provide Havering's residents with *'the highest possible quality of life, in a borough that thrives on its links to the heart of the capital, without ever losing the natural environment, historic identity and local way of life that makes Havering unique'*.

The vision is broken down into five theme-based goals covering environment, learning, towns and communities, individuals and value. Each theme has a strategic objective, namely:

1. A clean, safe and green borough

2. Champion education and learning for all

3. Economic, social and cultural opportunities in thriving towns and villages

4. Value and enhance the lives of our residents; and

5. High customer satisfaction and a stable council tax.

Havering's Corporate Plan 2014-15 presents these strategic objectives alongside the strategic outcomes they will produce, the key activities that will support delivery of these objectives, and the measures and targets that will be used to assess how far these objectives have been met.

As part of the third strategic objective the following actions are stated: to implement new offer of support and promote investment in Havering; and to review and deliver Harold Hill, Rainham and Romford regeneration programmes. A key measure of the success of these actions will be an increase in the number of businesses accessing advice through regeneration initiatives, from 666 in 2012 to 800 by 2015. These outcomes will be delivered in felt across the borough to benefit all residents and businesses but also, in particular, at Harold Hill, Hornchurch, Rainham and Romford.

3.6 Evidence Base Documents

The documents of relevance to this Employment Land Review are reviewed below, in order of spatial coverage and recentness.

GLA London Industrial Land Baseline, 2010

Prepared by URS in association with DTZ, this report provides a comprehensive analysis of London's supply of land in industrial and related uses such as warehousing for logistics, waste management, utilities, wholesale markets and vacant land including times series data 2001-2006-2010. Backed by field surveys and Geographic Information System (GIS) mapping, the study provides a valuable input into related studies on industrial land demand and the London Plan's Examination in Public. The study assists the GLA, LDA, TfL, boroughs and other partners to implement a rigorous strategy for industrial land management and investment, and to plan, monitor and manage release of surplus land to contribute to strategic and local planning objectives.

The study found that in 2010 in Havering:

- *There was 498 hectares of industrial land*
- *Of the total, 96 hectares was occupied by industry*
- *Of the total, 174.6 hectares was occupied by warehouses*
- *Of the total, 161.2 hectares was occupied by wider industrial land uses (such as utilities and waste facilities)*
- *Of the total, 78.3 hectares was vacant*[11]
- *LB Havering lost 43 hectares of industrial land to other uses from 2006 to 2010*
- *More industrial land changed to non-industrial use in the North East London sub-region in the four years between 2006 and 2010 than was recommended for release in the London Industrial Land Release Benchmarks report (URS, 2007) although the amount of release remains within the recommended amount of release over twenty years (2006 to 2026).*

Mayor's Economic Development Strategy for Greater London 2010

In May 2010, the Mayor of London published a new Economic Development Strategy (EDS). The purpose of the Strategy is to provide relevant stakeholders, public authorities and interested parties, with a vision for London's future, an analysis of the economy and policy directions for achieving its ambitions; and to clarify roles and responsibilities with other partners who make a major contribution to developing London's economy.

The Economic Development Strategy (EDS) is framed around five central economic objectives, which are;

- *'Promote London as a city that excels as a world capital of business, the world's top international visitor destination, and the world's leading international centre of learning and creativity.*
- *Ensure that it has the most competitive business environment in the world*

[11] This included land in Beam Reach which is now under development for industrial uses

- *To make London one of the world's leading low carbon capitals by 2025 and a global leader in carbon finance.*
- *Give all Londoners the opportunity to take part in London's economic success, access sustainable employment and progress in their careers; and*
- *to attract the investment in infrastructure and regeneration which London needs, to maximise the benefits from this investment and in particular from the opportunity created by the 2012 Olympic and Paralympic Games and their legacy'*.

The Strategy states that the Mayor wants to maximise London's share of the Carbon Trading global market: if London captured even 1 per cent of this new market it would be worth about £3.7 billion per annum. In order to do this, the Mayor considers that London should play to its existing strengths in financial services; business services – including consulting, engineering, architectural and legal services, research, design and product development.

GLA London Office Policy Review, 2012

The purpose of the annual London Office Policy Review to provide planning policy makers with up to date information on the supply and demand for offices in London, including the planning pipeline, and to provide analysis of the operation of the office market and its relationship with planning policy.

The main findings of the 2012 report were that London has adjusted well to the difficult market conditions experienced since the downturn of late 2007 and 2008, and that the general outlook for the city's future as a global financial centre is optimistic. The impacts of the recession are considered to be cyclical in nature, and a recovery is predicted. However, the report acknowledges that structural changes are taking place in the market, and that the rate of growth in office jobs in the period to 2036 is likely to be around half the rate which has prevailed over the last two decades.

Of particular relevance to Havering is the emergence of a polycentric office market in the Outer London (OL) area, and the marginalisation of some OL centres. Investment in infrastructure, and most notably Crossrail, is seen as a driver of this polycentricity, encouraging the dispersal of office development and creating a strong East-West axis across the city. However it is considered that this axis is likely to lead to the intensification of office activity around key transport hubs, such as Kings Cross, Paddington and Tottenham Court Road, and is less likely to have the same impact on existing office centres in OL.

Another relevant issue highlighted in the study is the contraction of public sector employment since 2009 (11% between 2009 and 2011) and the associated rationalisation of public sector office requirements. This has the potential to impact on centres which rely, to some extent, on these occupiers to bolster their commercial office supply. New working patterns, characterised by a greater number of employees working from home, is also identified as having an impact on the demand for office floorspace.

The study reports that LB Havering contains 180,000m^2 (estimated in the 2014 at 153,000m^2 at 2011) of office floorspace, which is one of the lowest concentrations of the Outer London boroughs. Romford is 'recommended to support offices only in the context of mixed-use schemes led by other uses'. The report identifies Harold Hill, Hornchurch and Upminster as centres which serve local demand and have minimal prospect of becoming strategic office centres. It is recommended that these centres are removed from further consideration for monitoring.

In 2014, London Office Floorspace Projections were published, updating the 2012 report in light of the most recent available data. This report estimates that office employment in the borough will increase by 4,000, from 9,000 in 2011 to 13,000 by 2036.

Outer London Commission: Third Report, 2014

The Outer London Commission was established by the Mayor in 2008 to explore how different parts of Outer London can better realise their economic potential, especially its town centres, as well as opportunity and intensification areas and industrial locations. The Outer London Commission's Third Report is a compendium of research and analysis on the outer London economy intended to inform the preparation of Further Alterations to the London Plan and the finalisation of the Town Centres Supplementary Planning Guidance.

The report found that the perception that outer London was economically underperforming in relation to the outer metropolitan area between 2003 and 2007 was misleading. There was no clear pattern of economic out-performance by the outer metropolitan area but there was some evidence that it performed better on quality of environment issues, a potential lesson for outer London areas.

The report states that low-rent industrial activities have an important part to play in London's economy and that they should not be forced to relocate from metropolitan London locations because of competition from higher land values. Rather the planning system should take account not just of issues associated with economic linkages and supply chains but also indirect adverse impacts such as environmental and transport capacity costs associated with a rise in commercial vehicle traffic if they have to relocate further afield.

The report found that, of the outer London area in 2002, the Thames Gateway boroughs were most reliant on traditional manufacturing activities as of 2002.

3.7 Summary

The NPPF replaced PSSs as of March 27th 2012, with the aim to make the planning system less complex and to promote sustainable growth. The NPPF recognises that the planning system plays an important role in promoting economic growth and building a strong, competitive economy. Key regional policy on employment land-use is contained in the London Plan (2011) and GLA Land for Industry and Transport SPG (2012). The latter document superseded a previous Industrial Capacity SPG, published in 2008. The London Plan sets out its vision for the North London sub-region, of which LB Havering is a part of, which centres around; optimising the development of its Opportunity Areas; tackling barriers to work and social exclusion; managing the release of surplus industrial land and; planning effectively for transport improvements.

Defining industrial employment as activities relating to manufacturing and wholesale distribution, the GLA's Industrial Capacity SPG (2012) seeks to ensure that an adequate stock of land for industrial use remains whilst the release of surplus industrial land is monitored and managed, so planning objectives can be met effectively. The London Plan 2011 and SPG categorises LB Havering as a borough for 'Managed Transfer' and take a permissive approach to release to other uses, whilst adhering to the SIL framework in protecting London's principal industrial locations. Policy 3 of the SPG also highlights the need to protect 'Locally Significant Industrial' sites.

LB Havering changed from a borough of 'Managed Transfer' of industrial land in the 2011 London Plan to a borough of Limited Transfer of employment land in the 2012 Land for Industry and Transport SPG. The SPG provides guidance for outer London boroughs to manage and improve the stock of industrial capacity to meet both strategic

and local needs, including those of small and medium sized enterprises (SMEs), start-ups and businesses requiring more affordable workspace. The document identifies that parts of outer London have economic functions in logistics, industry and green enterprise that are of greater than sub-regional importance.

The draft London Riverside OAPF illustrates the potential the Rainham employment area has for job growth, attraction of green enterprise, as a location for freight transfer and higher density development, and the transport measures required to support growth. It also provides an indicative masterplan for Rainham West applying OAPF development and design principles.

At a local policy level, Havering has an adopted LDF (2008) and is currently in the process of updating the adopted suite of development plan documents into a new Havering Local Plan. The LDF designates 20 employment land areas including SILs, SEAs, SSAs, AAP sites and the Romford Office Quarter.

4 SOCIO-ECONOMIC PROFILE

4.1 Introduction

This section profiles LB Havering using key socio-economic indicators. The analysis informs an understanding of the local economic strengths and weaknesses that may impact upon employment land demand. Key indicators profiled include:

- Population, including the working population, and skill and occupational profile of residents;
- Commuting patterns;
- The workplace economy, by business stock and size; and
- Workplace employment by industry sector.

To provide a comparative assessment LB Havering is benchmarked against London-wide average.

4.2 Population

Demand for housing, retail, community facilities and employment sites and premises will be driven in part by the resident population. Latest population estimates show that LB Havering has grown from 237,232 at the 2011 Census to 242,080 in 2013 - a 2.0% increase over the two-year time period. This is lower than the Greater London average of 3.0% and reflects a population with an elderly demographic[12]. GLA population projections for LB Havering suggest that by 2029 the borough's population will grow by over 30,000, or 15.5%, to 279,550[13]. The implication is a likely growth in demand for land for housing, community facilities, infrastructure and employment land over the Local Plan period.

4.3 Workforce and employment

The latest statistics from the Office for National Statistics (ONS) show that LB Havering has approximately 152,300 working age residents (men and women aged 16 to 64), which represent approximately 62.9% of the resident population. This proportion is slightly lower than the London-wide average of 64.9%[14].

ONS record 121,800 (80.0%) working age residents being economically active with 112,800 people in employment. This proportion is slightly above the economic activity rate for London (76.8%). The higher rate of economic activity in Havering is reflected in the lower rates of Job Seeker's Allowance (JSA) which for LB Havering was 2.1% of the working-age population, slightly below the London average of 2.5%.[15] The number of people in employment has notably decreased from 81.1% in 2008, in line with regional and national trends, which is likely to reflect the impact of the economic downturn[16].

4.4 Earnings

The Annual Survey of Hours and Earnings (ASHE) (2013) record the average gross weekly earnings of LB Havering residents as £598; £15 lower than the average earnings by London residents.

[12] ONS mid-year population estimates for local authorities in the UK, 2013
[13] GLA, 2013 round trend-based population projections, central scenario
[14] ONS annual population survey, April 2013-March 2014, from ONS August 2014
[15] ONS claimant count, proportion of resident population aged 16-64 estimates, July 2014
[16] ONS mid-year population estimates for 2010. From ONS March 2012

ASHE record an average gross weekly earnings of those people working within LB Havering of £582, which implies an earnings differential in favour of jobs outside LB Havering, which could be a driver for out-commuting from the borough.

Table 4.1 Resident and Workplace Earnings 2011

Earnings	Havering (%)	London (%)
Resident-based	598	613
Workplace-based	582	658

Source: ONS Annual Survey of Hours and Earnings – Resident and Workplace Analysis (2013)

4.5 Skills and Training

LB Havering residents generally maintain lower levels of highly skilled qualifications in comparison to the rest of London. Though the majority of working age residents (69.2%) obtained their GCSEs[17] only 24.7% are educated to a degree level and above – significantly lower than the proportion for London as a whole. The proportion of residents with no qualifications is slightly higher in Havering (8.2%) than in London (7.8%), but lower than the national rate (9.1%). Nationally, however, there is a higher rate of residents educated to degree level and above (35%). The relatively low education profile in Havering could contribute to a lower value-added economy and comparatively low workplace earnings within the borough.

Table 4.2 Skills and Training 2013

Qualification Level[18]	Havering (%)	London (%)
NVQ4 +	24.7	49.1
NVQ3 +	48.2	64.0
NVQ2 +	69.2	75.6
NVQ1 +	84.9	84.2
Other Qualifications	6.9	8.0
No Qualifications	8.2	7.8

Source: ONS Annual Population Survey (Jan 2013 - Dec 2013)

4.6 Occupational Classifications

The table below sets out the occupation of Havering residents compared with London averages. The following points are observed:

- SOC 2010 major group 1-3, includes the highest skills base, and is the largest actual number of occupations represented in Havering. The proportion of the resident workforce who hold such positions in line with the London average (53.7% compared with 54.2%). Managers, directors and senior officials are slightly under-represented amongst Havering's population, relative to London.

- SOC 2010 major group 4-5: The proportion of Havering residents in employment who hold these levels of occupations is again in line with the London-wide average. The administrative and secretarial occupations are

[17] Percentage of pupils achieving 5 or more A*-C grade passes at GCSE or equivalent.
[18] NVQ 4 - HND, Degree and Higher Degree; NVQ 3 equivalent - 2 or more A levels, advanced GNVQ, NVQ 3, 2; NVQ 2 equivalent - 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2; NVQ 1 equivalent - fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1; No qualifications - no formal qualifications held.

slightly under-represented, with 8.1% of the working population compared with 10.3% across London.

- SOC 2010 major group 6-7 and 8-9: These SOC groups form the smallest of the four groupings, together making up less than a quarter (22.7%) of all occupations. Process, plant and machine operatives are slightly less represented in Havering (3.4%) than in London (4/1%), and there is a significantly higher proportion of Havering residents in elementary occupations (12.9% compared with 8.6% across London).

Table 4.3 Employment by Occupation

		Havering		London
SOC Group	Occupation	Actual	%	%
1	1 Managers, directors and senior officials	12,600	11.0	12.0
	2 Professional occupations	27,300	23.9	24.3
	3 Associate professional & technical	21,100	18.5	18.0
2	4 Administrative & secretarial	9,300	8.1	10.3
	5 Skilled trades occupations	9,000	7.8	7.7
3	6 Caring, leisure and Other Service occs	8,500	7.4	7.5
	7 Sales and customer service occs	7,200	6.3	6.9
4	8 Process plant & machine operatives	3,900	3.4	4.1
	9 Elementary occupations	14,700	12.9	8.6
	Total	113,600	-	-

Source: ONS annual population survey (June 2013 - June 2014)
Note 1: SOC = Standard Classification of Occupation, 2000

4.7 Travel to Work

Of Havering residents currently in employment, 34.8% live and work in LB Havering[19]. The most recent data on travel to work patterns is provided through origin-destination statistics collated from the Census in 2011. While the total figures for employment may be more than three years old, the figures give a good indication of the pattern of movement of residents and workers into and out of Havering.

Most popular workplace destinations outside the borough for residents are the City of London (13.4% of the working age), Barking and Dagenham (7.7%), Tower Hamlets (5.9%) and Redbridge (5.3%), though there are strong links with the surrounding boroughs of Newham, Thurrock and Brentwood (10.8% in total) as well. There is a weaker relationship with Epping District (1.2%).

Comparatively there is a strong out-commuting flow: of the 91,856 residents in employment, 59,928 leave the borough to work outside, but only 31,781 people commute to LB Havering to work. This indicates a strong net out-commuting effect of 30.6% (based on all resident workers). Residents of East London and Essex boroughs comprise the main source of in-commuting especially residents from Barking and Dagenham (6,554 people or 20.6%), Redbridge (3,760, 11.8%) and Thurrock (3,429, 10.8%).

[19] 31,928 of 91,856 in employment as of 2011 data.

The ONS origin-destination commuting data therefore suggests a strong relationship between Havering and its surrounding boroughs – in particular with East and inner London, but also with Thurrock and Brentwood in Essex.

The job density[20] for LB Havering is estimated at 0.56 compared with 0.92 for London, which supports the strong out-commuting flow and indicates that, broadly speaking, Havering as a place to live outperforms its qualities as a place to do business. However, this is not to say LB Havering does not have economic strengths and opportunities, and we will comment on these when we consider the economic growth potential for the borough (**Section 7**).

4.8 Business

Stock and Scale

The latest known business registrations data is from ONS which records 7,650 VAT or PAYE-based enterprises in LB Havering in 2013[21]. Small and micro businesses contribute significantly to employment within LB Havering, with 6,925 of the 7,650 companies (90.5%) employing up to nine employees (typically termed micro businesses)[22], in line with the London average[23].

Table 4.4 VAT and PAYE by Size Band

	LB Havering		London	
Employment Size	**Number of Businesses**	**% of total**	**Number of Businesses**	**% of total**
1 to 9 (Micro)	6,925	90.5	359,155	89.6
10 to 49 (Small)	590	7.7	33,440	8.3
50 to 249 (Medium)	115	1.5	6,500	1.6
250 + (Large)	20	0.3	1,835	0.5
Total	**7,650**	**-**	**400,930**	**-**

Source: UK Business Activity, Size and Location; ONS Oct 2014

By size of business, micro businesses also provide the majority of employment opportunities: micro businesses provide 90.5% of the borough's total employment compared with large companies (employment over 250) which number only 20 and represent 0.3% of all employment opportunities in Havering.[24]

4.9 Business Registrations and De-registration

VAT registration - de-registrations rates for LB Havering provide an indication of the entrepreneurial characteristics of the borough. On balance over the course of a year the net gain in registrations in LB Havering are lower than Greater London. Published data indicates that in 2011 there were 1,005 registrations and 845 de-registrations resulting

[20] The numbers of jobs per resident aged 16-64. For example, a job density of 1.0 would mean that there is one job for every resident aged 16-64.
[21] Traders may be registered below the VAT threshold, which in 2008/09 was £67,000 per year. This estimate of business stock is therefore likely to be lower than the actual number of businesses located in the borough.
[22] Including sole proprietorships and or partnerships comprising only the self-employed owner-manager(s), and companies comprising only an employee director.
[23] Number of local units in VAT and/or PAYE based enterprises in 2010 (UK Business Activity, Size and Location; ONS Sept 2010)
[24] UK Business Count; ONS November 2014

in a net gain in LB Havering's business stock of 160, or 2.0%[25]. This is higher than the national figure of 1.5%, but lower than the London-wide average of 4.2%.

Employment Sectors

Our analysis of the current picture of LB Havering benchmarked against London is based on the ONS Business Register and Employment Survey (BRES), Standard Industrial Classification (SIC), for 2012. This data covers employment within LB Havering, rather than employment of the resident workforce as illustrated in the SOC analysis in **Table 4.3**.

Table 4.5 Employment by Broad Industry Sector

	Havering		London	
Sector	**Employment**	**% of Total**	**Employment**	**% of Total**
1 : Agriculture, forestry & fishing	8	0.0	793	0.0
2 : Mining, quarrying & utilities	1,125	1.5	28,904	0.7
3 : Manufacturing	3,620	4.9	110,327	2.5
4 : Construction	6,173	8.3	152,367	3.4
5 : Motor trades	1,544	2.1	29,938	0.7
6 : Wholesale	2,719	3.7	150,732	3.4
7 : Retail	9,625	13.0	377,616	8.5
8 : Transport & storage	4,334	5.8	217,714	4.9
9 : Accommodation & food	4,208	5.7	335,682	7.5
10 : Information & communication	1,424	1.9	313,433	7.0
11 : Financial & insurance	2,169	2.9	356,269	8.0
12 : Property	964	1.3	111,396	2.5
13 : Professional, scientific/tech	2,408	3.2	537,379	12.1
14 : Business administration	7,304	9.9	459,939	10.3
15 : Public administration	2,877	3.9	215,955	4.9
16 : Education	8,331	11.2	370,209	8.3
17 : Health	12,060	16.3	450,579	10.1
18 : Arts, entertainment, rec.	3,222	4.3	227,290	5.1
Total	74,115	100.0	4,446,521	100.0

Source: ONS Business Register and Employment Survey (2012 data, as of August 2014)

At this high level those sectors which align most closely with the employment land uses B1a/b, B1c/B2 and B8 are: 11. Financial & insurance, 14. Business administration and support services and 13. Professional, scientific/technical (which aligns most closely with B1a and B1b uses); 3. Manufacturing (which aligns to factory uses i.e. B2); and 8. Transport & storage (which aligns with warehousing). The professional, scientific and technical sector could align research and development or office.

From above it can be seen that:

[25] Births and deaths of enterprises as a percentage of enterprise stock; ONS 2011.

- Manufacturing employment in LB Havering accounts for 3,620, or 4.9% of the total. This is much larger than the London-wide average of 2.5%. The construction (8.3%) and motor trades (2.1%) sectors also account for a larger proportion of employees in Havering than across London.

- Transport & storage (8. which aligns with warehousing) employment measures 4,334, or 5.8%, in LB Havering, which is above the London-wide average of 4.9%. Employment in wholesale is also slightly above the London average, at 3.7%.

- Employment in business administration is in line with the London-wide average. However other office-related sectors including the financial & insurance sector and information and communication are significantly under-represented by comparison with London.

- The professional, scientific and technical sector is vastly under-represented in LB Havering (3.2%) compared with London (7.1%), perhaps an indication of the lower skills, lower wage economy, and the distance from higher education establishments, typically associated with research and development.

- There is relatively high level of employment in the education and health sectors (27.5% compared with 18.4% across London). This may contribute to the low job density within the borough as these sectors tend not to have local supply chains.

- These findings contrast with the resident-based SOC analysis in **Table 4.3**, suggesting that there is a disparity between the occupations of Havering residents and the employment available within the borough. For example, the SOC analysis indicates that over half (53.7%) of residents work in managerial or professional occupations, whereas the BRES data shows that office-related sectors such as finance and insurance, and information and communication, are under-represented within the borough. This supports the analysis in paragraph 4.7 which demonstrates a strong out-commuting flow from LB Havering.

4.10 Summary

Analysis of the resident workforce found that the occupational profile of LB Havering residents is broadly in line with the London average. However, there are some signs of a low-wage economy in Havering, such as relatively high proportions of low educational attainment; lower earnings of workplace jobs compared with residents earnings; and a strong out-commuting flow, suggesting that those holding higher qualification are more mobile financially and occupationally, and take up positions outside the borough.

This is supported by analysis of employment within the borough, which shows that office-based employment sectors are significantly under-represented in comparison to the London average. This suggests a disparity between the occupation of residents and the employment available within the borough, and indicates that many residents employed in management, professional and technical professions commute outside of the borough for work.

Employment within the borough is marked by relatively high proportions in manufacturing, construction, motor trades, and transport and storage, as well as retail, health and education. The industrial re-structuring which has occurred across London, and in particular East London, over the past few decades has led to a strong decline of manufacturing and shift to service sectors more broadly, and may have led to LB Havering losing out comparatively in terms of job growth.

Many of these factors are self-re-enforcing. However, the analysis presented here also suggests that to achieve economic growth the borough can play to the comparative advantages it has such as the labour skills set, the wage economy and location advantages. Playing to strengths would mean that local residents benefit from investment and employment opportunities. This section has introduced the profile of LB Havering with the most up to date data, benchmarked against London. The most meaningful indicators for this ELR are however change in employment land and employment, and we analyse how these have changed over the past ten years in **Section 7**.

5 QUALITY AND CHARACTERISTICS OF EMPLOYMENT LAND

5.1 Introduction

This section provides a summary of the key findings of the field survey and desk research and identifies the suitability of land and premises in LB Havering for employment uses (B1a-c, B2 and B8). The results are summarised to provide an overview of conditions of employment clusters and individual development sites.

5.2 Employment Clusters

Based on the adopted LB Havering Local Development Framework Proposals Map (2008), GLA London Industrial Land Baseline 2010 report mapping, and the Council's and consultancy team's knowledge of the area, 45 employment clusters throughout LB Havering were identified and mapped (see This section sets out the main research elements of this employment land study as illustrated in **Figure 2.1**. The methodology has been developed to conform to the NPPG. Each element is reviewed briefly in the following sub-sections.

Figure 2.1). Employment clusters were defined through identifying Local Development Framework site designations and proposals that currently, or have the potential to, accommodate a significant quantum of industrial/warehousing (B2/B8) or office (B1) floorspace and through a review of non-designated land known to still contain such a quantum of space.

Table 5.1 below lists the clusters that were surveyed against the site appraisal criteria set by URS, drawn primarily from the Land for Industry and Transport SPG, and subsequently agreed with the Council. Criteria were further tailored based on the consultancy team's experience and the specific context within Havering.

During the survey, three clusters were considered to contain distinct areas of character and contained natural geographic divisions, such as transport infrastructure – clusters 3 Ferry Lane North, 8 Ferry Lane South, and 19 Rainham West. For these three clusters it was considered to be more appropriate to survey the distinct areas separately. Our assessment and analysis presented in this chapter is therefore of 48 employment land clusters.

The 48 clusters comprise a total area of 442.8ha, with the amount of vacant land totalling 56.2ha (**Table 5.1**). The majority of surveyed land was SIL (320.6ha); 30.4ha were of SEA designation; 43.1ha were Other-designated, either as a Site Specific Allocations (SSA) or an AAP; and 48.7ha are Non-designated. It should be noted that the majority of Other-designated land was not designated for B-use class employment. As noted under paragraph 3.4 of this report, site specific allocations policy SSA11 recommends residential and ancillary education, community, leisure, recreation and retail uses at Beam Park; and SSA12, Rainham West (south of the A1306, New Road), contains a specific requirement for employment floorspace to be provided such that 33% of the site area must be developed for B1 (a, b, or c) or B8 land use, which based on an area measurement is equivalent to 7.4ha for B-use class employment or 21.2ha of non B-use class employment. The total area of surveyed employment clusters designated for B-use classes is 360ha.

Within the employment land clusters other non-employment uses were observed. The detailed survey of these clusters as part of this study identified that 56.9ha of land within B-use class designated areas was in non-employment use. This equates to around 15% of the land within Havering's designated employment areas was, in 2010, of other non-industrial employment such as office, retail, residential, leisure and community uses, but also areas of road infrastructure within Rainham SIL.

It is important to note that our employment cluster surveyed figure of 442.8ha, as set out in **Table 5.1**, differs to the industrial employment land figure of 498ha in the GLA 2010 London Industrial Land Baseline (as set out in Chapter 3 of this report) for two main reasons:

1. A different definition of employment land.

   The 2010 Baseline figure of 498ha includes 'core' industrial employment land, defined by industry and warehousing uses only (B2 and B8 use classes), plus 'wider' industrial employment land, including land for utilities, transport functions and waste management. Unlike our 2014 survey, the 2010 Baseline does not include office (B1 use class) land uses or designations such as the Romford Office Quarter.

   The 2010 Baseline figure includes designated and non-designated core and wider industrial employment land, and includes a large number of utility sites and waste management sites such as the Coldharbour Lane land fill site, which in 2010 was measured to be 58ha (though this site is not included in the Table 5.1 figure below so this can be seen as a main differentiator between the two sets of figures).

   By comparison our estimate of 442.8ha of land contained within the 48 employment clusters includes not only employment land uses such as office, industrial and warehousing; and utilities, transport functions and waste management; but also residential, retail, leisure and community uses, which may lie within the cluster.

2. A different process and set of parameters used in identifying and estimating the area of employment land.

   The 2010 Baseline figure was estimated primarily using Cities Revealed Land Use mapping. The Cities Revealed mapping captured all sites under one hectare and therefore included lone B2/B8 units outside of employment designated areas.

   Comparatively our survey of 48 clusters, identified from the LDF documents and through the requirement of the NPPG to consider all employment land over 0.25ha, captured all designated employment land, significant de-designated employment land in the 2008 LDF, plus other non-designated employment sites where B-use classes were the main land use.

The comparative analysis of the quality and characteristics of clusters for employment use in this Section is carried out on the basis of the quantity of land contained within the boundaries of the 48 clusters surveyed, as per **Figure 2.2.**

Table 5.1 Surveyed Employment Clusters – October 2014

URS Cluster No.	*Employment Area/ Name of Cluster*	*LB Havering LDF Designation/Site Allocations*	*Typology*	*Employment Cluster Area (ha)*	*Vacant Land (ha) (2)*
C1	Harold Hill	SIL	Industrial/W'housing	31.0	0.1
C2	King George's Close	SIL	Industrial/W'housing	9.8	1.4
C3a	Ferry Lane North (a)	SIL	Industrial/W'housing	25.5	0.5
C3b	Ferry Lane North (b)	SIL	Industrial/W'housing	12.3	0.6
C4	Beam Reach 5	SIL	Industrial/W'housing	39.1	16.5
C5	Ford	SIL	Industrial/W'housing	65.5	4.9
C6	CEME	SIL	Office	7.3	0.0
C7	Fairview Estate	SIL	Industrial/W'housing	25.2	0.1
C8a	Ferry Lane South (a)	SIL	Industrial/W'housing	12.7	1.9
C8b	Ferry Lane South (b)	SIL	Industrial/W'housing	18.9	2.3
C9	Beam Reach 6	SIL	Vacant Ind. Land	12.5	12.5
C10	Rainham SIL Infill	SIL	Wider Industrial	60.8	13.0
C11	Harold Wood	SEA	Industrial/W'housing	8.5	0.9
C12	Hillman Close	SEA	Industrial/W'housing	1.5	0.0
C13	The Seedbed Centre	SEA	Industrial/W'housing	0.9	0.0
C14	Lyon Road	SEA	Industrial/W'housing	2.8	0.0
C15	Crow Lane Site 2 (Danes Road)	SEA	Industrial/W'housing	3.8	0.1
C16	Crow Lane Site 1	SEA	Industrial/W'housing	2.6	0.1
C17	Crow Lane Site 3	SEA	Industrial/W'housing	10.3	0.8
C18	Romford Office Quarter	Other designated	Office	4.5	0.0
C19a	Rainham West (North)	Other designated	Sui-generis	6.3	0.0
C19b	Rainham West (South)	Other designated	Industrial/W'housing	21.7	0.3
C20	Beam Park	Other designated	Non-industrial	10.6	0.0
C21	Bridge Close	Non-designated	Industrial/W'housing	2.1	0.0
C22	Chesham Close	Non-designated	Industrial/W'housing	1.7	0.0
C23	Spring Gardens	Non-designated	Industrial/W'housing	0.5	0.0
C24	Lambs Lane	Non-designated	Industrial/W'housing	1.7	0.0
C25	Freightmaster Estate	Non-designated	Industrial/W'housing	15.2	0.2
C26	Bryant Avenue Industrial Estate (Southend Arterial Road)	Non-designated	Industrial/W'housing	2.0	0.0
C27	Caravan Storage Site	Non-designated	Industrial/W'housing	3.4	0.0
C28	Dagenham Rd Pumping Station/Kilnbridge Waste Transfer Site	Non-designated	Wider Industrial	1.2	0.0
C29	178 – 208 Crow Lane	Non-designated	Industrial/W'housing	3.8	0.0
C30	Albert Road Workshops	Non-designated	Industrial/W'housing	0.3	0.0
C31	Royal Mail - Abbscross Gardens	Non-designated	Royal Mail	0.3	0.0
C32	Rear of Broadway Parade, Elm Park	Non-designated	Sui Generis	0.6	0.0
C33	Workshops at rear of Collier Row Road Filling Station	Non-designated	Sui Generis	0.3	0.0
C34	Royal Mail - Tansy Close	Non-designated	Royal Mail	0.3	0.0

URS Cluster No.	Employment Area/ Name of Cluster	LB Havering LDF Designation/Site Allocations	Typology	Employment Cluster Area (ha)	Vacant Land (ha) (2)
C35	Hall Lane Works (TDS)	Non-designated	Industrial/W'housing	0.2	0.0
C36	Vicarage Road/ Hornchurch Road Workshops	Non-designated	Industrial/W'housing	0.3	0.0
C37	Benskins Lane Vehicle Breakers Yd	Non-designated	Sui Generis	3.6	0.0
C38	Broxhill Road Vehicle Breakers Yd	Non-designated	Sui Generis	4.4	0.0
C39	55 Brentwood Road Vehicle Repair Workshops	Non-designated	Sui Generis	0.2	0.0
C40	293 Crow Lane Vehicle Breakers Yd	Non-designated	Sui Generis	0.4	0.0
C41	Bryant Avenue Workshops	Non-designated	Sui Generis	3.2	0.0
C42	South Street Offices (Neopost)	Non-designated	Office	0.6	0.0
C43	St Mary's Lane	Non-designated	Industrial/W'housing	1.7	0.0
C44	Royal Mail - Wennington Rd	Non-designated	Royal Mail	0.4	0.0
C45	Royal Mail - Corbets Tey Rd	Non-designated	Royal Mail	0.3	0.0
	Total			**442.8**	**56.2**

Source: URS LB Havering Employment Land Field Survey 2014
Note 1: All cluster areas have been re-calculated in 2014
Note 2: Includes developable and undevelopable vacant land. Further explanations are given in Table 7.8

5.3 Call for Sites

In accordance with the requirements of the National Planning Practice Guidance[26], a Call for Sites exercise was undertaken whereby, through various means, landowners or developers were asked to submit sites with prospective employment and non-employment use for consideration.

The exercise identified no sites with prospective employment use that were additional to those clusters surveyed and identified above in **Table 5.1**. One submission for redevelopment employment use is within the Freightmaster Estate (Cluster 25) and adjoining land for an extension to an existing waste processing facility. There were also two submissions related to prospective development within designated employment areas for Hillman Close (Cluster 11) and at part of Crow Lane Site 3 (Cluster 17), both for redevelopment of employment land for non-industrial use (residential development).

5.4 Strategic Transport Access

The strategic transport accessibility of employment areas was determined both through desk based research and site visits. Criteria used to assess this include:

- Strategic road access
- Access to public transport
- Access to wharves; and
- Availability of parking.

[26] NPPG paragraph 006 Reference ID: 3-006-20140306

Strategic Road Access

Sites with good/very good strategic road access include those that can be accessed directly or almost immediately from either a Transport for London Road (TLR), the Strategic Route Network, or Main Distributor Roads, as defined by Havering's Network Management Strategy, 2006.

The 33 clusters in **Table 5.2** were considered to have good/very good strategic road access and constitute 90% of the employment cluster areas surveyed. This included all clusters designated as lying within SILs. Among other designated employment areas, clusters which weren't considered to have good/very good strategic road access included the three SEAs on Crow Lane and Harold Wood (Cluster 11), all SEAs. These four clusters did have direct access to secondary distributor roads, meaning that access is adequate.

Table 5.2 Employment Clusters with Good/Very Good Strategic Road Access

URS Cluster No.	*Employment Area/ Name of Cluster*	*Area (ha)*
C1	Harold Hill	31.0
C2	King George's Close	9.8
C3a	Ferry Lane North (a)	25.5
C3b	Ferry Lane North (b)	12.3
C4	Beam Reach 5	39.1
C5	Ford	65.5
C6	CEME	7.3
C7	Fairview Estate	25.2
C8a	Ferry Lane South (a)	12.7
C8b	Ferry Lane South (b)	18.9
C9	Beam Reach 6	12.5
C10	Rainham SIL Infill	60.8
C12	Hillman Close	1.5
C13	The Seedbed Centre	0.9
C14	Lyon Road	2.8
C18	Romford Office Quarter	4.5
C19a	Rainham West (North)	6.3
C19b	Rainham West (South)	21.7
C20	Beam Park	10.6
C21	Bridge Close	2.1
C23	Spring Gardens	0.5
C25	Freightmaster Estate	15.2
C26	Bryant Avenue Industrial Estate (Southend Arterial Road)	2.0
C27	Caravan Storage Site	3.4
C28	Dagenham Rd Pumping Station/Kilnbridge Waste Transfer Site	1.2
C30	Albert Road Workshops	0.3
C31	Royal Mail - Abbscross Gardens	0.3
C36	Vicarage Road/ Hornchurch Road Workshops	0.3
C39	55 Brentwood Road Vehicle Repair Workshops	0.2

C40	298 Crow Lane Vehicle Breakers Yd		0.4
C41	Bryant Avenue Workshops		3.2
C42	South Street Offices (Neopost)		0.6
C44	Royal Mail - Wennington Rd		0.4
		Total	**399.0**
		% of surveyed employment land	**90.0**

Source: URS LB Havering Employment Land Field Survey 2014 and LB Havering Network Management Strategy (2006), which provides a definition of Trunk Road Network (TRN).

Access to Public Transport

Access to public transport for employment sites was assessed during the site survey visits and through subsequent desk-based research.

Sites that were considered to have good or very good access to public transport had PTALs (Public Transport Accessibility Levels) ranging from 4 to 6b[27]. These included eight clusters, shown in **Table 5.3**.

Table 5.3 Employment Clusters with Good or Very Good Public Transport Access

URS Cluster No.	*Employment Area/Cluster Name*	*Designation*	*Area (ha)*
C13	The Seedbed Centre	SEA	0.9
C14	Lyon Road	SEA	2.8
C18	Romford Office Quarter	Other designated	4.5
C21	Bridge Close	Non-designated	2.1
C22	Chesham Close	Non-designated	1.7
C30	Albert Road Workshops	Non-designated	0.3
C39	55 Brentwood Road Vehicle Repair Workshops	Non-designated	0.2
C42	South Street Offices (Neopost)	Non-designated	0.6
		Total	**13.1**
		% of surveyed employment land	**3.0**

Source: Transport for London Planning Information Database (accessed at webptals.org.uk)

It is evident that the employment clusters in the vicinity of Romford Town Centre are well served by public transport with both the Romford Office Quarter, Seedbed Centre (containing concentrations of B1 users who make greater use of public transport) and South Street having 'good or very good' access. Access to public transport in the south of the Borough is poor, though bus services do provide access to many. In outer London boroughs, travel to work by private transport is likely to be more commonplace than in inner London areas and access to public transport is likely to be comparatively less of a factor in defining a well-functioning industrial employment cluster/area.

Improvements to public transport provision in the Borough include a new station at Beam Park on the London-Tilbury-Southend railway line to maximise the future development potential of the south of the Borough.

[27] Employment clusters were designated with the PTAL level that they predominantly fell within.

Access to Wharves

Two clusters have direct access to safeguarded wharves in LB Havering:

- Fairview Estate (Cluster 7) which has direct access to Phoenix Wharf[28]; and
- Ferry Lane South (Cluster 8a) which has direct access to the Halfway Wharf (formerly Tilda Rice).

Both of the wharves are used for industrial purposes, by their respective occupiers, however neither wharf is currently actively used for river transport. The GLA's Safeguarded Wharves Review 2013 (Final Recommendation) noted that there was a reasonable prospect for river-use being resumed at Halfway Wharf.

5.5 Servicing and Parking

Servicing of Businesses

For clusters where B1c/B2/B8 land-use predominates, it is important that there is designated and adequate space for the servicing of businesses. The suitability of existing servicing arrangements within each cluster was assessed during the field survey.

The field survey identified eight clusters where servicing was deemed to be Inadequate, all of which are non-designated clusters of industrial land – the remainder of clusters having currently adequate servicing for businesses needs. These clusters are listed in **Table 5.4** and account for 3% of the surveyed employment land.

Table 5.4 Clusters where Servicing of Businesses is Inadequate

URS Cluster No.	*Employment Area/Cluster Name*	*Employment Cluster Area (ha)*
C21	Bridge Close	2.1
C24	Lambs Lane	1.7
C26	Bryant Avenue Industrial Estate (Southend Arterial Road)	2.0
C32	Rear of Broadway Parade, Elm Park	0.6
C33	Workshops at rear of Collier Row Road Filling Station	0.3
C38	Broxhill Road Vehicle Breakers Yd	4.4
C39	55 Brentwood Road Vehicle Repair Workshops	0.2
C41	Bryant Avenue Workshops	3.2
	Total	**14.5**
	% of surveyed employment land	**3.3**

Source: URS LB Havering Employment Land Field Survey 2014

Either high density and/or poor layout of premises at all of the clusters was observed to be the main factor in servicing of businesses being judged as inadequate.

[28] Phoenix Wharf is earmarked in the GLA's Safeguarded Wharves Review – Final Recommendation 2013 for having its safeguarding removed "in view of surplus (wharf) capacity in NE London".

Availability of Parking

For employment land clusters in outer London, it is important that there is adequate parking space to accommodate for the needs of businesses within the cluster and the increased likelihood that employees will travel to work by car, given that public transport accessibility is generally lower (with the exception in this case of employment clusters close to or within Romford Town Centre). The availability and type of parking within each cluster was assessed during the field survey.

Fifteen clusters were identified in the field survey as having inadequate parking arrangements. These clusters are listed in **Table 5.5** and account for 11% of the surveyed employment land. It is notable that, with some exceptions, these clusters are located in areas with a low PTAL rating, i.e. lower levels of access to public transport, which in combination could produce a number of accessibility issues.

Table 5.5 Clusters where Parking is Inadequate

URS Cluster No.	*Employment Area/Cluster Name*	*Designated*	*Area (ha)*
C3a	Ferry Lane North (a)	SIL	25.5
C15	Crow Lane Site 2 (Danes Road)	SEA	3.8
C19a	Rainham West (North)	Other designated	6.3
C21	Bridge Close	Non designated	2.1
C24	Lambs Lane	Non designated	1.7
C28	Dagenham Rd Pumping Station/Kilnbridge Waste Transfer Site	Non designated	1.2
C30	Albert Road Workshops	Non designated	0.3
C32	Rear of Broadway Parade, Elm Park	Non designated	0.6
C33	Workshops at rear of Collier Row Road Filling Station	Non designated	0.3
C35	Hall Lane Works (TDS)	Non designated	0.2
C36	Vicarage Road/ Hornchurch Road Workshops	Non designated	0.3
C39	55 Brentwood Road Vehicle Repair Workshops	Non designated	0.2
C40	293 Crow Lane Vehicle Breakers Yd	Non designated	0.4
C41	Bryant Avenue Workshops	Non designated	3.2
C42	South Street Offices (Neopost)	Non designated	0.6
		Total	**46.7**
		% of surveyed employment land	**10.6**

Source: URS LB Havering Employment Land Field Survey 2014

In the case of Ferry Lane North (a) (Cluster 3a) it should be noted that parking was noted to be a problem only in the western part of the cluster (Denver and Allbright Industrial Estates), with mostly new and adequate parking facilities at premises in the eastern part. The cluster is also close to Rainham Station for train and bus services. facilities at the SEA Crow Lane Site 2 (Cluster 15) were deemed inadequate at the time of survey, it is recognised that this may in part be due to the existence of car-related businesses in the cluster, and that businesses may generally have sufficient parking for their own needs.

5.6 Condition of Employment Areas

Employment Areas in Very Good and Good Condition

In total 23 out of 48 surveyed employment clusters were considered to be in good or very good condition. To receive this designation over 50% of sites within the employment cluster had to fulfil the following criteria:

Building condition

Very good – buildings in immaculate state, no signs of paint coming off, windows and window frames in very good condition, immediate surrounding/grounds well kept.

Good – building in good conditions, small areas where paint might come off, etc., grounds in reasonable state.

Quality of environment

Very good – the streets and the public realm within and surrounding the area are of very good quality. There is enough street lighting and no perceived safety issues. The

business area is not polluted by noise or air pollution from neighbouring uses and/or heavy street traffic.

Good – the streets and public realm within and surrounding the business area are of good quality. Nothing in the local environment seems disturbing but it does not reach the 'very good' standard (some litter, street furniture shows signs of aging, etc.). There are no perceived safety issues.

Table 5.6 below lists the employment clusters with a majority (50-100%) of sites that were in Good and Very Good condition.

Table 5.6 Clusters with Majority of Sites in Good and Very Good Condition

URS Cluster No.	*Employment Area/Cluster Name*	*Designation*	*Employment Cluster Area (ha)*
C1	Harold Hill	SIL	31.0
C2	King George's Close	SIL	9.8
C4	Beam Reach 5	SIL	39.1
C5	Ford	SIL	65.5
C6	CEME	SIL	7.3
C7	Fairview Estate	SIL	25.2
C8a	Ferry Lane South (a)	SIL	12.7
C8b	Ferry Lane South (b)	SIL	18.9
C9	Beam Reach 6	SIL	12.5
C10	Rainham SIL Infill	SIL	60.8
C11	Harold Wood	SEA	8.5
C12	Hillman Close	SEA	1.5
C13	The Seedbed Centre	SEA	0.9
C14	Lyon Road	SEA	2.8
C16	Crow Lane Site 1	SEA	2.6
C18	Romford Office Quarter	Other designated	4.5
C27	Caravan Storage Site	Non-designated	3.4
C31	Royal Mail - Abbscross Gardens	Non-designated	0.3
C34	Royal Mail - Tansy Close	Non-designated	0.3
C42	South Street Offices (Neopost)	Non-designated	0.6
C44	Royal Mail - Wennington Rd	Non-designated	0.4
C45	Royal Mail - Corbets Tey Rd	Non-designated	0.3
		Total	**308.9**
		% of surveyed employment land	**70.4**

Source: URS LB Havering Employment Land Field Survey 2014

Employment Areas with sites in Poor or Very Poor Condition

Of the surveyed employment clusters, 17 were recorded to have a majority (50-100%) of sites in poor or very poor condition. To receive this designation clusters had to fulfil the following criteria:

Building condition

Poor – paint coming off, some cracks, windows in poor state, surroundings are poorly kept.

Very poor – building still in use but in very poor condition; paint coming off in large areas, some windows broken, surroundings not maintained and/or littered and/or cluttered with rubbish.

Quality of environment

Poor – the streets and the public realm within and surrounding the cluster are of poor quality (some potholes, some litter, poorly maintained or damaged street furniture). There is not enough street lighting and some perceived safety issues. The business area might be polluted by some noise or air pollution from neighbouring uses and/or heavy street traffic.

Very poor – the streets and the public realm within and surrounding the cluster are of very poor quality (potholes, litter on street, not collected rubbish, etc.) There is not enough street lighting and there are perceived safety issues. There is noise and/or air pollution from neighbouring uses and/or heavy street traffic.

Table 5.7 Clusters with majority of sites in Poor/Very Poor Condition

URS Cluster No.	*Employment Area/Cluster Name*	*Designation*	*Area (ha)*
C15	Crow Lane Site 2 (Danes Road)	SEA	3.8
C19a	Rainham West (North)	Other designated	6.3
C19b	Rainham West (South)	Other designated	21.7
C21	Bridge Close	Non-designated	2.1
C23	Spring Gardens	Non-designated	0.5
C24	Lambs Lane	Non-designated	1.7
C30	Albert Road Workshops	Non-designated	0.3
C32	Rear of Broadway Parade, Elm Park	Non-designated	0.6
C33	Workshops at rear of Collier Row Road Filling Station	Non-designated	0.3
C35	Hall Lane Works (TDS)	Non-designated	0.2
C36	Vicarage Road/ Hornchurch Road Workshops	Non-designated	0.3
C37	Benskins Lane Vehicle Breakers Yd	Non-designated	3.6
C38	Broxhill Road Vehicle Breakers Yd	Non-designated	4.4
C40	293 Crow Lane Vehicle Breakers Yd	Non-designated	0.4
C41	Bryant Avenue Workshops	Non-designated	3.2
C43	St Mary's Lane	Non-designated	1.7
		Total	**51.1**
		% of surveyed employment land	**11.6**

Source: URS LB Havering Employment Land Field Survey 2014

Employment Areas with sites in Average Condition

Of the surveyed employment clusters 12 of 33 were recorded to have a majority of sites in average condition. To receive this designation clusters would not fulfil the conditions

necessary either to warrant designation as a Good/Very good cluster or a Poor/Very poor cluster (as set out above in **Sections 5.5** and **5.5**).

Table 5.8 Clusters with majority of sites in Average condition

URS Cluster No.	*Employment Area/Cluster Name*	*Designation*	*Area (ha)*
C3a	Ferry Lane North (a)	SIL	25.5
C17	Crow Lane Site 3	SEA	10.3
C20	Beam Park	Other Designated	10.6
C22	Chesham Close	Non-designated	1.7
C25	Freightmaster Estate	Non-designated	15.2
C26	Bryant Avenue Industrial Estate (Southend Arterial Road)	Non-designated	2.0
C28	Dagenham Rd Pumping Station/Kilnbridge Waste Transfer Site	Non-designated	1.2
C29	178 – 208 Crow Lane	Non-designated	3.8
C39	55 Brentwood Road Vehicle Repair Workshops	Non-designated	0.2
		Total	**70.5**
		% of surveyed employment land	**16.1**

Source: URS LB Havering Employment Land Field Survey 2014

Conclusions on Conditions of Employment Areas

All clusters currently designated as SIL were in either Good/Very Good condition or Average condition in the field survey. With the exception of Crow Lane Site 2 (Danes Road), all SEAs were recorded as being in Very Good/Good condition or Average condition. These findings indicate that designated employment areas within LB Havering contain mostly good quality sites with similarly good environmental quality. Although several SIL and SEA clusters rank within the Average category, this should be considered within the context that LB Havering's quantum of stock of designated employment land ranks among the highest of all London Boroughs, and it should not be surprising that building stock is varied and environmental quality less than ideal at some locations. Having a stock of poorer quality premises and land can also be a positive as it ensures that there is scope for redevelopment of sites to provide new floorspace when such demand arises. Rainham West (South) (Cluster 19b) is an example of a cluster that contains a variable quality of sites and premises yet provides good opportunities for small, cost-conscious, businesses to move into the Borough whilst benefitting from the good strategic road access that the cluster provides. The Poor/Very Poor quality clusters are almost entirely non-designated employment land areas, with most other such areas ranking within the Average condition category.

5.7 Bad Neighbour Uses and Impact on Residential Uses

A site was perceived as having a negative impact on the neighbouring uses if its use was associated with at least two of the following list; noise pollution, air pollution, smell, HGV traffic, significant car traffic.

In total 29 of the 48 employment clusters surveyed containing predominantly B2 and/or B8 uses lie within close proximity to surrounding/nearby residential or other sensitive uses. Of these, only five clusters were perceived as having bad neighbour features, which might impact on neighbouring sensitive uses.

Table 5.9 Industrial Clusters Close to Residential Areas or with Some Bad Neighbour Characteristics

URS Cluster No.	*Employment Area/Name of Cluster*	*Designation*	*Bad Neighbour Char.*	*Area (ha)*
C1	Harold Hill	SIL	✓	31.0
C11	Harold Wood	SEA	✓	8.5
C12	Hillman Close	SEA		1.5
C14	Lyon Road	SEA		2.8
C15	Crow Lane Site 2 (Danes Road)	SEA	✓	3.8
C16	Crow Lane Site 1	SEA		2.6
C17	Crow Lane Site 3	SEA		10.3
C19a	Rainham West (North)	Other designated	✓	6.3
C19b	Rainham West (South)	Other designated		21.7
C21	Bridge Close	Non-designated	✓	2.1
C22	Chesham Close	Non-designated		1.7
C23	Spring Gardens	Non-designated		0.5
C24	Lambs Lane	Non-designated		1.7
C26	Bryant Avenue Industrial Estate (Southend Arterial Road)	Non-designated		2.0
C28	Dagenham Rd Pumping Station/Kilnbridge Waste Transfer Site	Non-designated		1.2
C29	178 – 208 Crow Lane	Non-designated		3.8
C30	Albert Road Workshops	Non-designated		0.3
C31	Royal Mail - Abbscross Gardens	Non-designated		0.3
C32	Rear of Broadway Parade, Elm Park	Non-designated		0.6
C33	Workshops at rear of Collier Row Road Filling Station	Non-designated		0.3
C34	Royal Mail - Tansy Close	Non-designated		0.3
C36	Vicarage Road/ Hornchurch Road Workshops	Non-designated		0.3
C38	Broxhill Road Vehicle Breakers Yd	Non-designated		4.4
C39	55 Brentwood Road Vehicle Repair Workshops	Non-designated		0.2
C40	293 Crow Lane Vehicle Breakers Yd	Non-designated		0.4
C42	South Street Offices (Neopost)	Non-designated		0.6
C43	St Mary's Lane	Non-designated		1.7
C44	Royal Mail - Wennington Rd	Non-designated		0.4
C45	Royal Mail - Corbets Tey Rd	Non-designated		0.3
		Total clusters close to residential areas (ha)		**111.6**
		% of surveyed employment land		**25.4**
		Total clusters close to residential, with bad neighbour characteristics (ha)		**15.9**
		% of surveyed employment land		**3.6**

Source: URS LB Havering Employment Land Field Survey 2014

The findings show that although around 25% of the surveyed employment clusters by area lie close to residential areas only five clusters, comprising 4% of the surveyed area, were perceived to contain two or more bad neighbour characteristics. Although two of these clusters are SEAs, the characteristics were generally noted to be either noise or the generation of significant car traffic, often associated with the presence of car-related businesses. As many of the businesses perceived to be generating these are non-industrial occupiers (*sui generis*), it is possible that better enforcement regarding uses permitted within the SEAs could address this problem. It is recognised at Harold Wood (Cluster 11) that the valuable (observed) high employment levels on the site and intensity of use of the cluster vis-à-vis its residential location may mean that such bad neighbour characteristics would be difficult to eliminate completely.

5.8 Presence of Non-B class Occupiers

Through recording the presence of individual land uses/occupiers during the field survey, clusters were identified where over 10% of the cluster area was occupied by non-B class land uses, usually *sui generis* or retail activities. These clusters are listed in **Table 5.10**. *Sui generis* activities include a range of industries which, though they may be employment generating, do not fall in the B1, B2 or B8 use class order but nevertheless are often associated with industrial sites in particular, such as petrol filling stations premises selling and/or displaying motor vehicles, taxi businesses and scrap yards.

Table 5.10 Employment Clusters with a significant presence of Non-B class Occupiers

URS Cluster No.	*Employment Area/Cluster Name*	*Designation*	*Area (ha)*
C1	Harold Hill	SIL	31.0
C11	Harold Wood	SEA	8.5
C12	Hillman Close	SEA	1.5
C15	Crow Lane Site 2 (Danes Road)	SEA	3.8
C19a	Rainham West (North)	Other Designated	6.3
C19b	Rainham West (South)	Other Designated	21.7
C21	Bridge Close	Non-designated	2.1
C24	Lambs Lane	Non-designated	1.7
C26	Bryant Avenue Industrial Estate (Southend Arterial Rd)	Non-designated	2.0
C29	178 – 208 Crow Lane	Non-designated	3.8
C32	Rear of Broadway Parade, Elm Park	Non-designated	0.6
C33	Workshops at rear of Collier Row Road Filling Station	Non-designated	0.3
C36	Vicarage Road/ Hornchurch Road Workshops	Non-designated	0.3
C37	Benskins Lane Vehicle Breakers Yard	Non-designated	3.6
C38	Broxhill Road Vehicle Breakers Yard	Non-designated	4.4
C39	55 Brentwood Road Vehicle Repair Workshops	Non-designated	0.2
C40	293 Crow Lane Vehicle Breakers Yard	Non-designated	0.4
C41	Bryant Avenue Workshops	Non-designated	3.2
		Total	**95.4**
		% of surveyed employment land	**21.7**

Source: URS LB Havering Employment Land Field Survey 2014.
Note that this list is not a ranking of the clusters

Clusters which contain a significant presence of non-B use class occupiers include one SIL clusters and two SEAs. Harold Hill (Cluster 1) SIL is a very mixed employment area and, given relatively recent development of land for industry in the cluster, it is not believed the presence of supplementary non-industrial employment-type uses has jeopardised so far its functioning capability. The two SEAs (Cluster 12 and Cluster 15) contain a presence of *sui generis* users (mostly car related). Future monitoring and effective application of policies going forward should ensure that further increases in the presence of such uses does not jeopardise the integrity of the SIL/SEA designations. Rainham West (North) contains only non-industrial *sui generis* occupiers and is located close to housing so it remains unsuitable as a designated employment area.

5.9 Vacant and Derelict Land

The 2010 GLA Industrial Land Baseline study identified 78.3ha of vacant industrial land in LB Havering, of which 75.0ha were in designated employment areas. The field survey of employment land clusters undertaken by URS in October 2014 has concluded that only 56.1ha of land remained vacant, of which 37.0ha were considered to be developable.

Taking these observations into account **Table 7.8** presents an updated October 2014 picture of the employment land which were surveyed to be vacant in the 2010 London Industrial Land Baseline study.

5.10 Floorspace Vacancy

The URS 2014 survey observed estimated vacancy rates of up to 20% in some clusters, however in SILs and SEAs, vacancy rates were typically estimated to be lower (5-10%). Office (B1) and industrial/warehousing (B1c/B2/B8) vacancy rates is assessed in greater detail in **Section 6**.

5.11 Romford Office Quarter

The Romford Office Quarter (Cluster 18) was observed to have positive characteristics. Access to facilities and amenities, and public transport were considered to be very good; access to the strategic road network was also observed to be good; and all premises were observed to have adequate parking (whether as part of their site or in adjacent paid car parks).

Premises were observed to be in good condition. The environment and public realm surrounding the cluster was also considered to be good, although some potential for improvement was observed. Although relatively high rates of vacancy were observed from the survey, premises were all adequately marketed and no dereliction was recorded.

The office quarter is judged to be well-functioning; however, the relatively high vacancy rate observed during the survey and supported in our subsequent analysis (see **Table 6.2**) suggests that demand for these type of units has been weakened in the past few years, notably as a consequence of the economic downturn which began in 2008. Analysis of the office property market suggests that the short term nature of demand for office units is toward smaller units and more flexible leasing arrangements, and this is discussed in **Section 6**. We consider that Crossrail will have a positive impact on demand (discussed further in **Section 7.7**), and conclude that in the medium to long term the benefits of improved connectivity may impact positively on demand for larger floor plate office space of the kind the exists in the Romford Office Quarter, but also on the demand for smaller office units above shops and within mixed use regeneration schemes in Romford Town Centre.

5.12 Conclusions

URS qualitative survey of employment land in LB Havering comprised of a field visit of 48 employment clusters combined with elements of desk research (including consultations with property market agents). This assessment was carried out against site appraisal criteria set by URS and subsequently agreed with the Council. A comparative analysis of the quality and characteristics of clusters for employment uses was undertaken on the basis of the quantity of land contained within the lined boundaries of clusters.

With regards to designated employment clusters (SILs and SEAs as listed in Table 5.1) it is concluded that the majority are well functioning, predominantly industrial, clusters of employment land. Most have good/ very good access to the strategic road network and are in adequate condition, being identified as either in very good, good or average condition. Although some SIL/SEA clusters lie in close proximity to residential areas, very few of these possess bad neighbour characteristics or, where these are evident, generally arise from the presence of non-B2/B8 uses. Of the surveyed clusters, five of the 19 SIL/SEAs areas surveyed were observed to contain a significant presence of non-B class uses though it was recorded that these uses did not generally compromise the overall functionality of the clusters. At these SIL clusters in particular, effective monitoring of uses and effective application of policies should continue to be undertaken by the Council.

The surveyed 'non-designated' or 'other designated' clusters (excluding Romford Office Quarter, which is considered separately) were more mixed in quality with several performing well and others identifiable as being of poor overall quality. Among the clusters either identified as performing well, or meeting criteria suitable for potentially being designated for employment use, are; Rainham West (South) (Cluster 19b), Bridge Close (Cluster 21) and Beam Park (Cluster 20), which is significantly underused as a TfL salt storage depot. Of others, the Bryant Avenue Industrial Estate (Clusters 26 and 41) is noteworthy as a cluster that, whilst generally performing well, contained a high-presence of non B-class occupiers and was situated close to residential areas.

The Romford Office Quarter (Cluster 18) was observed to be mostly performing well, having good access to facilities and amenities, public transport, the strategic road network, and good parking facilities. The relatively high vacancy rates observed during survey and supported in our subsequent analysis suggests that demand for the type of units marketed here may be declining, though in the medium to long term demand for all types of office space may pick up as a result of Crossrail and improved connectivity with central London markets.

With regards to vacancy, there has been a decrease from that recorded in the 2010 GLA London Industrial Land Baseline study as land has since been built out. Our survey of employment land clusters concluded that 56.1ha of land was currently vacant of which 37.0ha were considered to be developable. Floorspace vacancy rates of up to 20% were recorded in some clusters during the survey, however in SILs and SEAs, vacancy rates were typically estimated to be lower (5% to 10%).

6 EMPLOYMENT LAND AND PROPERTY MARKET ASSESSMENT

6.1 Introduction

This section examines LB Havering's office and industrial land market within the context of the wider property market area (PMA). This corresponds to the NPPG which states that needs should be assessed in relation to the relevant functional economic market area (FEMA)[29]. The findings are based on the key conclusions of a consultation exercise with local property market agents and key stakeholders. This represents a 'bottom up' perspective on demand. Perceptions of those working within the office and industrial land market were sought to establish their impressions of the strengths and weaknesses of the commercial property available in LB Havering to potential occupiers[30]. The list of consultees contacted and the questions they were asked is given at **Appendix A.** This section provides the qualitative market intelligence dimension which is harder to draw out in the long-term 'top down' projections of demand in Section 7. It also helps to ensure that the recommendations of Section 8 are grounded in market reality.

6.2 Approach

This section is structured as follows:

- An assessment of what the relevant property market areas are for occupiers of industrial and office space in Havering
- An overview of the supply of industrial and office space in the borough
- Demand factors for industrial space and office space including potential impact of changes to permitted development rights allowing conversion of office to residential uses
- Key sectors with potential for growth in LB Havering and any particular commercial occupier needs
- Results of consultation with key stakeholders
- Conclusion on how supply meets current demand for commercial space and recommendations for the local employment market

As well as consultation this section reviews information from relevant property market reports and other recently published research to build an understanding of the Havering employment land market. The commercial agents, market analysts, property managers and developers that provided data for this chapter through phone conversations and written research include:

- Bidwells
- Altus Edwin Hill
- SBH Page Read
- Glennys
- Kemsleys

[29] NPPG, paragraph 009 Reference ID: 2a-009-20140306
[30] URS contacted the commercial property agents, developers and property management companies that are most active in Havering and asked them to contribute to this study via an informal set of questions.

- London Office Policy Review 2012
- Key stakeholders consulted include:
- Havering Chamber of Commerce
- Federation of Small Businesses (Essex Division)
- London Riverside Business Improvement District (BID)
- LB Havering Economic Development
- LB Havering Property Manager

6.3 Property Market Areas

Although the primary focus of this study is LB Havering, the market area for commercial property is generally not limited by local authority boundaries. Factors relevant to business operations are often more of an influence, such as proximity to labour supply, transport links, site availability and consumer markets. A property market area (PMA) could typically be an area of search for a potential office or industrial occupier. The PMA in this study is the same as the FEMA as defined in the NPPG.

The demand forecasts in Section 7 evaluate demand trends of commercial space in Brent in the context of the wider PMA; therefore it is important to gain an understanding from commercial property agents of what they consider to be the relevant PMA for industrial and office space in Havering.

For LB Havering the PMA for office, industry and warehousing is considered by the consultants and property market agents to comprise:

- LB Havering
- LB Barking and Dagenham
- LB Newham, and
- Brentwood Borough

This geography has been determined via assessment of accessibility, the primary labour market catchments and locations of comparable premises, and confirmed through our discussions with property market agents active in the outer East London and Essex sub-region. Initially Thurrock was also identified as potentially part of the PMA. However, this was removed after consultation with agents and analysis of data as the effect of the London Gateway development has a distorting effect on the employment projections relevant to Havering. It was also felt by property agents that most industrial inquiries in Havering were linked to the London market and those occupiers seeking properties in Thurrock had specific requirements to be close to the Essex market or London Gateway. These boroughs have similar characteristics and are considered a single market area for B1c/B2 and B8 use classes.

6.3.1 Office PMA

According to market agents and the findings of the research Havering has a relatively small office market focussed on Romford office quarter and some small stand-alone office buildings within industrial estates. Offices mainly fulfil localised office demand (e.g. solicitors, local financial services etc.) It therefore has similar characteristics to LB Barking and Dagenham, LB Newham and Brentwood. Brentwood is a more vibrant local competitor with higher rents linked to the more affluent out of London Essex office market. Despite the prominence of the Romford Office Quarter as an office location within Havering, property agents consider that businesses are unlikely to specifically

choose to locate in Romford vis-à-vis the other main office locations in the PMA, principally Stratford and the Royal Docks in Newham.

6.3.2 Industrial PMA

The Havering Industrial PMA is consistent with the Land for Industry and Transport SPG (2011) which found that Havering was influenced by the Thames Gateway industrial property market area, which on the north side of the Thames Gateway extends through Newham, Barking and Dagenham and Havering and into Essex[31]. See Figure 6.1 below for an indication of PMAs from the Land for Industry and Transport SPG (2011).

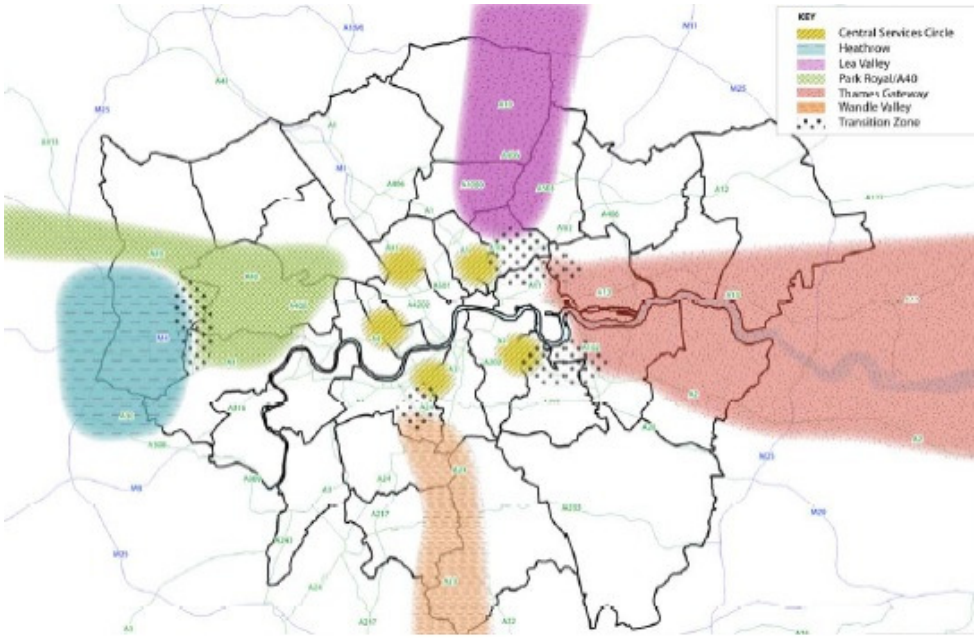
Havering's industrial areas have seen major change over the last two decades, with increased emphasis as a logistics location, although demand for light industrial and manufacturing uses are still present. The area also offers a large range of sites and can accommodate most industry land and premises requirements.

The A13 is a key transport corridor which runs the length of London Riverside from inner London through to Thurrock. The A13 is one spoke of London's highway network which radiates from central London to it's periphery. It provides a link to the strategic highway network (M25 motorways). This pattern defines the prominent vehicular movement in and out of inner London, so although the Thames Gateway covers both north and south of the River Thames, there is acknowledged to be weak economic relationships between East London/South Essex and North Kent. This is primarily due to the historic geography of the respective markets and, increasingly congestion issues of the Dartford-Thurrock River Crossing A282 trunk road[32]. There are a variety of options currently being explored to improve the connectivity between the north and south halves of East London. These include bridge crossings and improved ferry services. These are explored in more detail at 7.8.1 below.

North of LB Havering are the districts of Brentwood and Epping. Brentwood and Epping Forest District are part of the London Arc[33] considered to be the key engine of the Essex's growth, given their proximity to London. The A12 is a key arterial route which runs through Havering and connects with Brentwood's main employment area (the town of Brentwood), which has purpose built office developments with good connectivity to London and wider Essex. The industrial land market becomes more localised further into Essex with industrial occupiers generally linked more to local supply chains rather than national markets. The District of Epping Forest however is comparatively less well connected with the main population and employment land sites located along the west side of the M11. In Epping Forest a large proportion of allocated sites are either generalised industrial areas or warehouse distribution parks (a feature of proximity to the M11 and M25). The commercial property markets of Brentwood are considered to have a stronger geographical and market alignment to LB Havering, and therefore included in the PMA, but not Epping Forest District, which is excluded from the PMA geography.

[31] Especially the B8 market, which in terms of floorspace requirements is the largest use class in LB Havering
[32] The crossing suffers from significant levels of congestion, with over 50 million vehicles using it each year. Congestion remains a significant problem and the situation is anticipated to worsen as a result of forecast traffic growth. It is estimated that congestion and delays at the Crossing cost the UK economy £40 million a year and the absence of viable alternative routes exacerbates the disruption.
[33] East of England's RSS geographical definition

Figure 6.1 Key Industrial Property Market Areas in London



Source: GLA Land for Industry SPG (2011)

6.4 Supply of Employment Sites and Premises in LB Havering

Industrial/Warehousing (B1c/B2/B8) Premises

There is approximately 375 hectares or 700,000 m^2 of industrial floorspace in LB Havering. The existing local market supply of industrial (B1c/B2) property in the Borough has been decreasing in recent years as land has been lost to B8 and also other non-employment uses, such as residential. This has generally occurred where there has been a lack of demand for mostly B2 sites/premises outside the designated employment areas, i.e. SILs and SEA, at places such as New Road North. Losses of floorspace have been observed at several locations in the Borough, e.g. Spring Gardens. Victoria Road has been mainly redeveloped for residential/non-industrial uses although not on the north side within the Ring Road.

New or 'grade A' stock (suitable for either B1c, B2 or B8 uses) is provided within all three Strategic Industrial Locations in the Borough; at Chancerygate Business Centre in King George's Close; Falcon Business Centre and Ashton Gate in Harold Hill (Cluster 1); Easter Park (in Ferry Lane South, C8b) and Beam Reach 5 (Cluster 4). There are few examples of new stock in the SEAs. Specifically for light-industrial and storage units (B1c), 'grade A' space is found within The Seedbed Centre.

Second-hand warehousing (B8) stock is distributed throughout the SILs, with particular examples being at the Fairview Estate and within Harold Hill. A further concentration of such stock is to be found within the Borough's SEAs, such as at Lyon Road and Harold Wood. The majority of second-hand industrial (B1c/B2) stock is considered to be of poor to average quality, and is found predominantly within the SEAs, non-designated locations, and to an extent within the SILs, such as at the Ferry Lane North portion of Rainham SIL.

Agents indicate that, for the size of the market, whilst there is a good supply of both new and second-hand industrial/warehousing stock across the Borough, vacancy rates are generally low. Agents estimate that rates are between 5 and 10%. Detailed Borough level information on the availability of vacant industrial/warehousing units/floorspace has

been provided by LB Havering and is shown in the table below. This indicates that the vacancy rate is low at around approximately 8%[34].

Table 6.1 Industrial/Warehousing (B1c/B2/B8) Availability – Sept to Nov 2014

Size Range (m^2)	*Number of Vacant Units*	*Vacant Floorspace (m^2)*
0 - <100	8	662
100 - <250	4	808
250 - <500	9	3,348
500 - <1000	5	3,891
>1000	7	46,779
Total	**77**	**55,488**

Source: LB Havering (2014)

Yards

Yards for open storage and other industrial/warehousing purposes are found mostly within the Rainham SIL, at some of the SEAs (e.g. Harold Wood), and within Rainham West. They are mostly located away from residential uses, owing to the often bad neighbour issues associated with their use.

Detailed borough level information on the availability of vacant industrial/warehousing units/floorspace has been provided by LB Havering. This information indicates that there are currently ten yards known to be available within the Borough, representing a good to low level of availability.

Industrial Rental Values

Agents suggested the following industrial rental values applied in the PMA:

- Second hand units - £5-6 per ft^2
- New units over 500 sq m - £8.50 per ft^2
- Better quality units in Barking Riverside - £9.50 per ft^2
- Big sheds - £7.50 per ft^2

Office (B1a/b) premises

The VOA indicates that the office sector occupied 154,000m^2 of floorspace in LB Havering in 2012, with around 75% in commercial sector use and 25% used for non-commercial uses i.e. the public sector.

The vast majority of office floorspace in the Borough is second hand accommodation, with many larger buildings having been built to accommodate (or with the aim to accommodate) a lone occupier, e.g. financial and business service industries or public sector bodies. Medium to large commercial premises, of good specification, are found within the Romford Office Quarter enabling medium-sized enterprises to locate in the Borough if they wish. Serviced offices, providing small and flexible business space, are also available at locations in Romford Town Centre. Occupiers generally require short leases, with one agent indicating that a typical lease period is in the realm of a three-year terms with a six month break clause. Several consultees suggested that with the changing economy, which has more focus on footloose, smaller sized companies using

[34] This rate does not include floorspace which is unoccupied but not actively marketed.

the internet as their main tool for business there is an increasingly high demand for affordable flexible workspace with short term contracts.

Romford office market expanded in the 1980 and 1990s with large purpose built offices built serving regional and national office market demand (many were linked to E-On). See Image 6.1 below for an example. However, when E-On moved out of the borough and due to the economic downturn and changing business practices (e.g. rationalisation of office services, offshoring and rise of internet) demand for large purpose built offices rapidly declined. As a result there are relatively high vacancy rates for office in Romford office quarter.

Image 6.1 Example of large floorplate office building in Romford (Cluster 18) in relatively lower demand now due to changing business needs

Source: URS (2014)

Office Rental Values

Rental values range between £9 per ft^2 for second hand premises, and between £12 and £13 per ft^2 for the best quality (prime) workspace, such as within Romford Office Quarter. Investment yields are typically around 6.5%, although there has been a lack of investment activity in the last five years. Comparatively, closer to London, LB Newham has achieved prime rents of £21 per ft^2. Anecdotal evidence suggested that the difference in rents is a contributing factor to office relocations from LB Newham to LB Havering.

To tempt speculative developers to build in Havering it was suggested by agents that rental values of around £17 to £18 per ft^2 would be required. The fact that this level of rent is not being achieved at the moment in Romford explains why in the short term there is relatively little office development interest from developers. However, consultees felt that with improvements to the Town Centre environment as expected to be delivered in the medium term as proposed in the Romford AAP and Romford Development Framework and improved transport accessibility to Central London with Crossrail then these higher levels of rent could be achieved and therefore speculative development incentivised.

Agents indicate that while vacancy rates across much of the Borough are moderate, rates are, to a large extent, influenced by the low volume of stock i.e. if a medium-large business or public sector occupier vacates a premises then the overall vacancy rate is impacted to a greater degree than it would be in a larger market. Vacancy rate for commercial office floorspace is around 20%[35].

The future supply of office floorspace is perceived as being stable, with no major developments currently in the pipeline. There is however a potential for a contraction in supply related to potential mixed-use redevelopments of office sites.

6.5 Demand for Employment Sites and Premises in LB Havering

Industrial/Warehousing (B1c/B2/B8)

As with most areas with strong linkages to Central London, the demand for good quality industrial and warehousing accommodation has held up well in spite of the onset of the global economic downturn. Occupiers generally demand:

- Adequate access to the strategic road network
- Off road loading/unloading
- Lack of disturbance from residential uses (e.g. rush hour traffic)
- Adequate parking provision, and
- 24 hour access.

Local agents indicate that new sites and premises for B8 occupiers, which meet these requirements, are in demand. Examples are Easter Park at Ferry Lane South (Cluster 8b - recent take-up of land) and Beam Reach 5 (Cluster 4, Tesco Distribution Centre – one of the largest transactions in the PMA in the last three years). Other areas close to the M25, including the neighbouring Borough of Thurrock, do have a larger stock of high-quality premises however and are somewhat better placed to capture demand. Opportunities for developing such premises in Havering are mostly limited to redevelopments of typically small industrial estates (such as at Lamson Road in Ferry Lane North, Cluster 3a), or restricted owing to multiple land ownership issues.

With regard to second hand accommodation, the number of enquiries decreased substantially throughout the economic downturn but has since returned to previous levels across the East London area. Demand arises largely from small-scale warehousing (B8) and, more rarely, production (B2) businesses – sole traders being an important traditional source of demand for small units. Although within the non-industrial *sui generis* use class, vehicle servicing and repairing remains an important sector, with these businesses having a particularly strong presence in; SEAs such as Harold Wood and Crow Lane 2; 2007's de-designated employment areas; and also within the Rainham SIL at Ferry Lane North and Salamon's Way.

Short-term leases are a key feature of the market, as is the case across much of Greater London. In the SILs and SEAs, short leases are attractive because they offer flexibility to occupiers (particularly in times of economic uncertainty) and due to the security offered by the employment area designation there is a high likelihood that the leases will be available for renewal at a future date. However short terms leases are less attractive in areas under pressure from competing higher land value uses (.e. residential) because there is a higher likelihood that the leases will not be renewed. Agents indicate that this may act to hinder levels of take-up at non-designated employment locations, even if premises are fit for purpose.

[35] This rate includes floorspace which is unoccupied but not actively marketed.

Demand is also high for properties which are not disturbed by, and do not cause disturbance to local residential properties. Industrial uses can create noise, smell, heavy traffic, and some are required to operate on a 24-hour basis. These 'bad neighbour uses' can cause excessive disturbance to local residents, which may lead to restrictive measures being placed on the industrial uses. In addition the supply and delivery of goods requires a national road network, and one, which is not subject to the type of traffic associated with residential uses. Although Havering is relatively fortunate in having good access to the national road network, road congestion is considered to be an issue at some locations, particularly along the A12 towards Junction 28 of the M25, and along the A13 in particular when there are congestion issues at the Dartford Crossing.

Specifically, within Rainham SIL, there is evidence of demand for small units. The Business Improvement District (BID) in Rainham has led to improvements in the trading practices and physical environment of key estates which may further stimulate demand for premises in the SIL, or at least within certain estates. CEME's innovation centre has had high take up but, according to consultees, there is a reluctance of business to move on from these high quality premises units. As a result there is thought to be pent up demand for smaller B1c/B2/8 unit space for start-up/young and growing businesses.

The green enterprise concept and high value manufacturing sector, which are targeted uses for the Rainham SIL, has experienced a relatively low take up so far. However, green enterprise related enquiries are starting to increase. The proposals for redevelopment of the Freightmaster estate for advanced recycling could have a knock on effect in stimulating more demand in the Rainham SIL area. Currently most enquiries tend to be for mostly traditional waste management use.

Office (B1a/b)

In the context of the PMA Romford and Havering is not seen as a particularly significant office location. Most of the demand comes from local office occupiers. Local property agents confirmed that a range of businesses typically demand/require office space in the Borough, including accountancy firms, public and voluntary sector organisations, architectural practices and training organisations (e.g. at Cluster 6 CEME).

Premises required, where demand exists, are generally small (ranging from less than 250m^2 at Harold Hill) to up to 2,500m^2 (Romford Office Quarter). Although quality requirements vary depending on the needs of the occupier, most businesses demand medium to high specification premises, regardless of size. Small serviced offices were noted by several consultees as being in demand, with a trend away from large office floorplates in the short term, as the larger businesses consolidate their operations at fewer locations.

As is known to be the case elsewhere in London, the Disability Discrimination Act (DDA) is having an impact on the demand for modern premises. The DDA requires that employers provide adequate access for disabled users by including ramped access, widened doorways and suitable sanitary facilities. These facilities are difficult to retro-fit to older buildings, and this is thought to have led to increased demand for modern office facilities, making older office units more difficult to let.

Although there is currently considered to be a relatively low level of demand for (and supply of) B1 premises generally in Havering, there is evidence of demand for serviced office space both at Romford Office Quarter, where the majority of B1 transactions take place. There has been some demand, from SME occupiers, for flexible workspace elsewhere in Romford Town Centre (primarily along South Street and above shops for example), though in line with the wider trend for the Borough, demand is considered to have been fairly muted in recent years.

Consultations have identified that there has been some interest in the redevelopment of low density sites in Romford Office Quarter for residentially-led mixed use schemes that would include some office floorspace.

There has been some change of use of offices to residential under the permitted development change order. Most agents felt that this has occurred in offices that are not in demand from office occupiers and therefore that there is no threat to the supply of office accommodation to meet business needs.

6.6 Conclusion - Balance of Supply and Demand

Industrial/Warehousing (B1c/B2/B8)

Our assessment has concluded that demand levels for industrial premises are stable, as a whole, having experienced a fall at the onset of the economic downturn. There are successful examples of high-specification developments (Beam Reach 5 and Easter Park) and demand for medium-large premises remains. Most requirements are for warehouses with good observed take-up of vacant land and new premises. Demand and take-up of second-hand stock is considered to be somewhat more muted.

Although new high-quality premises have recently been built, second hand stock dominates the market at present. Whilst occupiers demand a range of premises, there is a noted shortage of large distribution facilities or available land to build such premises, meaning that when demand for such premises arises, occupiers have to look elsewhere in the PMA.

Vacancy rates are generally considered to be low within the SILs, somewhat higher in the SEAs (though still low), and high in the de-designated employment areas. This points to there being a good level of churn of supply and demand for stock in protected locations, close to major road arteries and away from residential and other sensitive land uses. Consultees suggested that there was a relative lack of availability of good quality lower cost space for SMEs.

In conclusion, whilst it is likely that some demand from occupiers requiring large premises may be 'lost' to other boroughs in the PMA, supply generally meets demand, with vacancy rates appearing to have remained low. The presence of poorer quality premises in some locations may provide opportunities for refurbishment or redevelopment to ensure the needs of occupiers are met and the supply-demand balance maintained.

Office (B1a/b)

Based on consultation and review of information sources it is assessed that take-up rates of office floorspace in Havering has been slow in recent years, and demand is currently not strong, with relatively few enquiries being received. Where demand exists, good quality premises are required with good links to public transport and amenities. There is some evidence of demand for serviced offices within business centres, with good occupancy levels at such premises in Romford Town Centre.

The supply of office premises in Havering is not considerable and is largely concentrated within the Romford Office Quarter, where a number of good quality premises are available. This area was the only location highlighted as experiencing much demand, though small office units within the SILs do attract interest. The vast majority of the available stock is second hand, varying in age, with some relatively new stock at Melville Court (Harold Hill) and some refurbished serviced office space in the Romford Office Quarter. Short-term leases are generally offered, with most businesses being content with such tenure arrangements in the present economic climate. Over 50% of premises available for let are less than 2,500 ft^2, with current vacancy rates standing at 12%, having increased since the onset of the economic downturn.

In conclusion, the supply of B1 floorspace generally meets demand in the Havering local office market in the current to short term period. The key gap is in affordable, serviced office accommodation to meet the needs of small start-up companies. The generally good quality of premises supplied meets the demands of most prospective traditional office occupiers. The fact that the local B1 market remains small, and has been small historically, may suggest that it is largely in a state of equilibrium, with no speculative developments in the pipeline that are likely to stimulate the market. This is mainly a result of the low rental values between 12 and 13 per $ft^{2.}$ With improvements to the environment of Romford town Centre spurred by the Romford AAP and Development framework and introduction of Crossrail this could change. The prime office location in the Borough, Romford Town Centre retains the fundamental conditions for maintaining a presence as an outer London office location.

7 DEMAND FORECAST

7.1 Introduction

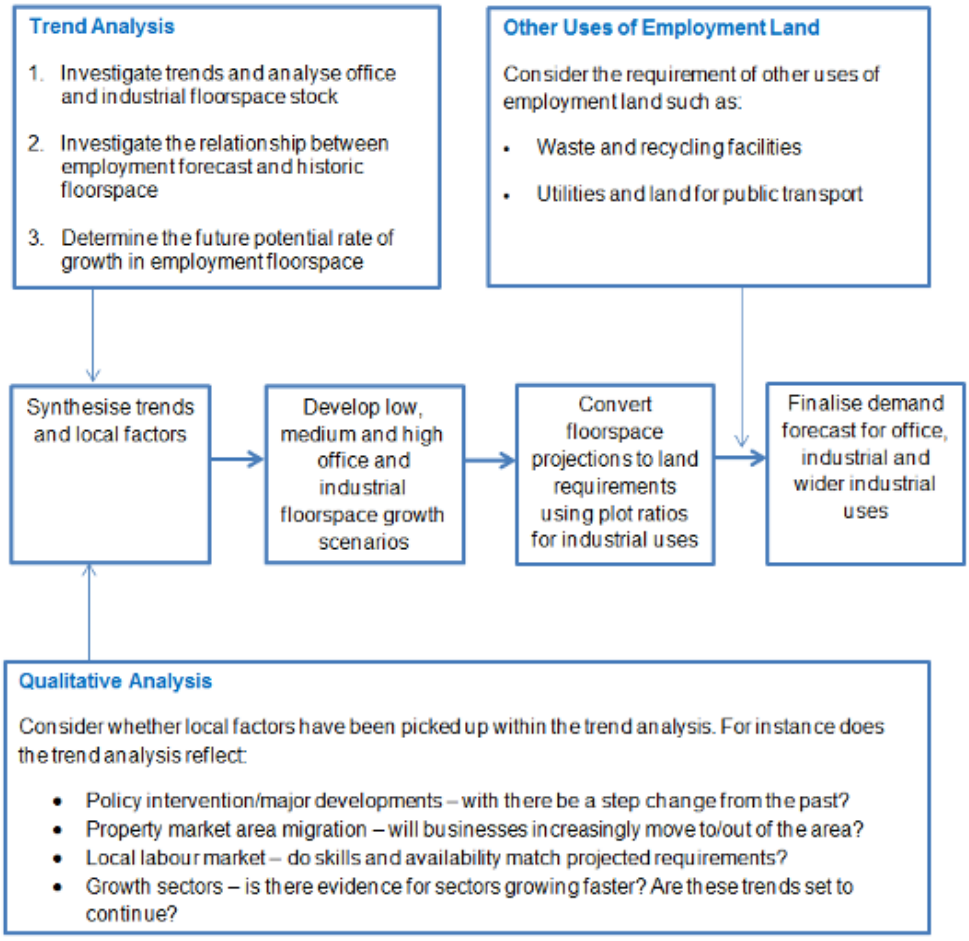
This section projects the future demand for industrial and office land in LB Havering for the period 2013 and 2031.

7.2 Methodology

Our approach to estimating demand for industrial land and office space is compliant with the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), Employment Land Reviews: Guidance Note (2004) which although cancelled by the NPPG still provides a detailed guidance on ELR best practice and the GLA Land for Industry and Transport SPG (Sept 2012).

Our approach synthesises published employment projections with historic floorspace trends and local economic drivers of the property market area (PMA) in which LB Havering industrial and office markets operate, to provide a borough wide projection of employment floorspace. For industrial uses projected floorspace is converted to land demand using plot ratios. We do not convert the floorspace requirement for office space into land as plot ratios for office vary significantly, in particular storey heights, meaning that the conversion to land can be unreliable. Our methodology is set out below:

Figure 7.1 Industrial and Office Land Demand Forecasting Methodology



Source: URS (2014)

7.3 Property Market Area

Industrial and Office property markets rarely correspond to local government administrative boundaries. Businesses searching for sites or premises will typically consider a number of similar locations. This area is termed the 'property market area' (PMA). The PMA will often have similar characteristics such as the labour market structure, access to market areas and suppliers, rental values, appropriate size and grade of stock. The NPPG states that needs should be assessed in relation to the relevant functional economic market area (FEMA)[36]. The FEA as defined in the NPPG can be viewed as the PMA as defined in this study.

For the purpose of this study we have used data from the following local authority boundaries of a defined Property Market Area (PMA), as suggested by property market agents, to measure the trends of the above three factors:

- LB Havering;
- LB Barking and Dagenham;
- LB Newham, and;
- Brentwood Borough Council.

As described at section 6.3 above Thurrock is not included in the PMA in terms of data used in the demand forecast because it was considered by market agents to be a separate sub-market due to the effects of the London Gateway. However, Thurrock does share similar characteristics to the PMA as described above. Data on historic business floorspace, historic employment and forecast employment is analysed for each of the above four PMA boroughs. The trends across the PMA for each of these factors then feeds into the overall employment land demand forecast.

7.4 Historic Trends in Floorspace

The NPPG describes how future trends for employment land should be forecast[37]. This includes an assessment of past take-up of employment land. The Valuation Office Agency (VOA) records the amount of floorspace in an area for tax purposes (the assessment of business rates) by building type. VOA data is considered to be a reliable source of data between 1998 and 2008. However, difficulties can occur in comparing raw VOA data due to the revaluation of properties that occurred in 2004. This causes discontinuities in the quantum of floorspace between 2004 and 2005. Also, 2008 is the latest available data which is five years old at the time of writing this report. Importantly the 2008 data does not include floorspace data collected since the current economic downturn.

To counter these issues we have used experimental commercial floorspace data released by the VOA in May 2012 and covering the period 2000 to 2012[38]. Although the VOA states that they are currently evaluating this data set it is considered a robust enough dataset to analyse trends in employment floorspace across the PMA for the purposes of this ELR.

The historic employment floorspace trend across the PMA and LB Havering is shown at **Table 7.1**. **Figure 7.2** shows the trends for the PMA.

[36] NPPG, paragraph 009 Reference ID: 2a-009-20140306
[37] NPPG, paragraph 033 Reference ID: 2a-033-20140306
[38] This is available at: http://www.voa.gov.uk/corporate/statisticalReleases/120517_CRLFloorspace.html

Table 7.1 Change in Industrial and Office Floorspace 2000 to 2012

	Business Type	2000 m^2	2012 m^2	Diff (%)	CAGR
LB Havering	Office	162,000	154,000	-4.9%	-0.4%
	Industrial	680,000	670,000	-1.5%	-0.1%
PMA	Office	598,000	647,000	8.2%	0.7%
	Industrial	3,099,000	2,791,000	-9.9%	-0.9%

Source: URS; VOA Business Floorspace (Experimental Statistics) 2012.
Note: CAGR: Compound Annual Growth Rate. Figures may not sum due to rounding.

Figure 7.2 Change in Industrial and Office Floorspace ('000 m^2)

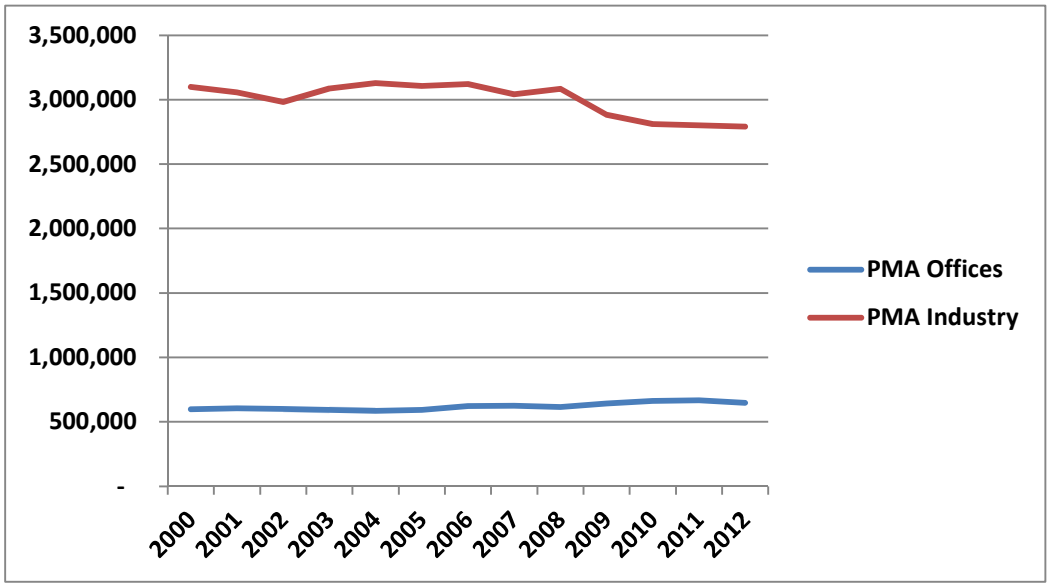


Table 7.1 and **Figure 7.2** shows that there has been a decline in industrial floorspace and an increase in office floorspace across the PMA. The industrial and office trends for the PMA feed into the synthesis demand forecast as shown at section 7.7 below. This includes the CAGR of -0.9% for industrial uses and +0.7% for offices.

7.5 Historic Employment Growth

The NPPG describes how employment land trends can be analysed by looking at labour demand[39]. This includes an assessment of historic employment growth. Historic employment data is drawn from the Annual Business Inquiry (ABI) between 2000 and 2008 and the Business Register and Employment Survey between 2008 and 2011. Both datasets are compiled by the Office for National Statistics (ONS). They are both expressed at a Standard Industrial Classification (SIC) level, not by use class. To estimate employment by use industrial land class (office, industry and warehousing uses, as per our ELR definition) we have identified those sectors which typically operate from B1, B2 and B8 use classes. The linking of sector to use class draws upon our work for other London boroughs in which we have determined employment land by relevant

[39] NPPG, paragraph 033 Reference ID: 2a-033-20140306

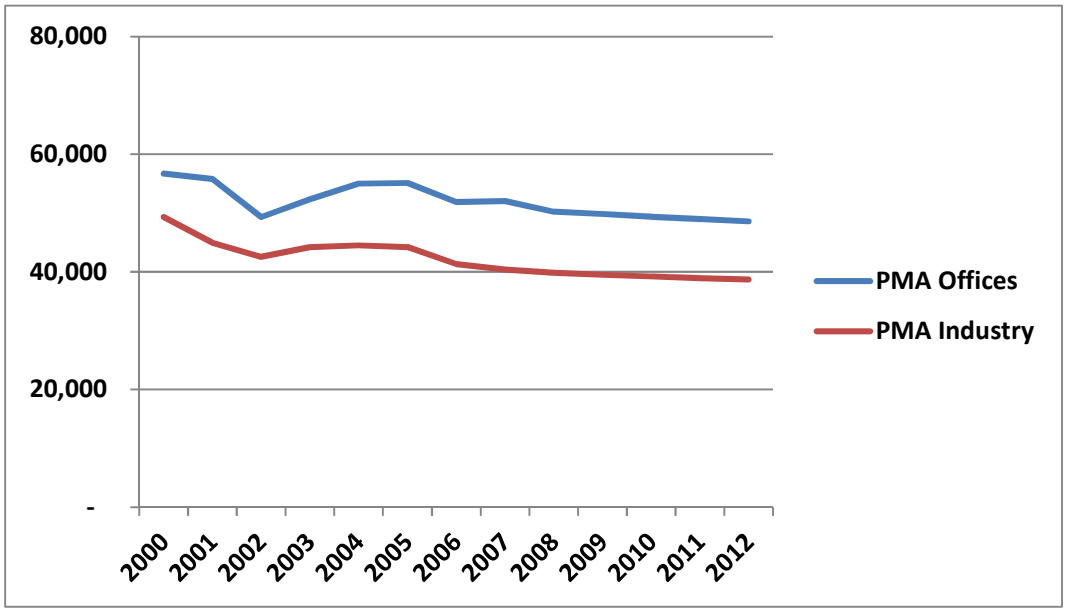
sector[40]. By this approach we estimate workplaces employment by use class as set out in **Table 7.2** and **Figure 7.3**.

Table 7.2 Historic Employment 2000 to 2012

Area	Business Type	2000	2012	Diff %	CAGR
Havering	Office	15,977	15,667	-1.9%	-0.2%
	Industrial	13,997	10,360	-26.0%	-2.5%
PMA	Office	56,668	48,554	-14.3%	-1.3%
	Industrial	49,294	38,712	-21.5%	-2.0%

Source: URS; ONS 2014[41]. Figures may not sum due to rounding.

Figure 7.3 Historic Employment 2000 to 2012



The historic employment trend CAGRs used to inform the synthesis employment land demand forecast are -1.3% for office and -2.0% for industrial uses.

7.6 Employment Projections

The NPPG outlines how employment land should be forecast using assessments of future employment projections (labour demand)[42]. Employment forecasts for London boroughs are produced by GLA Economics and the most recent forecasts were issued in GLA Economics in April 2013. The forecasts are considered the most robust available information on future employment trends by London borough. They are based on a

[40] For example see the London Industrial Land Release Benchmarks and North East and South East Baseline, URS (2007)

[41] Note: The BRES data SIC codes are not identical to the ABI SIC codes so to ensure consistency the actual rate of change for each year between 2008 and 2011 in the BRES data was applied to the known ABI data from 2008 onwards.

[42] NPPG, paragraph 033 Reference ID: 2a-033-20140306

'triangulation' process, which marries macro-economic employment forecasts on a regional level to micro-economic factors at borough level. These include:

- Trend analysis of the major employment sectors in each borough taking account of the effects of the recent recession and prospects for future growth;
- Transport improvements planned for each borough; and
- The availability of land for the development of new office employment sites in each borough (the forecasts assume that vacant industrial sites become residential over the time period).

The April 2013 GLA forecasts take account of the recent economic downturn through the assessment of more recent employment data which has led overall to less optimistic projections of future employment growth[43]. The employment forecasts for Brentwood are taken from the 2012 Heart of Essex Economic Futures Study[44]

Table 7.3 presents the employment forecasts across the PMA.

Table 7.3 Employment Forecasts

Area	*Use Class*	2013	2031	CAGR 2013-31
Havering	Office	9,104	11,449	1.3%
	Industrial	15,633	13,639	-0.8%
PMA	Office	41,440	50,235	1.1%
	Industrial	50,781	46,056	-0.5%

Source: URS; GLA Borough Employment Projections (November 2009); Heart f Essex Economic Futures (July 2012)
Figures may not sum due to rounding

[43] GLA Employment Projections 2013 only publishes overall borough employment forecasts and does not produce forecasts by industrial or office uses. Therefore to covert the overall employment forecasts to industrial and office land uses the relevant proportion of industrial and office employment of total forecast employment from the London Employment Time Series publication (GLA, 2010) is taken and then applied to the overall employment forecasts as shown in GLA Employment Projections 2013.
[44] NLP, July 2012, Heart of Essex Economic Futures Study

Figure 7.4 Employment Forecast 2013 to 2031

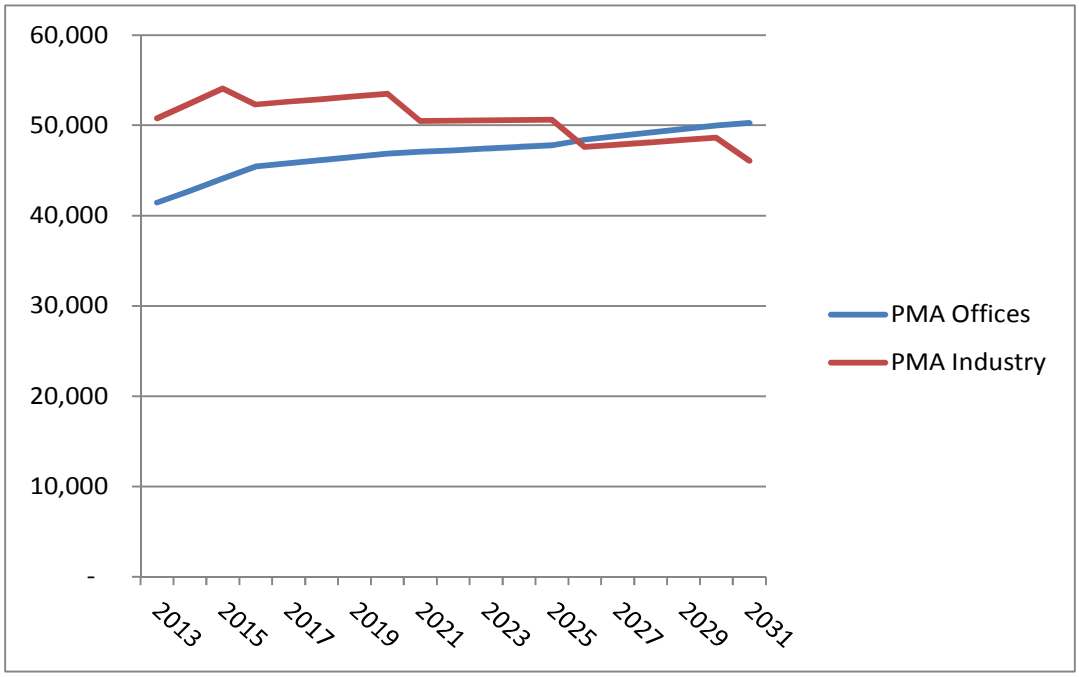


Table 7.3 shows that office employment in LB Havering is forecast to grow at a slightly higher rate than the PMA (1.3% per annum compared with 1.1%, respectively) and see a relatively stronger contraction in B2/8 employment than compared with the PMA (-0.8% and -0.5% respectively). These 'top down' economic trends do not build in a 'bottom up' understanding of likely future local circumstances which are considered at **section 7.8** below.

The PMA employment forecast trend CAGRs used to inform the synthesis employment land demand forecast are +1.1% for office and -0.5% for industrial uses

7.7 Synthesis Forecast

Our synthesis forecast approach takes trends in historic floorspace provision as a basis for forecasting future employment land demand. The historic floorspace trends are projected by a linear function and adjusted for regional economic changes by incorporating an adjustment factor. The adjustment factor is the ratio of forecast employment to historic employment.

The adjustment factor is then applied to historic change in floorspace to determine the floorspace forecast. The results are shown in **Table 7.4**. The table shows the historic trend based on past floorspace changes, historic and forecasted annual employment changes for B use classes, the adjustment term and the adjusted average annual floorspace demand for the period 2013 to 2031. This CAGR for historic floorspace and employment and forecast employment are taken from preceding tables.

Table 7.4 Synthesis Forecast for Employment Floorspace

Business type	*Floorspace CAGR* 2000-2012	*Employment CAGR* 2000-2012	*Employment CAGR* 2013 - 2031	*Adjusted average annual floorspace demand*
Office (PMA)	0.7%	-1.3%[45]	1.1%	0.8%
Industrial (PMA)	-0.9%	-2.0%	-0.5%	-0.2%

Source: URS calculations 2015. Figures may not sum due to rounding

Table 7.4 above shows the synthesised demand trend for offices and industrial uses between 2013 and 2031 projected office floorspacetrend is 0.8% per annum and the industrial trend is -0.2% per annum. These annual growth rate estimates are derived from a 'top down' assessment of demand. The next step in the process is to perform a 'bottom up' assessment of likely demand and then to consider whether the 'top down' estimates could be revised upwards or downwards to reflect a more localised understanding of likely future demand.

7.8 Bottom up adjustment of the Synthesis Forecast

The bottom up demand assessment is derived from market intelligence gained through the literature review, local research and consultation with local property market agents and key stakeholders. Factors considered include the following:

- The impact of any major new developments and infrastructure plans;
- Property market trends within the PMA; and
- Impact of the recession.

We summarise below the comparative advantages or disadvantages of LB Havering in relation to the wider PMA, to illustrate the degree to which Havering could compete for economic growth and the inward investment arising across the PMA.

7.8.1 Impact of Major Projects

Consented Proposals

Crossrail: Crossrail will deliver a high frequency, high capacity service to 37 stations linking Maidenhead and Heathrow in the west to Shenfield and Abbey Wood in the East. Crossrail will stop at Romford. It will bring an additional 1.5 million people within 45 minutes commuting distance of London's key business districts[46].The improved connectivity is expected to have significant economic effects across London. These could include a positive shift in demand from businesses that require good public transport links, especially those seeking to access the West End and west of London, which is a key difference to the current rail network[47].

According to the 2012 Crossrail Property and Regeneration Study, Crossrail could create £5.5 billion in added value to residential and commercial real estate along its

[45] The reason there appears to be potentially contradictory trends in the historic office employment and floorspace is mainly due to a large amount of speculative office development constructed at Newham in the last eight years to support Stratford City and the Olympics. It may be that there is a lag period while actual employment catches up with the supply of office floorspace. This is reflected in the positive GLA employment office forecasts for the PMA. It is therefore not appropriate to adjust this trend in the syntheses exercise.
[46] www.crossrail.co.uk
[47] Currently trains terminate at Liverpool Street.

route between 2012 and 2021[48]. The study, along with the 2014 Crossrail Development Pipeline Study[49] suggests that Crossrail is already having a positive impact on investment decisions and at many locations Crossrail will be influential in supporting and influencing new development. In regards to Havering the study suggests that in outer London locations such as Romford the impact on the commercial office market will be less significant than in Central London. However Romford is placed in the middle category of likely positive impacts and it is likely that most of the positive impacts relate to increased residential values. However, positive benefits include the increased attraction of the area to commuters and hence employees, and the geographically larger labour pool available to employers.

It is expected that Crossrail will lead to a greater 'sense of place' in Romford. This would likely be achieved through investment in public realm and through a multiplier effect of local spend by new residents seeking to live in Romford due to its improved connectivity. This raising of the profile of Romford could over time encourage investment in local employment schemes both in terms of new office accommodation for people who want to be located closer to home or related to firms seeking to provide services to the increased population such as financial and professional services. Also new logistics, distribution and food and drink manufacturing firms could choose to locate closer to this expanded and improved residential and employment market. Therefore over time Crossrail is likely to have a marginal positive effect on demand for industrial and office space and the top down demand forecast can therefore be adjusted upwards.

London Gateway: London Gateway is a port and logistics development on the north bank of the River Thames in Thurrock, Essex. It is 20 miles (32 km) east of central London. Outline planning permission has been granted for a total of 880,000 m^2 of employment uses. Construction began in February 2010 and is expected to take several years, with the port and logistics park completed in stages. The project comprises a new deep-water port, which is able to handle the biggest container ships in the world, as well as one of Europe's largest logistics parks. The distribution park will cover a total area of 300 hectares. It will accommodate buildings in excess of 93,000 m^2 and will provide access by road and railways to London and the rest of Great Britain[50]. According to the views of commercial property agents consulted the project once complete is likely to stimulate further demand for industrial and logistics units in Havering. Accordingly the demand forecast has been adjusted upwards for industrial uses.

Lakeside: Thurrock have a vision for the Lakeside Basin as a new regional town centre. Outline planning permission was granted in April 2014 for a £180m scheme to extend the centre north and eastwards, providing 30-40 new retail stores including space for new café/restaurant facilities resulting in a net gain of 40,000m^2 GIA; a new bus station, which together with the adjacent Chafford Hundred Rail Station, to form a new transport interchange facility; improved pedestrian and cycle routes. The Environmental Statement accompanying the planning permission states the potential for 1,130 jobs during the construction period, and once operational over 6,000 direct permanent jobs in the local economy and around 1,250 seasonal jobs [51]. The benefits arising from these jobs will mostly fall to retail and logistics. However, many of the brands are expected to be national/international and may already have their logistics operations set up and functioning to managed supply requirements from the existing Lakeside. The site developer has said construction could start as early as 2015 which means the leisure development could open in 2017[52]. Given the likely benefits to the logistics market we expect some of the effects to spill over into Havering and so we therefore adjust the employment synthesis forecast accordingly.

[48] Crossrail (GVA) , 2012, Crossrail Property and Regeneration Study
[49] Crossrail (GVA) , 2014, Crossrail Development Pipeline Study
[50] http://www.pla.co.uk/About-Us/London-Gateway-Port
[51] Lakeside Shopping Centre: Extension Proposals Planning Summary December 2011
[52] http://www.theretailbulletin.com/news/outline_planning_permission_granted_for_leisure_development_at_intu_lakeside_03-04-14/

Proposals yet to be Consented or in Concept Phase

Beam Park Station: There are aspirations for a Beam Park rail station, which is contingent on Cluster 20 (Beam Park) coming forward for development. Higher density housing here would also see the bus network and capacity improved southwards into Rainham Employment Area, which could improve the areas connectivity and attractiveness for B2/B8 use classes. Given the uncertainty over these projects occurring at this stage, we do not adjust the employment synthesis forecast by this factor.

A Lower Thames Crossing: There are currently two proposals to improve connectivity between the north and south banks of the Thames Estuary East of Dartford. In July 2014 the Department for Transport announced that they were committed to a lower Thames crossing and that Option A – a crossing close to the existing Dartford Crossing and Option C – Linking the M2 to the M25 east of Gravesend[53] are the two shortlisted options. Havering had responded to earlier consultation in mid-2013 setting out its preference for Option A. The existing Dartford-Thurrock River Crossing A282 trunk road is a key link in the strategic road network, which facilitates the movement of goods and people. The crossing suffers from significant levels of congestion, with over 50 million vehicles using it each year. Congestion remains a significant problem and the situation is anticipated to worsen as a result of forecast traffic growth[54]. The absence of viable alternative routes exacerbates the disruption. For locations outside the immediate crossing route such as LB Havering, there are expected to be access and reliability benefits as traffic from Chanel ports bifurcates along the M25, M20 and M2. An indicative timeframe for completion is at least ten years. It is thought that Havering's B8 use classes especially would benefit. Given that there is a firm commitment to the project the demand forecast is adjusted upwards accordingly.

East of Silvertown River Crossing: Transport for London is investigating the potential for an additional river crossing east of Silvertown and west of Dartford to ease road congestion and improve connectivity. There are currently a number of options being considered including a new tunnel at Silvertown, a new ferry at Woolwich, a bridge and ferries at Gallions Reach and a bridge between Belvedere and Rainham[55]. The Belvedere Bridge option is likely to have impacts in terms of employment land in Havering and the Council has very strongly objected to this option in its consultation response submitted in October 2014. However, given the lack of certainty at this stage of which option will be pursued and based on the views of market agents no adjustments are proposed for the demand forecast.

7.8.2 PMA Migration & Regeneration Initiatives

Property market agents have indicated that there could be a migration of industry from LB Newham and other central boroughs of London which have land constraint issues. As a result business could move to outer London boroughs. Property market agents confirmed that there was likely to be some migration of industry away from London's central activities zone (CAZ) to outer London borough locations over time. It is thought that LB Havering could benefit from this effect. Over the longer term, the release of industrial land could translate as an increase in land values, especially in inner London boroughs and businesses pushed out to outer London Boroughs such as Havering. This effect of property migration has also, to some extent, been captured in the historic floorspace change and employment projections. The impact on demand is therefore thought to be limited although some minor upward adjustment is made.

[53] https://www.gov.uk/government/news/next-steps-for-lower-thames-crossing-announced
[54] It is estimated that congestion and delays at the crossing cost the UK economy £40 million a year (Dartford River Crossing Study Report (Department for Transport, Route Options for the new Lower Thames Crossing, July 2014)
[55] TFL, River Crossings: East of Silvertown Crossings: Technical Documentation (Atkins June 2014)

The Romford Area Action Plan (AAP) vision is to promote and enhance Romford's position as East London's premier town centre. The document includes objectives to support and enhance the local economy. The council is preparing a business growth strategy and there are intentions to work closer with and support local businesses and strengthen partnership working across organisations.

In terms of physical regeneration, Romford Urban Integration study proposes three masterplans to enhance the public realm of Romford Town Centre designed to improve areas north and south of the station alongside the arrival of Crossrail. Around the station area – a key gateway to Romford - proposals are for a new station forecourt, new piazzas, reconfiguration of the bus lay-by, improved pedestrian flow, linkages and environmental improvements. There is also a masterplan to green the Romford ring-road by soft planting, improving pedestrian sub-ways and an attention to enhancing safety and designing out crime. These improvements are likely to have a positive impact on perception of place. The intention is to implement timescale is within five to ten years; however, realisation of these masterplans are constrained by lack of funding. The impact on demand is thought to be on offices located in Romford Town Centre, though this is unlikely to result in a step change in demand.

The overall effect of regeneration strategies and active Council intervention could lead to an increase in demand for office floorspace.

7.8.3 Local Factor Summary

Table 7.5 presents the combined effects of the local factors on the demand forecasts. We presents in a format of either a positive impact on demand (↑), a negative impact on forecasts (↓) or no overall impact (↔). Each factor is given a weighting of +/-10% of the CAGR, depending on the direction of the arrow. The result of this exercise produces an adjusted forecast.

Table 7.5 Summary of Local Factors and Impact on Synthesis Forecast

	Office	***Industry/Warehousing***
CAGR Forecast	*0.8%*	*-0.24%*
Major projects	↑	↑
PMA migration & Regeneration Initiatives	↑	↑
Adjusted CAGR Forecast	*0.9%*	*-0.19%*

Source: URS (2015)

7.8.4 Sensitivity

To account for potential variations in our synthesis of projections based on employment, floorspace and local factors we introduce high and low growth scenarios to our demand projections +/-0.1 either side of our best estimates (medium growth scenario).

Our low to high growth scenarios also provide some flexibility to any potential changes in demand (up or down) arising from, for example, variations in plot ratios; variations in the impact of Crossrail; the realisation of a potential new station at Beam Park; the expansion of Lakeside; or consent for a new Lower Thames Crossing or crossing east of Silvertown. The impact of some or a combination of these development proposals could provide a step in demand and it is recommended that the council monitor employment land demand and supply. We provide a specific recommendation to the monitoring of employment land in **Section 8**.

The three growth scenarios, including the impact of local factors, are presented in **Table 7.6.**

Table 7.6 Growth Projections with Local Factors and Sensitivity

	Adjusted CAGR	
	Office	***Industrial/Warehousing***
Low Growth Scenario	0.85%	-0.17%
Medium Growth Scenario	0.94%	-0.19%
High Growth Scenario	1.03%	-0.21%

Source: URS 2015

7.9 The Forecast for Industrial and Office Premises

The net growth in demand for office and industrial floorspace over the planning period, 2014 to 2031 is set out in **Table 7.7.** Net growth refers to the balance of commercial space once new development and the loss of premises (either demolished or changed use) has been taken into account.

The table shows that the net requirement employment floorspace in LB Havering by 2031 is estimated to be between 26,700m^2 and 33,300m^2 for office space, and -21,300m^2 to -25,900m^2 additional floorspace for industry and warehousing. Given the stage of the current economic cycle it is likely that short-term growth will be at a lower rate than the long-term average.

Table 7.7 Long Term Office and Industrial Floorspace Demand Forecast ('000m^2)

	Additional Floorspace Requirements at 2031		
	Net Low Sc.	Net Med Sc.	Net High Sc.
Office	26.7	30.0	33.3
Industry/ Wareh'g	-21.3	-23.6	-25.9
Total	5.5	6.4	7.3

Source: VOA; URS 2015

7.10 Development Pipeline

Analysis of LB Havering employment planning application data taken from the London Development Database (for April 2012 to August 2014) shows there is a negative development pipeline for both offices (B1a and B1b) and industrial uses (B1c, B2 and B8). This generally relates to planning permissions not started and is assumed to relate to the falling demand for industrial and office space linked to the recent economic downturn. Most of these applications are for change of use from employment to residential or other mixed use. The headline development pipeline figures are as follows:

- Offices (B1a) -1,836 m^2
- Industrial (B1b,c, B2 and B8) -11,065m^2

The office pipeline can be left as floorspace as it is not always clear what plot ratios should be used due to offices either being high density town centre offices with multiple levels or lower density 'out of town' business park office developments. The industrial floorspace figure can be converted to land by using the plot ratio 0.5[56]. This results in approximately -2 ha of industrial land that has permission to be released from industrial

[56] DCLG (2004) Employment Land Review Guidance p.47

use. Office and Industrial development pipeline will be factored into the policy recommendations as described in Section 8.

7.11 Other Users of Industrial or Office Land

7.11.1 Waste Management and Recycling

The Joint East London Waste Strategy adopted in February 2012 identifies three waste sites for LB Havering to meet expected demand over the planning period. These sites are as follows:

- Ferry Lane North - existing waste site to be redeveloped – 0.5 to 1.5ha
- Gerpins Lane – rural site in Greenbelt to be used as a composting facility – 1.5 to 5 ha
- Hall Farm – former landfill site in rural location to be used as a composting facility – 19 ha

As none of the above sites are additional sites that could be located in employment land no adjustment is made to the demand forecast.

7.11.2 Utilities, & Land for Public Transport

The GLA London's Industrial Land Baseline (2010) measured 81.7ha of land. Our observations did not identify any new land allocated for utilities, waste or public transport since the 2010 study. The release of a gas utilities site at Crow Lane (Cluster 17) was identified by the site owner, National Grid, through the call for sites process. The area of the site is approximately 5.24 ha and it is considered surplus to operational requirements.

7.11.3 Vacant Land

Information on vacant land and land with vacant buildings within employment areas was collected during the field survey. It was then measured using Geographic Information Systems (GIS) software. The estimated vacant land is shown in table 7.8 below. The total developable vacant land was calculated by taking away vacant land that is effectively undevelopable, such as nature reserves or land that has natural constraints such as topographical or watercourses running through it. The developable vacant land is 37 hectares and this is factored into the forecast for employment land requirement to 2031 as shown in Table 7.9.

Table 7.8 Estimated Vacant Land in LB Havering 2031

Employment Cluster Number and Name	*Policy designation*	*Size (ha)*	*Comment*
Total Vacant land within employment areas			
C1. Harold Hill	SIL	0.1	
C2. King George Close	SIL	1.4	
C3a. Ferry Lane North	SIL	0.5	
C3b. Ferry Lane North	SIL	0.6	
C4. Beam Reach 5	SIL	16.5	
C5. Ford	SIL	4.9	
C7. Fairview Estate	SIL	0.1	
C8a. Ferry Lane South	SIL	1.9	
C8b. Ferry Lane South	SIL	2.3	
C9. Beam Reach 6	SIL	12.5	
C10. Rainham SIL infill	SIL	13.0	
C11. Harold Wood	SEA	0.9	
C15. Hillman Close	SEA	0.1	
C16. Crow Lane 1	SEA	0.1	
C17. Crow Lane 3	SEA	0.8	
C19b. Rainham West (N)	SSA12	0.3	
C25. Freightmaster Estate	No desig	0.2	
Sub-total		**56.1**	
Vacant 'undevelopable' land within employment areas			
C4. Beam Reach 5	SIL	5.0	Area of cluster which is a SINC (Note 1)
C9 Beam Reach 6	SIL	1.6	Topography of part of cluster inhibits development
C10. Rainham SIL Infill	SIL	12.5	Three plots in the Rainham SIL Infill cluster to the south of the utilities site. SINC
Sub-total -		**19.1**	
Total Developable Vacant land within employment areas			
Total		**37.0**	

Source: URS (2015);

7.12 The Forecast for Industrial Land to 2031

The NPPG, states that where possible employment floorspace should be converted to employment land using plot ratios[57]. Office development can vary considerably (from three to ten plus storeys) so therefore it is not suitable to convert the demand projections from floorspace into office land requirements. By comparison development density (plot ratio and storeys) tends to be static for industry and warehousing premises, and a plot ratio of 1:0.45 (land to premises, over one storey) can be applied. This ratio means that over one hectare of land one can typically expect the footprint of an industrial or warehouse building to take up 0.45 hectares. Using this ratio we calculate that the additional demand for industrial and warehousing floorspace, set out in **Figure 7.7**, is the equivalent of -5.8ha, -5.2ha or -4.7ha (low, medium and high growth scenarios respectively).

[57] National Planning Practice Guidance (NPPG) paragraph 034 reference ID: 2a-034-20140306

The demand forecasts set out in **Table 7.9** take into account the demand for waste and recycling land and the need to retain an appropriate level of vacant or derelict land while sites are prepared for new occupiers (termed frictional vacancy[58]). The vacant developable land is shown in Table 7.8.

Table 7.9 Industrial Employment Land Demand, 2012-2031

	Low	*Medium*	*High*
Demand for industrial land use		**(hectares)**	
A. Supply of industrial land occupied by B-use class, including land for utilities, bus and rail depots, and waste management		375.0	
B. Current vacant industrial land 2014		37.0	
C. Total occupied industrial land and developable land (A+B)		412.0	
D. Land demand to 2031	-5.8	-5.2	-4.7
E. Additional demand for waste and recycling facilities 2014 to 2031		0.0	
F. Optimum frictional vacant land at 2031 (5% of A+D+E)[59]	18.5	18.5	18.5
G. Excess vacant land (includes optimal levels of frictional land (F) minus existing vacant land (B)	-18.6	-18.5	-18.5
H. Gross demand for industrial land 2014-2031 (A+D+E+G)	350.7	351.2	351.8
I. Net demand for industrial employment land 2014-31 (H-D)	**-24.3**	**-23.8**	**-23.2**
J. Net change per annum (ha)	-1.3	-1.3	-1.2

Source: URS (2015); GLA London's Industrial Land Baseline (2010); East London Waste Plan (2012)
Figures may not appear to sum due to rounding

The implications of this analysis is that there is a surplus of employment land in the region of between 24.3ha and 23.2ha, depending on the demand scenario. The median scenario is for -23.8 between 2014 and 2031 or -1.3 p.a. This is deemed the most likely to occur and so forms the basis of the policy recommendations outlined at section 8.

[58] See paragraph 3.7 of the Land for Industry and Transport Draft SPG (Mayor of London; February 2012) for a fuller explanation of frictional vacancy
[59] The Land for Industry and Transport SPG (2012) paragraph 3.7identifies 5% as the optimal frictional vacancy rate for industrial land in order for the market to work efficiently.

7.13 The Forecast for Office Floorspace to 2031

Table 7.10 shows up to 2031 there is additional (net) demand for between approximately 10,657m^2 and 17,132m^2 office floorspace in LB Havering. It is expected that this floorspace would primarily meet the needs of local businesses.

Table 7.10 Office Floorspace Demand, 2014 - 2031

	Low	***Medium***	***High***
Demand for office floorspace		(m^2)	
A. Actual (Gross) B1 Floorspace		154,000	
B. Current Estimated Vacant Floorspace		30,800	
C. Demand for B1 floorspace 2031	26,979	29,977	32,974
D. Optimum frictional vacancy in 2031 (8% of A + C)	14,478	14,718	14,958
E. Oversupply of vacant floorspace (D – B))	-16,322	-16,082	-15,842
F. Gross demand for B1 floorspace 2014-2031 (A+C+E)	164,657	167,895	171,132
G. Net demand for B1 floorspace 2014-2031 (F – A)	10,657	13,895	17,132

Source: URS (2015) Figures may not appear to sum due to rounding

Because of the vast range of densities of office developed in Havering and similar locations, and the fact that many offices are coming forward as part of mixed use development, it is not meaningful to translate floorspace (square metres) into land requirements (hectares). The stock for offices, is therefore represented in terms of floorspace (per square metre).

8 CONCLUSIONS

8.1 Introduction

This section sets out conclusions and recommendations for the employment land review building upon findings from previous sections of the report.

8.2 Conclusions

8.2.1 *Office Land Use (B1)*

There is approximately 154,000m^2 of gross office floorspace in LB Havering, the majority of which is located in Romford Town Centre's Office Quarter. Our forecasting exercise estimated that there is additional demand for between approximately 10,657m^2 and 17,132m^2 of office floorspace in the planning period to 2031 (see **Table 7.10**). The projected growth in office floorspace is mainly attributed to ongoing demand for space within Romford Town Centre, and to a lesser extent demand from SMEs for smaller units in Romford.

The property market analysis of Chapter 6 indicates that office market in Havering is mostly supplying the demands of small to medium sized companies. Most of these companies are linked to the local market, for example solicitors firms, recruitment firms, local financial advisors and brokers and public and voluntary sector and education linked companies. There was traditionally also a significant element of larger nationally focussed businesses seeking a key location in the South East of England close to London. This explains why many of the offices in the Romford Office quarter are large floorplate purpose built office buildings. However since these larger purpose-built office buildings were constructed in the 1980s and 1990s demand from these types of office occupier have significantly reduced. This explains why many of the larger office buildings in the Romford Office quarter are vacant or have changed use in past years. This reduction in demand for larger offices is due to structural changes in the economy, with a reduction in headcount at larger firms due to a combination of off-shoring, home working and reduction in administrative staff due to technological advances and cost cutting exercises.

Despite this Romford has intrinsic strengths as a potential office location. Occupiers are attracted by the relatively modest rents, in comparison to locations closer to the City and Canary Wharf. The locational strengths of Romford Town Centre lie in its high public transport accessibility levels (PTAL), range of facilities and amenities, good quality of environment, proximity to rural areas, relatively lower property prices than some other areas of London and access to a wide labour force.

In recent years the office market in Havering has suffered due to the recession and the change in permitted development rights allowing conversion of offices to residential. However, the research and consultation with commercial agents and stakeholders (Chapter 6) suggests that despite this there are grounds for optimism in the future. As explored in section 7.8 of the demand exercise, there are regeneration initiatives and major infrastructure projects that could positively change the conditions and environment in Romford. These could lead to a stimulation of demand for offices. These factors include Crossrail, which should have a long term beneficial catalytic effect through encouraging commercial investment in Romford. Also the Romford AAP and evolving Romford Development Framework should lead to an improved public realm, environment and quality of office stock which modern office occupiers require.

One element that will be important to occur to stimulate office demand will be the upgrading of office stock to accommodate the needs of modern occupiers. This includes provision of more flexible, affordable space. The property market analysis suggests there is significant demand for serviced and flexible workspace to meet the needs of start-ups and growing businesses. However, in the medium to longer term, the research

suggests that there will also be reversal of the trend of decreasing demand for larger floor plate offices, such as those present within the Romford Office Quarter. This is due to the expected benefits associated with Crossrail and the Romford regeneration initiative.

Outside Romford Town Centre office space is in limited supply, found mostly in the Rainham and Harold Hill SILs. Space here is variable in quality, ranging from good quality incubator space at CEME, and purpose office built floorspace in Harold Hill, to large 1960's buildings meant to house lone occupiers. Both Rainham SIL and Harold Hill SILs are first and foremost industrial locations and the characteristics of the SILs are more in line with serving industrial uses than office uses. Uses within these areas therefore tend to be stand alone buildings. These premises, regardless of quality, are generally affordable, owing to the mostly poor public transport accessibility serving them and their location away from town centres (poor access to amenities).

Vacancy levels are relatively high (approximately 20%), both within and outside Romford Town Centre indicating that supply is currently sufficient to meet demand. The relatively high vacancy rates observed during survey was supported in our property market area analysis suggests that demand for the type of units marketed here is, at present, relatively weak, though weak demand is expected to partly a characteristic of the recent economic downturn.

Consultations, analysis of the property market and policy evidence indicate that Havering contains some older office stock, which once vacant proves difficult to re-let given that characteristics may no longer appeal to modern occupiers. It is thus important that a measured approach is taken to encouraging refurbishment or site redevelopment to provide modern floorspace.

Medium term initiatives such as Crossrail and demand stimulated from potential outmigration from central London will likely lead to there being continued, though ultimately modest, demand for office space in LB Havering.

8.2.2 *Industrial Land Use (B1c/B2/B8)*

There is a total of 375ha of land currently in industrial use in LB Havering (see **Table 7.9**). Total industrial floorspace is estimated to be in the region of 700,000m^2. This can be broken down into land that it designated as Strategic Industrial Land (SIL), Secondary Employment Land (SEA), Site Specific Allocations (SSA) and non-designated employment land. The breakdown in percentages terms is as follows:

- SIL (75%)
- SEA (8.2%)
- SSA (4.3%)
- Non-designated (12.4%)

Our forecast shows that there is projected to be an decrease in demand for industrial land in the period 2014 to 2031 of between approximately -6ha and -5ha (not including frictional floorspace). This is due largely to a forecast decrease in industrial employment as projected by the GLA and a corresponding continuation of a historic declining trend in industrial floorspace take-up as shown at **Table 7.1**.

To derive the net demand we also take account of the supply-side position. As shown in **Table 7.8** there is 56.1ha of vacant land in the Borough. However, only 37ha of the vacant industrial land is considered to be developable with the remainder being nature reserves or having topographical issues. Once this developable vacant industrial land and demand for other uses such as waste, recycling and utilities is taken into account (0ha, as explained in **Section 7.10**), we estimate that net demand over the planning period is between -24.3ha and -23.2ha of industrial land. This means that approximately

24 hectares of existing industrial land in LB Havering could be released for other uses while still providing sufficient industrial land in the Borough to meet future demand.

In general the past decade or so has seen a sustained period of consolidation of underused industrial land across London and especially in the East London sub-region. This has resulted in a significant amount of vacant industrial land and buildings released to non-employment uses, where it no longer fulfils the needs of modern businesses. This is partly due to the application of strategic policies on industrial land release as contained in the London Plan, individual London Boroughs Local Development Plans and effective development management. According to the market agents consulted this has resulted in a position of relative equilibrium in the local industrial land market with supply largely meeting demand. While this provides evidence of the success of the London wide employment land policy it also suggests that future spatial planning policy efforts should be focussed on stabilising the supply of industrial land so that capacity is retained to meet the future needs of industrial and logistics firms over the planning period. This can be challenging in the face of significant pressures to meet housing targets and corresponding pressures from housing developers for change of use at existing employment sites, as outlined in the policy and literature review (Chapter 4).

On the supply-side, our qualitative appraisal of employment clusters evidenced by the field survey and the consultation with market agents and stakeholders, indicates that the current supply of industrial premises is generally considered to be appropriate for the needs of occupiers in the Borough. The Borough's three SILs and seven SEAs are judged to have the key strategic characteristics required by employment land activities. These characteristics include good/ very good access to the strategic road network, very good/ good or average condition and a lack of incompatible land uses that create bad neighbour issues.

Some existing industrial clusters in LB Havering have been identified through recent Council policies and strategies as potentially appropriate for release or change of use to enable wider regeneration benefits to be achieved. These sites amount to around 19.5 hectares which is around 80% of the projected release figure of 24 hectares. The sites with potential for release of change of use to include the following:

- Rainham West (Clusters 19a and b) 15.4 ha
- Crow Lane Site 3 (Cluster 17) 2.7 ha
- Bridge Close (Cluster 21) – 1.4 ha

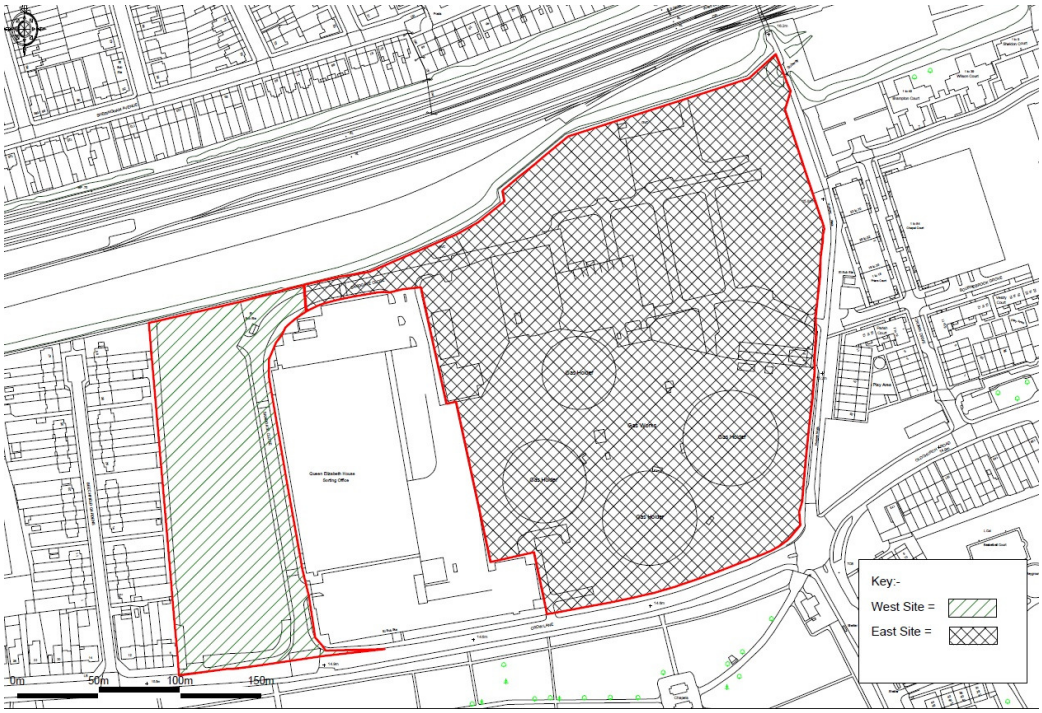
Rainham West, with the exception of the Rainham Steel office building, is identified by the LB Havering as a site that could be released for housing. The Council has submitted a funding bid to the GLA for 'housing zone' status for Rainham and Beam Park. This funding would provide finance to unlock the Rainham West site and wider area (including Beam Park). Its redevelopment for housing would help the LB Havering meet its increased housing targets and wider regeneration goals. An element of the site has already been redeveloped for housing (for example the Climate Change Passivhouse development in centre of site). The Rainham West site was included as a site specific allocation (SSA12) for mainly residential led redevelopment

in the 2008 LB Havering Core Strategy. Beam Park (Cluster 20) is part of the same regeneration initiative and has already been earmarked for redevelopment by the site owner and the Council as a residential site. It currently has temporary storage uses on it so is not considered as part of the overall industrial land supply and therefore is not included in the release figures.

Bridge Close (Cluster 21) is a fragmented industrial cluster in Romford Town Centre which has been earmarked through the Romford Development Framework for redevelopment for mixed use office and residential. The cluster is not a designated employment site but does remain predominantly in B use class.

An area covering approximately 7.94 ha of the Crow Lane Site 3 has been put forward through the call for sites process for release and redevelopment for other uses. The Eastern portion of the site is a gas utilities use and is approximately 5.3 ha. The land owner, National Grid, states that the site is surplus to operational requirements. The western portion of the site is 2.7 ha and is currently vacant. The Council feel that both parts of the site are unlikely to be redeveloped for industrial uses[60]. Therefore it is appropriate to recommend their release from industrial employment use. The remaining 2.4 hectare of the site is a Royal Mail sorting office and could be retained as SEA. The sites proposed for release through the call for sites process are shown below:

Figure 8.1: Crow Lane Site 3 (Cluster 17) Romford: Call for Sites Proposal



Source: URS 2015

The findings of the field survey and consultation with market agents found that generally speaking non-designated industrial employment clusters are less appropriate for industrial uses than the designated industrial land (SIL and SEA). However, it should be noted that most of these sites are occupied and appear to be meeting a local business need. Some of the non-designated sites have issues such as; poor servicing arrangements; poorer quality of premises and environment; access via residential areas; or have higher rates of vacancy.

Non-designated clusters assessed in this study can be broken down into the following typologies (these typologies are defined further in Chapter 5). Percentages of the total non-designated stock are also provided:

- Industrial and logistics estates (69.9%)

[60] In terms of the gap analysis, only the western portion of the site (2.7 ha) is considered as industrial land release as the eastern portion is a utilities site and not in B use.

- Sites fulfilling an individual or specialist service often with *sui generis* uses such as breakers yards, auto mechanics and wider industrial uses such as utilities sites (27.7%)

- Royal Mail sites and depots (2.7%)

Some of these non-designated clusters could potentially be released to non-industrial uses if certain criteria are met or if the Council consider their release would allow other objectives to be met. These criteria are outlined in the policy recommendations (Recommendation 5) section below.

To further enhance the business environment of LB Havering some areas of designated industrial employment land which could benefit from better estate management, environmental improvements and protection against re-development for retail and *sui generis* uses. Clusters which could benefit from such improvements include:

- Rainham West (South), which has seen an increase in *sui generis* uses and lack of market demand for redevelopment of key sites;

- Harold Wood, which has some parts low environmental quality and evidence of vacant premises, premises in poor quality and a plot of vacant land, and poor internal accessibility; and

- Crow Lane 2.

I addition, the following site could benefit from comprehensive redevelopment:

- Salamon's Way at Ferry Lane North; This cluster was assessed during the field survey to have poor quality public realm. This is likely to reduce the attractiveness to new occupiers and so there is an opportunity cost in not redeveloping it to attract higher value businesses.

London Riverside BID, set up in 2008, has been popular among businesses and successful in implementing positive change within the local estates by improving the cleanliness of estates and operators, deterring crime, enhancing the public realm, providing a coordinated voice to represent the interests of local business community and promoting business opportunity. The good practice learnt at the Rainham Employment Area SIL could be applied at other key clusters.

The qualitative survey of designated industrial employment land evidenced that some areas could benefit from better estate management and protection against re-development for non-industrial uses (including retail, trade-counter, car dealerships and *sui generis* uses). If this trend is allowed to continue unchecked then employment areas may become further eroded, as landowners may seek to take advantage of precedents set by neighbouring site owners to secure higher land values for their sites.

8.3 Recommendations

The employment land use strategy recommendations below are presented in the format of a recommendation and then supporting a justification and rationale. The specific recommendations build upon our conclusions presented above. A summary of the recommendations are set out in **Table 8.1**.

Please note that this is one of a number of evidence base documents the Council will be considering that will feed into and inform its Local Plan evidence base. These are URS' independent recommendations and the Council will subsequently consider these before drafting its own Local Plan policies.

8.3.1 ***B1 Offices***

R1 The demand assessment estimates that there is net additional demand for between 10,657m^2 and 17,132m^2 of B1 floorspace in LB Havering over the Local Plan period to 2031. The most suitable location in the borough to accommodate this forecast demand is Romford Town Centre. This includes space both within and outside of the Romford Office Quarter/Station Quarter (Cluster 18). Other complementary town centre uses could be introduced on underutilised sites within the Romford Office Quarter/Station Quarter, as long as the total quantum of office floor space within Havering as a whole is not reduced or the viability or functionality of the existing stock undermined.

According to feedback from the commercial agent and stakeholder consultation exercise there is also an opportunity to promote flexible and smaller size office workspace units to accommodate the needs of smaller and medium size businesses. This affordable and flexible business space should be promoted within Romford Office Quarter where there is capacity, as well as elsewhere in Romford Town Centre, including above shops and as part of mixed use regeneration schemes.

Justification

The recent economic downturn affected demand for new B1 premises in the short term. This has been exacerbated by the conversion of some office premises to residential uses through the temporary change to the permitted development order. This may give the impression that in the short term demand for offices is declining. However the forecasting exercise in this study sets out a longer-term view. It suggests that up to 2031 there is net additional demand for around 10,500m^2 to 17,000m^2 of B1 floorspace in the borough. This view of a modest positive demand over the next 17 years was confirmed by property market agents. Although in London the office market is generally a growing sector the LB Havering is a smaller office market and less integrated into the wider London office market due to its distance from Central London. However, Havering stands to benefit from office occupiers seeking better value office accommodation as office rents rise closer to the City centre and land availability reduces as employment land comes under pressure from higher value uses such as residential. Crossrail should also have a modest beneficial effect on the local office market.

Agents confirmed that enquiries from potential office occupiers looking in LB Havering are overwhelmingly focused on the Romford Town Centre office market. The Romford Office Quarter is considered to have positive characteristics including good access to facilities and amenities, good access to public transport and good access to the strategic road network. In addition, all premises were observed at the time of URS' surveys to have adequate parking (whether as part of their site or in adjacent paid car parks). Premises, although some are now slightly dated, were observed to be in good condition. The environment and public realm surrounding the cluster was also considered to be good.

While there has been higher than average vacancy rates in the Romford Office Quarter/Station Quarter since 2008 (mainly as result of the economic downturn) it is considered by market agents that Crossrail will have a positive impact on demand over the medium to long term and larger floor plate office occupiers will be seeking space there. Consultations reveal that there is also an existing and forecast demand for smaller office units above shops and within mixed use regeneration schemes in Romford Town Centre.

8.3.2 ***B2 and B8 General Industrial, and Storage and Distribution***

R2 To help ensure there is sufficient capacity to meet projected demand for industrial land in LB Havering to 2031 the following existing designated employment land should continue to be protected:

c) All existing Strategic Industrial Land (SIL), which includes the following:

- **Harold Hill (Cluster 1)**
- **King George Close (Cluster 2)**
- **Ferry Lane North (Cluster 3a and b)**
- **Beam Reach 5 (Cluster 4)**
- **Ford (Cluster 5)**
- **CEME (Cluster 6)**
- **Fairview Estate (Cluster 7)**
- **Ferry Lane South (Cluster 8a and b)**
- **Beam Reach 6 (Cluster 9)**
- **Rainham SIL Infill (Cluster 10)**

d) The following Secondary Employment Areas (SEAs):

- **Harold Wood (Cluster 11)**
- **Hillman Close (Cluster 12)**[61]
- **The Seedbed Centre, Romford (Cluster 13)**
- **Lyon Road (Cluster 14)**
- **Crow Lane Site 2 – Danes Road (Cluster 15)**
- **Crow Lane Site 1 (Cluster 16)**
- **Crow Lane Site 3 (Cluster 17) Retain the 2.4 ha of the site that is in Royal Mail use. The remaining 7.94 h is recommended for release (see recommendation 4 below)**

The Council should consider renaming the Secondary Employment Areas (SEA) as 'Locally Significant Industrial Sites' (LSIS) as per the London Plan definition.

Justification

Over the Local Plan period to 2031 there is projected to be gross demand for approximately 350 ha of Industrial land (B2 and B8) in LB Havering (see **Table 7.9**). There is currently approximately 375 hectares of industrial land. In line with the principles of the NPPF this demand should be accommodated at the most appropriate locations for these uses within the borough. The NPPG states that Councils should identify a future supply of land which is suitable, available and achievable for economic development uses over the plan period[62]. The vast majority of existing SIL and SEA sites remain the most suitable location for accommodating this industrial and warehousing demand. This corresponds to the principles set out in London Plan Policy 2.17.

[61] Also known as Stafford Industrial Estate
[62] NPPG paragraph 001 Reference ID: 3-001-20140306

Retention as SIL

Land currently allocated as SIL should be protected. Rainham Employment Area SIL (Clusters 3 to 10) forms the Borough's key industrial area, comprising a wide range of premises, as well as vacant land, suitable for a range of modern industrial occupiers. New premises have recently been built (for example in Ferry Lane South – Cluster 8b). This provides evidence that demand is strong. The distance of the majority of the SIL from residential areas and its direct access to the strategic road network ensures that it will remain an attractive location for industrial users over the plan period and beyond.

The **Harold Hill Estate (Cluster 1)** is an established SIL, with a good internal layout and clean environment for businesses to operate in. The estates within the SIL cater for both B1 and B2/B8 occupiers, with land and high quality floorspace available to attract new occupiers. Building quality is mostly very good, with excellent access to the strategic road network via the adjacent A12.

King George Close (Cluster 2) is a small but well functioning industrial area, providing premises and internal environment consistent with its SIL designation. A 1.5 hectare cleared site with planning permission for 32 B1(c), B2 and B8 units totalling 15,404 m^2 has been sold by commercial developer Chancerygate. This indicates that demand for good quality premises can be met at this location. Although close to a residential area, the layout of the SIL and quality of its occupiers ensures that there is no impact on these properties.

Retention as SEA

The designated SEAs listed below are well functioning industrial employment areas where there is on ongoing demand for space to service industrial and logistical occupiers. These areas generally benefit from good servicing, high occupancy levels and good accessibility. A brief justification for each cluster is set out below:

Harold Wood Industrial Estate (Cluster 11): The cluster is actually split into three areas providing small scale floorspace units for SMEs. The estate has a mix of uses including manufacturing, some small scale warehousing office and office, as well as a significant presence of *sui generis* (car repairs/servicing businesses). Although similar in character, two of the estates contain some poorer quality buildings and, although vacancy is generally low, there may be opportunities to improve the estate environment through better management, especially improving internal roads quality and layout and landscaping. Parking and loading was considered to be adequate. There is a small vacant plot of land for development, otherwise the cluster was considered to be activity used and it would be difficult to accommodate further or larger premises. Overall, the cluster was considered to be an important local general industrial estate.

Hillman Close (Stafford Industrial Estate) (Cluster 12): The cluster consists of a single, fairly recently built estate suitable for either B2 or B8 occupiers. The cluster is occupied mostly by B8 users with some trade counter retail warehouse presence. Although close to housing, the cluster is well segregated and functions well on the whole. The cluster is well laid out and well managed, with dedicated parking within cluster and loading bays. The cluster has good access to the strategic road network (A127). The site was suggested for release to residential uses by the site owner through the call for sites process. However, it is considered that this would be inappropriate given the site is a well-functioning, sustainable industrial estate and its release would cumulatively lead to a lowering of capacity to meet the employment needs of the Borough.

The Seedbed Centre (Cluster 13): A purpose built SME/incubator cluster, which had low vacancy at the time of survey. The cluster has high quality premises and good quality public realm. Evidence of occupancy by higher value added industries such as

digital media, although generally light industrial in nature. Units are small and targeted at start-up businesses or niche businesses.

Lyon Road (Cluster 14): The cluster is a mostly well used and active industrial estate, accommodating SMEs. Exceptions are a builder's yard and a car rental garage. There are several small units marketed for warehouse use but appropriate for either B1c/B2/B8. The cluster functions well in terms of types of unit, building size and condition, provision of parking and loading bays, and proximity to the strategic road network.

Crow Lane (Clusters 15, 16 and 17): The clusters act as general industrial estates for local businesses and provide employment land for varied uses containing mostly SMEs involved in manufacturing, a number of *sui generis* uses (mostly automotive repair) and utilities. Across all clusters vacancy was observed to be low. Buildings are generally good condition and the environment is generally good with decent quality of internal roads, and dedicated parking is provided and opportunities for on-street parking. There are opportunities to improve the internal public realm and potentially encourage better circulation of vehicles. As shown in Figure 8.1 above, 7.94 ha of the Crow Lane Site 3 (Cluster 17) is promoted for release from industrial use and redevelopment for residential uses by the site promoter through the call for sites process. The site is a mixed site with a utilities (gas holders) site to the east, a Royal Mail sorting office in the middle and a vacant former industrial site in the west. It is considered that the vacant western site and eastern utilities site (see Figure 8.1 above) could be suitable for release to meet regeneration objectives (See recommendation 4 below). The Royal Mail sorting office in the centre of the the site should be retained as industrial uses.

R3 The Council should consider re-designating the Freightmaster Estate (Cluster 25) as Strategic Industrial Land (SIL).

Justification

The Freightmaster Estate is an isolated but active and well-functioning logistics and industrial estate. It is primarily focussed on the waste and recycling sector. There is a proposal made through the Call for Sites process to redevelop part of the eastern section of the site for an enhanced waste processing and recycling plant. As technological advances are made in the waste sector there is an aspiration to move towards manufacturing of increasingly valuable and complex products from recycled materials. This high growth sector can therefore generate direct employment benefits for Havering and spillover benefits for other local supply chain firms. Although there is little threat of redevelopment of the site for non-industrial uses such as residential, the site currently performs functions characteristic of SIL. Designating it as SIL will therefore formalise and further protect the industrial uses within it. It is known that there is an aspiration to potentially decommission and remediate the site to allow integration with the Rainham Marshes Nature Reserve. However, it is understood that this is likely to be a long term option so in the meantime this active employment site should be supported to generate economic benefits for the Borough.

R4 To help meet housing and wider regeneration objectives the Council could consider a change of use away from industrial employment uses at the following industrial clusters that total approximately 19.5 hectares:

- **Crow Lane Site 3 (Cluster 17) – 2.7 hectares**[63]
- **Rainham West (North) (Cluster 19a) – 1.7 hectares**

[63] This release figure does not include the 5.24 ha eastern portion of the site which is a Gas utilities site that is surplus to operational requirements. This portion of the site is not currently in traditional B use. The demand forecasting exercise focussed on B uses in arriving at an overall target industrial land release figure for the borough so it is appropriate to exclude the utilities site from the industrial land release figure.

- **Rainham West (South) Cluster 19b – 13.7 hectares (all of the cluster except the Rainham Steel Building)**
- **Bridge Close (Cluster 21) – 1.4 hectares**

Total land release = 19.5 hectares

Justification

As described in the conclusion section above (paragraph 8.2.2) the existing industrial employment clusters listed above have been identified through LB Havering strategies as appropriate for release to enable wider regeneration benefits. If these industrial employment sites are released or a change of use is permitted that would equal around 80% of the projected release figure of 24 hectares as set out in Table 7.9.

Rainham West, with the exception of the Rainham Steel office building, is a key site in the Council's Rainham and Beam Park Housing Zone bid. The proposals for the Housing Zone include 3,635 new homes including 1,050 new affordable homes, and high quality development on 50ha of underused land. It will create a new urban linear park, new pedestrian and cycle routes, a new railway station, new primary schools and leisure facilities. The release of the industrial elements of this site will also allow the boundaries of the Rainham SIL to the south to be consolidated, helping maintain the integrity of that industrial employment designation while helping to maintain residential amenity in the Rainham west area. The Council should aim to assist in the relocation of any existing remaining industrial businesses into new accommodation or sites within the Rainham SIL.

An area covering approximately 2.7ha of the **Crow Lane Site 3** has been put forward through the call for sites process for release and redevelopment for residential uses. The site is currently a vacant site that was formerly part of the National grid infrastructure. As an industrial site it creates negative impacts on surrounding residential uses in terms of HGV traffic and noise. The site is cleared and we understand remediated to a level that makes it potentially feasible for housing development but it is likely to remain vacant due to viability constraints if it is continued to be protected for employment uses. Therefore its release from industrial employment is appropriate.

The eastern portion of the Crow Lane site (Site 3) (approximately 5.24 ha) is also recommended for release. It is a gas utilities site that is surplus to operational requirements. However, this figure is not included in the overall industrial land release total as described above. This is because this portion of the site is in utilities use not industrial use. The GLA policy on land for utilities is outlined in the Land for Industry and Transport SPG (2012). At paragraph 7.4 it states that no new capacity is required for gas utilities infrastructure. National Grid have stated that the site is surplus to operational requirements and therefore release of the site is appropriate and should not lower the industrial capacity of the borough to meet projected demand.

Bridge Close is a mixed town centre industrial estate with older buildings. It has several non-industrial uses within it including a gym and several places of worship. It is a fragmented industrial cluster with poor parking, poor quality environment and buildings that are no longer fit for purpose for modern business occupiers. It is earmarked in the emerging Romford Development Framework as a site that could be released from industrial employment uses and redeveloped for mainly high density residential (around 650 units). The most current proposals outlined in the Draft Romford Development Framework also include proposals for around 950 m^2 of office uses.

R5 To help retain an appropriate balance of supply and demand of industrial land over the planning period, the Council could consider a more flexible approach to changes of use away from industrial uses at a limited amount of industrial employment land not designated as SIL or SEA. The decision on which land to release should be based on certain criteria listed below being met.

The loss of employment use in non SIL or SEA sites should not lower the overall industrial capacity of the borough significantly below that estimated by this study to be necessary to meet anticipated need over the planning period. This means that along with the 19.5 hectares of industrial land recommended for release in Recommendation 4 above an additional 4 to 5 hectares would be appropriate to change from employment use over the planning period.

To help ensure that not too much industrial land changes use the Council could introduce a policy in the updated Local Plan that states that industrial land will only move to alternative uses if all of the following criteria are met:

- **The existing employment land use causes detrimental effects to the amenity of the nearby area – particularly where residential uses are adversely affected;**
- **There is evidenced to be no market interest in the site following a period of active marketing;**
- **The change of use from industrial employment uses will not lower the industrial capacity of the borough below that estimated to be necessary to meet projected demand over the planning period as estimated by the most up to date ELR (i.e. this study).**

Justification

The NPPG describes how Councils in their evidence base should; '*Identify a future quantity of land or floorspace required for economic development needs*'[64]. That figure has been identified in this study as approximately 350 hectares. Because there is currently 375 hectares of industrial land in the Borough it means that approximately 25 hectares could be released over the planning period to 2031. This corresponds to the NPPF which states that; '*planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose*'[65].

However, it is also important that not too much industrial land is released as this could hinder the long term economic prospects of the Borough. For example companies seeking to start a business in LB Havering in the future may not have sufficient land or premises to do so. In this case those companies would likely seek accommodation in another area. This would contradict the NPPF as defined at paragraph 7 which states that the planning system should ensure that '*sufficient land of the right type is available in the right places and at the right time to support growth and innovation*'[66]. As discussed in recommendation 4 above, approximately 80% of the projected release figure has already been identified at a variety of existing industrial sites. This leaves around 4 to 5 additional hectares that could be released at non-designated sites in LB Havering over the planning period.

There are around 50 hectares of non-designated employment sites assessed in this study. The majority of these sites surveyed and assessed in Section 5 perform adequately as employment areas. They are generally meeting a local business need. These non-designated sites are currently not protected by planning policy. To avoid a potential over release of industrial land it is therefore recommended that a new policy is introduced in the updated Havering Local Plan that protects existing employment land that is predominantly industrial. This land could only be released to non-industrial uses if all of the criteria listed above are met.

The first criterion to be tested is whether the existing industrial site causes unacceptable impacts on surrounding land uses. For example, where an industrial site is surrounded

[64] NPPG, paragraph 003 reference ID: 2a-003-20140306
[65] NPPF, paragraph 022: reference ID: 2a-022-20140306
[66] NPPF, paragraph 007: reference ID: 2a-007-20140306

by residential areas and impacts such as HGV traffic and noise impacts negatively impact the amenity of that residential area it could be appropriate to permit change of use away from industrial uses.

The second criterion to be tested is whether there is a lack of market demand for industrial uses at the site. To demonstrate a lack of market demand the applicant should submit evidence that the site is vacant and a thorough marketing exercise at realistic prices for the area has been sustained over a 12 month period. Marketing must be through a commercial agent at a price that genuinely reflects the market value in relation to use, condition, quality and location of floorspace. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs.

The third criterion to be tested is whether the release of industrial land would lower the industrial capacity of the borough below that identified in this study as necessary to meet future demand. In broad terms this means that approximately 24 hectares in total of the current supply could be released. The overall level of release could be tested through effective monitoring of change of use from industrial to non-industrial uses. See recommendation 6 below for further details on a suggested approach to monitoring of employment land change of use.

Four **Royal Mail** occupied sites were assessed as part of the study. They are all isolated purpose built sites within predominantly residential areas which if reactivated for industrial uses would cause negative impacts on the surrounding residential uses. Three of the sites (C31, C44, C45) have been promoted for release to residential uses by the Royal Mail as part of the call for sites process. Given the overall negative demand of 24 hectares over the planning period and the fact that these sites total only 1 hectare and are within residential areas it would be appropriate to permit their release to housing.

R6 Monitoring: The Council should monitor changes of employment land through planning permissions to ensure that sufficient land is available for economic growth over the planned period, 2014 to 2031.

Justification

It is important that appropriate and sufficient monitoring mechanisms are embedded within the plan making process in order to record the change in employment land available for economic growth. The aim of the monitoring of employment land is to ensure that overall an approximate quantum of appropriate employment land supply is retained in the borough to meet the level of projected demand indicated in this study. As described in Recommendation 5 above this is to guard against too much industrial land being released to higher value uses such as residential as this could restrict the economic potential of the Borough. Also, the relative lack of developable land in London and the high price differential between industrial land and residential land means it is likely that '*once industrial land has gone, it has gone forever*'. The NPPG states that the ELR should be updated roughly every five years [67]. However in the periods in between ELRs the Council should regularly review how much employment land has been lost. The Annual Monitoring Report is likely to be the most appropriate framework for this monitoring and review exercise.

8.4 Summary of Report Recommendations per Cluster

Table 8.1 provides a summary of report recommendations per cluster. Indicatively, the table also sets shows the total quantum of industrial employment land release, based on our calculations of existing site uses. Total land release is in line with the outcome of the employment land forecasting exercise. However, it relates to the recommendations made in Recommendation 4 only as Recommendation 5 does not specify release of

[67] NPPG, paragraph 037 reference ID: 2a-037-20140306

individual sites but rather suggests a criteria based approach to release of non SIL and SEA sites.

As part of its annual monitoring reporting (AMR) process, the Council should carefully and regularly monitor and manage information on employment land release for industrial employment land uses as well as the total quantum of office floorspace completions within the local office market.

The right most column 'Total industrial employment land for release' or change of use is our estimate of the total land which is in industrial land use, as of October 2014 when the ELR survey was carried out. The figures in this column have been calculated by one of three methods:

The potential industrial land release or change of use by cluster is set out in **Table 8.1** below. The total release of land is 19.5ha, which when combined with a further 4 to 5 hectares of release at non SIL and SEA sites according to criteria being met as outlined in Recommendation 5 is in line with the forecast net demand for industrial employment land (-23.2ha to -24.3ha, see **Table 7.9**). As per R6 above, we recommend that the council closely monitor the changes of employment land over the plan period.

Table 8.1 Summary of Report Recommendations per Cluster

URS Cluster No.	*Employment Area/ Name of Cluster*	*Adopted LDF (2008) Designation / Site Proposals*	*ELR Recommendations 2014*	*Total industrial employment land for release / change of use (ha) (Approx.)*
C1	Harold Hill	SIL	Retain designation as SIL (R2)	0
C2	King George Close	SIL	Retain designation as SIL (R2)	0
C3a	Ferry Lane North (a)	SIL	Retain designation as SIL (R2)	0
C3b	Ferry Lane North (b)	SIL	Retain designation as SIL (R2)	0
C4	Beam Reach 5	SIL	Retain designation as SIL (R2)	0
C5	Ford	SIL	Retain designation as SIL (R2)	0
C6	CEME	SIL	Retain designation as SIL (R2)	0
C7	Fairview Estate	SIL	Retain designation as SIL (R2)	0
C8a	Ferry Lane South (a)	SIL	Retain designation as SIL (R2)	0
C8b	Ferry Lane South (b)	SIL	Retain designation as SIL (R2)	0
C9	Beam Reach 6	SIL	Retain designation as SIL (R2)	0
C10	Rainham SIL Infill	SIL	Retain designation as SIL (R2)	0
C11	Harold Wood	SEA	Retain designation as SEA and rename LSIS as per London Plan (R2)	0
C12	Hillman Close	SEA	Retain designation as SEA and rename LSIS as per London Plan (R2)	0
C13	The Seedbed Centre	SEA	Retain designation as SEA and rename LSIS as per London Plan (R2)	0
C14	Lyon Road	SEA	Retain designation as SEA and rename LSIS as per London Plan (R2)	0
C15	Crow Lane Site 2 (Danes Road)	SEA	Retain designation as SEA and rename LSIS as per London Plan (R2)	0
C16	Crow Lane Site 1	SEA	Retain designation as SEA and rename LSIS as per London Plan (R2)	0
C17	Crow Lane Site 3	SEA	Allow loss / change of use away from 2.7ha of industrial uses at site and 5.24 of utilities (R4)	-2.7
C18	Romford Office Quarter	Other-Designated	Facilitate growth of office space and protect the quantum of total office space in Romford Office Quarter (R1)	0
C19a	Rainham West (North)	Other–Designated	Allow loss / change of use away from industrial employment uses to achieve Council's regeneration objectives (R4)	-1.7
C19b	Rainham West (South)	Other–Designated	Allow loss / change of use away from industrial employment uses to achieve Council's regeneration objectives (R4)	-13.7
C20	Beam Park	Other–Designated	Allow loss / change of use away from industrial employment uses (R4)	0
C21	Bridge Close	Non-designated	Allow loss / change of use away from industrial employment uses to achieve Council's regeneration objectives (R4)	-1.4
C22	Chesham Close	Non-designated	Protect and only release industrial land if criteria met (R5)	0

URS Cluster No.	Employment Area/ Name of Cluster	Adopted LDF (2008) Designation / Site Proposals	ELR Recommendations 2014	Total industrial employment land for release / change of use (ha) (Approx.)
C23	Spring Gardens	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C24	Lambs Lane	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C25	Freightmaster Estate	Non-designated	Re-designate as SIL Preferred Industrial Location (PIL) (R3)	0
C26	Bryant Avenue Industrial Estate	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C27	Caravan Storage Site	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C28	Dagenham Rd Pumping Station/Kilnbridge Waste Transfer Site	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C29	178 – 208 Crow Lane	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C30	Albert Road Workshops	Non-designated	Release industrial land if criteria met (R5)	0
C31	Royal Mail - Abbscross Gardens	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C32	Rear of Broadway Parade, Elm Park	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C33	Workshops at rear of Collier Row Road Filling Station	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C34	Royal Mail - Tansy Close	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C35	Hall Lane Works (TDS)	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C36	Vicarage Road/ Hornchurch Rd	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C37	Benskins Lane Vehicle Breakers Yard	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C38	Boxhill Road Vehicle Breakers Yard	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C39	55 Brentwood Road Vehicle Repair	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C40	293 Crow Lane Vehicle Breakers Yard	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C41	Bryant Avenue Workshops	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C42	South Street Offices (Neopost)	Non-designated	Facilitate growth of office space and protect the quantum of total office space in Romford Office Quarter	0
C43	St Mary's Lane	Non-designated	Protect and only release industrial land if criteria met (R5)	0
C44	Royal Mail - Wennington Rd	Non-designated	Release industrial land if criteria met (R5)	0
C45	Royal Mail - Corbets Tey Rd	Non-designated	Release industrial land if criteria met (R5)	0
			Total land for release	**-19.5ha**

Source: URS (2015) Note 1: Beam Park is currently not used for industrial employment and SSA11 policy recommends residential and ancillary education, community, leisure, recreation and retail uses. Therefore no industrial land loss is recorded in these recommendations

APPENDIX A: CONSULTATIONS

Property Market Agents Contacted:

- Bidwells
- Altus Edwin Hill
- SBH Page Read
- Glennys
- Kemsleys

Stakeholders Contacted:

- Havering Chamber of Commerce
- Federation of Small Businesses (Essex Division)
- London Riverside Business Improvement District (BID)
- LB Havering Economic Development
- LB Havering Property Manager

Commercial Property Agents Consultation

Dear Sir/Madam

The London Borough of Havering has instructed URS Infrastructure and Environment Ltd to carry out a survey of employment land across the borough.

The survey of employment land will collect information used to inform the development of land use policies and sustainable growth, required as part of Havering's Local Development Plan, which is currently being prepared by the Borough. Information will be kept strictly confidential and not released to any other organisation or company.

Basic Information

Agent Name	
Contact Tel/email:	

Questions

Property Market Area (PMA)
The PMA is defined as a geographic area where the market for offices, factories and warehouses has similar characteristics. For example, to estimate demand for employment uses in Havering we would typically look at data from a property market area including LB Barking and Dagenham, Newham and Brentwood. Looking at data from a broader area avoids the results being skewed by a single event i.e. a large occupier may have recently left its premises and just looking at data for a specific area would lead to a false conclusion on overall demand.

1. Define the PMA in Havering for:

a. Offices

b. Industrial/warehousing/logistics

Demand and Supply Characteristics of Havering's Employment Land/Premises

2. What is the demand outlook (by type i.e. B1, B2, B8)? What is the demand for work-live space, including type and size of unit? What specific demands are there for affordable workspace, space for creative industries and other growth sectors within the borough?

3. Are you aware of any particular unmet needs e.g. small start-up space or specific sectors such as the knowledge economy, high tech or pharmaceuticals? Are companies seeking mainly second hand, refurbished or brand new office accommodation (take up levels)?

4. Are there any other factors that could affect demand, e.g. Crossrail, Regeneration plans for Thames Gateway, Beam Park Rail etc.?

5. Are you aware of any large developments in the pipeline or companies planning to leave the borough in future?

6. What are the typical rental values, yields and land prices for B1, B2 and B8?

7. What are typical current vacancy rates (industrial/office), by area and/or particular estates if possible.

8. What is the likelihood of a conversion of office premises to residential under the new Permitted Development Rights? Do you have any views on particular sites, e.g. sites that should be released for uses other than employment or proposals that are unrealistic?

Stakeholder Consultation 2014

Dear Sir/Madam

The London Borough of Havering has instructed URS Infrastructure and Environment Ltd to carry out a survey of employment land across the borough.

The survey of employment land will collect information used to inform the development of land use policies and sustainable growth, required as part of Havering's Local Development Plan, which is currently being prepared by the Borough. Information will be kept strictly confidential and not released to any other organisation or company.

Basic Information

Stakeholder Name	
Contact Tel/email:	

Questions

Demand and Supply Characteristics of Havering's Employment Land/Premises

1. Are you aware of any particular unmet needs (by sector) or issues with the current supply of employment premises?

2. What is the demand outlook (by type i.e. Industry and Warehouses, Offices)?

Business Support

3. Any suggestions for how to support businesses?

4. Any suggestions for how to promote inward investment?

5. Any suggestions for how to build an entrepreneurial culture in Havering?

6. Any suggestions for how to improve economic inclusion?

APPENDIX B: LAND USES WITHIN EMPLOYMENT CLUSTERS AND LB HAVERING

Table B1 Land Uses within Employment Clusters

URS Cluster No.	*Employment Area/ Name of Cluster*	*Designation*	*Total Area (ha)*	*Land Use Breakdown by Cluster*											
				Industry	W'houses	Open Storage	Waste Management and Recycling	Land with Vacant Buildings	Vacant Industrial Land	Land for Transport	Utilities	Docks	Office	Non-industrial	Other (non-assigned in clusters)
C1	Harold Hill	SIL	31.0	11.6	11.2	1.6	0.0	0.1	0.0	0.0	0.0	0.0	0.0	5.9	0.6
C2	King George's Close	SIL	9.8	4.6	3.4	0.0	0.0	0.1	1.3	0.0	0.0	0.0	0.0	0.2	0.1
C3a	Ferry Lane North (a)	SIL	25.5	3.6	9.0	8.3	0.8	0.5	0.0	0.0	0.0	0.0	0.0	2.2	1.2
C3b	Ferry Lane North (b)	SIL	12.3	2.0	2.4	5.6	0.0	0.0	0.6	0.0	0.0	0.0	0.0	1.7	0.0
C4	Beam Reach 5	SIL	39.1	3.2	19.1	0.0	0.0	0.0	16.5	0.0	0.0	0.0	0.0	0.0	0.3
C5	Ford	SIL	65.5	0.0	2.1	52.6	0.0	0.0	4.9	0.0	0.0	0.0	0.0	5.9	0.0
C6	CEME	SIL	7.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.3	0.0	0.0
C7	Fairview Estate	SIL	25.2	4.3	16.4	2.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	2.2	0.1
C8a	Ferry Lane South (a)	SIL	12.7	3.1	1.4	1.1	4.9	0.0	1.9	0.0	0.0	0.0	0.3	0.1	0.0
C8b	Ferry Lane South (b)	SIL	18.9	4.5	8.8	0.0	0.0	0.0	2.3	0.0	0.0	0.0	0.0	3.2	0.1
C9	Beam Reach 6	SIL	12.5	0.0	0.0	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0
C10	Rainham SIL Infill	SIL	60.8	4.1	2.0	0.0	0.0	0.8	12.2	3.0	19.5	0.0	0.0	2.0	17.1
C11	Harold Wood	SEA	8.5	6.2	0.1	0.2	0.6	0.6	0.3	0.0	0.0	0.0	0.3	0.2	0.2
C12	Hillman Close	SEA	1.5	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C13	The Seedbed Centre	SEA	0.9	0.5	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C14	Lyon Road	SEA	2.8	1.2	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C15	Crow Lane Site 2 (Danes Road)	SEA	3.8	1.7	1.9	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.2	0.0
C16	Crow Lane Site 1	SEA	2.6	2.5	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C17	Crow Lane Site 3	SEA	10.3	0.0	3.0	1.9	0.0	0.0	0.8	0.0	4.6	0.0	0.0	0.0	0.0
C18	Romford Office Quarter	Other designated	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.8	0.7	0.0
C19a	Rainham West (North)	Other designated	6.3	1.6	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9	1.7
C19b	Rainham West (South)	Other designated	21.7	5.7	4.5	3.1	0.0	0.3	0.0	0.0	0.0	0.0	0.0	6.9	1.1
C20	Beam Park	Other designated	10.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1	0.5
C21	Bridge Close	Non-designated	2.1	0.9	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0

URS Cluster No.	Employment Area/ Name of Cluster	Designation	Total Area (ha)	Land Use Breakdown by Cluster											
				Industry	W'houses	Open Storage	Waste Management and Recycling	Land with Vacant Buildings	Vacant Industrial Land	Land for Transport	Utilities	Docks	Office	Non-industrial	Other (non-assigned in clusters)
C22	Chesham Close	Non-designated	1.7	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C23	Spring Gardens	Non-designated	0.5	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C24	Lambs Lane	Non-designated	1.7	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C25	Freightmaster Estate	Non-designated	15.2	0.0	7.2	1.4	6.4	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C26	Bryant Avenue Industrial Estate (Southend Arterial Road)	Non-designated	2.0	0.4	0.8	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2
C27	Caravan Storage Site	Non-designated	3.4	0.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3
C28	Dagenham Rd Pumping Station/Kilnbridge Waste Transfer Site	Non-designated	1.2	0.3	0.0	0.0	0.4	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0
C29	178 – 208 Crow Lane	Non-designated	3.8	0.0	2.6	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0
C30	Albert Road Workshops	Non-designated	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
C31	Royal Mail - Abbscross Gardens	Non-designated	0.3	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C32	Rear of Broadway Parade, Elm Park	Non-designated	0.6	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C33	Workshops at rear of Collier Row Road Filling Station	Non-designated	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C34	Royal Mail - Tansy Close	Non-designated	0.3	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C35	Hall Lane Works (TDS)	Non-designated	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C36	Vicarage Road/ Hornchurch Road Workshops	Non-designated	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C37	Benskins Lane Vehicle Breakers Yd	Non-designated	3.6	3.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C38	Broxhill Road Vehicle Breakers Yd	Non-designated	4.4	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3
C39	55 Brentwood Road Vehicle Repair Workshops	Non-designated	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C40	293 Crow Lane Vehicle Breakers Yd	Non-designated	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C41	Bryant Avenue Workshops	Non-designated	3.2	1.7	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4
C42	South Street Offices (Neopost)	Non-designated	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0
C43	St Mary's Lane	Non-designated	1.7	0.9	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C44	Royal Mail - Wennington Rd	Non-designated	0.4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C45	Royal Mail - Corbets Tey Rd	Non-designated	0.3	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total		**442.8**	**77.8**	**105.1**	**80.1**	**13.1**	**2.8**	**53.4**	**3**	**24.6**	**0**	**12.3**	**45.5**	**25.3**

Table B2 Land Uses within SIL, SEA/LSIS and Non-designated Employment Areas in LB Havering

Industrial Land In LB Havering	***SIL***	***SEA/LSIS***	***Total Designated***	***Non-designated***	***Total***
Light Industry	3.0	0.0	3.0	0.0	3.0
General Industry	38.0	12.1	50.2	36.1	86.2
Warehouses	76.0	8.5	84.6	28.1	112.7
Open Storage	69.8	2.1	71.8	6.8	78.6
Core Industrial Uses	186.8	22.7	209.5	71.0	280.5
Waste Management and Recycling	5.7	0.6	6.3	6.8	13.1
Land for Rail	3.0	0.0	3.0	3.4	6.3
Utilities	19.5	4.6	24.1	49.8	73.9
Docks	0.0	0.0	0.0	0.5	0.5
Wider Industrial Uses	28.2	5.2	33.4	60.5	93.8
Total Built on Land in Industrial Use	*215.0*	*27.9*	***242.9***	***131.5***	***374.3***
Land with Vacant Buildings	0.7	0.6	1.3	0.0	1.3
Vacant Industrial Land	53.6	1.2	54.8	0.0	54.8
Vacant Industrial Land	*54.3*	*1.8*	***56.1***	***0.0***	***56.1***
TOTAL INDUSTRIAL LAND (incl. vacant)	269.3	29.7	**299.0**	**132.0**	**430.4**
Non-industrial Land within Designated Industrial Land					
Office	7.6	0.3	7.9		7.9
Retail	6.2	0.0	6.2		6.2
Residential	0.0	0.0	0.0		0.0
Recreation and Leisure	0.0	0.0	0.0		0.0
Community Services	0.0	0.2	0.2		0.2
Defence	0.0	0.0	0.0		0.0
Agriculture and fisheries	0.0	0.0	0.0		0.0
Mixed-use (non-industrial only)	0.7	0.0	0.7		0.7
Other non-industrial	36.0	0.4	36.4		36.4
TOTAL NON-INDUSTRIAL	50.5	0.9	**51.4**		**51.4**
TOTAL	**319.8**	**30.6**	**350.4**		**481.8**

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

OPEN SPACE ASSESSMENT REPORT 2016

KNIGHT, KAVANAGH & PAGE

LONDON BOROUGH OF HAVERING

OPEN SPACE ASSESSMENT REPORT

NOVEMBER 2016

QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF
T: 0161 764 7040 **E:** mail@kkp.co.uk www.kkp.co.uk

Quality assurance	Name	Date
Report origination	CMF	December 2015
Quality control	Claire Fallon	December 2015
Client comments	LBH	March 2016
Revised version	CMF	April 2016
Agreed sign off	LBH	November 2016

PART 1: INTRODUCTION 2
1.1 Report structure 3
1.2 National context 4
1.3 Local context 6

PART 2: METHODOLOGY 8
2.1 Analysis areas 8
2.2 Auditing local provision (supply) 9
2.3 Quality and value 10
2.4 Quality and value thresholds 12
2.5 Identifying local need (demand) 13
2.6 Accessibility standards 13

PART 3: GENERAL OPEN SPACE SUMMARY 15
3.1 Usage 16
3.2 Accessibility 19
3.3 Satisfaction 20
3.4 Quality 20
3.5 Value 21
3.6 Summary 23

PART 4: PARKS AND GARDENS 24
4.1 Introduction 24
4.2 Current provision 24
4.3 Accessibility 25
4.4 Quality 27
4.5 Value 29
4.6 Summary 30

PART 5: NATURAL AND SEMI-NATURAL GREENSPACE 31
5.1 Introduction 31
5.2 Current provision 31
5.3 Accessibility 32
5.4 Quality 36
5.5 Value 37
5.6 Summary 38

PART 6: AMENITY GREENSPACE 39
6.1 Introduction 39
6.2 Current provision 39
6.3 Accessibility 40
6.4 Quality 43
6.5 Value 44
6.6 Summary 45

PART 7: PROVISION FOR CHILDREN AND YOUNG PEOPLE 46
7.1 Introduction 46
7.2 Current provision 46
7.3 Accessibility 47
7.4 Quality 50
7.5 Value 52
7.6 Summary 53

PART 8: ALLOTMENTS 54
8.1 Introduction 54
8.2 Current provision 54
8.3 Accessibility 54
8.4 Quality 57
8.5 Value 58
8.6 Summary 59

PART 9: CEMETERIES/CHURCHYARDS 60
9.1 Introduction 60
9.2 Current provision 60
9.3 Accessibility 60
9.4 Quality 62
9.5 Value 63
9.6 Summary 64

PART 10: CIVIC SPACE 65
10.1 Introduction 65
10.2 Current provision 65
10.3 Accessibility 65
10.4 Quality 67
10.5 Value 67
10.6 Summary 68

APPENDICES 69
Appendix 1: Communities Survey 69
Appendix 2: All open space sites 70

Glossary

DCLG	Department for Communities and Local Government
DDA	Disability Discrimination Act
DPD	Development Plan Document
FIT	Fields in Trust
FOG	Friends of Group
GIS	Geographical Information Systems
KKP	Knight, Kavanagh and Page
LBH	London Borough of Havering
LDF	Local Development Framework
LNR	Local Nature Reserve
MUGA	Multi-use Games Area (an enclosed area with a hard surface for variety of informal play)
NPPF	National Planning Policy Framework
NSALG	National Society of Allotment and Leisure Gardeners
ONS	Office of National Statistics
PPG	Planning Policy Guidance
PPS	Playing Pitch Strategy
SOA	Super Output Areas
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest

PART 1: INTRODUCTION

This is the Open Space Assessment Report prepared by Knight Kavanagh & Page (KKP) for London Borough of Havering (LBH). It focuses on reporting the findings of the research, consultation, site assessments, data analysis and GIS mapping that underpin the study.

The Assessment Report provides detail with regard to what provision exists in the area, its condition, distribution and overall quality. It considers the demand for provision up to 2032 based upon population distribution, planned growth and consultation findings. The Strategy (to follow the assessment reports for open spaces) will give direction on the future provision of accessible, high quality, sustainable provision for open spaces in London Borough of Havering.

The methodology used in this assessment is based on that originally set out in Planning Policy Guidance 17 (PPG17) Companion Guide; Assessing Needs and Opportunities published in September 2002. Whilst PPG17 has now been replaced by the National Planning Policy Framework (NPPF), it is still recognised as best practice providing a sound methodology.

This assessment has been commissioned as a key part of the evidence base for the Local Plan. In order for such planning documents and policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities.

In accordance with best practice recommendations a size threshold of 0.2 hectares has been applied to the inclusion of some typologies within the study. This means that, in general, sites that fall below this threshold are not audited. The table below details the open space typologies included within the study:

Table 1.1: Open space typology definitions

	Typology	Primary purpose
Greenspaces	Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
	Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness. Includes urban woodland and beaches, where appropriate.
	Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
	Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.
	Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
	Green corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
	Cemeteries, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
Civic spaces	Civic and market squares and other hard surfaced areas designed for pedestrians including the promenade	Providing a setting for civic buidings, public demonstrations and community events.

1.1 Report structure

Open spaces

This report considers the supply and demand issues for open space provision across London Borough of Havering. Each part contains relevant typology specific data. Further description of the methodology used can be found in Part 2. The report as a whole covers the predominant issues for all open spaces as defined in best practice guidance:

Part 3: General open space summary
Part 4: Parks and gardens
Part 5: Natural/ semi-natural greenspace
Part 6: Amenity greenspace
Part 7: Provision for children/young people
Part 8: Allotments
Part 9: Cemeteries/churchyards
Part 10: Civic space

Associated strategies

The study sits alongside the Playing Pitch Strategy (PPS) and the Indoor Sport and Leisure Facility Strategy which are also being undertaken by KKP (provided in separate reports). The open space typology of formal outdoor sports is covered within the associated PPS. The PPS is undertaken in accordance with the methodology provided in Sport England's Draft Guidance 'Developing a Playing Pitch Strategy' for assessing demand and supply for outdoor sports facilities (2013). The Indoor Sport and Leisure Facility Strategy is in accordance with Sport England's Assessing Needs and Opportunities Guide (ANOG) for Indoor and Outdoor Sports Facilities 2014.

1.2 National context

National Planning Policy Framework

The NPPF sets out the planning policies for England. It details how these are expected to be applied to the planning system and provides a framework to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It establishes that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

Under paragraph 73 of the NPPF, it is set out that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite paragraph 74 of the NPPF states existing open space, sports and recreation sites, including playing fields, should not be built on unless:

- An assessment has been undertaken, which has clearly shown the site to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The London Plan 2015 (consolidated with alterations since 2011)

The London Plan is the strategic plan for the development of London. It intends London to continue being a 'global city', or business capital, while also improving Londoners' standard of living and the places where people live. The main direction of the London Plan is to plan for a predicted rise of 1.25 million people by 2031. It seeks provision of an average of 33,400 homes per year across London.

The plan sets the tone for an alternative vision for London, taking on a broader, fairer, more inspired set of considerations and values. The improvement of London in this way should bring a set of new benefits, new growth and new enterprise.

Key influences on policy direction include a change in age of the population (more younger and older people); persistent problems of poverty and polarization and a changing climate.

Local Borough plans must all conform to the policies and direction of The London Plan. The policies most relevant to this assessment report are set out below.

Policy 7.1: Lifetime Neighbourhoods	C. Development should enable people to live healthy, active lives; should maximize the opportunity for community diversity, inclusion and cohesion; and should contribute to people's sense of place, safety and security. Places of work and leisure, streets, neighbourhoods, parks and open spaces should be designed to meet the needs of the community at all stages of people's lives, and should meet the principles of lifetime neighbourhoods.
Policy 7.6. B: Architecture	F. Buildings and structures should: provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
Policy 7.17: Metropolitan Open Land	A. The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.
Policy 7.18: Protecting Open Space and Addressing Deficiency	A. The Mayor supports the creation of new open space in London to ensure satisfactory levels of local provision to address areas of deficiency. B. The loss of protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate. C. When assessing local open space needs LDFs should: a include appropriate designations and policies for the protection open space to address deficiencies b identify areas of open space deficiency, using the open space categorisation set out in Table 7.2 as a benchmark for all the different types of open space identified therein c ensure that future publically accessible open space needs are planned for in areas with the potential for substantial change such as opportunity areas, regeneration areas, intensification areas and other local areas. d ensure that open space needs are planned in accordance with green infrastructure strategies to deliver multiple benefits. D. Boroughs should undertake audits of all forms of open space and assessments of need. These should be both qualitative and quantitative, and have regard to the cross borough nature and use of many of these open spaces.

Open spaces are also referenced under Policy 7.5: Public Realm; The quality of the public realm has a significant influence on quality of life because it affects people's sense of place, security and belonging, as well as having an influence on a range of health and social factors. For this reason, public and private open spaces, and the buildings that frame those spaces, should contribute to the highest standards of comfort, security and ease of movement possible. This is particularly important in high density development

The contribution of open spaces, parks and green corridors is recognised in paragraph 7.62 as being crucial to the richness of London's biodiversity. These sites of rich biodiversity and other green spaces are highlighted as having a significant role in assisting biodiversity to adapt to climate change and its impacts.

1.3 Local context

This study and its findings a key part of the evidence base for the Council's emerging Local Plan. They form an integral part of identifying and regulating the open space infrastructure. Through recognising open space provision in plan form, it can be assessed in terms of quantity, quality and accessibility, whilst strengthening its presence in planning policy for the future and maximising opportunities for investment.

Havering Local Development Framework

Havering's Local Development Framework (LDF) is a portfolio of documents intended to provide for the future planning of the borough. The previous 2005 Open Space Assessment formed part of the evidence base for the LDF Current policies for open space and recreation are set out in the LDF include:

Core Strategy and Development Control Policies (2008)

Core Strategy (2008) policy CP7 'Recreation and Leisure' promotes the provision of high quality recreational open space and signposts to the Parks and Open Spaces Strategy.

Policy DC20 'Access to Recreation and Leisure Including Open Spaces' and DC21 'Major Developments and Open Space, Recreation and Leisure Facilities' detail the Councils approach to existing provision and accessibility standards. The latter also sets out the requirements for new open space provision and their maintenance within new developments.

The Core Strategy and Development Control Policies Development Plan Document will be replaced by the Local Plan once it is adopted.

Romford Area Action Plan (2008)

The Area Action Plan (AAP) sets out the policies and proposals to deliver growth, stimulate regeneration and protect Romford's assets. It reflects, and builds upon, the extensive work that the Council and its partners have undertaken in preparing the Romford Urban Strategy which was adopted in April 2005. Overall, the Area Action Plan will promote and enhance Romford's position as east London's premier town centre

Paragraph 5.56 details that the 2005 Open Space Assessment noted the lack of open space, trees and plants in Romford. Subsequently one of the strategic objectives for Romford town centre is set out as being; *enhance the town centres existing green spaces and biodiversity value and promote the development of new, high quality open spaces in the town centre to make Romford town centre a better place to live*.

Site Specific Allocations (2008)

The document sets out the specific allocations for individual sites across the borough except for sites in Romford Town Centre which will be identified in the Romford Area Action Plan.

Paragraph 3.13 references PPG17's recommendation that assessments and audits will allow local authorities to identify specific needs and quantitative or qualitative deficits or surpluses of open space, sport and recreational facilities.

It goes on to summarise that Havering has a relatively good quantity of public parks but that there are local pockets of deficiency across the borough; in particularly that there is a deficiency in access to dedicated children play areas.

As part of the vision for how Havering will change and develop by 2020, it is set out that *Havering will continue to be a safe place for residents, users of public open spaces, commercial enterprises and those employed within the borough as new developments will be designed to increase the safety of the borough's public and private realms*.

Parks and Open Spaces Strategy (2013-2015)

The strategy sets out an overview and analysis to the existing provision and supporting services. It details an ambition for provision to be *'to transform lives through participation in, and enjoyments of, our parks and open spaces'*.

Guiding the document are four principles:

Principle 1: Community Empowerment - promote more active engagement in service delivery, from consultation, to volunteering, to devolving services to the local community

Principle 2: Work in Partnership – continue to work with our partners, internal and external, and regionally across borough boundaries, to achieve shared objectives

Principle 3: Inclusion and Cohesion – be smarter about collecting information on our customers and communities. Target new audiences and broaden access to our services, breaking down barrier to engagement where these exist, facilitating social progress and improved quality of life

Principle 4: Good Value Service – continue to develop innovative, modern and efficient methods of service delivery, thereby maintaining the high quality of our services against a backdrop of reduced budgets, and ensuring that activities are evaluated effectively to retain a focus on outcomes for local people

These principles relate to three broad objectives which sit beneath the overarching framework of the Havering Cultural Strategy. An action plan for each of the objectives is set out within the document itself.

Objective 1: Health and Wellbeing
Support a high standard of mental, physical and emotional health for all by increasing the number of people using our parks and spaces , for sport and physical activity, to socialise, to be part of the community, and for pleasure, reflection and relaxation

Objective 2: Learning and Development
Support learning opportunities for all, by enabling people to take part in new activities within our parks and open space, and to encourage enquiry, exploration and learning about our environment

Objective 3: Towns and Communities
Enriching our towns and communities, through protection and investment in our parks and open spaces, encouraging biodiversity, increasing usage of our parks as community spaces, and supporting the regeneration of local areas

PART 2: METHODOLOGY

This section details the methodology undertaken as part of the study. The key stages are:

- 2.1 - Analysis areas
- 2.2 - Auditing local provision
- 2.3 - Quality and value
- 2.4 - Quality and value thresholds
- 2.5 - Identifying local need
- 2.6 - Accessibility standards

2.1 Analysis areas

The study area covered by the report is London Borough of Havering Council boundary. Further to this, sub areas or analysis areas have been created to allow a more localised assessment of provision in addition to examination of open space surplus and deficiencies at a more local level. Use of analysis areas also allows local circumstances and issues to be taken into account.

Havering is divided into three analysis areas

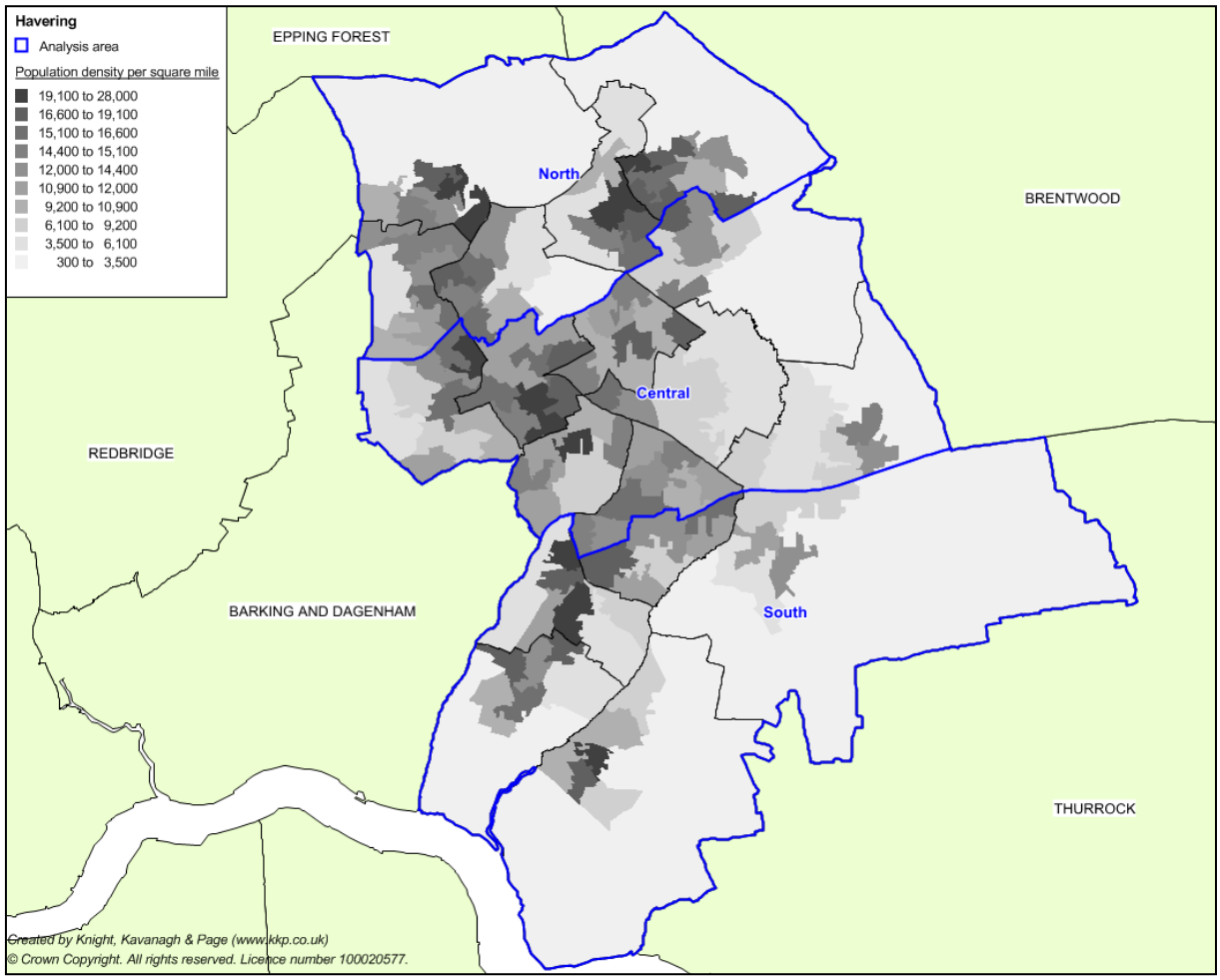
Table 2.1: Population by analysis area

Analysis area	Ward	Population (2016)*
Central	Brooklands	113,629
	Cranham	
	Emerson Park	
	Harold Wood	
	Hylands	
	Romford Town	
	St Andrew's	
	Squirrel's Heath	
North	Gooshays	69,247
	Havering Park	
	Heaton	
	Mawneys	
	Pettits	
South	Elm Park	66,024
	Hacton	
	Rainham and Wennington	
	South Hornchurch	
	Upminster	
HAVERING		**248,900**

Figure 2.1 overleaf shows the map of analysis areas with population density.

* Source: GLA 2015 round ward population projections - SHLAA-based; Capped Household Size model

Figure 2.1: Analysis areas in London Borough of Havering



2.2 Auditing local provision (supply)

The site audit for this study was undertaken by the KKP Field Research Team. Open space sites (including provision for children and young people) are identified, mapped and assessed to evaluate site value and quality. Only sites publically accessible are included (i.e. private sites or land which people cannot access are not included). Each site is classified based on its primary open space purpose, so that each type of space is counted only once. The audit, and the report, utilise the following typologies in accordance with best practice:

1. Parks and gardens
2. Natural and semi-natural greenspace
3. Amenity greenspace
4. Provision for children and young people
5. Allotments
6. Cemeteries/churchyards
7. Civic space

The provision of formal outdoor sports is contained within the associated PPS. The amount and quality of such provision is not included in the total figures for open space (as a different methodology is prescribed).

In accordance with best practice recommendations a size threshold of 0.2 hectares has been applied to the inclusion of some typologies within the study. Sites of a smaller size, particularly for the typologies of amenity greenspace and natural and semi-natural greenspace, tend to have a different role often visual and considered as offering less recreational use (e.g. small incremental grassed areas such as highway verges). Subsequently sites below 0.2 hectares for these typologies are not audited. However, any sites below the threshold (i.e. those that are identified through consultation as being of significance) are included. The table below details the threshold for each typology:

Typology	Size threshold
Parks and gardens	no threshold
Natural and semi-natural greenspace	0.2 ha
Amenity greenspace	0.2 ha
Provision for children and young people	no threshold
Allotments	no threshold
Cemeteries/churchyards	no threshold
Civic space	no threshold

Database development

All information relating to open spaces is collated in the project open space database (supplied as an Excel electronic file). All sites assessed, identified and assessed as part of the audit are recorded on it. The database details for each site are as follows:

Data held on open spaces database (summary)

- KKP reference number (used for mapping)
- Site name
- Ownership
- Management
- Typology
- Size (hectares)
- Site visit data

Sites are primarily identified by KKP in the audit using official site names, where possible, and/or secondly using road names and locations.

2.3 Quality and value

Each type of open space receives separate quality and value scores. This also allows for application of a high and low quality/value matrix to further help determine prioritisation of investment and to identify sites that may be surplus within and to a particular open space typology. Quality and value are fundamentally different and can be unrelated. For example, a high quality space may be inaccessible and, thus, be of little value; while, if a rundown (poor quality) space may be the only one in an area and thus be immensely valuable. As a result, quality and value are also treated separately in terms of scoring.

Analysis of quality

Data collated from site visits is initially based upon those derived from the Green Flag Award scheme (a national standard for parks and green spaces in England and Wales, operated by Keep Britain Tidy). This is utilised to calculate a quality score for each site visited. Scores in the database are presented as percentage figures. The quality criteria used for the open space assessments carried out for all open space typologies are summarised in the following table.

Quality criteria for open space site visit (score)

- Physical access, e.g. public transport links, directional signposts,
- Personal security, e.g. site is overlooked, natural surveillance
- Access-social, e.g. appropriate minimum entrance widths
- Parking, e.g. availability, specific, disabled parking
- Information signage, e.g. presence of up to date site information, notice boards
- Equipment and facilities, e.g. assessment of both adequacy and maintenance of provision such as seats, benches, bins, toilets
- Location value, e.g. proximity of housing, other greenspace
- Site problems, e.g. presence of vandalism, graffiti
- Healthy, safe and secure, e.g. fencing, gates, staff on site
- Maintenance and cleanliness, e.g. condition of general landscape & features
- Groups that the site meets the needs of, e.g. elderly, young people
- Site potential

For the provision for children and young people, criteria are also built around Green Flag. It is a non technical visual assessment of the whole site, including general equipment and surface quality/appearance plus an assessment of, for example, bench and bin provision. This differs, for example, from an independent Royal Society for the prevention of Accidents (RosPA) review, which is a more technical assessment of equipment in terms of play and risk assessment grade.

Analysis of value

Site visit data plus desk based research is calculated to provide value scores for each site identified. Value is defined in best practice guidance in relation to the following three issues:

- Context of the site i.e. its accessibility, scarcity value and historic value.
- Level and type of use.
- The wider benefits it generates for people, biodiversity and the wider environment.

The value criteria set for audit assessment is derived as:

Value criteria for open space site visits (score)

- Level of use (observations only), e.g., evidence of different user types (e.g. dog walkers, joggers, children) throughout day, located near school and/or community facility
- Context of site in relation to other open spaces
- Structural and landscape benefits, e.g., well located, high quality defining the identity/ area
- Ecological benefits, e.g., supports/promotes biodiversity and wildlife habitats
- Educational benefits, e.g., provides learning opportunities on nature/historic landscapes
- Social inclusion and health benefits, e.g., promotes civic pride, community ownership and a sense of belonging; helping to promote well-being
- Cultural and heritage benefits, e.g., historic elements/links (e.g. listed building, statues) and high profile symbols of local area
- Amenity benefits and a sense of place, e.g., attractive places that are safe and well maintained; helping to create specific neighbourhoods and landmarks
- Economic benefits, e.g., enhances property values, promotes economic activity and attracts people from near and far

Value - non site visit criteria (score)

- Designated site such as LNR or SSSI
- Educational programme in place
- Historic site
- Listed building or historical monument on site
- Registered 'friends of' group to the site

Children's and young people play provision is scored for value as part of the audit assessment. Value, in particular is recognised in terms of size of sites and the range of equipment it hosts. For instance, a small site with only one or two items is likely to be of a lower value than a site with a variety of equipment catering for wider age ranges.

2.4 Quality and value thresholds

To determine whether sites are high or low quality (as recommended by guidance); the results of the site assessments are colour-coded against a baseline threshold (high being green and low being red). The primary aim of applying a threshold is to identify sites where investment and/or improvements are required. It can also be used to set an aspirational quality standard to be achieved at some point in the future and to inform decisions around the need to further protect sites from future development (particularly when applied with its respective value score in a matrix format).

The baseline threshold for assessing quality can often be set around 66%; based on the pass rate for Green Flag criteria (site visit criteria also being based on Green Flag). This is the only national benchmark available for quality of parks and open spaces. However, the site visit criteria used for Green Flag is not appropriate for every open space typology as it is designed to represent a sufficiently high standard of site. Quality thresholds are, thus, worked out so as to better reflect average scores for each typology. Consequently the baseline threshold for certain typologies is amended to better reflect this.

For value there is no national guidance on the setting of thresholds. The 20% threshold applied is derived from our experience and knowledge in assessing the perceived value of sites. Whilst 20% may initially seem low it is relative score - designed to reflect those sites that meet more than one aspect of the criteria used for assessing value (as detailed earlier). A table setting out the quality and value scores for each typology is provided overleaf.

Table 2.2: Quality and value thresholds by typology

Typology	Quality threshold	Value threshold
Parks and gardens	60%	20%
Natural and semi-natural greenspace	50%	20%
Amenity greenspace	50%	20%
Provision for children and young people	60%	20%
Allotments	50%	20%
Cemeteries/churchyards	60%	20%
Civic space	50%	20%

2.5 Identifying local need (demand)

Consultation to identify local need for open space provision has been carried out via a combination of face-to-face meetings, surveys and telephone interviews. It has also been conducted with key local authority officers. A workshop for parks users and friends of group was held as well as creation of an online community survey used to gather the wider views of local people (further detail is set out in the appendix). The findings of the consultation and survey carried out are used, reviewed and interpreted to further support the results of the quality and value assessment.

2.6 Accessibility standards

Accessibility standards for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. For the purposes of this process this problem is overcome by accepting the concept of 'effective catchments', defined as the distance that would be travelled by the majority of users.

Guidance is offered by the Greater London Authority (GLA) (2008): 'Open Space Strategies: Best Practice Guidance' with regard to appropriate catchment areas for authorities to adopt. However, in order to make accessibility standards more locally specific to Havering, we propose to use data from the survey consultation to set appropriate catchments. The following standards are recorded from the survey in relation to how far individuals are willing to travel to access different types of open space provision.

Table 2.3: Accessibility standards to travel to open space provision

Typology	Applied standard
Parks and gardens	15 minute walk time (1,200m)
Natural and semi-natural	10 minute walk time (800m)
	30 minute drive time
Amenity greenspace	5 minute (400m) & 10 minute (800m) walk time
Provision for children and young people	10 minute walk time (800m)
Allotments	10 minute walk time (800m)
Cemeteries	No standard set
Civic spaces	No standard set

Most typologies are set as having an accessibility standard of a 10 minute walk time. However, for certain typologies, such as amenity greenspace, accessibility is deemed to be more locally based. Subsequently a shorter accessibility standard has been applied.

For other forms of provision such as parks and gardens and natural and semi-natural greenspace a willingness to travel further is highlighted. Therefore, a slightly longer distance of standard is applied.

No standard is set for the typologies of cemeteries or civic spaces. It is difficult to assess such typologies against catchment areas due to their nature and usage. For cemeteries, provision should be determined by demand for burial space.

PART 3: GENERAL OPEN SPACE SUMMARY

This section describes trends from the quality and value ratings for each typology in Havering. It also includes a summary of the 192 responses from the local communities' survey (further detail on the geographic breakdown of returns is provided in the appendices).

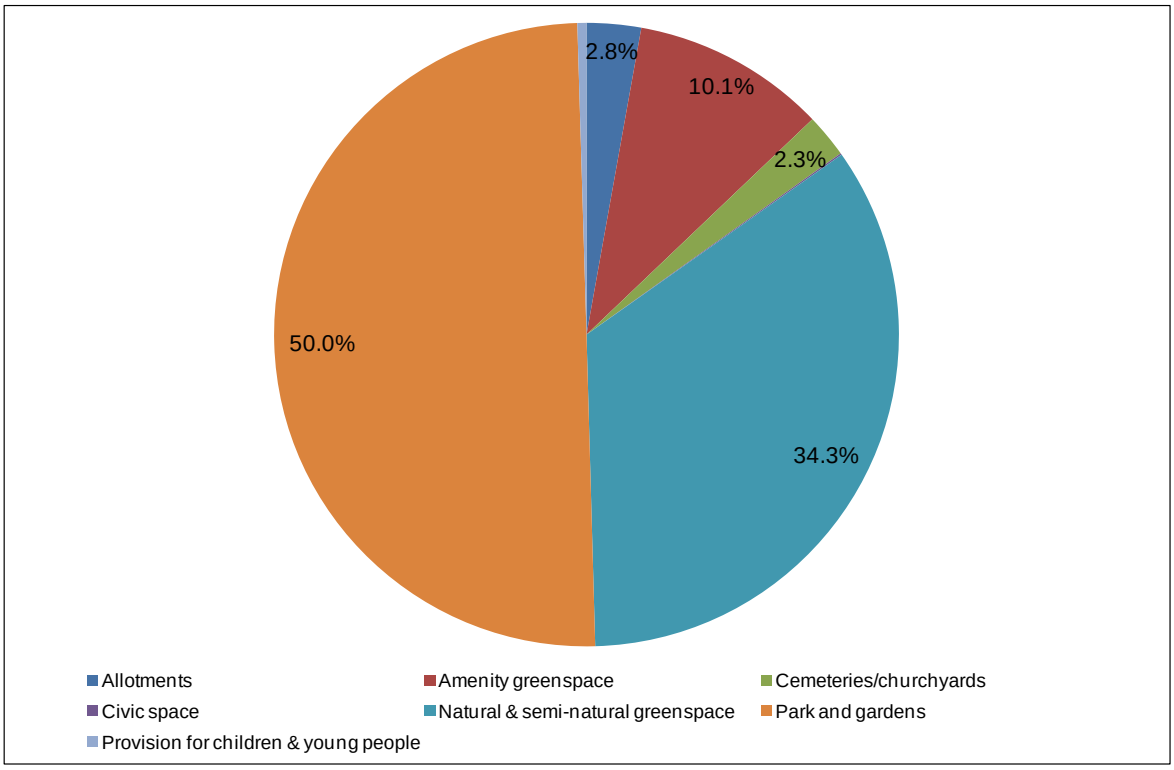
Whilst a valuable tool the communities survey is only a small part of the process, its role is to supplement best practice and widely accepted industry standards. The survey ran for six weeks from 23rd September to the 4th November with a further extension to the end of November. Links to the survey were made available via the council's website and on social media outlets. No demographic information (e.g. gender, age and ethnicity) was asked for as part of the survey questioning at the request of the Council.

Direct consultation with specific open space user groups such as the parks forum network and allotment associations was also undertaken as part of the study. Information from these groups is set out in the relevant typology sections of the report.

Overview

A total of 176 open space sites are identified and included within the audit for Havering. A breakdown of the number of sites and amount of provision per typology is set out below.

Figure 3.1: Percentage breakdown of provision



This provides a total of over 1,283 hectares of open space. The largest contributors to provision are park and gardens (641 hectares) and natural and semi-natural greenspace (442 hectares); accounting for 50.0% and 34.3% respectively.

Table 3.1: Overview of open space provision

Open space typology	Number of sites	Total amount (hectares)*
Allotments	27	36
Amenity greenspace	54	129
Cemeteries/churchyards	6	29
Civic space	3	>1
Natural & semi-natural greenspace	22	442
Park and gardens	24	641
Provision for children & young people	40	6

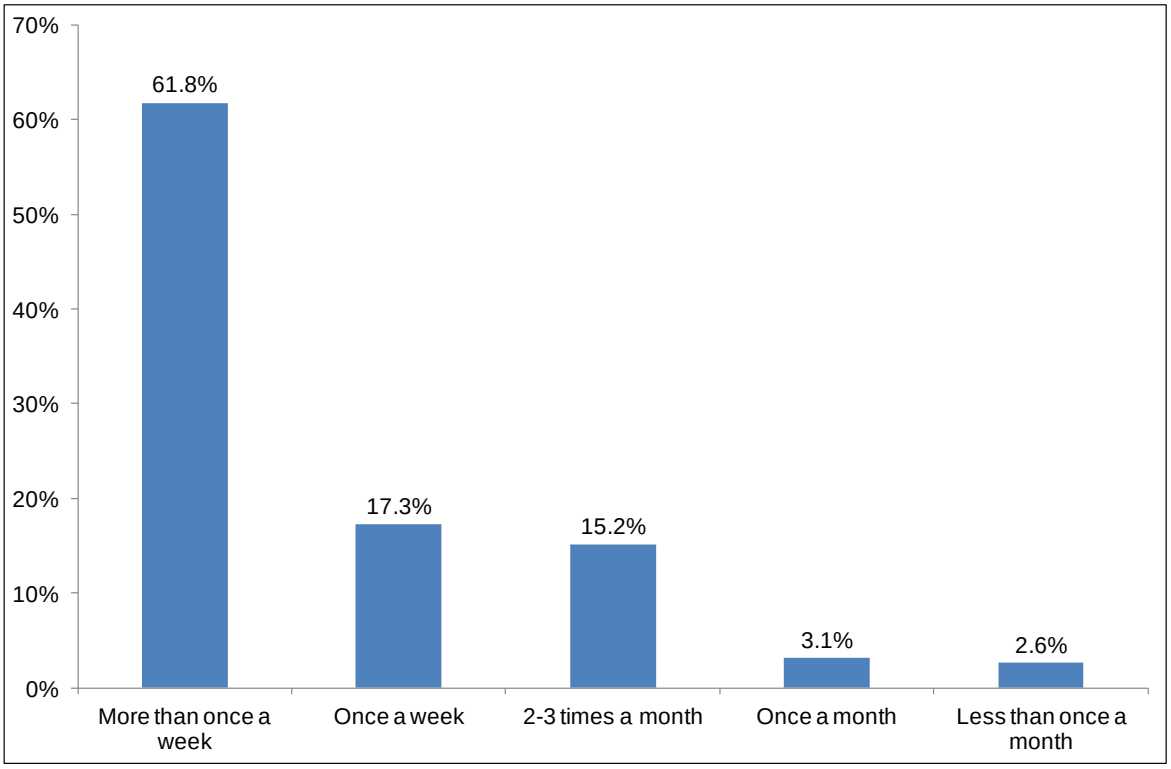
3.1 Usage

Survey participants were asked how often they visit a type of open space. All respondents identify accessing some form of open space provision. Most respondents identify that they visit a form of open space more than once a week (62%).

By far the most common forms of open space provision respondents' visit are parks and gardens. This is followed closely by sites classified as natural and semi-natural greenspace. From the returns several sites are specifically cited with the most frequently mentioned sites being:

- Harrow Lodge Park
- Hornchurch Country Park
- Raphael's Park
- Thames Chase
- Bedford Park
- Upminster Park

Figure 3.1; Frequency of visits to open space in the previous 12 months



* Rounded to the nearest whole number

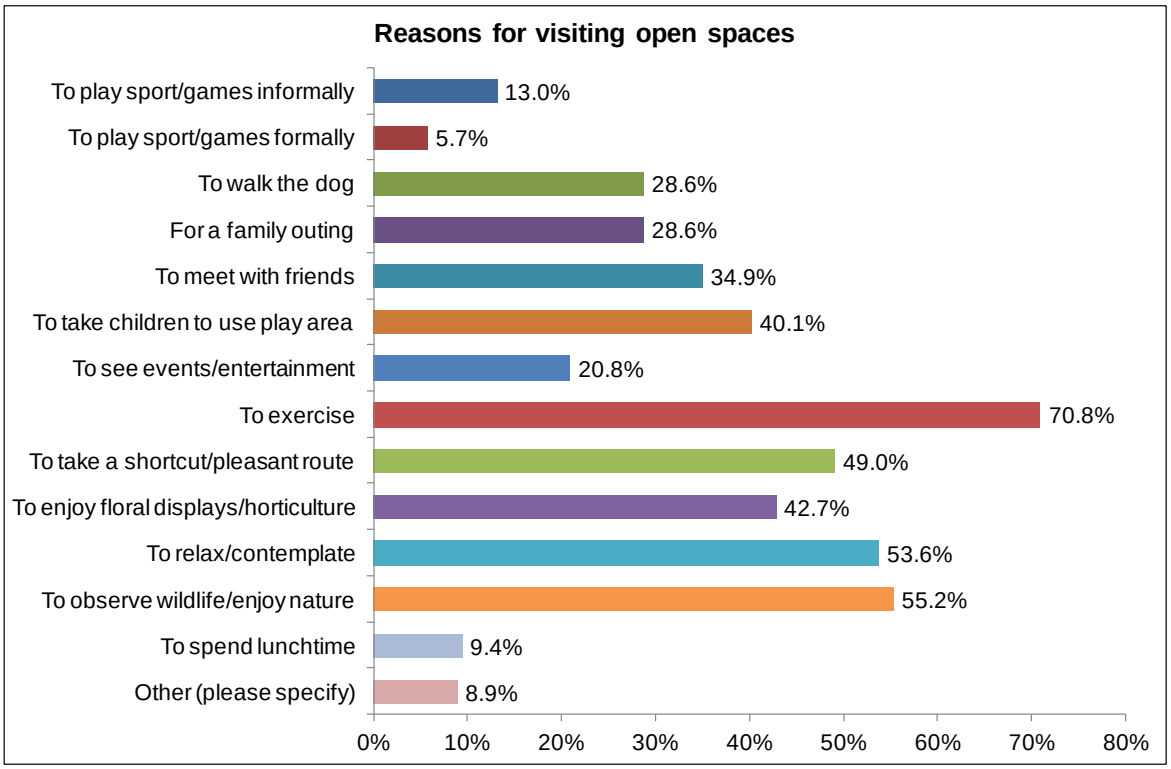
Respondents suggest the most popular reason for visiting an open space in the LBH is to exercise (71%). Followed by reasons such as to observe wildlife/enjoy nature (55%) and to relax and contemplate (54%).

Other common reasons for visiting open spaces include taking a shortcut/pleasant route (49%), to enjoy floral displays/horticulture (43%) and to take children to visit and use play facilities (40%).

Such responses may also correspond with why provision such as parks and gardens and natural and semi-natural greenspace are cited as popular forms of provision to visit.

The results also show the role of open spaces in the context of social interaction and health benefit and the value of open spaces as focal points for local communities.

Figure 3.2: Reasons for visiting open space sites in previous 12 months

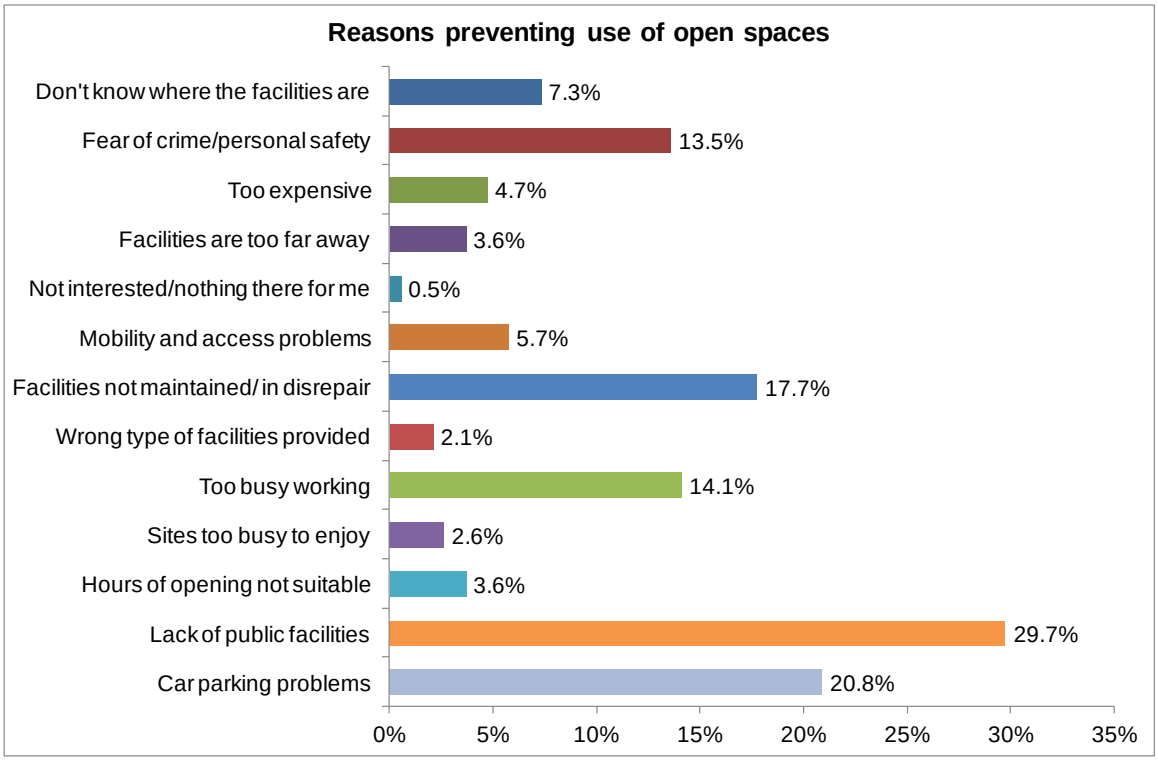


As part of the survey, respondents were asked what the main reasons might be which prevent them from using open spaces. A lack of public facilities at sites such as toilets or a cafe was the most common reason given (30%). Postcode data from these respondents tells us that greater percentages are from the following Hornchurch and Upminster postcode areas:

- RM11 (19%)
- RM12 (14%)
- RM14 (16%)

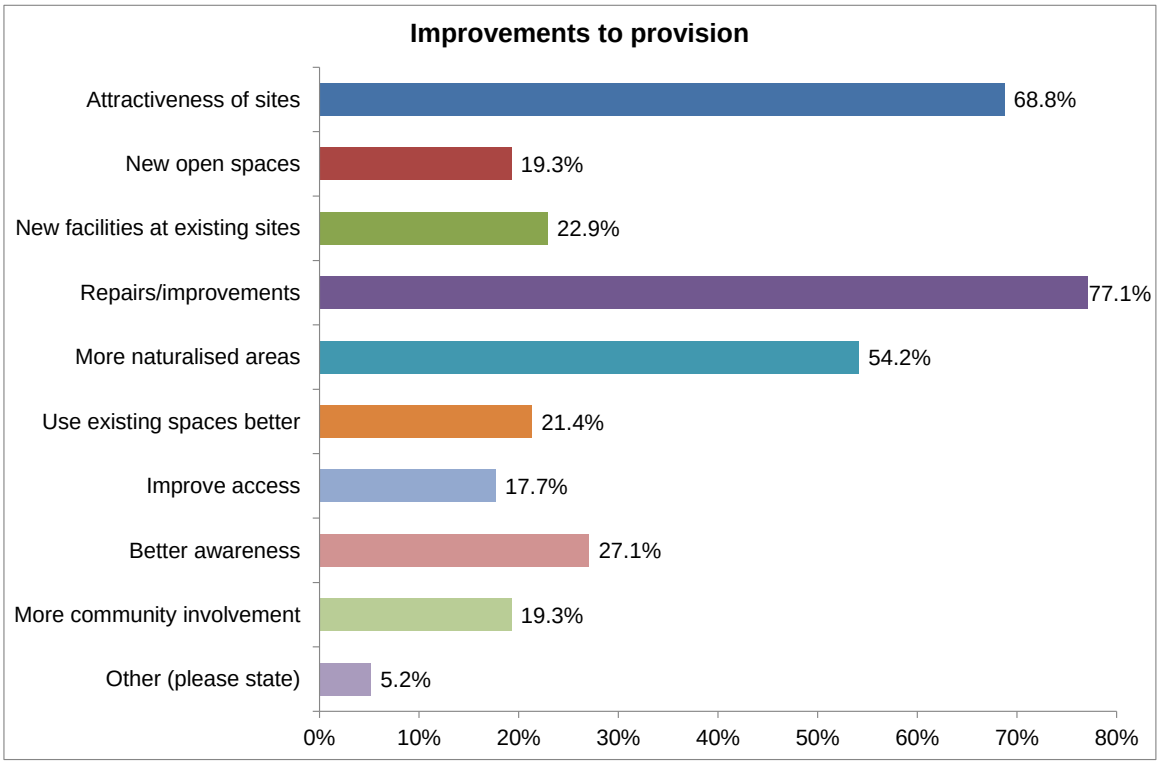
The areas are served by sites such as Harrow Lodge Park and Hornchurch Country Park. Both of which contain toilet and visitor facilities. The results may be a reflection towards local perceptions or a lack of awareness. Other common responses include car parking problems (21%) and facilities perceived to be not well maintained (18%).

Figure 3.3: Reasons preventing use of open space sites in previous 12 months



Respondents were asked which improvements to open spaces they consider the most important.

Figure 3.4: Site improvements



The two most common answers were for repairs and improvements (77%) and improving attractiveness of existing sites (69%). Another popular answer was for more naturalised areas (54%).

3.2 Accessibility

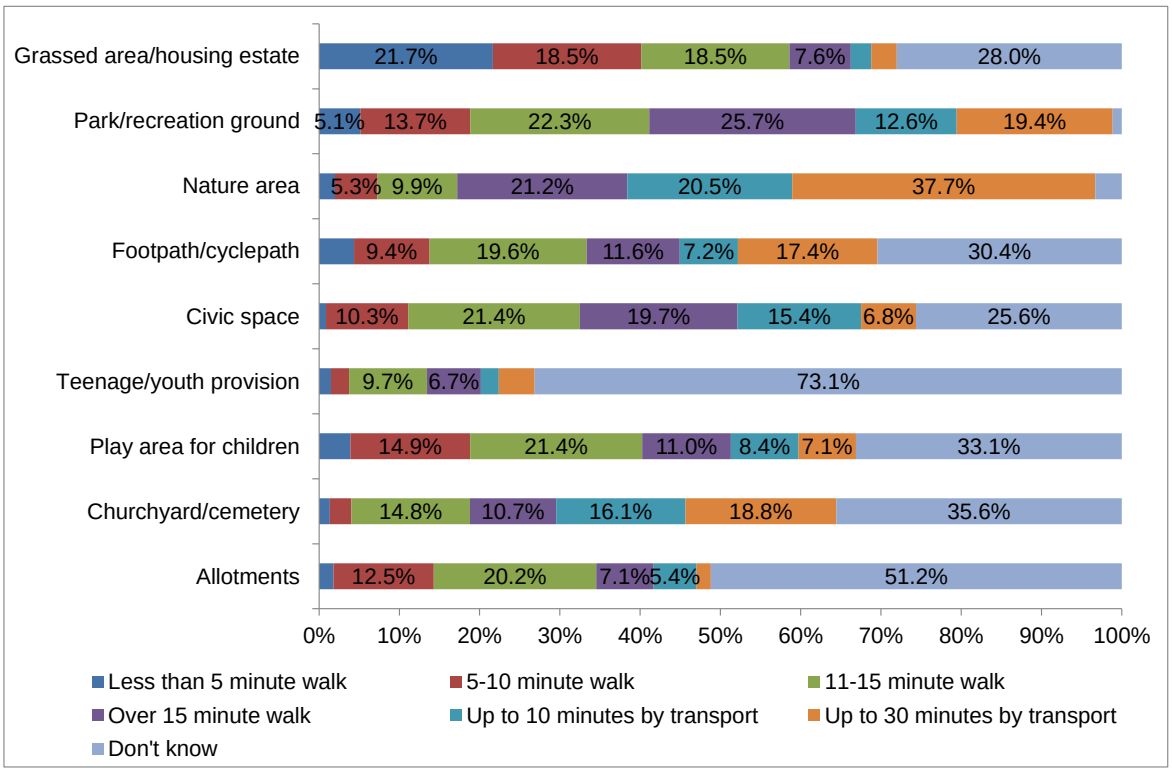
Results from the survey shows that most individuals travel by walking (82%) in order to access different types of open space provision. This is closely followed by those that drive (72%). A breakdown of the distances willing to travel is set out for each typology below.

Table 3.1: Mode of travel to open spaces

Mode of transport	Percentage of respondents
Walk	82%
Cycle	19%
Drive	72%
Public transport	28%

A preference can be seen to walk distances in order to access certain typologies particularly for parks, grassed areas at housing estates, play provision and civic space.

Figure 3.5: Time willing to travel to open space sites



There is however for some typologies a clear willingness to travel a greater distance by transport. For instance, respondents indicate more of a preference for travel up to 30 minutes by transport in order to access natural and semi-natural provision.

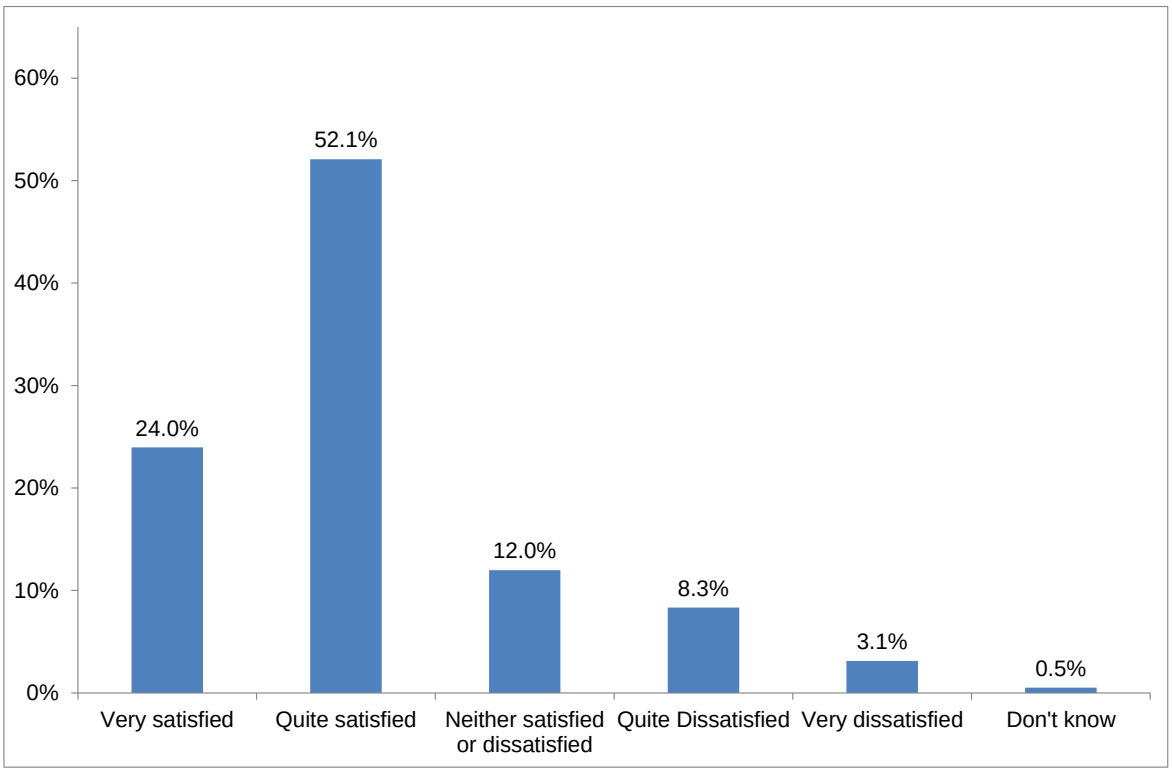
The higher proportion of don't know responses is not unusual for the typologies of teenage provision and allotments. Both forms of provision have a niche user attraction. Therefore, it is not unexpected for the general public to not have an opinion.

3.3 Satisfaction

In general, respondents consider the availability and quality of provision to be to a satisfactory level. Most respondents (52%) indicate they are quite satisfied with open spaces in terms of availability and quality. Furthermore, an additional 24% are very satisfied.

Only a small percentage of survey participants cite being quite dissatisfied (8%) or very dissatisfied (3%) with the availability and quality of open space provision.

Figure 3.6: Satisfaction with open spaces



3.4 Quality

The methodology for assessing quality is set out in Part 2. The table overleaf summarises the results of all the quality assessment for open spaces across Havering. A total of 171 sites receive a rating for quality and value out of the 176 site included in the audit. Sites not receiving a quality and value score were either not viewable at the time of the visit or only added to the study at a late stage.

Most assessed open spaces in LBH (73%) rate above the quality thresholds set. Proportionally a higher percentage of parks and gardens (92%) rate above the threshold for quality. This is a reflection of their excellent appearance and high standard.

Amenity greenspace has a higher proportion of sites to rate below the threshold than compared to other typologies; half of provision scores low for quality. This is thought to reflect the difference in the wide range and type of sites classified under this typology; as some sites are without additional features or facilities in comparison to others.

Table 3.2: Quality scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Allotments	50%	36%	53%	70%	4	18
Amenity greenspace	40%	9%	48%	75%	27	27
Cemeteries/churchyards	50%	66%	73%	89%	1	5
Provision for children & young people	60%	30%	66%	90%	8	32
Civic space	50%	51%	53%	56%	-	3
Natural & semi-natural greenspace	50%	18%	53%	86%	5	17
Park and gardens	60%	31%	71%	93%	2	22
TOTAL	**-**	**9%**	**59%**	**93%**	**47**	**124**

Four sites, all allotments, could not be accessed and therefore do not receive a score for quality or value. In addition, due to late inclusion an allotment and civic space do not receive a quality or value rating.

3.5 Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for open spaces across Havering.

The majority of sites (88%) are assessed as being above the threshold for value. That nearly all typologies rate high for value reflects their role in and importance to local communities and environments.

Amenity greenspaces have a slightly higher proportion of low value provision. This reflects a lack of ancillary features at some sites leading to a lack of recreational use in comparison to other sites. The typology also contains a number of smaller sized sites. However, the value these provide in offering a visual and recreational amenity as well as a break in the built form can still be important.

A high value site is considered to be one that is well used by the local community, well maintained (with a balance for conservation), provides a safe environment and has features of interest; for example play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those offering limited functions and that are thought of as bland and unattractive.

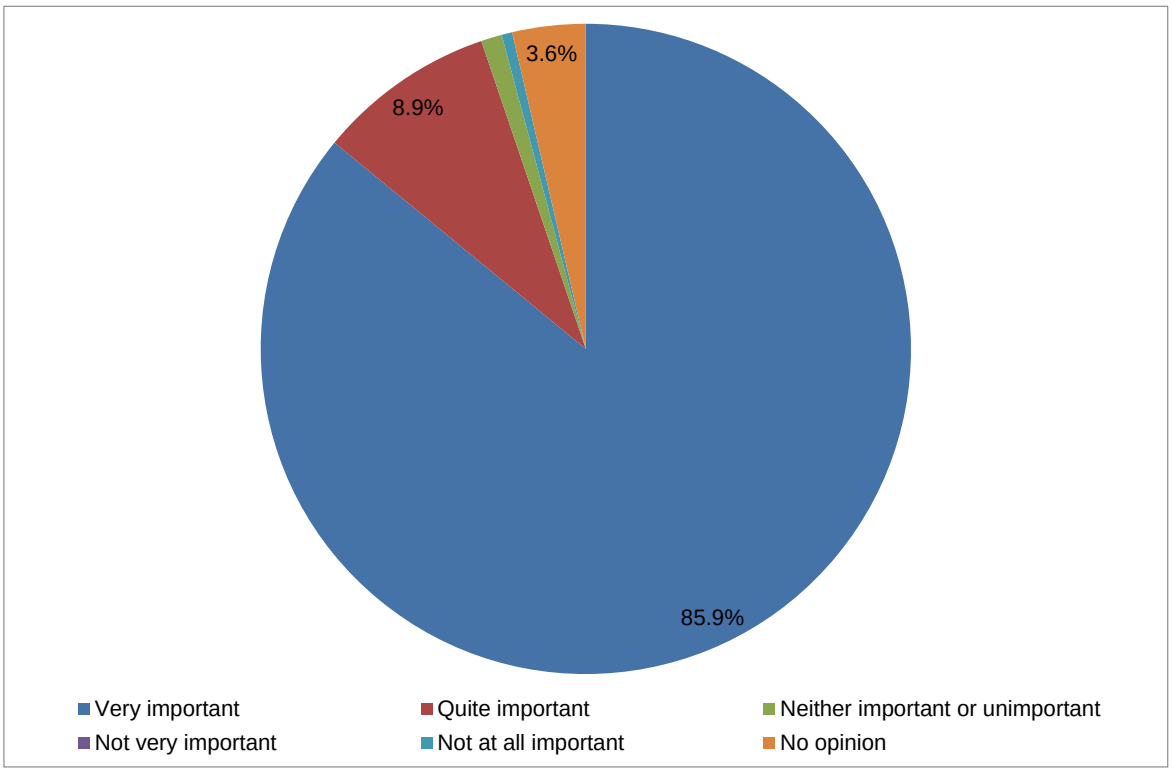
Table 3.3: Value scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Allotments	20%	28%	37%	48%	-	22
Amenity greenspace	20%	4%	29%	61%	17	37
Cemeteries/churchyards	20%	30%	43%	59%	-	6
Provision for children & young people	20%	36%	60%	87%	-	40
Civic space	20%	42%	49%	53%	-	3
Natural & semi-natural greenspace	20%	12%	35%	64%	3	19
Park and gardens	20%	15%	54%	77%	1	23
TOTAL	**20%**	**4%**	**44%**	**87%**	**21**	**150**

Four sites, all allotments, could not be accessed and therefore do not receive a score for quality or value. In addition, due to late inclusion an allotment and civic space do not receive a quality or value rating.

The majority of survey respondents (86%) view open spaces as very important; reflecting the high value placed on such provision and its continuing role and use as open spaces. A further 9% considers provision as being quite important. Only a small proportion views open space as either not very (10%) or not at all important (9%).

Figure 3.8: Importance of open spaces



3.6 Summary

General summary

- In total 176 sites in LBH are identified as open space provision. This is equivalent to over 1,200 hectares.
- Most typologies are set as having an accessibility standard of a 10 minute walk time. For certain typologies, such as play or amenity greenspace, a lower walk time of 5 minutes is applied. For others like natural greenspace greater distances are set.
- Nearly three fifths of all open spaces (73%) rate above the thresholds set for quality. Most noticeably, more parks and gardens score above the thresholds for quality than others.
- Conversely amenity greenspace has fewer sites scoring above the threshold. This tends to be due to the wider range and forms of provision of this type often with no features.
- The majority of all open spaces (88%) are assessed as being above the threshold for value. This reflects the importance of open space provision and its role offering social, environmental and health benefits.

PART 4: PARKS AND GARDENS

4.1 Introduction

This typology covers urban parks, country parks and formal gardens (including designed landscapes), which provide accessible high quality opportunities for informal recreation and community events.

4.2 Current provision

There are 24 sites classified as parks and gardens in the LBH, the equivalent of over 641 hectares. No site size threshold has been applied and, as such, all sites have been included within the typology.

Table 4.1: Distribution of parks by analysis area

Analysis area	Parks and gardens		
	Number of sites	Total hectarage	Current standard (ha per 1,000 population)
Central	12	115.18	1.01
North	7	334.55	4.83
South	5	191.34	2.89
HAVERING	**24**	**641.07**	**2.58**

All analysis areas are identified as having provision of parks and gardens. The highest volume of provision (334 hectares) is to be found in the North Analysis Area. This is predominantly due to the location of Dagnam Park in this Area. At over 128 hectares it is the single largest park site in LBH. Subsequently the North Analysis Area also has a significantly greater proportion of provision per 1,000 head of population than the other analysis areas.

Other significant sized sites include Bedford's Park (86 hectares) and Havering Country Park (68 hectares) in the North Analysis Area and Harrow Lodge Park (53 hectares) in the Central Analysis Area as well as Hornchurch Country Park (119 hectares) and Belhus Woods Country Park (57 hectares) in the South Analysis Area. The latter is an Essex County Council owned site; a large proportion of which falls within Thurrock local authority area. Given its close proximity the site and its hectare size is counted within the figures for LBH.

Many of the sites classified as parks and gardens will also provide a secondary role to the provision of natural and semi-natural greenspace. For instance, larger sites such as Dagnam Park, Havering Country Park, Hornchurch Country Park and Belhus Wood Country Park all provide opportunities and functions often associated with natural greenspace. For the purpose of the study such sites are identified and categorised by their primary role.

4.3 Accessibility

Consultation and findings from the Communities Survey found that most respondents would expect to travel over a 15 minute walk (26%) to access a park, although this was closely followed by an 11-15 minute walk (22%). For the purpose of mapping, a 15 minute walk time has been applied.

Figure 4.1 shows the standard applied to parks and gardens to help inform where deficiencies in provision may be located.

Figure 4.1: Parks and gardens mapped against analysis area

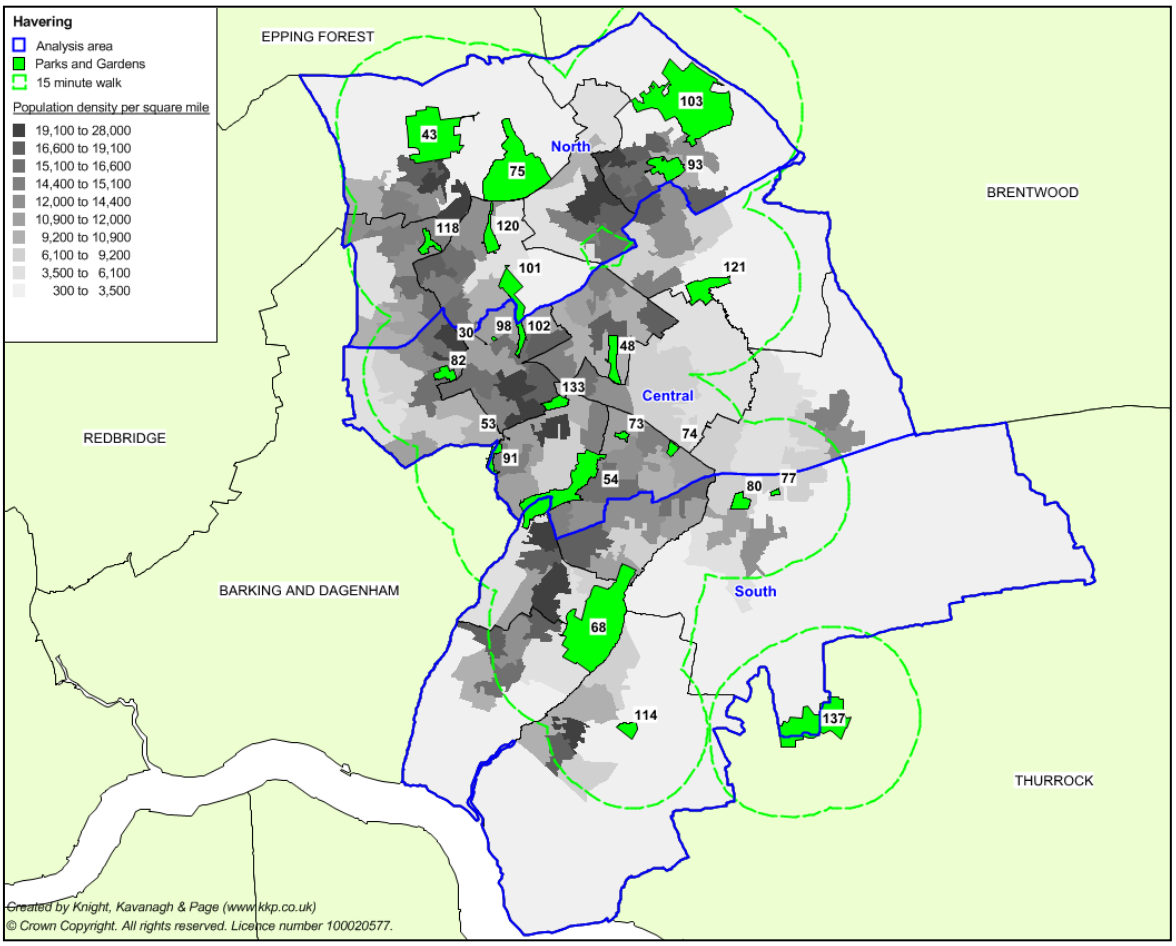


Table 4.2: Key to sites mapped

Site ID	Site name	Analysis area	Quality score	Value score
30	Romford Library Gardens	Central		
43	Havering Country Park	North		
48	Haynes Park	Central		
53	Havering Well Garden	Central		
54	Harrow Lodge Park	Central		
68	Hornchurch C.P.	South		

Site ID	Site name	Analysis area	Quality score	Value score
73	Langton's Gardens	Central		
74	St Andrews Park	Central		
75	Bedford's Park	North		
77	Clockhouse Gardens	South		
80	Upminster Park	South		
82	Cottons Park	Central		
91	Grenfell Park	Central		
93	Central Park	North		
98	Coronation Gardens	Central		
101	Raphael Park	North		
102	Lodge Farm Park	Central		
103	Dagnam Park	North		
114	Spring Farm Park	South		
118	Lawns Park	North		
120	Rise Park	North		
121	Harold Wood Park	Central		
133	Hylands Park	Central		
137	Belhus Woods Country Park	South		

There is generally a good coverage of parks based on a 15 minute walk time. The majority of areas that are densely populated are covered by the walk time catchment.

Slight catchment gaps are noted to the east of the Central Analysis Area and to the south west of the South Analysis Area. However, both gaps are covered by the catchments of other open space provision particularly amenity greenspace and natural and semi-natural greenspace. For example, the gap in the Central Analysis Area is served by Folkes Land Woodland and amenity greenspace such as Upminster Hall Playing Fields and Cranham Playing Fields. Similarly the Ingrebourne Hill site and amenity greenspace sites such as Mardyke Open Space and Brookway Playsite help to meet the identified gap. There are also gaps noted to east and south of the South Analysis Area. However, these appear to be areas of low population density. New forms of parks provision, in terms of accessibility, are not thought to be required to meet such catchment gaps.

Furthermore, no issue with regard to a deficiency in the amount of parks and gardens is highlighted either through consultation or via the Communities Survey results.

Council managed sites, including parks and gardens, are managed as part of the councils portfolio of open spaces. Sites reportedly receive regular visits which include regimes such as grass cutting, weeding and general site preservation (e.g. bench refurbishment, path checks).

4.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance); scores from site assessments are colour-coded against a baseline threshold (high being green and low being red). The table overleaf summarises the results of the quality assessment for parks in LBH. A threshold of 60% is applied in order to identify high and low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology).

Table 4.3: Quality ratings for parks by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <60%	High >60%
Central	147	31%	65%	92%	61%	2	11
North	147	61%	71%	93%	32%	-	7
South	147	75%	84%	93%	18%	-	5
HAVERING	**147**	**31%**	**71%**	**93%**	**62%**	**2**	**22**

Of the 24 park and garden sites in Havering 22 rate above the threshold whilst only two rate below; demonstrating the generally high standard of existing provision.

The Central Analysis Area is the only area to have any sites that rate below the threshold for quality; the sites are Havering Well Garden (42%) and Grenfell Park (31%). Both score low for maintenance and appearance due to litter and dog foul being observed at the time of the site visits. Pathways on site also appear poorer in comparison to other sites which may limit comfort of use by some users.

There is evidently a high standard of parks provision across Havering. Sites assessed as being of particularly high quality and rated well above the 60% threshold include:

- Upminster Park (93%)
- Raphael Park (93%)
- Harrow Lodge Park (92%)
- Bellhus Wood Country Park (88%) (outside of LBH)
- Romford Library Gardens (84%)
- Havering Country Park (71%)
- Hornchurch Country Park (68%)

Upminster Park and Raphael Park are the highest scoring sites in LBH for quality with 93%. Both are highlighted as having excellent landscaped features as well as a range of facilities such as equipped play provision for children, opportunities to purchase refreshments and sporting activities. Raphael Park is especially highlighted during consultation as a site of excellent quality that is popular for visiting.

Other park sites recognised during consultation as being to a very good standard in terms of quality are Bedfords Park, Langtons Gardens, Harrow Lodge Park, Havering Country Park and Hornchurch Country Park. Again sites are seen as being aesthetically pleasing and well maintained with plenty of appeal to a variety of users for different reasons; play, exercise, wildlife and relaxation.

The maintenance and general appearance of the sites is also very good reflecting the status of many of the sites as being Green Flag Award accredited.

Langton Gardens has in 2015 received grants from the Heritage Lottery Fund (HLF) and the Big Lottery Fund. Funding was successfully achieved in order to help restore the site to its former glory and help reconnect it to the adjacent Fielders Field. Some of the restoration works on site include new entrances to improve public access, new wildlife habitats, seating and signage, a refreshment kiosk and toilets as well as the repairing of footpaths.

Raphael Park also successfully underwent redevelopment in 2014 with the help of HLF. This assisted in restoring and improving entrances, new planting, seating and a restaurant on site. The recent improvements are likely to explain the high number of comments and regular reference to the site throughout consultation.

Feedback from the consultation also asked users about any weaknesses of parks provision. The most common concerns highlighted were issues regarding litter and dog foul. In addition, some comments raised the issue of a lack of toilet facilities in general on sites.

Rise Park was specifically identified as a site in need of some attention. It rates just above the threshold for quality from the site visits. However, consultation highlights that the pavilion on site is derelict and in need of addressing. The facility can be an area of the park for young people to 'hang out' and occasionally misuse. The car park at the site can also suffer from misuse as well. Regeneration of the facility is part of the Friends of Rise Parks ambition to provide greater facilities/features for young people.

Green Flag

The Green Flag Award scheme is licensed and managed by Keep Britain Tidy. It provides national standards for parks and greenspaces across England and Wales. Public service agreements, identified by the Department for Communities and Local Government (DCLG) highlight the importance placed on Green Flag status as an indicator of high quality. This in turn impacts upon the way parks and gardens are managed and maintained.

A survey by improvement charity GreenSpace highlights that parks with a Green Flag Award provide more satisfaction to members of the public compared to those without it. Its survey of 16,000 park users found that more than 90% of Green Flag Award park visitors were very satisfied or satisfied with their chosen site, compared to 65% of visitors to non-Green Flag parks.

To gain the award sites must be maintained to a high standard. Currently there are ten sites in Havering that have Green Flag Award status. These include:

- Bedfords Park
- Belhus Wood Country Park
- Cottons Park
- Harold Wood Park
- Hylands Park
- Lawns Park
- Lodge Farm Park
- Raphael Park
- St Andrews Park
- Upminster Park

The work of both Council maintenance team/contractors and the Friends of Groups located at sites are important to their continuing achievement. A worry over a lack of new friends joining existing friends of groups was mentioned during consultation. This maybe something that requires further investigation and attention in the near future.

4.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance); the scores from the site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for parks in LBH. A threshold of 20% is applied in order to identify high and low value. Further explanation of how the value scores are derived can be found in Part 2 (Methodology).

Table 4.4: Value scores for parks by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <20%	High >20%
Central	110	17%	46%	72%	46%	1	11
North	110	34%	50%	70%	36%	-	7
South	110	38%	60%	70%	32%	-	5
HAVERING	**110**	**17%**	**50%**	**72%**	**62%**	**1**	**23**

Nearly all parks are assessed as being of high value from the site visit assessments. This is fully supported from the findings of the consultation. All sites rating above the threshold demonstrate the high social inclusion, health benefits, ecological value and sense of place that Havering parks and gardens offer. The high value of sites is reflected and most likely partly a result of the added benefit provided by the 14 park sites identified as having a Friends of Group.

Havering Well Garden is the only site to rate below the threshold for value. The site also scores below the threshold for quality. Its low quality score and apparent level of use in addition to the issues of litter observed at the site results in its low value rating.

One of the key aspects of the value placed on parks provision is that they can provide opportunities for local communities and people to socialise. The ability for people to undertake a range of different activities such as exercise, dog walking or taking children to the play area are frequently recognised.

4.6 Summary

Parks and gardens

- 24 sites are classified as parks and gardens totalling 641 hectares.
- Catchment gaps are noted to the east of the Central Analysis Area and to the south west of the South Analysis Area. This is thought to be sufficiently serviced by other forms of open space such as amenity greenspace which provide opportunities to recreation.
- Nearly all parks score both above and below the threshold for quality. The lowest scoring site is Grenfell Park. Issues with litter are highlighted.
- High scoring sites for quality, such as Upminster Park and Raphael Park, do so due to the wide range of features they contain and the excellent standards of provision.
- There are several sites with Green Flag Award status.
- All sites (except one) are assessed as being of high value, with the important social interaction, health benefits, ecological value and sense of place sites offer being recognised.

PART 5: NATURAL AND SEMI-NATURAL GREENSPACE

5.1 Introduction

The natural and semi-natural greenspace typology can include woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. down-land, meadow), heath or moor, wetlands (e.g. marsh, fen), wastelands (including disturbed ground), and bare rock habitats (e.g. cliffs, quarries, pits) and commons. Such sites are often associated with providing wildlife conservation, biodiversity and environmental education and awareness.

5.2 Current provision

In total 22 sites are identified as natural and semi-natural greenspace, totalling over 441 hectares of provision. These totals do not include all provision in the area as a site size threshold of 0.2 hectares has been applied. Sites smaller than this are likely to be of less or only limited recreational value to residents. However, they may still make a wider contribution to health and wellbeing; especially for instance in terms of mitigating climate change.

Table 5.1: Distribution of natural and semi-natural greenspace by analysis area

Analysis area	Natural and semi-natural greenspace		
	Number	Size (ha)	Current standard (ha per 1,000 population)
Central	7	177.03	1.56
North	7	26.43	0.38
South	8	238.33	3.61
HAVERING	**22**	**441.79**	**1.77**

In addition there are two sites located just outside the authority boundary in Thurrock; Coombe Woods (18.9 hectares) and Holden's Wood (36.5 hectares). Neither site is included in the quantity of provision. However, both are given a quality and value score.

Most provision is located in the South Analysis Area (238 hectares); followed by the Central Analysis Area (177 hectares). Subsequently the South Analysis Area has the greater proportion of provision per 1,000 population with 3.61 hectares. This is significantly higher standard than the Central Analysis Area (1.56 hectares per 1,000 population) and the North Analysis Area (0.38 hectares per 1,000 population).

The majority of the total amount of natural and semi-natural greenspace in the LBH (81%) can be attributed to eight large sites which are located in the area. This includes sites such as Cely Woods (65 hectares), Ingrebourne Hill (60 hectares) and Broadfields & Thames Chase Forest Centre (46 hectares) in the South Analysis Area as well as Pages Wood (43 hectares) in the Central Analysis Area.

These sites form part of the prevalent amount of woodlands identified across Havering. This is evidenced by the number of site observed as woods. Furthermore, the Thames Chase Community Forest also covers a large proportion of provision in LBH.

It is important to recognise that other open spaces such as parks and amenity greenspace also provide opportunities and activities associated with natural and semi-natural greenspace; particularly the country parks classified under parks and gardens. Such sites are not included here as a sites classification is based on its primary typology.

Designations

In terms of national designations, there are seven local nature reserves (LNRs) identified in the LBH:

- The Chase (44.15 hectares)
- The Manor (aka Dagnam Park) (76.96 hectares)
- Ingrebourne Valley (146.62 hectares)
- Cranham Brickfields (8.69 hectares)
- Cranham Marsh (12.97 hectares)
- Bedfords Park (86.54 hectares)
- Rainham Marsh (79.19 hectares)

The Rainham Marsh is not included within the amount of quantity of natural and semi-natural greenspace due to restricted access/opening times. However, it is recognised as being a unique and important form of provision; both locally and nationally. The site, managed by the RSPB, is home to a number of rare species and also forms part of the Inner Thames Marshes SSSI site.

Within LBH there are also three sites designated as Sites of Special Scientific Importance (SSSI). Such sites are recognised for their high natural importance for current and future generations. The three sites in Havering are:

- Ingrebourne Marshes
- Inner Thames Marshes
- Hornchurch Cutting

The Inner Thames Marshes SSSI predominantly covers the Rainham Marsh RSPB site whilst the Ingrebourne Marshes SSSI runs through the Hornchurch Country Park and Ingrebourne Hill open space sites.

5.3 Accessibility

Natural England's Accessible Natural Greenspace Standard (ANGSt) provides a set of benchmarks for ensuring access to places near to where people live. They recommend that people living in towns and cities should have:

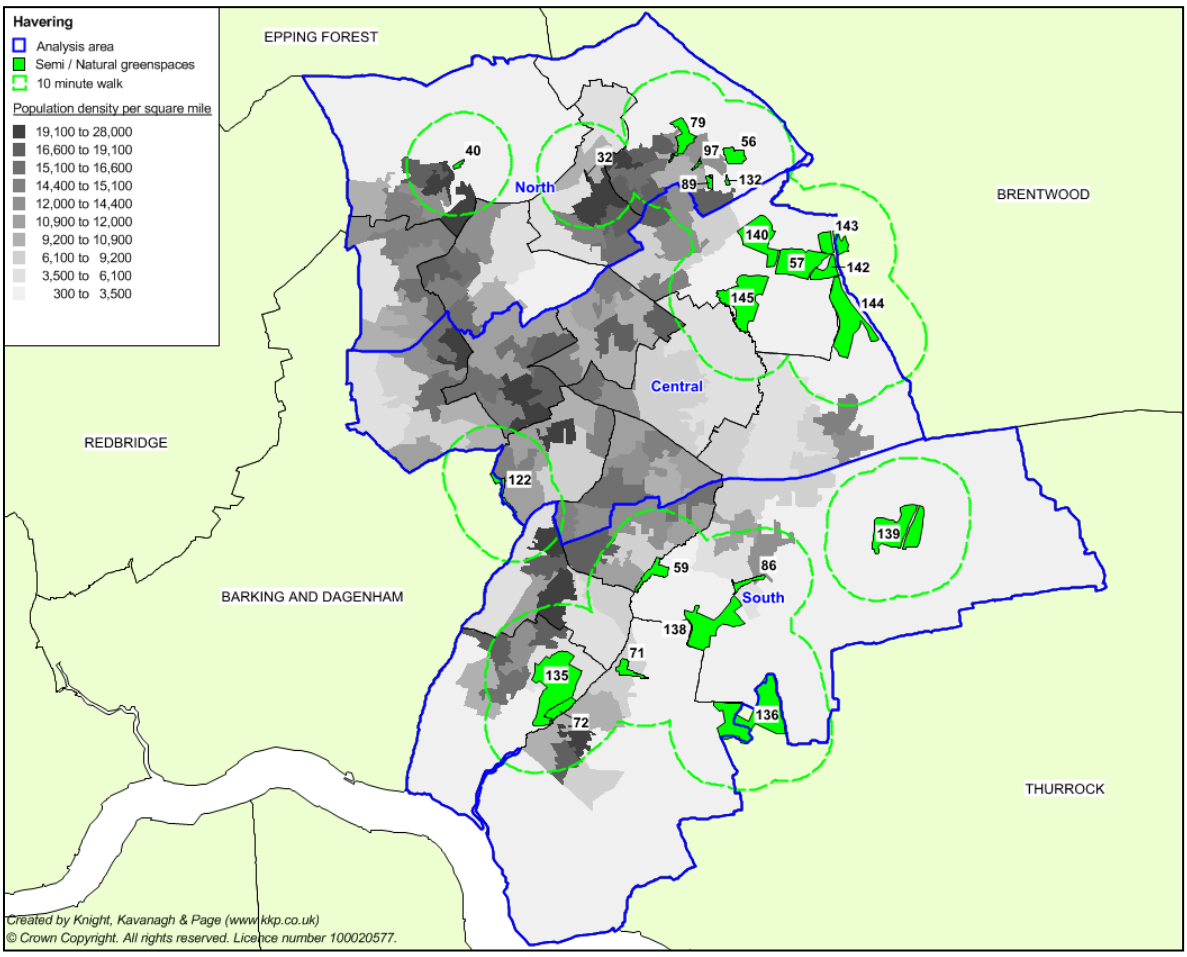
- An accessible natural greenspace of at least two hectares in size, no more than 300 metres (five minutes walk) from home.
- At least one accessible 20 hectare site within two kilometres of home.
- One accessible 100 hectare site within five kilometres of home.
- One accessible 500 hectare site within ten kilometres of home.
- One hectare of statutory Local Nature Reserves per thousand population.

On this basis a population such as LBH (247,714*) is recommended to have approximately 247 hectares of LNR. Currently a total of 455 hectares is identified†.

This study, in order to comply with guidance uses locally informed standards. It does not focus on the ANGSt Standard for accessibility as this uses a different methodology for identifying accessible natural greenspace to that advocated in the Companion Guidance. Findings from the Communities Survey found the most common travel time expected by respondents in order to access a natural space was up to 30 minutes by transport (38%). Recently published guidance by Fields In Trust (FIT) suggests an approximate catchment guideline of a 10 minute walk. As a result, for the purpose of mapping a 10 minute walk time and a 30 minute drive time catchment have been applied.

Figure 5.1 and 5.2 show the standards applied to natural and semi-natural greenspace to help inform where deficiencies in provision may be located.

Figure 5.1: Natural and semi-natural greenspace with 10 minute walk time mapped against analysis areas



* Greater London Authority Mid-Year Estimate 2015
† Not all LNRs identified in the study are classified as natural and semi-natural greenspace; for example some are categorised as parks. Size of LNR designation may also vary from the open space site.

Figure 5.2: Natural and semi-natural greenspace with 30 minute drive time mapped against analysis areas

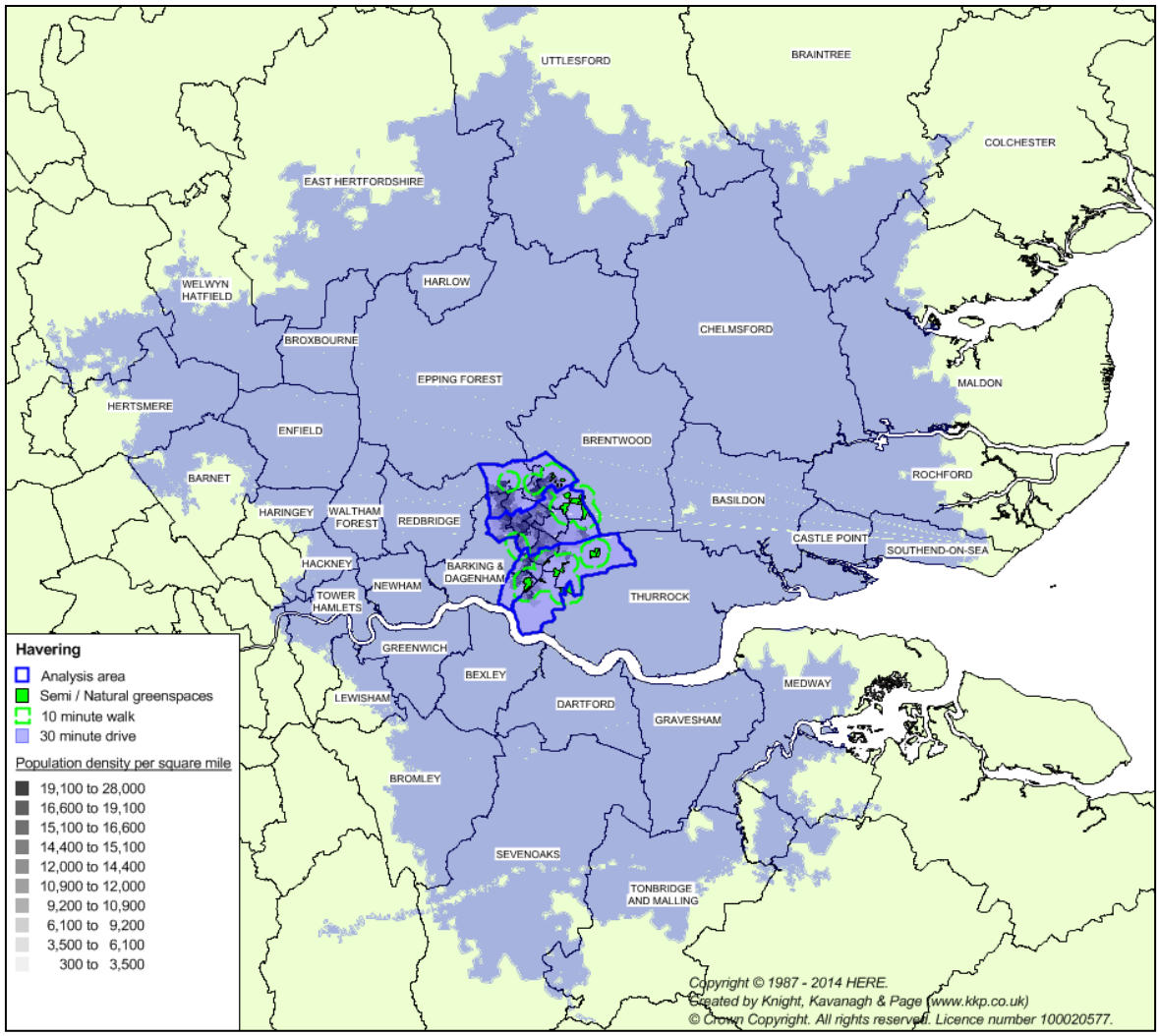


Table 5.2: Key to sites mapped

Site ID	Site name	Analysis area	Quality score	Value score
32	Straight Road Woodlands	North		
40	Haunted House Woods	North		
56	Duck Wood	North		
57	Tylers Common	Central		
59	Suttons Parkway	South		
71	Abbey Wood Open Space	South		
72	New Road Rainham	South		
79	Hatters Wood	North		
86	Parklands Open Space	South		
89	Shoulder of Mutton Wood	North		
97	Sage Wood	North		
122	The Chase	Central		

Site ID	Site name	Analysis area	Quality score	Value score
132	Stratton Wood	North		
135	Ingrebourne Hill	South		
136	Cely Woods	South		
138	Bonnets Wood	South		
139	Broadfields & Thames Chase Forest Centre	South		
140	Harold Court Woods	Central		
141	Coombe Woods	Out		
142	Tyler Woods	Central		
143	Jackson's Wood	Central		
144	Folkes Lane Woodland	Central		
145	Pages Wood	Central		
146	Holden's Wood	Out		

Figure 5.2 shows all analysis areas are covered by the 30 minute drive time. Many surrounding neighbouring local authorities are also likely to be served by provision; particularly given the large size of some sites leading to a stronger characteristic as forms of destination sites.

The 10 minute walk time map shows that the majority of provision is located on the outskirts of the densely populated areas of LBH. Given sites are of natural and semi-natural provision it is not unusual for such sites to be in these locations. Furthermore, a number of these sites are large in size and provide a role not just locally but regionally. For example, The Thames Chase Community Forest and Rainham Marsh are situated in the area. Such sites offer a recognised high level of provision that individuals are willing to travel in order to access.

The more densely populated areas, not covered by walk time catchments of natural and semi-natural greenspace, contain sites classified as other forms of open space; particularly amenity greenspace and parks and gardens. Sites of these types of provision are likely to include features and opportunities associated with natural and semi-natural greenspace. It is therefore unlikely that new forms of natural and semi-natural greenspace provision will be required to meet this gap. However, ensuring that such sites include features and the long-term quality and access to the larger surrounding sites should be ensured.

The management and maintenance at most identified natural and semi-natural sites is split in terms of responsibility. In addition to the Council, the Thames Chase Trust and the Forestry Commission both have an active role in the management and maintenance of natural and semi-greenspace in LBH. Approximately over 340 hectares of natural and semi-natural greenspace is highlighted as being managed by the Trust; accounting for over 75% of total provision identified.

5.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance) scores from the site assessments are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for natural and semi-natural greenspace in LBH. A threshold of 50% is applied in order to identify high and low quality. Further explanation of how the quality scores are derived can be found in Part 2 (Methodology).

Natural and semi-natural greenspace has a slightly lower quality threshold than other open space typologies. This reflects the characteristic of this kind of provision. For instance, natural and semi-natural sites can be intentionally without ancillary facilities in order to reduce misuse/inappropriate behaviour whilst encouraging greater conservation and promotion of flora and fauna activity.

Table 5.3: Quality rating for natural and semi-natural greenspace by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <50%	High >50%
Central	110	31%	51%	67%	36%	1	6
North	110	18%	39%	54%	38%	4	3
South	110	53%	72%	86%	33%	-	8
HAVERING	110	**18%**	**53%**	**86%**	**56%**	**5**	**17**

A total of 17 natural and semi-natural sites (77%) in LBH rate above the threshold set for quality. However, there are five sites that rate below the quality threshold applied:

- Haunted House Woods (18%)
- Straight Road Woodlands (24%)
- Should of Mutton Woods (30%)
- The Chase (31%)
- Sage Wood (39%)

The two lowest scoring sites (Haunted House Woods and Straight Road Woodlands) are observed as having an issue with litter. At time of the site visits both sites appeared to have evidence of fly tipping. Generally all five sites are viewed as having a poorer overall appearance in terms of cleanliness with access to quality pathways also being limited. Furthermore, Shoulder of Mutton Wood scores lower as it is noted as having large gaps in its boundary fencing during the time of visits.

Sites scoring above the threshold are observed as being attractive and generally well maintained; offering plenty of good quality ancillary features such as bins, benches, parking and pathways. They are considered to be well used by people for recreational purposes whilst also offering significant opportunities for wildlife promotion. Sites scoring particularly high include:

- Cely Woods (86%)
- Broadfields & Thames Chase Forest Centre (81%)
- Ingrebourne Hill (81%)

All three sites are observed as having excellent features and facilities. For instance, each has the added benefit of car parking whilst the other features on site (e.g. pathways, signage, information, seating etc) are viewed as being to an excellent standard. All three sites are also identified as being managed by the Forestry Commission as part of the Thames Chase Community Woodland and Trust.

In general sites rating above the threshold for quality are viewed as being well maintained with access to a number of other features and facilities on site.

Whilst not classified within natural and semi-natural greenspace, the country parks within Havering are also regularly recognised through consultation as being high quality forms of open space provision which contribute to the perception and opportunities associated with natural greenspace.

5.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance) scores from site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for natural and semi-natural greenspace in LBH. A threshold of 20% is applied in order to identify high and low value. Further explanation of how the value scores are derived can be found in Part 2 (Methodology).

Table 5.4: Value scores for natural and semi-natural greenspace by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <20%	High >20%
Central	104	19%	32%	52%	33%	1	6
North	104	12%	25%	41%	29%	2	5
South	104	29%	45%	64%	35%	-	8
HAVERING	**104**	**12%**	**35%**	**64%**	**52%**	**3**	**19**

The majority of natural and semi-natural greenspaces (86%) rate above the threshold for value. Only three sites rate below the threshold; Straight Road Woodlands (12%), Haunted House Woods (17%) and The Chase (19%).

All three sites score below the threshold for both value and quality. They do not appear to be particularly well used although the habitat opportunities they provide are recognised; The Chase is noted as being a Local Nature Reserve. The low quality scores show them to be lacking in general maintenance and cleanliness in comparison to other sites. For example, all three are observed as having an issue with litter and/or fly tipping.

The highest scoring site for value is the Broadfields & Thames Chase Forest Centre (64%). The site is extensive and attractive, offering various opportunities to a range people and activities (e.g. nature enthusiasts, tourists, families).

5.6 Summary

Natural and semi-natural greenspace summary

- LBH has 22 natural and semi-natural greenspace sites covering 441 hectares. The area also contains the nationally recognised Rainham Marshes RSPB Reserve.
- The 30 minute drive time accessibility standard shows no shortfalls. However, gaps are highlighted from the 10 minute walk time catchment; mostly the densely populated areas. New natural sites are not thought to be required to meet this gap but there may be a need to ensure that other types of open spaces contain such associated features.
- There are seven designated LNRs in LBH which means the area sufficiently meets the ANGSt standard recommended for provision.
- Natural greenspace sites are of good quality with 77% rating above the threshold.
- Sites rating below the threshold are due to a poor general appearance and cleanliness. Often other issues are observed such as litter and fly tipping.
- Nearly all sites rate above the threshold for value. Only three score below the threshold; Straight Road Woodlands, Shoulder of Mutton and The Chase. These also rate low for quality. However, their role as habitat provision is acknowledged.
- Higher scoring sites for value, such as Broadfields & Thames Chase Forest Centre, provide an excellent range of opportunities and uses for visitors.

PART 6: AMENITY GREENSPACE

6.1 Introduction

This is defined as sites offering opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas. It includes informal recreation spaces, housing green spaces, village greens and other incidental space.

6.2 Current provision

There are 54 amenity greenspace sites in LBH; equivalent to over 129 hectares of provision. Sites are most often found within areas of housing and function as informal recreation space or open space along highways that provide a visual amenity. A number of recreation grounds and playing fields are also classified as amenity greenspace.

Table 6.1: Distribution of amenity greenspace sites by analysis area

Analysis area	Amenity greenspace		
	Number	Size (ha)	Current standard (ha per 1,000 population)
Central	20	44.85	0.39
North	16	47.20	0.68
South	18	37.02	0.56
HAVERING	**54**	**129.06**	**0.52**

Of the 54 sites, three are identified as potentially having restricted or limited access:

- A12/Whitelands Way
- Rainham Creekside Path
- The Dell

It is uncertain whether these sites are publicly accessible. All three appear to be fenced or locked with no obvious access being noted.

Site sizes of provision vary from the smallest incidental highway verge open space, such as South End Road Land at 0.05 hectares, to the largest, Upminster Hall Playing Field, at over 13 hectares.

It is important to note that whilst a large proportion of provision may be considered as being small grassed areas or visual landscaped space, there is some variation of sites within this typology. For example playing fields, such as Brittons Playing Field and King Georges Playing Field are included under amenity greenspace. These serve a different purpose to smaller grassed areas and verges; often providing an extended range of opportunities for recreational activities due to their size and facilities.

6.3 Accessibility

Findings from the Communities Survey found the most common travel time expected by respondents in order to access amenity greenspace is less than a five minute walk (22%). This is followed closely by a 5-10 minute walk (19%) and an 11-15 minute walk (19%). An approximate catchment guideline of a five minute walk is suggested by guidance published by Fields In Trust (FIT).

As a result, for the purpose of mapping a five minute walk time and a 10 minute walk time catchment have been applied. Figure 6.1 and 6.2 show the standards applied to help inform where deficiencies in provision may be located.

Figure 6.1: Amenity greenspace with five minute walk time mapped against analysis area

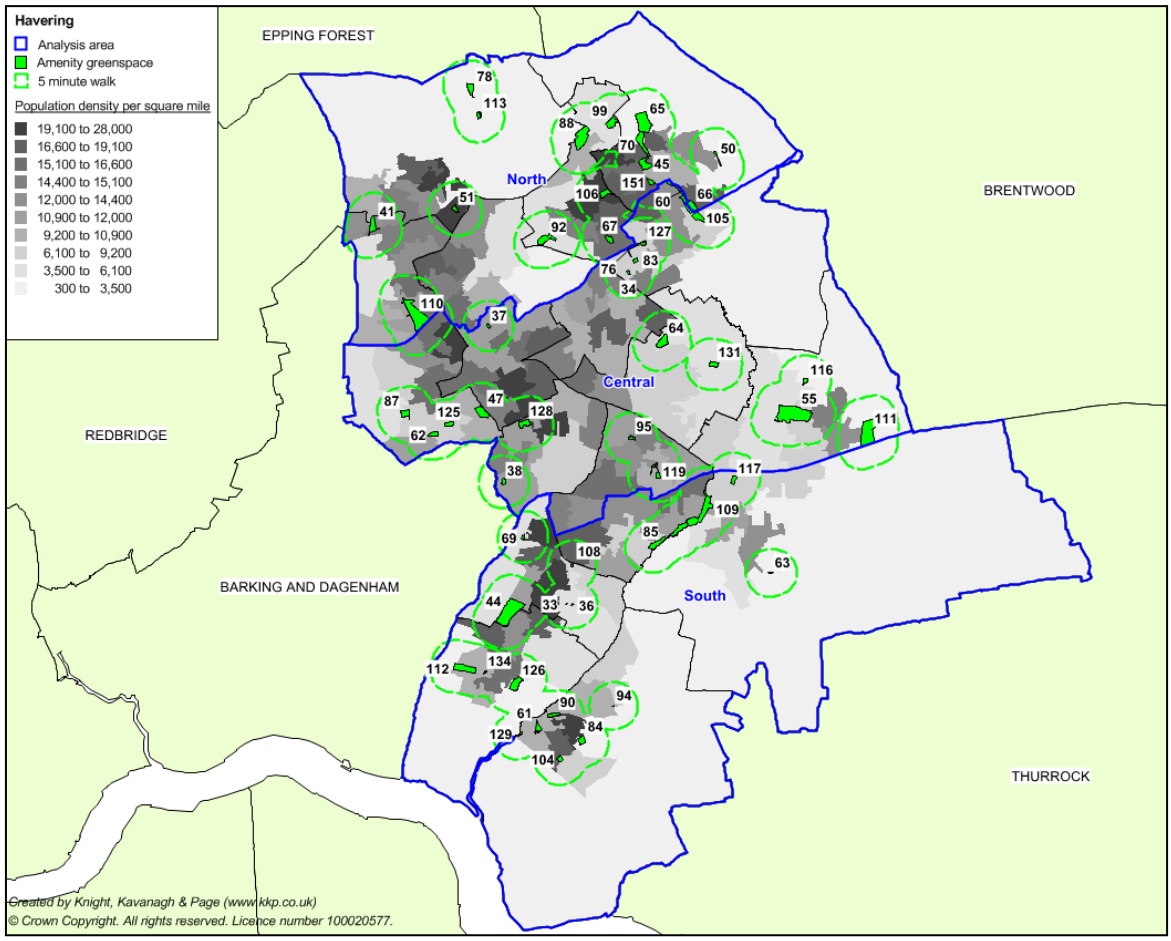


Figure 6.2: Amenity greenspace with 10 minute walk time mapped against analysis area

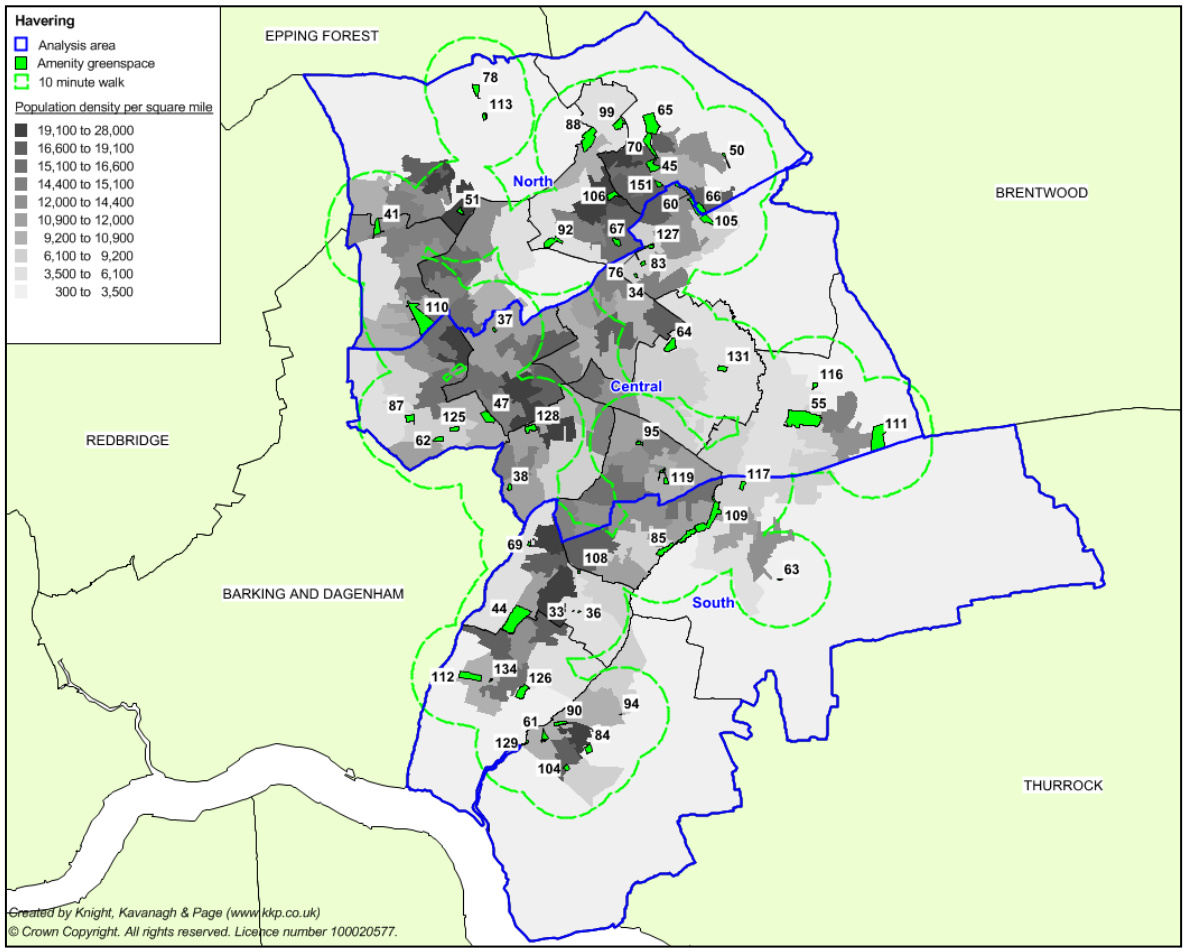


Table 6.2: Key to sites mapped

Site ID	Site name	Analysis area	Quality score	Value score
33	South End Road Land	South		
34	Chadwick Drive Flood Lagoon	Central		
36	Airfield Way Open Space	South		
37	Dickens Way Open Space	Central		
38	Bancroft Chase Playsite and Open Space	Central		
41	Collier Row Recreation Ground	North		
44	Brittons Playing Field	South		
45	Central Park Leisure	North		
47	Romford Ice Rink*	Central		
50	Sheffield Drive Open Space	North		
51	Chelmsford Avenue Playsite	North		
55	Upminster Hall Playing Fields	Central		
60	Painsbrook Open Space	Central		
61	Rainham Recreation Ground	South		
62	Rush Green Open Space	Central		

* *Site has planning application for foodstore within Class A1 (retail) use, petrol filling station, associated parking and landscaping and outline application for up to 71 residential units (reference P1468.1)*

Site ID	Site name	Analysis area	Quality score	Value score
63	Ockendon Road Verge	South		
64	Tyle Green Open Space	Central		
65	Priory Road Open Space	North		
66	St Neots Adventure Playground	North		
67	Farringdon Avenue Flood Lagoon	North		
69	The Glen, Elm Park	South		
70	Chudleigh Road Open Space	North		
76	A12/Whitelands Way Bund	Central		
78	Havering Playing Field	North		
83	Sunflower Way Flood Lagoon	Central		
84	The Glens Playsite Rainham	South		
85	Hacton Parkway and Playsite	South		
87	Jutsums Recreation Ground	Central		
88	Broxhill Centre	North		
90	Stirling Close	South		
92	Keats Avenue	North		
94	Briscoe Road Verge	South		
95	Queens Theatre Green	Central		
99	North Hill Recreation Ground	North		
104	Brookway Playsite	South		
105	Painsbrook Playsite and Open Space	Central		
106	Myrtle Road/Chatteris Avenue Open Space	North		
108	Louis Marchasi Playsite (Maybank)	South		
109	Gaynes Parkway	South		
110	King Georges Playing Field	North		
111	Cranham Playing Fields	Central		
112	Mardyke Adventure Playground	South		
113	Havering Village Green	North		
116	Fleet Close Playsite	Central		
117	Windmill Field	South		
119	The Dell	Central		
125	Lilliput Road Open Space	Central		
126	Lessa Playsite and Open Space	South		
127	Cornflower Way Open Space	Central		
128	Park Lane Recreation Ground	Central		
129	Rainham Creekside Path	South		
131	Elliot Playing Field	Central		
134	Maytree Close	South		
151	Gooshays Garden	North		

Catchment mapping with a 10 minute walk time applied shows a generally good level of coverage across LBH.

Against the five minute walk time catchment there are some noticeable gaps to the Central Analysis Area as well as to parts of the North Analysis Area (i.e. areas not covered by the catchment of a site). However, such gaps are observed as containing provision of other open space types. The catchment gap to the North area is served by sites such as Havering Country Park and Lawns Park. Similarly the gaps in the Central area contain Lodge Farm Park and Cotton Park. It is, as per a number of the other typologies, unlikely that new provision is required as the area is served by other forms of open space provision.

6.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance); the scores from site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for amenity greenspaces in LBH. A threshold of 50% is applied in order to identify high and low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology).

Table 6.3: Quality ratings for amenity greenspaces by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <40%	High >40%
Central	114	9%	46%	75%	66%	11	9
North	114	11%	49%	75%	64%	7	9
South	114	16%	49%	80%	64%	9	9
HAVERING	**114**	**9%**	**48%**	**75%**	**66%**	**27**	**27**

The proportion of sites to rate above or below the threshold in LBH is equal. Proportionally, more sites in the Central Analysis Area rate below the threshold (55%). This is a slightly greater proportion than the other analysis areas. In addition to having two of the sites previously highlighted as having restricted or limited access. The analysis area also has a number of sites poorer in appearance due to a lack of apparent maintenance. For example, Rush Green Open Space (18%) and Cornflower Way Open Space (32%) are both viewed as having a lower level of general appearance and cleanliness.

However, it is important to recognise that despite rating below the threshold for quality, they may still have the potential to be important to the community. For instance, if a site is the only form of open space in that local area it may be of high value given it is the only provision of its type. It may also provide an aesthetically pleasing function.

Some of the lowest scoring amenity greenspace sites in LBH are:

- A12/Whitelands Way (9%)
- Keats Avenue (11%)
- Briscoe Road (16%)
- Rush Green Open Space (18%)
- Maytree Close (18%)

Most sites that rate low for quality are observed as being fairly basic pockets of green space. These tend to lack ancillary facilities to encourage extensive recreational use. Keats Avenue is noted as being slightly overgrown and having broken glass. It is also one of only a few sites highlighted through consultation as a site viewed as being poorer in general quality and appearance. Evidence of litter and fly tipping is also observed at Maytree Close Terrace.

The only other site showing sign of misuse is North Hill Recreation Ground where evidence of motorbikes/quads was observed. Despite this, the site still scores above the threshold for quality.

The highest scoring sites for quality in LBH are:

- Windmill Field (80%)
- King Georges Playing Field (75%)
- Queens Theatre Grounds (75%)
- Brittons Playing Field (73%)
- Painsbrook Play & Open Space (72%)
- Painsbrook Open Space (70%)

High scoring sites, such as the ones above, reflect the range of ancillary facilities available as well as the good standard of appearance and maintenance found at such sites. They also have plenty of ancillary facilities such as bins, benches, picnic tables and in some cases parking. Features such as these contribute to their overall quality and help to create more opportunities and reasons for people to access such provision.

Despite being one of the highest rating sites; the Queens Theater Green is perceived to be one of the worst open space sites from the workshop consultation. This is likely to be due to it being seen by participants as a form of provision similar to a park (although it is classified as an amenity greenspace). Its prominent position next to the theater is also likely to affect its role and perceived level of quality by respondents. Relating to this, the site is acknowledged as having potential to be enhanced further if desired.

6.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance) site assessments scores are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results. A threshold of 20% is applied in order to identify high and low value. Further explanation of the value scoring and thresholds can be found in Part 2 (Methodology).

Table 6.4: Value ratings for amenity greenspace by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <20%	High >20%
Central	100	4%	29%	54%	50%	7	13
North	100	11%	29%	44%	33%	3	13
South	100	6%	28%	61%	55%	7	11
HAVERING	**100**	**4%**	**29%**	**61%**	**57%**	**17**	**37**

Similar to quality, most amenity greenspaces (69%) rate above the threshold for value. Overall a greater proportion of sites are rated high value compared to quality.

Sites scoring below the value threshold tend to be grassed areas with no noticeable features, many are highway verge style sites, which are small in size and lack any noticeable features thus their low value rating. They are acknowledged to provide some visual amenity to their locality and it is important to note that the main role of certain sites is to simply act as a grassed area, providing breaks in the urban form.

The 17 sites that rate below the threshold for value also rate low for quality. Some of the lowest scoring sites are:

- A12/Whitelands Way
- Airfield Way Open Space
- Briscoe Road
- Maytree Close
- Rush Green Open Space
- The Glen, Elm Park.

All six appear to be unused with questions over access in addition to issues of litter on some sites. Hence they rate low for value and quality.

Some of the highest scoring sites for value in LBH are:

- Windmill Field
- Mardyke Open Space
- Painsbrook Open Space
- Dickens Way Open Space

These are recognised for the accessible recreational opportunity they offer at an excellent level of quality and for a wide range of users. Windmill Field provides historical and educational value while Mardyke Open Space has a number of features such as sports provision and play facilities that meet the needs of a variety of people.

Amenity greenspace should also be recognised for its multi-purpose function, offering opportunities for a variety of leisure and recreational activities. It can often accommodate informal recreational activity such as casual play and dog walking. Many in LBH offer a dual function and are amenity resources for residents as well as being visually pleasing. These attributes add to the quality, accessibility and visibility of amenity greenspace. Combined with the presence of facilities (e.g. benches, landscaping and trees) this means that the better sites are likely to be more respected and valued by the local community.

6.6 Summary

Amenity greenspace summary

- There are 54 amenity greenspace sites in LBH; 129 hectares of amenity space.
- Provision is relatively evenly spread across LBH. Although the Central Analysis Area has a slightly lower amount per 1,000 populations (0.39) compared to 0.68 and 0.56 respectively for the North and South areas.
- The 10 minute walk time suggests a good level of coverage. Gaps in provision are noted against a five minute walk time. These are, however, served by other open space typologies.
- Overall amenity greenspaces quality is positive. Half of sites rate above the threshold and only a handful face any specific issues; some due to size, access or maintenance.
- In addition to its multifunctional role, amenity greenspace makes a valuable contribution to visual aesthetics for communities – hence most sites rate above the threshold for value.
- 17 sites rate low for quality and value. Where they cannot be improved, some may be better suited to be/become different forms of open space or could feasibly be surplus.

PART 7: PROVISION FOR CHILDREN AND YOUNG PEOPLE

7.1 Introduction

This includes areas designated primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.

Provision for children is deemed to be sites consisting of formal equipped play facilities typically associated with play areas. This is usually perceived to be for children under 12 years of age. Provision for young people can include equipped sites that provide more robust equipment catering to older age ranges incorporating facilities such as skate parks, BMX, basketball courts, youth shelters and MUGAs.

7.2 Current provision

A total of 40 sites are identified in LBH as provision for children and young people. This combines to create a total of more than six hectares. The table below shows the distribution. No site size threshold has been applied and as such all provision is identified and included within the audit.

Table 7.1: Distribution of provision for children and young people by analysis area

Analysis area	Provision for children and young people		
	Number	Size (ha)	Current standard (ha per 1,000 population)
Central	18	2.30	0.02
North	10	1.72	0.03
South	12	2.40	0.04
HAVERING	**40**	**6.42**	**0.03**

Play areas can be classified in the following ways to identify their effective target audience utilising Fields In Trust (FIT) guidance. FIT provides widely endorsed guidance on the minimum standards for play space.

- LAP - a Local Area of Play. Usually small landscaped areas designed for young children. Equipment is normally age group specific to reduce unintended users.
- LEAP - a Local Equipped Area of Play. Designed for unsupervised play and a wider age range of users; often containing a wider range of equipment types.
- NEAP - a Neighbourhood Equipped Area of Play. Cater for all age groups. Such sites may contain MUGA, skate parks, youth shelters, adventure play equipment and are often included within large park sites.

It is not possible to classify play sites within LBH by the FIT guidance due to the position and subdivision of site polygons within the audit. However, it is possible identify those sites designed to cater for older age ranges.

There are 22 sites identified within LBH identified as containing some form of provision intended to serve teenagers and older age children. In some instances sites contain more than one type of facility.

Table 7.2: Distribution of provision for older ages

Analysis area	Provision for children and young people				
	Basketball	BMX	MUGA	Skate Park	Youth Shelter
Central	1	-	7	4	3
North	-	1	5	2	-
South	1	-	6	1	6
HAVERING	**2**	**1**	**18**	**7**	**9**

Each analysis area contains provision of these types with MUGA being noted as the most abundant form of provision. Facilities like MUGA or basketball areas can cater for a wide range of ages not just older aged groups. Specific sites identified as having a wide range of play provision including that which serves older age groups include:

- Brittons Playing Field
- Central Park
- Cottons Park
- Harold Wood Park
- Harrow Lodge Park
- King Georges Playing Field

The Central Park site is identified as containing the only BMX facility within LBH. However, some sites with skate facilities/ramps such as Harrow Lodge Park and Cottons Park are likely to also help accommodate some demand for BMX use.

In addition, there are 14 sites identified as containing outdoor gym equipment. Such provision does not solely provide exercise and health benefits for children.

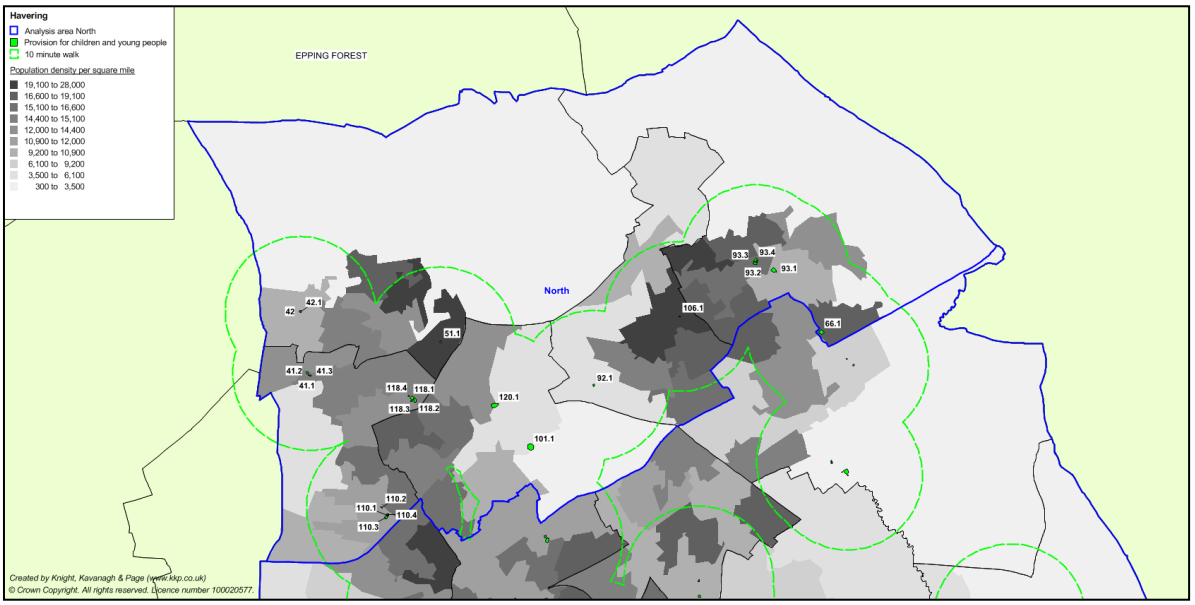
7.3 Accessibility

Findings from the Communities Survey found the most common travel time expected by respondents in order to access provision for children and young people is an 11-15 minute walk (24%); followed by a 5-10 minute walk (19%).

Recently published guidance by Fields In Trust (FIT) suggests an approximate catchment guideline of an approximate 5-10 minute walk. As a result, for the purpose of mapping a 10 minute walk time catchment has been applied.

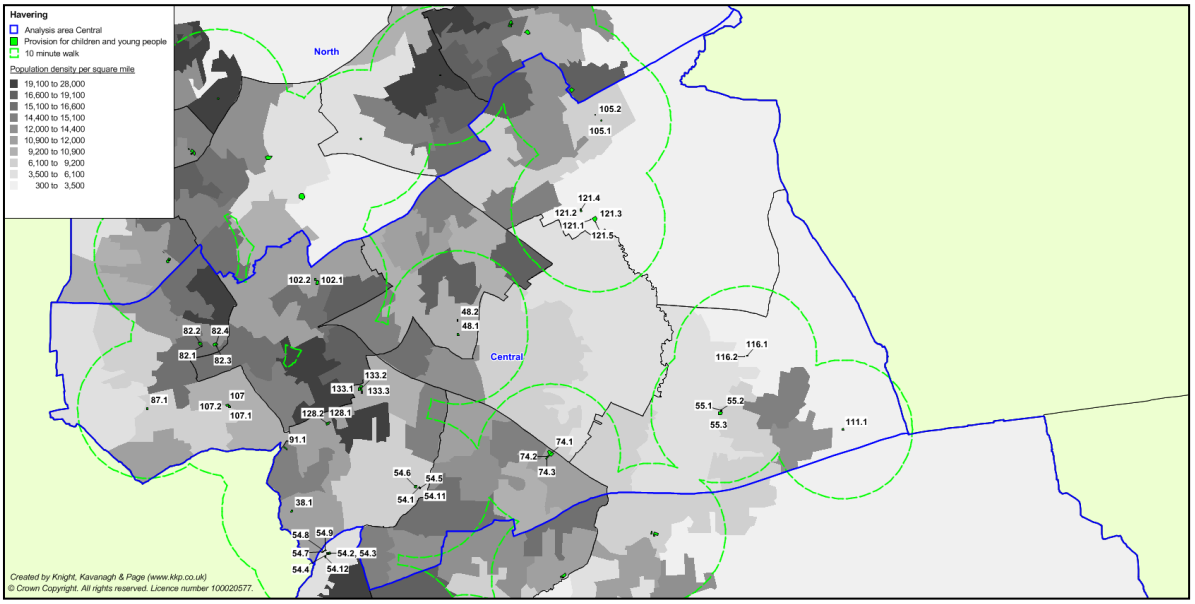
Figure 7.1, 7.2 and 7.3 show the standards applied to help inform where deficiencies in provision may be located.

Figure 7.1: Provision for children and young people mapped against North area



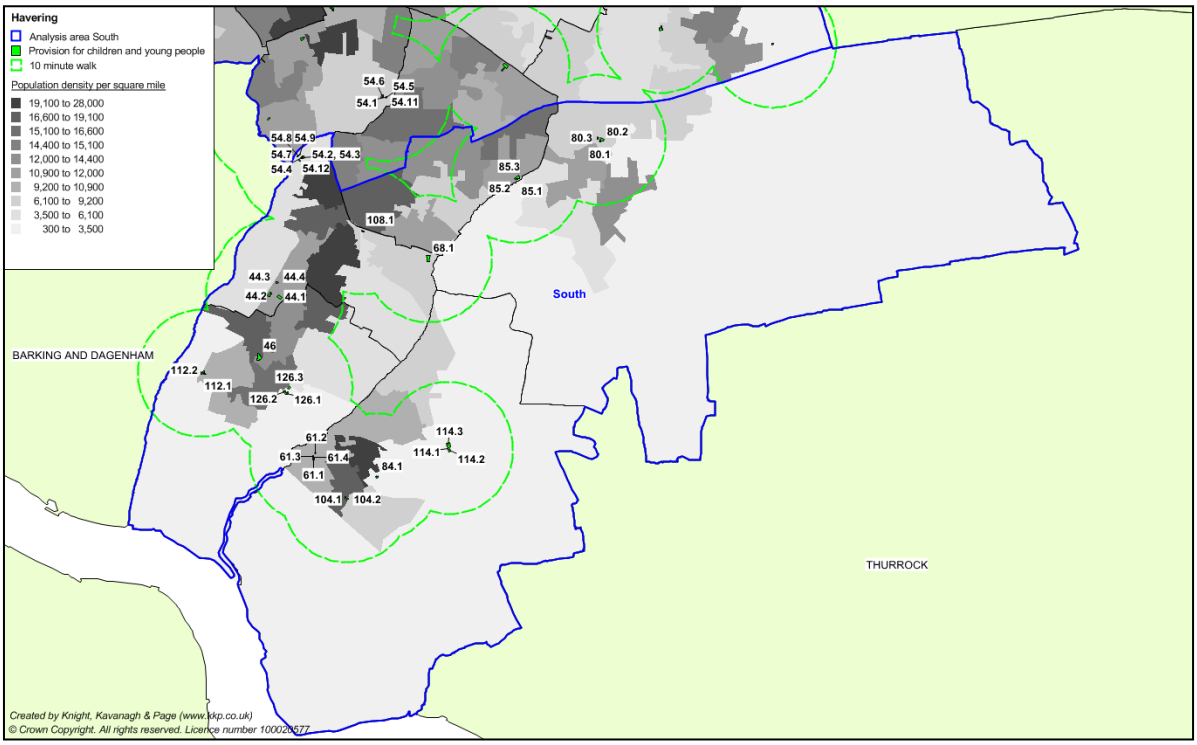
No significant gaps in provision for children and young people are noted in the North Analysis Area based on the application of a 10 minute walk time catchment.

Figure 7.2: Provision for children and young people mapped against Central area



Based on the application of a 10 minute walk time catchment a gap in provision for children and young people is observed to the Gallows Corner area of the Central Analysis Area. A gap is also noted to less densely populated area of Emerson Park.

Figure 7.3: Provision for children and young people mapped against South area



There is a slight gap in walk time catchment mapping noted to the border of the Central Analysis Area. Gaps in play provision are also observed to the east of Rainham and in the Corbets Tey areas.

Table 7.3: Key to sites mapped

Site ID	Site name	Analysis area	Quality score	Value score
38.1	Bancroft Chase Playsite	Central		
41.1	Collier Row Recreation Ground	North		
42	Forest Row Playsite	North		
44.1	Brittons Playing Field	South		
46	Whybridge Close Playsite	South		
48.1	Haynes Park	Central		
51.1	Chelmsford Avenue Play	North		
54.1	Harrow Lodge Park	Central		
54.11	Harrow Lodge Park	Central		
54.12	Harrow Lodge Park	Central		
55.1	Upminster Hall Playing Field	Central		
61.1	Rainham Recreation Ground	South		
66.1	St Neots Open Space	North		
68.1	Hornchurch Country Park	South		
74.1	St Andrews Park	Central		
80.1	Upminster Park	South		
82.1	Cottons Park	Central		
84.1	The Glen Rainham	South		

Site ID	Site name	Analysis area	Quality score	Value score
85.1	Hacton Parkway	South		
87.1	Jutsums Recreation Ground	Central		
91.1	Grenfell Park	Central		
93.1	Central Park	North		
101.1	Raphael Park	North		
102.1	Lodge Farm Park	Central		
104.1	Brookway Playsite	South		
105.1	Painbrook Adventure Playground	Central		
106.1	Myrtle Road	North		
107	Oldchurch Park Playsite	Central		
108.1	Louis Marchesi Playsite	South		
110.1	King Georges Playing Field	North		
111.1	Cranham Playing Fields	Central		
112.1	Mardyke Open Space	South		
114.1	Spring Farm Park	South		
116.1	Fleet Close Playsite	Central		
118.1	Lawns Park	North		
120.1	Rise Park	North		
121.1	Harold Wood Park	Central		
126.1	Lessa Open Space	South		
128.1	Park Lane Recreation Ground	Central		
133.1	Hylands Park	Central		

There is generally a good spread of provision across LBH. Most areas with a greater population density are within walking distance of a form of play provision. The North Analysis Area in particular appears to be well served from the catchment mapping.

However, there are a handful of gaps in the walk time catchment mapping observed in the other analysis areas. There may be a need for some forms of additional play provision to serve these gaps. The need for gaps in walk time mapping to be met by new forms of provision will be explored in the Recommendations Paper to follow.

7.4 Quality

In order to determine whether sites are high or low quality (as recommended by guidance); the scores from the site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for play provision for children and young people in LBH. A threshold of 60% is applied in order to identify high and low quality. Further explanation of the quality scoring and thresholds can be found in Part 2 (Methodology).

Quality assessments of play sites do not include a detailed technical risk assessment of equipment. For an informed report on the condition of play equipment the Council's own inspection reports should be sought.

Table 7.4: Quality ratings for provision for children and young people by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <60%	High >60%
Central	112	30%	67%	90%	60%	3	15
North	112	54%	65%	80%	26%	3	7
South	112	46%	66%	80%	34%	2	10
HAVERING	**112**	**30%**	**66%**	**90%**	**60%**	**8**	**32**

The majority of sites are assessed as above the threshold (80%) for quality. There is however a significant spread between the highest and lowest scoring sites particularly in the Central Analysis Area.

For instance in the Central Analysis Area, the Fleet Close Playsite scores 30% compared to the Harrow Lodge Park facilities (90%). The low score for Fleet Close Playsite reflects its lack of controls to prevent misuse, paths and limited range of play equipment; the site is observed as having only two sets of swings and a see saw. In contrast, Harrow Lodge Park rates the highest score in the analysis area due to its range and excellent condition of play equipment. It also benefits from extensive additional features such as seating, bins and fencing. Other sites to receive particularly high ratings for quality include:

- Lodge Farm Park (75%)
- Harold Wood Park (74%)
- Cottons Park (72%)
- Cranham Playing Fields (70%)

These sites are all noted as having a range and good standard of equipment catering for different ages. The sites also contain other ancillary features such as benches and bins which are assessed as being of a generally excellent condition. Furthermore, sites such as Cottons Park and Harold Wood Park also benefit from having extended provision catering for older age ranges (i.e. skate park, MUGA).

There are eight sites to rate below the threshold for quality. Some of the lowest scoring sites are:

- Fleet Close Playsite (30%)
- Jutsums Recreation Ground (44%)
- Whybridge Close Playsite (46%)
- Brookway Playsite (48%)
- St Neots (54%)

As mentioned earlier, the low score for Fleet Close Playsite reflects its limited range of play equipment and lack of controls and paths on site. A lack of paths along with no fencing being present is also identified as detrimental to the score of Brookway Playsite.

The Jutsums Recreation Ground, Whybridge Close and St Neots sites are observed as being of a poorer general appearance and quality. Specific site visit comments highlight that the general level of maintenance and cleanliness of the sites as lower. Play provision at Jutsums Recreation Ground is also viewed as being in an isolated location without any informal surveillance or sightlines.

Two sites were identified as being under construction and/or receiving improvements during the site visit process. The play provision at both Upminster Hall Playing Field and Myrtle Road were observed as having repair and improvement works being carried out.

7.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance) site assessment scores are colour-coded against a baseline threshold (high being green and low being red). The table overleaf summarises the results of the value assessment for children and young people in LBH. A threshold of 20% is applied in order to identify high and low value. Further explanation of the value scoring and thresholds can be found in Part 2 (Methodology).

Table 7.5: Value ratings for provision for children and young people by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <20%	High >20%
Central	47	36%	57%	89%	53%	-	18
North	47	38%	49%	79%	41%	-	10
South	47	49%	68%	87%	38%	-	12
HAVERING	**47**	**36%**	**60%**	**87%**	**51%**	**-**	**40**

All play provision in LBH is rated as being above the threshold for value. This demonstrates the role play provision provides in allowing children to play but also the contribution sites make in terms of giving children and young people safe places to learn, to socialise with others and in creating aesthetically pleasing local environments.

Sites scoring particularly high for value tend to reflect the size and amount/range and standard of equipment present on site. Some of the highest scoring sites are:

- Harrow Lodge Park (89%)
- Upminster Park (87%)
- Cottons Park (83%)
- Mardyke Play Area (83%)
- Brittons Playing Field (81%)

Diverse equipment to cater for a range of ages is also essential. More specifically, provision such as skate park facilities and MUGAs are highly valued forms of play. Sites containing such forms of provision tend to rate higher for value; as evidenced by the sites listed above all containing these types of facilities.

It is also important to recognise the benefits of play in terms of healthy, active lifestyles, social inclusion and interaction between children plus its developmental and educational value. The importance of play and of children's rights to play in their local communities is essential.

7.6 Summary

Provision for children and young people summary

- There are 40 play provision sites in LBH; a total of over six hectares.
- Over half of play provision sites (22) are identified as also containing play facilities catering for older age ranges. There are also 14 sites with outdoor gym equipment.
- The South Analysis Areas has the highest amount of provision per 1,000 populations. Not surprisingly the area has the greater amount of total provision.
- The 10 minute walk time accessibility standard covers the majority of the area. However, there are a few gaps noted in the Central and South Analysis Areas.
- The majority (80%) play sites are above the threshold for quality. Quality is generally good. There are a few sites where a perceived lack of maintenance and appearance is noted.
- All play provision is rated above the threshold for value.

PART 8: ALLOTMENTS

8.1 Introduction

Allotments is a typology which covers open spaces that provide opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social interaction. This includes provision such as allotments, community gardens and city farms.

8.2 Current provision

There are 27 sites classified as allotments in LBH, equating to over 35 hectares. All of these sites are council owned. No site size threshold has been applied to allotments and as such all provision is identified and included within the audit.

Table 8.1: Distribution of allotment sites by analysis area

Analysis area	Allotments		
	Number of sites	Size (ha)	Current standard (Ha per 1,000 population)
Central	12	20.03	0.18
North	7	5.02	0.07
South	8	11.89	0.18
HAVERING	**27**	**36.94**	**0.15**

Most sites are located in the Central Analysis Area (12). Not surprisingly, most hectares of provision (20.03 hectares) are to be found in the same area. However, the South Analysis Area, along with the Central Analysis Area, also has the greatest amount of provision per 1,000 populations with 0.18 hectares.

Overall, there are a combined total of circa 1,000 plots, including half plots, identified at Council sites across LBH. The number offered at each site varies with the largest site being Pretoria Road Allotments (9.5 hectares) in the Central Analysis Area. The smallest site is Macon Way Allotments (0.18 hectares) also in the Central Analysis Area.

The National Society of Allotment and Leisure Gardeners (NSALG) suggests a national standard of 20 allotments per 1,000 households (20 per 2,000 people based on two people per house or one per 200 people). This equates to 0.25 hectares per 1,000 populations based on an average plot-size of 250 square metres (0.025 hectares per plot).

Havering, as a whole, based on its current population (247,714) does not meet the NSALG standard. Using this suggested standard, the minimum amount of allotment provision for LBH is 61.93 hectares. Existing provision of 36.94 hectares therefore does not meet the NSALG standard.

8.3 Accessibility

Consultation and findings from the Communities Survey found the most common travel time expected by respondents in order to access an allotment was over a 5-10 minute walk (38%). followed by an 11-15 minute walk (31%). As a result, for the purpose of mapping a 10 minute walk time has been applied.

Figure 8.1 shows the standard applied to allotments to help inform where deficiencies in provision may be located.

Figure 8.1: Allotments mapped against analysis areas

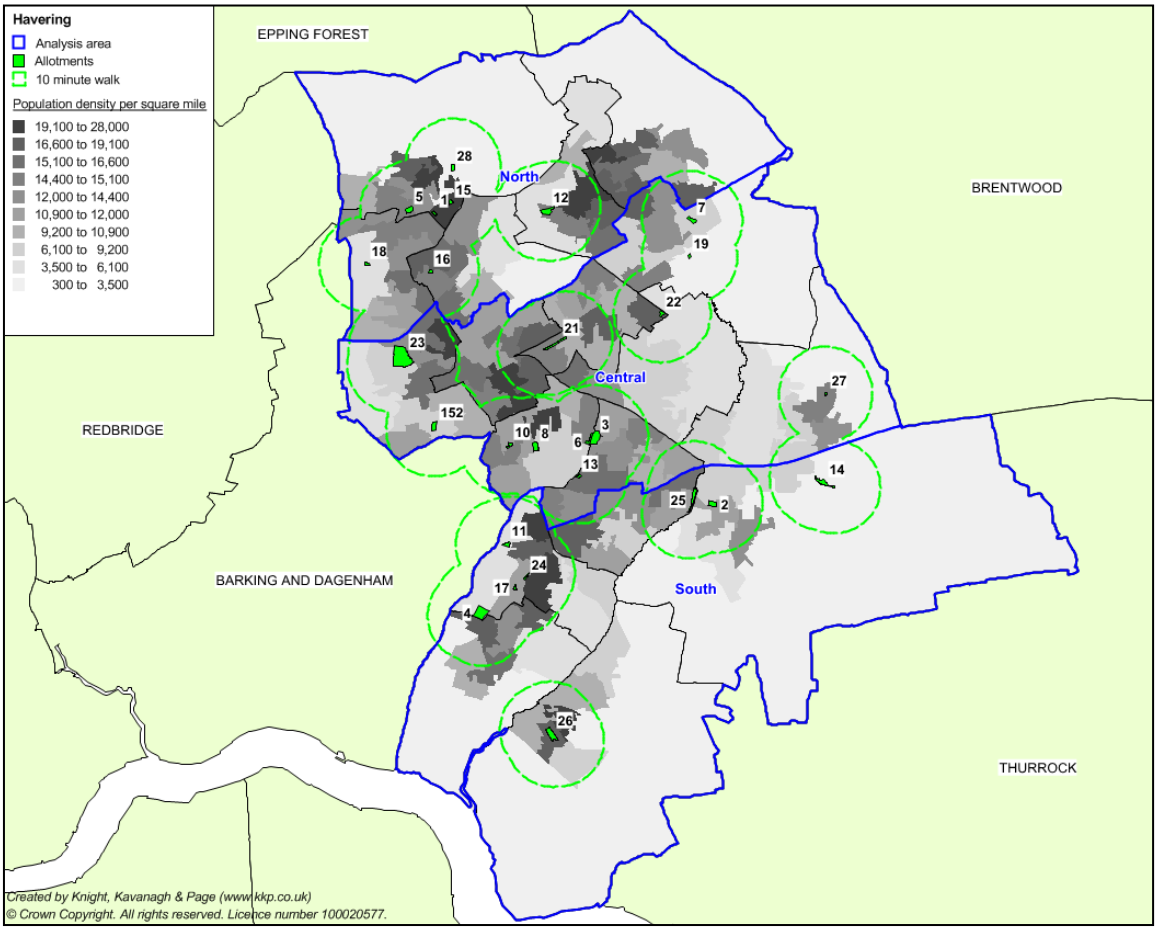


Table 8.2: Key to sites mapped

Site ID	Site name	Analysis area	Quality score	Value score
1	Robin Close Allotments	North		
2	Stewart Avenue Allotments	South		
3	Grey Towers North Allotments	Central		
4	Bretons Farm Allotments	South		
5	Chase Cross Road Allotments	North		
6	Grey Towers South Allotments	Central		
7	Church Road Allotments	Central		
8	Maylands Allotments	Central		
10	Strathmore Gardens Allotments	Central		
11	Dunningford Allotment Site	South		
12	Keats Avenue Allotments	North		
13	Uphavering Terrace Allotments	Central		
14	Ashvale Gardens	South		
15	Chelmsford Avenue Allotments	North		

Site ID	Site name	Analysis area	Quality score	Value score
16	Saffron Road Allotments	North		
17	Sowery Avenue Allotments	South		
18	White Hart Lane Allotments	North		
19	Archibald Road Allotments	Central		
21	Heath Park Allotments	Central		
22	MacDonald Avenue Allotments	Central		
23	Pretoria Road Allotments	Central		
24	Mungo Park Allotments	South		
25	Norfolk Road Allotments	South		
26	Melville Road Allotment Site	South		
27	Macon Way Allotments	Central		
28	Havering Grange Allotments	North		
152	Rush Green Allotments	Central		

Allotment provision at Sowery Avenue, Pretoria Road, Norfolk Road and Melville Road do not receive a quality or value score as the sites could not be accessed or viewed during the site visit process.

The majority of areas with a greater population density are covered by the 10 minute walk time catchment. However, there are some gaps in catchment mapping of provision across all three analysis areas.

Ownership/management

All allotment sites are owned by LBH Council, however, all sites are self-managed. This means management of waiting lists and maintenance of each site is the responsibility of the individual allotment associations. The Council meets regularly with the associations to share best practices and to discuss any issues.

Consultation was achieved with 21 of the associations in Havering. Of these 21, 14 sites indicate having a waiting list with individuals wishing to use a plot. This highlights a steady demand for the continuing provision of allotment sites and plots across the area.

Table 8.3: Council allotment plots and waiting list

Number of sites	Number of plots	Waiting list
27	1,097	72

The Pretoria Road site has the largest waiting list with 25 individuals a reflection of the sites large size and high quality; followed by other sites such as Archibald Road (7), Bretons Farm (6) and Stewart Avenue (6). Current demand therefore outweighs supply; a reflection on the trend to have an allotment from a healthy living and self-sufficiency perspective.

To help meet demand and reduce the waiting time for plots - associations appear to operate a policy whereby any new plots that become available are split into half or quarter plots (a good practice seen across the country).

At the White Hart Lane allotment site a new area has recently been opened to provide additional plots. This can accommodate eight individuals that were previously on the waiting list. The association plans to clear more land to the rear of the site in order to provide 20 additional plots in the future.

Consultation with the Hornchurch & District Gardening and Allotment Society highlights that three allotment sites are currently classed as temporary statures. One of these is identified as Macon Way Allotment site. The association has a strong desire to make the allotments a permanent site given their important role to local residents.

8.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance) the site assessment scores have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for allotments in LBH. A threshold of 50% is applied in order to identify high and low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology).

Table 8.4: Quality ratings for allotments by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <50%	High >50%
Central	122	36%	52%	63%	27%	2	8
North	122	43%	51%	56%	13%	2	5
South	122	50%	57%	70%	20%	-	5
HAVERING	**122**	**36%**	**53%**	**70%**	**34%**	**4**	**18**

The Sowery Avenue, Pretoria Road, Norfolk Road and Melville Road sites could not be assessed for quality or value as they were locked and not viewable at the time of the site visits. Rush Green does not receive a quality or value due to its late inclusion in the study. However, consultation with Pretoria Road, Norfolk Road and Melville Road associations signals that the quality of the sites is good or very good. Pretoria Road in particular is noted as having recently built a new toilet block including disabled facilities which further add to the sites overall quality.

The majority of sites assessed for quality rate above the set threshold (82%). The highest scoring sites of those assessed in LBH are Bretons Farm Allotments (70%) in the South Analysis Area, and Uphavering Terrace Allotments (63%) and Maylands Allotments (62%) in the Central Analysis Area. They score well due to having a particularly good general appearance and maintenance (e.g. decent paths, clean and tidy).

There are four sites which rate below the threshold for quality. The lowest rating allotment site in LBH is the Strathmore Gardens Allotments in the Central Analysis Area with a score of 36%. It rates lower due to security as parts of the boundary is lacking in fencing. In addition, one of the gates on site was observed as being open access.

The other three sites only just rate below the threshold; Havering Grange (49%), Macon Way (48%) and Robin Close (43%). No specific quality issues are identified from the site assessments. However, it is likely that due to the other three sites being relatively small in size they subsequently lack some ancillary features (e.g. signage, sheds) in comparison to other provision sites.

Site observations at the Heath Park Allotments suggest that some plots are not in full use due to their poor appearance. Consultation notes this is due to flooding issues. The association is waiting on the council to investigate further. Despite this, the site still rates just above the threshold for quality.

In general, consultation highlights no significant problems with regard to overall quality of provision; as demonstrated by the fact that sites are currently in full use. All consulted allotment associations rate the quality of their site as either good or very good.

A few associations (Grey Towers North, Havering Grange, Keats Avenue and Mungo Park) do however highlight fencing improvements or repairs that are required. Furthermore, Bretons Farm and Heath Park allotment sites note some issues with regard to flooding.

8.5 Value

In order to determine whether sites are high or low value (as recommended by the Companion Guidance) site assessments scores have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results. A threshold of 20% is applied to identify high and low value. Further explanation of how the value scores and thresholds are derived can be found in Part 2 (Methodology).

Table 8.5: Value ratings for allotments by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <20%	High >20%
Central	100	28%	38%	48%	20%	-	10
North	100	32%	34%	38%	6%	-	7
South	100	33%	40%	46%	13%	-	5
HAVERING	**100**	**28%**	**37%**	**48%**	**20%**	**-**	**22**

The Sowery Avenue, Pretoria Road, Norfolk Road and Melville Road sites could not be assessed for quality or value as they were locked and not viewable at the time of the site visits. Rush Green does not receive a quality or value due to its late inclusion in the study.

All allotments in LBH are assessed as high value. This is a reflection of the associated social inclusion and health benefits, amenity value and the sense of place offered by such forms of provision. For instance, sites such as Stewart Avenue Allotments are noted as having a children's gardening club in conjunction with a local primary school. Such a scheme offers wider community value and helps to promote healthy living and eating. This can provide a sense of ownership and knowledge that will look to help children in their future.

Sites scoring higher for value are those identified as being well used and maintained (often as a result of being of a high quality). The highest scoring site for value is the Maylands Allotments receiving a score of 48%.

The value of allotments is further demonstrated by the existence of waiting lists identified at sites signalling greater demand for provision.

8.6 Summary

Allotments summary

- There are 27 allotments sites in LBH: equating to more than 36 hectares.
- All are owned by the Council and self managed by allotment association.
- Current amount of provision is below the NSALG recommended amount. Furthermore, no individual analysis area meets the NSALG standard either.
- There are waiting lists for allotments across LBH; suggesting that demand for allotments is not currently being met by supply.
- Despite a few sites being below the quality threshold, for the majority of allotments quality is sufficient.
- All allotments are assessed as high value reflecting the associated social inclusion and health benefits, their amenity value and the sense of place offered by provision.
- Continuing measures should be made to provide additional plots in the future.

PART 9: CEMETERIES/CHURCHYARDS

9.1 Introduction

Cemeteries and churchyards include areas for quiet contemplation and burial of the dead. Sites can often be linked to the promotion of wildlife conservation and biodiversity.

9.2 Current provision

Six sites are classified as cemeteries/churchyards, equating to nearly 29 hectares of provision in LBH. No site size threshold has been applied and as such all provision identified is included within the audit.

Table 9.1: Distribution of cemeteries by analysis area

Analysis area	Cemeteries/churchyards	
	Number of sites	Size (ha)
Central	3	13.59
North	-	-
South	3	15.38
HAVERING	**6**	**28.97**

The largest contributor to burial provision in the area is Upminster Cemetery, in the South Analysis Area (13.93 hectares). This is followed by Romford Cemetery (9.51 hectares) in the Central Analysis Area. Both are managed and maintained by the Council. All except two sites are identified as cemeteries with the exception of St Helens & St Giles Churchyard and St Edward Churchyard Lane which are classified as churchyards.

Hornchurch Cemetery and Rainham Cemetery are closed to new burials except for the reopening of existing family graves.

9.3 Accessibility

No accessibility standard is set for this typology and there is no realistic requirement to set such standards. Provision should be based on burial demand.

Figure 9.1 shows cemeteries and churchyards mapped against analysis areas.

Figure 9.1: Cemetery sites mapped against analysis area

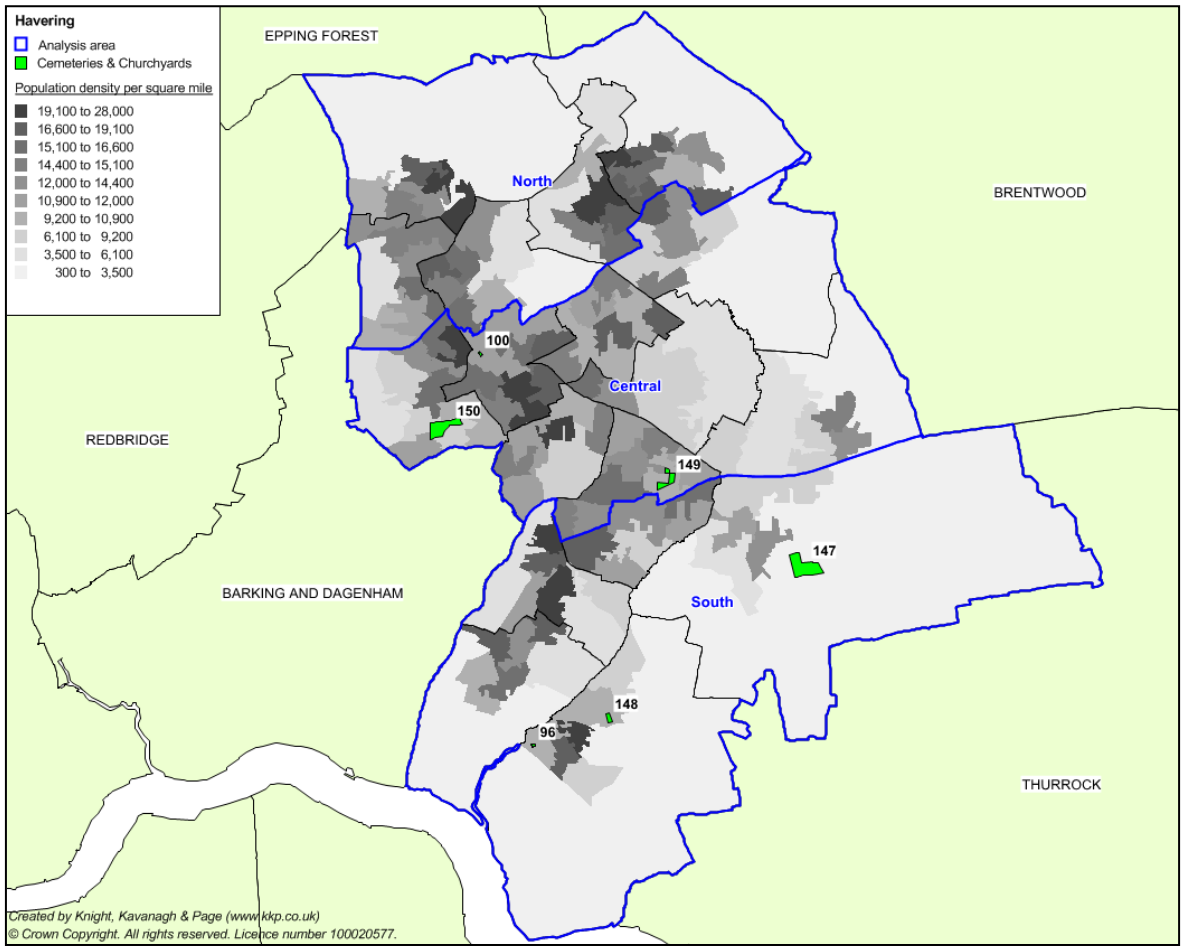


Table 9.2: Key to sites mapped

Site ID	Site name	Analysis area	Quality score	Value score
96	St Helens & St Giles Churchyard	South		
100	St Edward Churchyard	Central		
147	Upminster Cemetery	South		
148	Rainham Cemetery	South		
149	Hornchurch Cemetery	Central		
150	Romford Cemetery	Central		

In terms of provision, mapping demonstrates a fairly even distribution across the area. However, no provision is identified in the North Analysis Area.

As noted, the need for additional cemetery provision should be driven by the requirement for burial demand and capacity.

Management

The management and maintenance of active cemetery sites is included as part of the Council's wider maintenance responsibility. No cemeteries have onsite based staff. Two sites are closed to any new burials; Hornchurch Cemetery and Rainham Cemetery. However, both are able to accommodate existing family plots.

There is believed to be approximately five to six years of remaining burial capacity at Romford Cemetery. This does not include the Muslim section of the site which has capacity until approximately 2037.

Upminster Cemetery is also thought to have approximately five and half year's burial capacity remaining. This is only for Phase One of the sites recent extension. There will, however, be additional provision in Phase Two and three which should be ready to accommodate burials from 2017.

9.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance) site assessments scores are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for cemeteries in LBH. A threshold of 60% is applied in order to identify high and low quality. Further explanation of how the quality scores and threshold are derived can be found in Part 2 (Methodology).

Table 9.4: Quality ratings for cemeteries by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <50%	High >50%
Central	154	66%	74%	81%	15%	-	3
North	154	-	-	-	-	-	-
South	154	58%	72%	89%	31%	1	2
HAVERING	**154**	**66%**	**73%**	**89%**	**33%**	**1**	**5**

The majority of cemeteries and churchyards in LBH (83%) rate above the threshold set for quality.

Upminster Cemetery, in South Analysis Area, is the highest scoring site for quality with a score of 89%. Most sites rate well above the threshold suggesting a high standard of provision. These scores are predominantly due to them being maintained to a high level.

The generally high standard of provision is reflected by both the Romford and Upminster sites receiving awards in recognition of their high quality of appearance.

A large proportion of the sites are noted (both during consultation and the site assessments) as being well cared for and therefore score well for quality of appearance and cleanliness. In addition, no issues with flooding or vandalism are identified at any site in LBH.

Currently a large amount of work is going into ensuring the safety and upkeep of the many trees located on cemeteries. This is highlighted as a costly factor as the part of the regular maintenance of sites given the number of trees. Other recent work being undertaken on all sites includes the expansion of the size of entrance gates.

Only one site rates below the quality threshold; St Helens & St Giles Churchyard (58%) and is viewed as having a poorer level of general maintenance and appearance. This may reflect its role as a closed site which subsequently receives less frequent use and maintenance compared to active sites.

Consultation also highlights an issue with dog walking and fouling at the Hornchurch Cemetery. The site has a public pathway running through it which leads to people often using the site to walk their dog.

9.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance) site assessment scores are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for cemeteries in LBH. A threshold of 20% is applied in order to identify high and low value. Further explanation of how the value scores and threshold are derived can be found in Part 2 (Methodology).

Table 9.5: Value ratings for cemeteries by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <20%	High >20%
Central	90	42%	50%	59%	17%	-	3
North	90	-	-	-	-	-	-
South	90	30%	37%	41%	11%	-	3
HAVERING	**90**	**30%**	**43%**	**59%**	**29%**	**-**	**6**

All identified cemeteries and churchyards are assessed as being of high value, reflecting the role in community lives. In addition, the cultural/heritage value of sites and the sense of place they provide to and for the local community are acknowledged in the site assessment data. Sites also often receive a score for value from their contribution to wildlife/habitats or sense of place to the local environment.

Even the St Helens & St Giles Churchyard which rates below the threshold for quality rates above the threshold for value. As noted above, despite this, it still obviously provides a role to the community it serves.

Cemeteries and churchyards are important natural resources, offering both recreational and conservation benefits. As well as providing burial space, cemeteries and churchyards can offer important low impact recreational benefits (e.g. habitat provision, wildlife watching).

9.6 Summary

Cemeteries summary

- LBH has six cemeteries and churchyards: just less than 29 hectares of provision.
- There is a fairly even distribution of provision across Havering.
- The need for additional burial provision is driven by the demand for burials and capacity; currently there would appear to be a sufficient amount of capacity remaining.
- Nearly all cemeteries and churchyards rate above the threshold for quality. However, one sites rates below the threshold. This is viewed as having a poorer level of maintenance and appearance in comparisons to other sites.
- All cemeteries are assessed as high value in LBH, reflecting that generally provision has a cultural/heritage role and provide a sense of place to the local community.

PART 10: CIVIC SPACE

10.1 Introduction

The civic space typology includes civic and market squares and other hard surfaced areas designed for pedestrians, providing a setting for civic buildings, public demonstrations and community events. For the purpose of this study the designation also includes war memorials.

10.2 Current provision

There are four civic space sites, equating to less than one hectare of provision, identified in LBH. In addition, there are likely to be other informal pedestrian areas, streets or squares which residents may be viewed as providing similar roles and functions as civic spaces.

Table 10.1: Distribution of civic spaces by analysis area

Analysis area	Civic space	
	Number of sites	Size (ha)
Central	2	0.96
North	-	-
South	2	0.01
HAVERING	**4**	**0.97**

Civic space provision is identified in Central Analysis Area and South Analysis Area. Three sites are observed as being forms of War Memorials. The other is the Market Square in Romford. No provision is noted in North Analysis Area.

The largest and most prominent civic space is Romford Market Place. Approximately 0.95 hectares in size; it is located in the Central Analysis Area.

Other sites and areas function in a secondary role as civic space provision. For example, park sites such as Harrow Lodge Park provides use associated with civic spaces - including local community events. For the purposes of this report such sites have not been classified as civic space provision due to their more prominent primary function and use.

10.3 Accessibility

No accessibility standard has been set for civic spaces. Figure 10.1 shows civic spaces mapped against analysis areas.

Figure 10.1: Civic spaces mapped against analysis areas

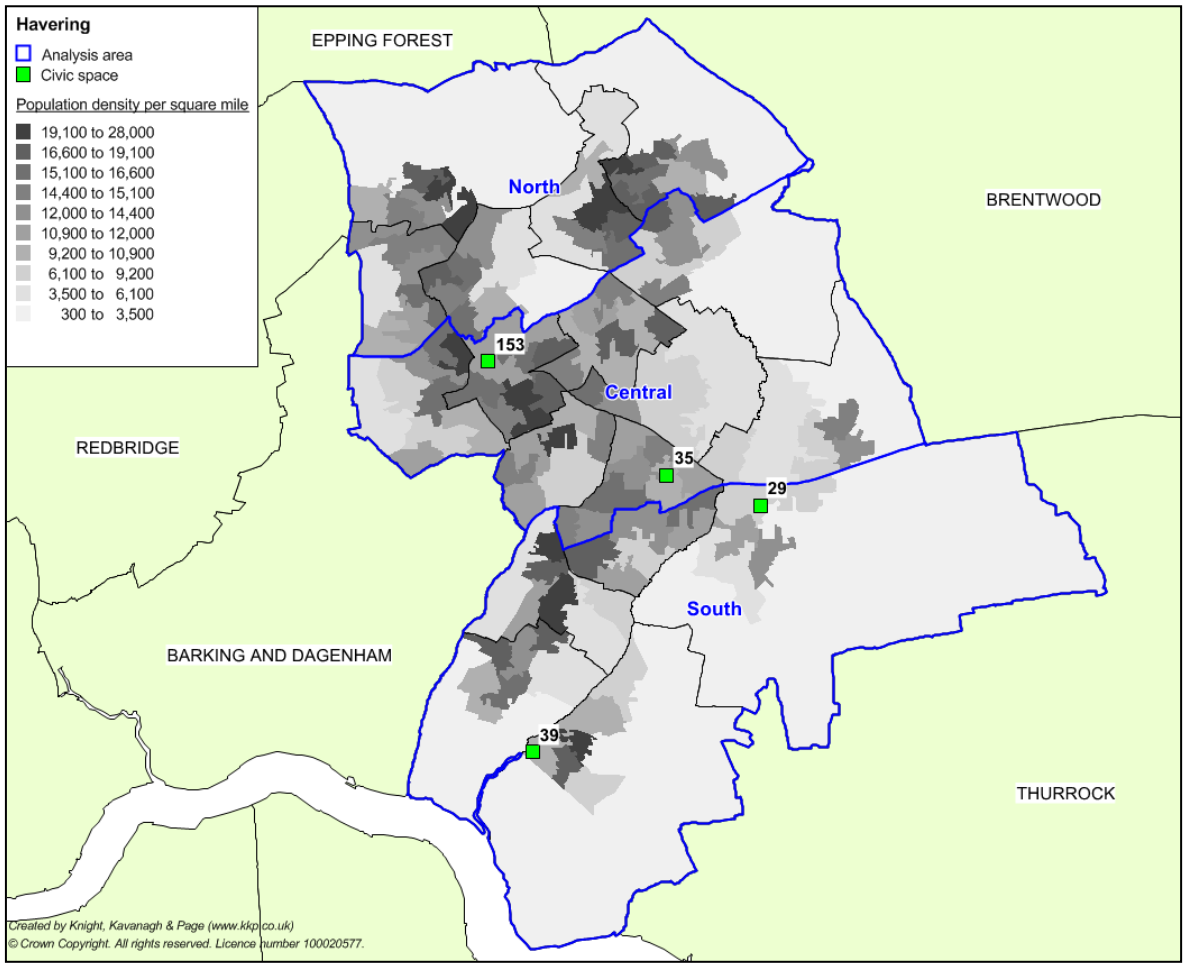


Table 10.2: Key to sites mapped

Site ID	Site name	Analysis area	Quality score	Value score
29	Upminster War Memorial	South		
35	Hornchurch War Memorial	Central		
39	Rainham War Memorial	South		
153	Romford Market Place	Central		

The Romford Market Place site does not receive a quality or value score due to its late inclusion to the study; after site visit audit had been completed.

The North Analysis Area is without access to designated civic space provision. However, it is reasonable to accept that formal civic space may only be at existing sites of provision.

10.4 Quality

In order to determine whether sites are high or low quality (as recommended by guidance); the scores from the site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for civic spaces in LBH. A threshold of 50% is applied in order to identify high and low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology).

Table 10.3: Quality ratings for civic spaces by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <50%	High >50%
Central	**141**	51%	51%	51%	-	-	1
North	**141**	-	-	-	-	-	-
South	**141**	51%	53%	56%	5%	-	2
HAVERING	**141**	**51%**	**53%**	**56%**	**5%**	**-**	**3**

The Romford Market Place site does not receive a quality or value score due to its late inclusion to the study.

All three assessed civic spaces rate above the threshold set. The sites are all relatively small in size but are observed as being of an overall good quality. As the name of the sites suggests their main function is as memorials. Subsequently little if any ancillary features are noted. However, this is not detrimental to the overall quality and appearance of provision.

10.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance) site assessment scores have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for civic spaces in LBH. A threshold of 20% is applied in order to identify high and low value. Further explanation of how the value scores and thresholds are derived can be found in Part 2 (Methodology).

Table 10.4: Value ratings for civic spaces by analysis area

Analysis area	Maximum score	Scores			Spread	No. of sites	
		Lowest score	Average score	Highest score		Low <20%	High >20%
Central	95	53%	53%	53%	-		1
North	95	-	-	-	-	-	-
South	95	42%	47%	52%	-	-	2
HAVERING	**95**	**42%**	**49%**	**53%**	**11%**	**-**	**3**

The Romford Market Place site does not receive a quality or value score due to its late inclusion to the study.

All three civic spaces assessed are rated as being of high value, reflecting their cultural and heritage role whilst also providing an important function to the local community and area. This is further supported by site visit observations, which confirms the historical and cultural value of the sites through their status as war memorials.

Despite not being assessed for quality or value, the Romford Market Place is likely to be a key form of civic space providing a significant role to the community. The site hosts regular markets as well as seasonal events throughout the year. It is subject to future regeneration plans looking to focus on the historic and potential event space offered by the site.

10.6 Summary

Civic space summary

- Four are sites classified as civic spaces in LBH equating to less than one hectares of provision. Most sites are identified as war memorials with the exception of Romford Market Place.
- Other forms of provision in the area (e.g. parks and gardens) also provide localised opportunities associated with the function of civic space.
- Quality and value of provision is good with an acceptable maintenance and appearance. Sites provide an important and unique cultural/heritage role to local communities.
- The Market Place is subject to regeneration plans which will further increase its quality and value.

APPENDICES

Appendix 1: Communities Survey

A summary of the 192 responses from the local communities' survey whilst a valuable tool the survey is only a small part of the process, its role is to supplement best practice and widely accepted industry standards.

The survey ran for six weeks from 23rd September to the 4th November with an extension to the end of November. Links to the survey were made available via the council's website and on social media outlets. No demographic information (e.g. gender, age and ethnicity) was asked for as part of the survey questions at the request of the Council.

Q10 and Q11: Postcode/area

A total of 187 out of the 192 respondents provided a postcode. These can be analysed by the area the postcode represents and the analysis area they fit within.

Post code	Approximate area	Analysis area	Respondents	%
RM1	Romford	Central	6	3.2
RM2	Gidea Park	Central	18	9.6
RM3	Harold Wood	North	22	11.8
RM4	Havering-atte-Bower	North	2	1.1
RM5	Collier Row	North	12	6.4
RM7	Rush Green	Central	16	8.6
RM11	Hornchurch	Central	32	17.1
RM12	Hornchurch	Central/South	39	20.8
RM13	Rainham	South	12	6.4
RM14	Upminster	South	28	15.0
Total	**Havering**	**-**	**187**	**100**

Appendix 2: All open space sites

Site ID	Site name	Analysis area
30	Romford Library Gardens	Central
43	Havering Country Park	North
48	Haynes Park	Central
53	Havering Well Garden	Central
54	Harrow Lodge Park	Central
68	Hornchurch C.P.	South
73	Langton's Gardens	Central
74	St Andrews Park	Central
75	Bedford's Park	North
77	Clockhouse Gardens	South
80	Upminster Park	South
82	Cottons Park	Central
91	Grenfell Park	Central
93	Central Park	North
98	Coronation Gardens	Central
101	Raphael Park	North
102	Lodge Farm Park	Central
103	Dagnam Park	North
114	Spring Farm Park	South
118	Lawns Park	North
120	Rise Park	North
121	Harold Wood Park	Central
133	Hylands Park	Central
137	Belhus Woods Country Park	South
32	Straight Road Woodlands	North
40	Haunted House Woods	North
56	Duck Wood	North
57	Tylers Common	Central
59	Suttons Parkway	South
71	Abbey Wood Open Space	South
72	New Road Rainham	South
79	Hatters Wood	North
86	Parklands Open Space	South
89	Shoulder of Mutton Wood	North
97	Sage Wood	North
122	The Chase	Central
132	Stratton Wood	North
135	Ingrebourne Hill	South
136	Cely Woods	South
138	Bonnets Wood	South
139	Broadfields & Thames Chase Forest Centre	South
140	Harold Court Woods	Central
141	Coombe Woods	Out
142	Tyler Woods	Central
143	Jackson's Wood	Central

Site ID	Site name	Analysis area
144	Folkes Lane Woodland	Central
145	Pages Wood	Central
146	Holden's Wood	Out
33	South End Road Land	South
34	Chadwick Drive Flood Lagoon	Central
36	Airfield Way Open Space	South
37	Dickens Way Open Space	Central
38	Bancroft Chase Playsite and Open Space	Central
41	Collier Row Recreation Ground	North
44	Brittons Playing Field	South
45	Central Park Leisure	North
47	Romford Ice Rink*	Central
50	Sheffield Drive Open Space	North
51	Chelmsford Avenue Playsite	North
55	Upminster Hall Playing Fields	Central
60	Painsbrook Open Space	Central
61	Rainham Recreation Ground	South
62	Rush Green Open Space	Central
63	Ockendon Road Verge	South
64	Tyle Green Open Space	Central
65	Priory Road Open Space	North
66	St Neots Adventure Playground	North
67	Farringdon Avenue Flood Lagoon	North
69	The Glen, Elm Park	South
70	Chudleigh Road Open Space	North
76	A12/Whitelands Way Bund	Central
78	Havering Playing Field	North
83	Sunflower Way Flood Lagoon	Central
84	The Glens Playsite Rainham	South
85	Hacton Parkway and Playsite	South
87	Jutsums Recreation Ground	Central
88	Broxhill Centre	North
90	Stirling Close	South
92	Keats Avenue	North
94	Briscoe Road Verge	South
95	Queens Theatre Green	Central
99	North Hill Recreation Ground	North
104	Brookway Playsite	South
105	Painsbrook Playsite and Open Space	Central
106	Myrtle Road/Chatteris Avenue Open Space	North
108	Louis Marchasi Playsite (Maybank)	South
109	Gaynes Parkway	South
110	King Georges Playing Field	North
111	Cranham Playing Fields	Central
112	Mardyke Adventure Playground	South
113	Havering Village Green	North
116	Fleet Close Playsite	Central

* *Site has planning application for foodstore within Class A1 (retail) use, petrol filling station, associated parking and landscaping and outline application for up to 71 residential units (reference P1468.1)*

Site ID	Site name	Analysis area
117	Windmill Field	South
119	The Dell	Central
125	Lilliput Road Open Space	Central
126	Lessa Playsite and Open Space	South
127	Cornflower Way Open Space	Central
128	Park Lane Recreation Ground	Central
129	Rainham Creekside Path	South
131	Elliot Playing Field	Central
134	Maytree Close	South
151	Gooshays Garden	North
38.1	Bancroft Chase Playsite	Central
41.1	Collier Row Recreation Ground	North
42	Forest Row Playsite	North
44.1	Brittons Playing Field	South
46	Whybridge Close Playsite	South
48.1	Haynes Park	Central
51.1	Chelmsford Avenue Play	North
54.1	Harrow Lodge Park	Central
54.11	Harrow Lodge Park	Central
54.12	Harrow Lodge Park	Central
55.1	Upminster Hall Playing Field	Central
61.1	Rainham Recreation Ground	South
66.1	St Neots Open Space	North
68.1	Hornchurch Country Park	South
74.1	St Andrews Park	Central
80.1	Upminster Park	South
82.1	Cottons Park	Central
84.1	The Glen Rainham	South
85.1	Hacton Parkway	South
87.1	Jutsums Recreation Ground	Central
91.1	Grenfell Park	Central
93.1	Central Park	North
101.1	Raphael Park	North
102.1	Lodge Farm Park	Central
104.1	Brookway Playsite	South
105.1	Painbrook Adventure Playground	Central
106.1	Myrtle Road	North
107	Oldchurch Park Playsite	Central
108.1	Louis Marchesi Playsite	South
110.1	King Georges Playing Field	North
111.1	Cranham Playing Fields	Central
112.1	Mardyke Open Space	South
114.1	Spring Farm Park	South
116.1	Fleet Close Playsite	Central
118.1	Lawns Park	North
120.1	Rise Park	North
121.1	Harold Wood Park	Central

Site ID	Site name	Analysis area
126.1	Lessa Open Space	South
128.1	Park Lane Recreation Ground	Central
133.1	Hylands Park	Central
1	Robin Close Allotments	North
2	Stewart Avenue Allotments	South
3	Grey Towers North Allotments	Central
4	Bretons Farm Allotments	South
5	Chase Cross Road Allotments	North
6	Grey Towers South Allotments	Central
7	Church Road Allotments	Central
8	Maylands Allotments	Central
10	Strathmore Gardens Allotments	Central
11	Dunningford Allotment Site	South
12	Keats Avenue Allotments	North
13	Uphavering Terrace Allotments	Central
14	Ashvale Gardens	South
15	Chelmsford Avenue Allotments	North
16	Saffron Road Allotments	North
17	Sowery Avenue Allotments	South
18	White Hart Lane Allotments	North
19	Archibald Road Allotments	Central
21	Heath Park Allotments	Central
22	MacDonald Avenue Allotments	Central
23	Pretoria Road Allotments	Central
24	Mungo Park Allotments	South
25	Norfolk Road Allotments	South
26	Melville Road Allotment Site	South
27	Macon Way Allotments	Central
28	Havering Grange Allotments	North
152	Rush Green Allotments	Central
96	St Helens & St Giles Churchyard	South
100	St Edward Churchyard	Central
147	Upminster Cemetery	South
148	Rainham Cemetery	South
149	Hornchurch Cemetery	Central
150	Romford Cemetery	Central
29	Upminster War Memorial	South
35	Hornchurch War Memorial	Central
39	Rainham War Memorial	South
153	Romford Market Place	Central

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

OPEN SPACE STANDARDS PAPER 2016

KNIGHT, KAVANAGH & PAGE

LONDON BOROUGH OF HAVERING

OPEN SPACE STUDY

STANDARDS PAPER

NOVEMBER 2016

QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF
T: 0161 764 7040 **E:** mail@kkp.co.uk www.kkp.co.uk

CONTENTS

INTRODUCTION **1**

ASSESSMENT REPORT SUMMARIES **3**

QUALITY STANDARDS **5**
Identifying deficiencies 6
Quality 6
Value 7
Quality and value matrix 7
Policy implications and recommendations 9
Management and development 11
Community funding sources 11

ACCESSIBILITY STANDARDS **12**
Identifying deficiencies 12
Policy implications and recommendations 13

QUANTITY STANDARDS **15**
Parks and gardens 18
Natural and semi-natural 19
Amenity greenspace 20
Provision for children and young people 21
Allotments 22

POLICY ADVICE AND RECOMMENDATIONS **23**

APPENDIX ONE **29**
Quality and Value matrix 29

LONDON BOROUGH OF HAVERING
OPEN SPACE STANDARDS PAPER

INTRODUCTION

This is the Open Space Standards Paper prepared by Knight, Kavanagh & Page (KKP) for London Borough of Havering (LBH). It follows on from the preceding Open Space Assessment Report. Together the two documents provide an evidence base to help inform the future provision for open spaces in the Havering area.

The study sits alongside the Playing Pitch Strategy (PPS) and the Indoor Sport and Leisure Facility Strategy which are also being undertaken by KKP (provided in separate reports). The open space typology of formal outdoor sports is covered within the associated PPS. The PPS is undertaken in accordance with the methodology provided in Sport England's 'Playing Pitch Strategy Guidance: An approach to developing and delivering a Playing Pitch Strategy' (2013). The Indoor Sport and Leisure Facility Strategy is in accordance with Sport England's Assessing Needs and Opportunities Guide (ANOG) for indoor and outdoor sports facilities 2014.

The evidence presented in this report should be used to inform local plan and supplementary planning documents. It helps identify the deficiencies and surpluses in existing and future provision. In addition, it should help set an approach to securing open space facilities through new housing development and help form the basis for negotiation with developers for contributions towards the provision of appropriate open space facilities and their long term maintenance.

Scope

In accordance with best practice recommendations a size threshold of 0.2 hectares has been applied to the inclusion of some typologies within the study. This means that, in general, sites that fall below this threshold are not audited. The table below details the open space typologies included within the study:

	Typology	Primary purpose
Greenspaces	Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
	Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness. Includes urban woodland and beaches, where appropriate.
	Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
	Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.
	Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
	Cemeteries, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.

	Typology	Primary purpose
Civic spaces	Civic and market squares and other hard surfaced areas designed for pedestrians including the promenade	Providing a setting for civic buidings, public demonstrations and community events.

The provision standards used to determine deficiencies and surpluses for open space are set in terms of quantity, quality and accessibility throughout the report.

ASSESSMENT REPORT SUMMARIES

The following section provides a summary from the Assessment Report on a typology by typology basis.

Parks and gardens

- 24 sites are classified as parks and gardens totaling 641 hectares.
- Catchment gaps are noted to the east of the Central Analysis Area and to the south west of the South Analysis Area. This is thought to be sufficiently serviced by other forms of open space such as amenity greenspace which provide opportunities to recreation.
- Nearly all parks score both above and below the threshold for quality. The lowest scoring site is Grenfell Park. Issues with litter are highlighted.
- High scoring sites for quality, such as Upminster Park and Raphael Park, do so due to the wide range of features they contain and the excellent standards of provision.
- There are several sites with Green Flag Award status.
- All sites (except one) are assessed as being of high value, with the important social interaction, health benefits, ecological value and sense of place sites offer being recognised.

Natural and semi-natural greenspace

- LBH has 22 natural and semi-natural greenspace sites covering 441 hectares. The area also contains the nationally recognised Rainham Marshes RSPB Reserve.
- The 30 minute drive time accessibility standard shows no shortfalls. However, gaps are highlighted from the 10 minute walk time catchment; mostly the densely populated areas. New natural sites are not thought to be required to meet this gap but there may be a need to ensure that other types of open spaces contain such associated features.
- There are seven designated LNRs in LBH which means the area sufficiently meets the ANGSt standard recommended for provision.
- Natural greenspace sites are of good quality with 77% rating above the threshold.
- Sites rating below the threshold are due to a poor general appearance and cleanliness. Often other issues are observed such as litter and fly tipping.
- Nearly all sites rate above the threshold for value. Only three score below the threshold; Straight Road Woodlands, Shoulder of Mutton and The Chase. These also rate low for quality. However, their role as habitat provision is acknowledged.
- Higher scoring sites for value, such as Broadfields & Thames Chase Forest Centre, provide an excellent range of opportunities and uses for visitors.

Amenity greenspace

- There are 54 amenity greenspace sites in LBH; 129 hectares of amenity space.
- Provision is relatively evenly spread across LBH. Although the Central Analysis Area has a slightly lower amount per 1,000 populations (0.39) compared to 0.68 and 0.56 respectively for the North and South areas.
- The 10 minute walk time suggests a good level of coverage. Gaps in provision are noted against a five minute walk time. These are, however, served by other open space typologies.
- Overall amenity greenspaces quality is positive. Half of sites rate above the threshold and only a handful face any specific issues; some due to size, access or maintenance.
- In addition to its multifunctional role, amenity greenspace makes a valuable contribution to visual aesthetics for communities – hence most sites rate above the threshold for value.
- 17 sites rate low for quality and value. Where they cannot be improved, some may be better suited to be/become different forms of open space or could feasibly be surplus.

Provision for children and young people

- There are 40 play provision sites in LBH; a total of over six hectares.
- Over half of play provision sites (22) are identified as also containing play facilities catering for older age ranges. There are also 14 sites with outdoor gym equipment.
- The South Analysis Areas has the highest amount of provision per 1,000 populations. Not surprisingly the area has the greater amount of total provision.
- The 10 minute walk time accessibility standard covers the majority of the area. However, there are a few gaps noted in the Central and South Analysis Areas.
- The majority (80%) play sites are above the threshold for quality. Quality is generally good. There are a few sites where a perceived lack of maintenance and appearance is noted.
- All play provision is rated above the threshold for value.

Allotments

- There are 27 allotments sites in LBH: equating to more than 36 hectares.
- All are owned by the Council and self managed by allotment association.
- Current amount of provision is below the NSALG recommended amount. Furthermore, no individual analysis area meets the NSALG standard either.
- There are waiting lists for allotments across LBH; suggesting that demand for allotments is not currently being met by supply.
- Despite a few sites being below the quality threshold, for the majority of allotments quality is sufficient.
- All allotments are assessed as high value reflecting the associated social inclusion and health benefits, their amenity value and the sense of place offered by provision.
- Continuing measures should be made to provide additional plots in the future.

Cemeteries

- LBH has six cemeteries and churchyards: just less than 29 hectares of provision.
- There is a fairly even distribution of provision across Havering.
- The need for additional burial provision is driven by the demand for burials and capacity; currently there would appear to be a sufficient amount of capacity remaining.
- Nearly all cemeteries and churchyards rate above the threshold for quality. However, one sites rates below the threshold. This is viewed as having a poorer level of maintenance and appearance in comparisons to other sites.

  All cemeteries are assessed as high value in LBH, reflecting that generally provision has a cultural/heritage role and provide a sense of place to the local community.

Civic space

- Four are sites classified as civic spaces in LBH equating to less than one hectares of provision. Most sites are identified as war memorials with the exception of Romford Market Place.
- Other forms of provision in the area (e.g. parks and gardens) also provide localised opportunities associated with the function of civic space.
- Quality and value of provision is good with an acceptable maintenance and appearance. Sites provide an important and unique cultural/heritage role to local communities.
- The Market Place is subject to regeneration plans which will further increase its quality and value.

QUALITY STANDARDS

The quality standard is in the form of a quality and value matrix. In order to determine whether sites are high or low quality (as recommended by best practice guidance) the results of the site assessments have been colour-coded against a baseline threshold; high being green and low being red.

The primary aim of applying a threshold is to identify sites where investment and/or improvements may be required. It can also be used to set an aspirational quality standard to be achieved (if desired) in the future and to inform decisions around the need to further protect sites from future development (particularly when applied with its respective value score in a matrix format).

The base line threshold for assessing quality is set around 60%, based on the pass rate for Green Flag Award criteria (site visit criteria also being based on the Green Flag Award). This is the only national benchmark available for parks and open spaces. No other good practice examples are adopted for the setting of quality and value thresholds in the UK.

Site visit criteria used for Green Flag are not always appropriate for every open space typology and are designed to represent an exceptionally high standard of site. Therefore, the baseline threshold (and subsequent applied standard) for certain typologies is lowered to better reflect local circumstances, whilst still providing a distinction between sites of a higher or lower quality.

Quality and value thresholds

Typology	Quality threshold	Value threshold
Parks and gardens	60%	20%
Natural and semi-natural greenspace	50%	20%
Amenity greenspace	50%	20%
Provision for children and young people	60%	20%
Allotments	50%	20%
Cemeteries/churchyards	60%	20%
Civic space	50%	20%

Identifying deficiencies

Quality

The following table is a summary of the application of the quality standards in Havering.

Quality scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Allotments	50%	36%	53%	70%	4	18
Amenity greenspace	40%	9%	48%	75%	27	27
Cemeteries/churchyards	50%	66%	73%	89%	1	5
Provision for children & young people	60%	30%	66%	90%	8	32
Civic space	50%	51%	53%	56%	-	3
Park and gardens	50%	18%	53%	86%	5	17
Natural & semi-natural greenspace	60%	31%	71%	93%	2	22
TOTAL	**-**	**9%**	**59%**	**93%**	**47**	**124**

A total of 171 sites receive a rating for quality and value out of the 176 site included in the audit. Sites not receiving a quality and value score were either not viewable at the time of the visit or only added to the study at a late stage.

Most assessed open spaces in LBH (73%) rate above the quality thresholds set. Proportionally a higher percentage of parks and gardens (77%) rate above the threshold for quality. This is a reflection of their excellent appearance and high standard.

The typologies of cemeteries, provision for children and young people, civic space and natural and semi-natural greenspace are generally all of a good quality. In particular, the proportion of natural and semi-natural greenspace and cemeteries rate as being of a high quality is noticeable. Although these typologies still contain rating below the thresholds.

Amenity greenspace has a higher proportion of sites to rate below the threshold than compared to other typologies; half of provision scores low for quality. This is thought to reflect the difference in the wide range and type of sites classified under this typology; as some sites are without additional features or facilities in comparison to others.

Value

The following table is a summary of the application of the value standards in Havering.

Value scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Allotments	20%	28%	37%	48%	-	22
Amenity greenspace	20%	4%	29%	61%	17	37
Cemeteries/churchyards	20%	30%	43%	59%	-	6
Provision for children & young people	20%	36%	60%	87%	-	40
Civic space	20%	42%	49%	53%	-	3
Natural & semi-natural greenspace	20%	12%	35%	64%	3	19
Park and gardens	20%	15%	54%	77%	1	23
TOTAL	**20%**	**4%**	**44%**	**87%**	**21**	**150**

The majority of sites (88%) are assessed as being above the threshold for value. That nearly all typologies rate high for value reflects their role in and importance to local communities and environments.

Amenity greenspaces have a slightly higher proportion of low value provision. This reflects a lack of ancillary features at some sites leading to a lack of recreational use in comparison to other sites. The typology also contains a number of smaller sized sites. However, the value these provide in offering a visual and recreational amenity as well as a break in the built form can still be important.

A high value site is considered to be one that is well used by the local community, well maintained (with a balance for conservation), provides a safe environment and has features of interest; for example, play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those offering limited functions and that are thought of as bland and unattractive.

Quality and value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may no longer be needed for their present purpose.

When analysing the quality/value of a site it should be done in conjunction with regard to the quantity of provision in the area (whether there is a deficiency).

Presented below is a high/low classification giving the following possible combinations of quality and value for open spaces:

High quality/low value

The preferred policy approach to a space in this category should be to enhance its value in terms of its present primary purpose. If this is not possible, the next best policy approach is to consider whether it might be of high value if converted to some other primary purpose (i.e. another open space type). Only if this is also impossible will it be acceptable to consider a change of use.

High quality/high value

All open spaces should have an aspiration to come into this category and the planning system should then seek to protect them. Sites of this category should be viewed as being key forms of open space provision.

Low quality/low value

The policy approach to these spaces or facilities in areas of identified shortfall should be to enhance their quality provided it is possible also to enhance their value.

For spaces or facilities in areas of surplus a change of primary typology should be first considered. If no shortfall of other open space typologies is noted than the space or facility may be redundant/ 'surplus to requirements'.

If there is a choice of spaces or facilities of equal quality to declare surplus, and no need to use one or part of one to remedy a deficiency in some other form of open space or sport and recreation provision, it will normally be sensible to consider the one with the lowest value to be more disposable. Similarly, if two are of equal value, it will normally be sensible to consider disposal of the one of lower quality.

Low quality/high value

The policy approach to these spaces should be to enhance their quality to the applied standards. Therefore, the planning system should initially seek to protect them if they are not already so.

Please refer to the Appendix for tables showing the application of the quality and value matrix presented for each analysis area. However, the following tables provide a summary of the matrix. The location and proximity to similar open space typologies has been used to identify if the action identified for a site should be a priority

Policy implications and recommendations

Following application of the quality and value matrix a summary of the actions for any relevant sites in each analysis area is shown below.

Central Analysis Area

Summary	Action
Allotments	
◂ Two allotments score low for quality; Strathmore Gardens and Macon Way	◂ Enhance quality of sites where possible; review site security and general site appearance.
Amenity greenspace	
◂ Low quality ratings at three sites; Jutsums Recreation Ground, Fleet Close and Cornflower Way ◂ Seven sites rate low for quality and value	◂ Quality of sites should be enhanced where possible. Explore controls to prevent illegal use and pathways. ◂ Explore access at sites such as Rush Green, Whitelands Way and The Dell. ◂ Explore enhancing quality of larger sites with greater recreational potential such as Lilliput Road and Elliot Playing Field (e.g. introduction of greater ancillary features such play equipment).
Cemeteries and churchyards	
◂ All sites rate high for quality and value	n/a
Parks and gardens	
◂ Low quality rating for Havering Well Garden ◂ Low quality and value rating for Grenfell Park	◂ Site quality should look to be enhanced where possible (e.g. review site appearance and paths to bring in line with other provision sites of same type) ◂ Enhance quality of site with view to also enhancing value (e.g. review maintenance and general site appearance in line with other provision sites of same type)
Natural and semi-natural greenspace	
◂ Low quality and value rating for The Chase	◂ Enhance quality of site with view to also enhancing value where possible (e.g. explore appearance improvement options and condition/quality of paths).
Provision for children and young people	
◂ Low quality rating for three sites; Bancroft Chase Playsite, Jutsums Recreation Ground and Fleet Close Playsite.	◂ Quality of sites should be enhanced where possible; exploring the range and general quality of equipment on sites may be appropriate.

North Analysis Area

Summary	Action
Allotments	
◂ Two allotments score low for quality; Robin Close and Havering Grange.	◂ Enhance general quality of site where possible.
Amenity greenspace	
◂ Low quality ratings at four sites; Priory Road, Farringdon Avenue, Chudleigh Road & Broxhill Centre. ◂ Three sites rate low for quality and value; Sheffield Drive, Keats Avenue and Gooshays Garden	◂ Quality of sites should be enhanced where possible. General appearance and maitneance should be reviewed. ◂ Enhance quality of sites if also possible to enhance value.
Cemeteries and churchyards	
◂ All sites rate high for quality and value	n/a
Parks and gardens	
◂ All sites rate high for quality and value	n/a
Provision for children and young people	
◂ Low quality rating for two sites; St Neots Play Area and Myrtle Road Play Area.	◂ Quality of sites should be enhanced where possible; quality of equipment on sites should be reviewed.
Natural and semi-natural greenspace	
◂ Low quality rating for Shoulder of Mutton Wood and Sage Wood. ◂ Two sites score low on quality and value; Straight Road Woodlands and Haunted House Woods.	◂ Site quality should look to be enhanced where possible (e.g. explore options to improve site security and maintenance). ◂ Enhance quality of the two sites if possible to also enhance value (e.g. review appearance and maintenance of sites).
Provision for children and young people	
◂ Low quality rating for three sites; Bancroft Chase Playsite, Jutsums Recreation Ground and Fleet Close Playsite.	◂ Quality of sites should be enhanced where possible; exploring the range and general quality of equipment on sites may be appropriate.

South Analysis Area

Summary	Action
Allotments	
◂ All assessed sites rate high for quality and value	n/a
Amenity greenspace	
◂ Two sites rate low for quality; Ockendon Road and The Glens. ◂ Seven sites rate low for quality and value	◂ Look to enhance site quality where possible (e.g. review maintenance of sites) ◂ Explore possibility to enhance quality of larger sites such as Stirling Close provided it is possible to also enhance value.

Summary	Action
Cemeteries and churchyards	
◂ St Helens & St Giles Churchyard rates low for quality.	◂ Site quality should look to be enhanced where possible; explore maintenance regime.
Parks and gardens	
◂ All sites rate high for quality and value	n/a
Provision for children and young people	
◂ Low quality rating for two sites; Whybridge Close Playsite and Brookway Playsite.	◂ Quality of sites should be enhanced where possible; quality and range of equipment on sites should be reviewed.
Natural and semi-natural greenspace	
◂ All sites rate high for quality and value	n/a

Management and development

The following issues should be considered when undertaking site development or enhancement:

- Site's significance to local area and community.
- Planning permission requirements and any foreseen difficulties in securing permission.
- Gaining revenue funding from planning contributions in order to maintain existing sites.
- Gaining planning contributions to assist with the creation of new provision where need has been identified.
- Analysis of the possibility of shared site management opportunities.
- The availability of opportunities to lease site to external organisations.
- Options to assist community groups/parish councils to gain funding to enhance existing provision.
- Negotiation with landowners to increase access to private strategic sites.

Community funding sources

Outside of developer contributions there are also a number of potential funding sources[1] available to community and voluntary groups. Each scheme is different and is designed to serve a different purpose. In order for any bid to be successful consideration to the schemes criteria and the applicant's objectives is needed. Sources for funding applications are continuously changing and regular checking of funding providers should be undertaken.

[1] Source: Potential funding for community green spaces, DCLG

ACCESSIBILITY STANDARDS

Accessibility standards for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. This problem is overcome by accepting the concept of 'effective catchments', defined as the distance that would be travelled by the majority of users.

Guidance is offered by the Greater London Authority (GLA) (2008): 'Open Space Strategies: Best Practice Guidance' and Fields In Trust; 'Beyond Six Acre Standard' (2015) with regard to appropriate catchment areas for authorities to use. However, in order to make accessibility standards more locally specific to Havering, we propose to use data from the survey consultation to set appropriate catchments. The following standards are recorded from the survey in relation to how far individuals are willing to travel to access different types of open space provision.

Table 4: Accessibility standards to travel to open space provision

Typology	Applied standard
Parks and gardens	15 minute walk time (1,200m)
Natural and semi-natural	10 minute walk time (800m)
	30 minute drive time
Amenity greenspace	5 minute (400m) & 10 minute (800m) walk time
Provision for children and young people	10 minute walk time (800m)
Allotments	10 minute walk time (800m)
Cemeteries	No standard set
Civic spaces	No standard set

Most typologies are set as having an accessibility standard of a 10 minute walk time. However, for certain typologies, such as amenity greenspace, accessibility is deemed to be more locally based. Subsequently a shorter accessibility standard has been applied.

For other forms of provision such as parks and gardens and natural and semi-natural greenspace a willingness to travel further is highlighted. Therefore, a slightly longer distance of standard is applied.

No standard is set for the typologies of cemeteries or civic spaces. It is difficult to assess such typologies against catchment areas due to their nature and usage. For cemeteries, provision should be determined by demand for burial space.

Identifying deficiencies

If an area does not have access to the required level of provision (consistent with the hierarchy) it is deemed deficient. KKP has estimated how many sites, of a minimum size are needed to provide comprehensive access to this type of provision (in hectares).

The GLA and FIT provide some guidance on minimum site sizes available for open spaces in instances where provision is deemed missing:

GLA minimum size of site:

Classification	Minimum size of site
Allotments	0.4 ha (0.025 per plot)
Amenity greenspace	0.4 ha
Civic spaces	0.4 ha
Natural and semi natural	0.4 ha
Parks and gardens	2 ha
Play areas (equipped)[2]	0.04 ha
Play areas (informal/casual)	0.04 ha

Source: GLA Open space strategies: Best practice guidance (2009)

Policy implications and recommendations

In general, the applied walk time catchment for each typology tends to cover the analysis areas. However, minor gaps are highlighted for certain typologies.

The table below summaries the deficiencies identified from the application of the accessibility standards, together with the recommended actions. Please refer to the Open Space Assessment Report to view the maps.

Central Analysis Area

Typology	Identified need (catchment gap)	Action
Amenity greenspace	◂ Noticeably gaps to central area	◂ Gap is served by other provision sites such as Lodge Farm Park and Cotton Park.
Parks and gardens	◂ Sight gap to east of central analysis area	◂ Gap is served by other provision sites such as Folkes Land Woodland and AGS such as Upminster Hall Playing Fields and Cranham Playing Fields.
Provision for children and young people	◂ Gap in provision observed to Gallows Corner area. Minor gap to Emerson Park area.	◂ New play provision should be sought to a minimum size of 0.04 hectares each in order to meet gap in catchment mapping in Gallows Corner and Emerson Park.

North Analysis Area

Typology	Identified need (catchment gap)	Action
Amenity greenspace	◂ Minor catchment gaps in amenity provision identified.	◂ Gap is served by other provision sites such as Havering Country Park and Lawns Park.

[2] Minimum recommended size for play areas by Fields In Trust

Typology	Identified need (catchment gap)	Action
Provision for children and young people	◂ No gaps in provision for younger children.	◂ n/a

South Analysis Area

Typology	Identified need (catchment gap)	Action
Parks and gardens	◂ Sight gap to south west of south analysis area	◂ Gap is served by other provision sites such as Ingrebourne Hill and Mardyke.
Provision for children and young people	◂ Gap in provision observed on border of Central Analysis Area. Gap also observed to the east of Rainham.	◂ New play provision should be sought to a minimum size of 0.04 hectares each in order to meet gap in catchment mapping in Gallows Corner and Emerson Park.

QUANTITY STANDARDS

The following calculation is an example of how we calculate quantity standards for the London Borough of Havering. This is done on a typology by typology basis to calculate how much open space provision per 1,000 people is needed to strategically serve the area now and in the future. An explanation about the different column headings can be found on the following pages.

Analysis areas	Current provision (ha)* (A)	Current population (B)	Current standard (C)	Identified deficiencies† (D)	Total future provision (ha) (E)	Standard based on current demand (F)	Future population (G)	Provision in 2031 (ha) (H)	Provision in 2031 based on LBH standard (ha) (I)
Area A (1)			A/B*1000		A+D	E/B*1000		F*G/1000-A	F4*G/1000-A
Area B (2)									
Area C (3)									
Study Area (4)									

No quantity standard is set for cemetery provision. As such provision is determined by demand for burial space.

* Taken from the project/audit database, supplied as an electronic file
† Provision to meet catchment gaps

Current level of provision (column A)

The starting point for calculating quantative standards is the total current provision within a given analysis area. Current provision usually has a high impact on aspirational future standards. Residents often base their judgement of need on or around current provision.

Current population (column B)

The current population in 2016 for the Havering area is 248,900 (Greater London Authority 2015 round ward population projections – SHLAA based; Capped Household Size model).

Current standard (column C)

A current standard (on a 'per 1,000 population of head') is calculated for each analysis area by dividing the current level of provision for a typology by the population identified in an analysis area.

Deficiencies (column D)

The accessibility catchment mapping (outlined above) is primarily used to demonstrate which areas are deficient in provision. Deficiency against the catchment mapping is calculated by identifying gaps/areas not covered by the minimum level of provision required (as illustrated in the maps contained within the assessment report). This is based on achieving comprehensive access, whereby people across the LB Havering can access different types of open space within specific distances and/or walking times (see accessibility standards earlier).

If a settlement does not have access to the required level of open space provision (as identified by mapping) it is deemed deficient. KKP has estimated how many sites, of a minimum size (i.e., as recommended by guidance), are needed to provide comprehensive access to this type of provision.

Total future provision (column E)

The total amount of provision required in the future for an analysis area is calculated by adding any identified deficiencies to the current level of existing provision. This ensures that provision needed to meet existing gaps is incorporated into the standards and calculations for the future.

Standard based on current demand (column F)

Once a new total amount of provision is gained by adding in any deficiencies to the current provision, a current minimum provision standard can be calculated. This takes into account current demand for open spaces and should be specific to each particular area.

Future population (column G)

By 2031 the Borough's population is projected to increase to 279,729 representing an increase of 30,829 (or equivalent to a percentage increase of 12.4%) according to the same GLA 2015 population projections. The current and predicted populations for each of the analysis areas within the LB Havering are shown in Table 6.

Table 6: Population projections

Analysis area	Current Population	Population increase	Population in 2031
Central	113,629	17,397	131,026
North	69,247	2,445	71,692
South	66,024	10,987	77,011
LB HAVERING	**248,900**	**30,829**	**279,729**

GLA 2015 round ward population projections - SHLAA-based; Capped Household Size model

Provision in 2031 (column H)

This column substantiates the actual deficiency in terms of the difference in hectares between current provision and future need for each analysis area, based on future growth having taken into account any identified deficiencies.

Provision in 2031 based on Havering standard (column I)

This column substantiates the deficiency in terms of the difference in hectares between current provision and future need for each analysis area. However, it benchmarks against the overall standard for the LB Havering rather than the individual standard for each analysis areas. No national standards for most open space typologies exist.

Parks and gardens

Analysis area	Current provision (ha) (A)	Current population (B)	Current standard (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Standard based on current demand (F)	Future population (G)	Provision in 2031 (ha) (H)	Provision in 2031 based on Havering standard (ha) (I)
Central	115.18	113,629	1.01	-	115.18	1.01	131,026	**18.16**	222.87
North	334.55	69,247	4.83	-	334.55	4.83	71,692	**11.72**	-149.58
South	191.34	66,024	2.89	-	191.34	2.89	77,011	**31.22**	9.47
HAVERING	**641.07**	**248,900**	**2.58**	**-**	**641.07**	**2.58**	**279,729**	**80.63**	

To maintain existing levels of provision all three analysis areas indicate new parks provision is required up to 2031 (column H). Central Analysis Area, North Analysis Area and South Analysis Area suggest provision of 18.16, 11.72 and 31.22 hectares is required respectively. However, against the wider Havering standard (2.58 ha per 1,000 population) as shown in column I, the North Analysis Area does not require new provision as it sufficiently meets the amount of provision recommended based on the Havering standard. It is therefore unlikely that new provision of this type is required in the future.

The Central Analysis Area and South Analysis Area show deficiencies against both the analysis area standard and the Havering standard. Any identified gaps in catchment mapping are relatively small and are met by other forms of open space provision. Therefore, the focus should be on ensuring quality standards are being met for parks provision and that the quality of other forms of existing open space provision such as Upminster Hall Playing Field, Cranham Playing Fields and Mardyke AGS are sufficient.

Natural and semi-natural

Analysis area	Current provision (ha) (A)	Current population (B)	Current standard (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Standard based on current demand (F)	Future population (G)	Provision in 2031 (ha) (H)	Provision in 2031 based on Havering standard (ha) (I)
Central	177.03	113,629	1.56	-	177.03	1.56	131,026	**27.37**	56.20
North	26.43	69,247	0.38	-	26.43	0.38	71,692	**0.81**	101.18
South	238.33	66,024	3.61	-	238.33	3.61	77,011	**39.68**	-101.25
HAVERING	**441.79**	**248,900**	**1.77**	**-**	**441.79**	**1.78**	**279,729**	**56.13**	

All analysis areas indicate new provision of natural and semi-natural greenspace is required up to 2031 (column H). The South Analysis Area highlights the need for a greater amount of provision of 39.68 hectares. However, against the wider Havering standard (1.78 ha per 1,000 population) in column I, the area does not require new provision as it sufficiently meets the amount of provision recommended. It is therefore unlikely that new forms of provision are required in the area.

The Central and North analysis areas show that new provision is required against the current standard (column H) and the wider Havering standard (column I). However, in both instances the future requirement is considerably less using the analysis area standard (column H).

Given the large amounts of existing natural and semi-natural greenspace already recorded across Havering as well, it is unlikely that new forms of natural and semi-natural greenspace are needed to be sought through developer contributions. The focus for natural provision should be on ensuring quality standards are being met (p8-10). Furthermore, a general consideration for future planning applications may be to ensure natural and semi-natural features are encouraged on new development sites.

Amenity greenspace

Analysis area	Current provision (ha) (A)	Current population (B)	Current standard (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Standard based on current demand (F)	Future population (G)	Provision in 2031 (ha) (H)	Provision in 2031 based on Havering standard (ha) (I)
Central	44.85	113,629	0.39	-	44.85	0.39	131,026	**6.25**	23.28
North	47.20	69,247	0.68	-	47.20	0.68	71,692	**1.55**	-9.92
South	37.02	66,024	0.56	-	37.02	0.56	77,011	**6.11**	3.03
HAVERING	**129.06**	**248,900**	**0.52**	**-**	**129.06**	**0.52**	**279,729**	**16.40**	

All analysis areas indicate new provision of amenity greenspace is required up to 2031 (column H). The Central Analysis Area and South Analysis Area demonstrate a need for greater future provision against the current standard (column H) with 6.25 and 6.11 hectares required respectively. In the Central Analysis Area this requirement increases against the wider Havering standard (column I).

The North Analysis Area requires 1.55 ha in order to maintain existing levels for the future. However, against the wider Havering standard (0.52 ha per 1,000 population) in column I, the analysis area does not require new provision as it sufficiently meets the amount based on the wider Havering standard.

Improving the quality of existing provision currently scoring as low for quality and/or value should be considered the priority. Sites helping to serve gaps in other forms of open space provision should especially look to be of a high quality (e.g. Upminster Hall Playing Field, Cranham Playing Fields and Mardyke).

Provision for children and young people

Analysis area	Current provision (ha) (A)	Current population (B)	Current standard (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Standard based on current demand (F)	Future population (G)	Provision in 2031 (ha) (H)	Provision in 2031 based on Havering standard (ha) (I)
Central	2.30	113,629	0.02	0.08	2.38	0.02	131,026	**0.32**	1.63
North	1.72	69,247	0.03	-	1.72	0.03	71,692	**0.43**	0.46
South	2.40	66,024	0.04	0.08	2.48	0.04	77,011	**0.68**	-0.09
HAVERING	**6.42**	**248,900**	**0.03**	**0.16**	**6.58**	**0.03**	**279,729**	**1.97**	

All analysis areas indicate new provision for children and young people is required up to 2031 (column H).

The South Analysis Area suggests a greater amount of provision is required with 0.68 hectares against the analysis area standards. However, against the wider Havering standard (0.03 ha per 1,000 population) in column I, the area does not require new provision as it sufficiently meets the amount of provision recommended.

Due to identified gaps in catchment mapping for the South Analysis Area additional provision should still be sought up to 2031; this is despite provision being sufficient against the wider Havering standard.

A priority should be to address the areas identified as having gaps in provision particularly in the Central and South analysis areas.

Allotments

Analysis area	Current provision (ha) (A)	Current population (B)	Current standard (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Standard based on current demand (F)	Future population (G)	Provision in 2031 (ha) (H)	Provision in 2031 based on Havering standard (ha) (I)
Central	20.03	113,629	0.18	-	20.03	0.18	131,026	**3.55**	-0.38
North	5.02	69,247	0.07	-	5.02	0.07	71,692	**0.00**	5.73
South	11.89	66,024	0.18	-	11.89	0.18	77,011	**1.97**	-0.34
HAVERING	**36.94**	**248,900**	**0.15**	**-**	**36.94**	**0.15**	**279,729**	**5.02**	

Collectively the Havering area does not meet the suggested standard of 0.25 hectares per 1,000 population from the National Society of Allotment and Leisure Gardeners (NSALG). The North Analysis Area is noticeably below this standard.

There are also waiting lists at existing sites across Havering; suggesting demand for plots is not currently being met by supply.

It is recommended that waiting list numbers at sites, rather than the application of any standard such as the NSALG standard, may be more appropriate to determine the need for new provision. These will provide a truer reflection to the demand for additional provision.

POLICY ADVICE AND RECOMMENDATIONS

The following section provides a summary on the key findings application of the quantity, quality and accessibility standards. It incorporates and recommends what the Council should be seeking to achieve in order to address the issues highlighted.

Overview

Recommendation 1

- *Ensure low quality sites in areas are prioritised for enhancement*

The policy approach to these sites should be to enhance their quality to the applied standards (i.e. high quality). This is especially the case if the site is deemed to be of high value to the local community. Therefore, they should initially be protected, if they are not already so, in order for their quality to be improved.

The policy and implications summary of the quality and value matrix (p8-10) identifies those sites that should be given consideration for enhancement if possible.

It is also important for other low quality sites (that may also score low for value) to be addressed in terms of their quality deficiency if possible.

Recommendation 2

- *Ensure all sites assessed as high for quality and value are protected*

Sites within this category should be viewed as being key forms of open space provision. The quality and value matrix in the Appendix (p30-38) identifies those sites rating high for quality and value. It is important that the Council looks to retain sites of this classification.

Recommendation 3

- *Sites helping to serve analysis areas identified as having gaps in catchment mapping should be recognised through protection and enhancement*

The policy and implications summary for the accessibility catchment mapping (p12-13) highlights those sites that help to serve other forms of open space provision in the analysis area they are located.

These sites currently help to meet the identified catchment gaps for other open space typologies. The Council should seek to ensure the role and quality of these sites through greater levels and diverse range of features linked to these types of open space. This is in order to provide a stronger secondary role as well as opportunities associated with other open space types. This will also help to minimise the need for new provision in order to address gaps in catchments.

Recommendation 4

- *Recognise areas with surpluses in open space provision and how they may be able to meet other areas of need*

For sites identified as low value and/or low quality and value in areas (p8-10), if no improvements can be made a change of primary typology should be considered. If no shortfall of other open space typologies is noted, or it is not feasible to change the primary typology of the site, then the site may be redundant/ 'surplus to requirements'.

Recommendation 5

- *The need for additional allotment and cemetery provision should be led by demand*

No standards have been set for the provision of cemeteries. Instead provision should be determined by demand for burial space.

In terms of allotments there are waiting lists identified at sites across Havering, suggesting supply is not meeting demand. It is recommended that waiting list numbers, rather than the application of a standard, is more appropriate to determine the need for new provision.

Policy implications

The following section sets out the policy implications in terms of the planning process in Havering. This is intended to help steer the Council in seeking contributions to the improvement and/or provision of any new forms of open space.

How is provision to be made?

The requirements for on-site or off-site provision will vary according to the type of open space to be provided. Collecting contributions from developers can be undertaken through the following two processes.

Community Infrastructure Levy (CIL) and Planning Obligations are the two main mechanisms available to the Council to ensure future development addresses any adverse impacts it creates. If required, Planning Conditions can be used to ensure that key requirements are met.

Planning obligations

Planning Conditions and Obligations (often known as Section 106 Agreements) require individual developments to provide or pay for the provision of development specific infrastructure requirements. They are flexible and deliver a wide range of site and community infrastructure benefits.

A development should make appropriate provision of services, facilities and infrastructure to meet its own needs. Where sufficient capacity does not exist the development should contribute what is necessary, either on-site or by making a financial contribution towards provision elsewhere.

Community Infrastructure Levy (CIL)

The CIL is a newer method of requiring developers to fund infrastructure facilities including open spaces.

It should apply to most new developments and charges are based on the size and type of new development. It will generate funding to deliver a range of Borough wide and local infrastructure projects that support residential and economic growth.

CILs are to be levied on the gross internal floor space of the net additional liable development. The rate at which to charge such developments is set out within a council's Charging Schedule. This will be expressed in £ per m^2.

Seeking developer contributions

This document can inform policies and emerging planning documents by assisting in the Council's approach to securing open spaces through new housing development.

The guidance should form the basis for negotiation with developers to secure contributions for the provision of appropriate facilities and their long term maintenance.

Determining contributions

For planning obligations, the following elements should be considered when establishing whether open space provision is required and whether it should be provided on site:

- Identify a deficit - the total amount of open space provision within the locality and whether the amount of provision can contribute to the above quantity standards/levels set for each typology following completion of the development (p17-21).
- whether the locality is within the accessibility catchment standards as set for each open space typology (p12-13).
- whether enhancement of existing provision is required if either or both the quantity and accessibility standards are sufficiently met (p8-10).

In development areas where open space provision is identified as being sufficient in terms of quantity and subsequently, therefore, provision of new open space is not deemed necessary. It may be more suitable to seek contributions for quality improvements and/or new offsite provision in order to address any future demand.

Off site contributions

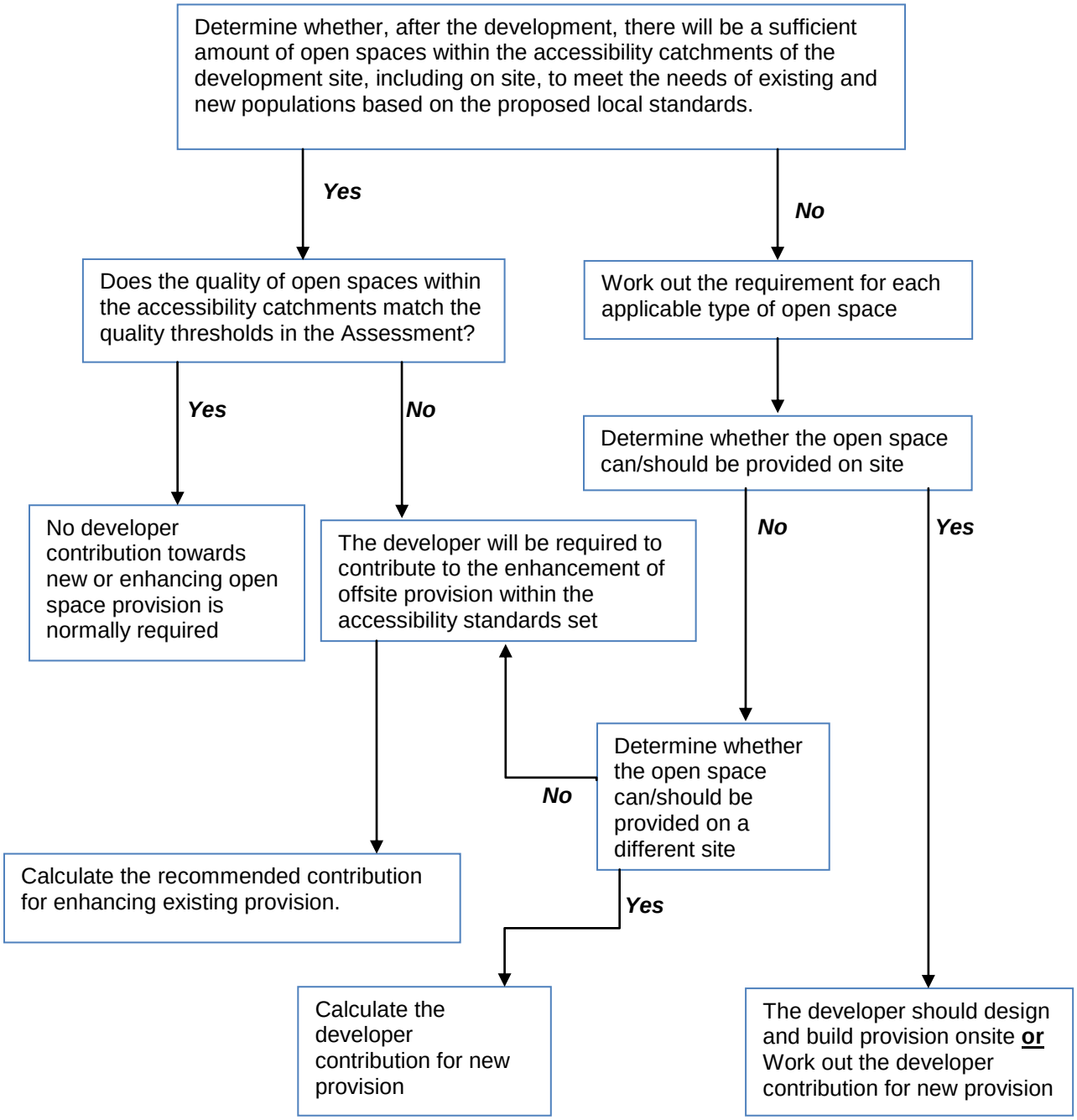
In instances where it is not realistic for new provision to be provided on site it may be more appropriate to seek to enhance the existing quality of provision and/or improve access to sites. Standard costs for the enhancement of existing open space and provision of new open spaces should be clearly identified and revised on a regular basis by the Council. A financial contribution should be, for example, required principally but not exclusively for the typologies identified in this document; subject to the appropriate authority providing and managing the forms of open space provision.

The wider benefits of open space sites and features regardless of size should be recognised as a key design principle for any new development. These features and elements can help to contribute to the perception of open space provision in an area.

At the same time as also ensuring an aesthetically pleasing landscape providing social and health benefits.

The figure below sets out the processes that should be considered when determining developer contributions towards open space, sport and recreation provision.

Determining s106 developer contributions



Maintenance contributions

There will be a requirement on developers to demonstrate that where onsite provision is to be provided it will be managed and maintained accordingly. In some instances the site may be adopted by the Council, which will require the developer to submit a sum of money in order to pay the costs of the sites future maintenance. Often the procedure for councils adopting new sites includes:

- The developer being responsible for maintenance of the site for an initial 12 months or a different agreed time period.
- Sums to cover the maintenance costs of a site (once transferred to the Council) should be intended to cover a period between 10 – 20 years.

Calculations to determine the amount of maintenance contributions required should be based on current maintenance costs. The typical maintenance costs for the site should also take into consideration its open space typology and size.

Calculating onsite contributions

The requirement for open spaces should be based upon the number of persons generated from the net increase in dwellings in the proposed scheme, using the average household occupancy rate of 2.3 persons per dwelling as derived from the Census. On this basis, 1,000 persons at 2.3 persons per household represent 435 dwellings.

The next stage is to calculate the open space requirement by typology per dwelling. This is calculated by multiplying 435 (dwellings) X the appropriate provision per dwelling by typology.

Using amenity greenspace in Central Analysis Area as an example, the recommended standard is 0.39 ha per 1,000 population (3,900 sq. metres per 1,000 population) or 435 dwellings. Therefore, by dividing 3,900 sq. metres by 435 dwellings a requirement for 9 sq. metres of amenity greenspace per dwelling is obtained.

Equipped play areas recommendation

Residential developments should normally be required to meet the need for play provision generated by the development on site, either as an integral part of the design, or through payment of a development contribution which will be used to install or upgrade play facilities in the vicinity of a proposed development.

Whilst the norm has been to expect provision to be made on site, consideration needs to be given to the feasibility of provision.

The Fields in Trust (FIT) recommended minimum area of a formal LAP (Local Area for Play) is approximately 0.01ha, or 100 sq. metres (0.01ha). Similarly, the FIT recommended area of a formal LEAP (Local Equipped Area for Play) is approximately 0.04 hectares, or 400 sq. metres per 1,000 population. Therefore, a significant amount of new housing in a development would be required to warrant on-site provision of formal children's play space.

This means that for a significant number of development sites, formal children's play space provision should take the form of developer contributions to up-grade local equipped children's play facilities in the vicinity of the development. However, informal provision may still need to be made on site in locations where the nearest existing play provision is deemed too far away.

The extent to which the amount of the required provision should be made on site by way of informal provision would be determined on a case by case basis subject to site size, shape, topography, the risk of conflict with existing neighbouring residential properties and feasibility. Any informal provision can include useable informal grassed areas but should not include landscaping areas as these are regarded as formal provision.

APPENDIX ONE

Quality and Value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may be redundant in terms of their present purpose. Further guidance on the quality and value matrix is set out on p7.

Central

Figure 2: Central Quality and Value Matrix

Allotments			
		Quality	
		High	Low
Value	High	Grey Towers North Allotments Grey Towers South Allotments Church Road Allotments Maylands Allotments Uphavering Terrace Allotments Archibald Road Allotments Heath Park Allotments MacDonald Avenue Allotments	Strathmore Gardens Allotments Macon Way Allotments
	Low		

Amenity greenspace			
		Quality	
		High	Low
Value	High	Bancroft Chase Open Space Romford Ice Rink* Upminster Hall Playing Fields Painsbrook Open Space Queens Theatre Grounds Painsbrook Open Space Cranham Playing Fields Park Lane Recreation Ground	Dickens Way Open Space Jutsums Recreation Ground
	Low		Chadwick Drive Flood Lagoon Rush Green Open Space A12/Whitelands Way Bund Sunflower Way Flood Lagoon The Dell Lilliput Road Open Space Elliot Playing Field

* *Site has planning application for foodstore within Class A1 (retail) use, petrol filling station, associated parking and landscaping and outline application for up to 71 residential units (reference P1468.1)*

Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	Tylers Common Harold Court Woods Tyler Woods Jackson's Wood Folkes Lane Woodland Pages Wood	
	Low		The Chase

Parks and Gardens			
		Quality	
		High	Low
Value	High	Romford Library Gardens Haynes Park Harrow Lodge Park Langtons Gardens St Andrews Park Cottons Park Coronation Gardens Lodge Farm Park Harold Wood Park Hylands Park	Grenfell Park
	Low		Havering Well Garden

Provision for children and young people			
		Quality	
		High	Low
Value	High	Haynes Park Harrow Lodge Park Harrow Lodge Park Harrow Lodge Park Upminster Hall Playing Field St Andrews Park Cottons Park Grenfell Park Lodge Farm Park	Bancroft Chase Playsite Jutsums Recreation Ground Fleet Close Playsite

Provision for children and young people			
		Quality	
		High	Low
Value	High	Painbrook Adventure Playground Oldchurch Park Play site Cranham Playing Fields Harold Wood Park Park Lane Recreation Ground Hylands Park Haynes Park Harrow Lodge Park Harrow Lodge Park Harrow Lodge Park Upminster Hall Playing Field St Andrews Park Cottons Park Grenfell Park Lodge Farm Park Painbrook Adventure Playground Oldchurch Park Play site Cranham Playing Fields Harold Wood Park Park Lane Recreation Ground Hylands Park	
	Low		

North

Figure 3: North Quality and Value Matrix

Allotments			
		Quality	
		High	Low
Value	High	Chase Cross Road Allotments Keats Avenue Allotments Chelmsford Avenue Allotments Saffron Road Allotments White Hart Lane Allotments	Robin Close Allotments Havering Grange Allotments
	Low		

Amenity greenspace			
		Quality	
		High	Low
Value	High	Collier Row Recreation Ground Central Park Leisure Chelmsford Avenue Play site St Neots Adventure Playground Havering Playing Field North Hill Recreation Ground Myrtle Road/Chatteris Avenue OS King Georges Playing Field Havering Village Green	Priory Road Open Space Farringdon Avenue Flood Lagoon Chudleigh Road Open Space Broxhill Centre
	Low		Sheffield Drive Open Space Keats Avenue

Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High		Duck Wood Hatters Wood Shoulder of Mutton Wood Sage Wood Stratton Wood
	Low		Straight Road Woodlands Haunted House Woods

Parks and gardens			
		Quality	
		High	Low
Value	High	Havering Country Park Bedfords Park Central Park Raphaels Park Dagnam Park Lawns Park Rise Park	
	Low		

Provision for children and young people			
		Quality	
		High	Low
Value	High	Forest Row Play site Chelmsford Avenue Play Central Park Raphael Park King Georges Playing Field Lawns Park Rise Park	Collier Row Recreation Ground St Neots Open Space Myrtle Road
	Low		

South

Figure 4: South Quality and Value Matrix

Allotments			
		Quality	
		High	Low
Value	High	Stewart Avenue Allotments Bretons Farm Allotments Dunningford Allotment Site Ashvale Gardens Mungo Park Allotments	
	Low		

Amenity greenspace			
		Quality	
		High	Low
Value	*High*	Brittons Playing Field Rainham Recreation Ground Hacton Parkway Brookway Play site Louis Marchasi (Maybank) Gaynes Parkway Mardyke Adventure Playground Windmill Field Lessa Open Space	Ockendon Road Verge The Glens Play site Rainham
	Low		The Glen, Elm Park Stirling Close Briscoe Road Verge

Amenity greenspace			
		Quality	
		High	Low
			Rainham Creeksid Path Maytree Close

Natural and semi-natural greenspace			
		Quality	
		High	*Low*
Value	*High*	Suttons Parkway Abbey Wood Open Space New Road Rainham Parklands Open Space Ingrebourne Hill Cely Woods Bonnets Wood Broadfields & Thames Chase Forest Centre	
	Low		

Parks and gardens			
		Quality	
		High	Low
Value	High	Hornchurch C.P. Clockhouse Gardens Upminster Park Spring Farm Park Belhus Woods Country Park	
	Low		

Provision for children and young people			
		Quality	
		High	Low
Value	*High*	Brittons Playing Field Rainham Recreation Ground Hornchurch Country Park Upminster Park The Glen Rainham Hacton Parkway Louis Marchesi Play site Mardyke Open Space	Whybridge Close Play site Brookway Play site

Provision for children and young people			
		Quality	
		High	Low
		Spring Farm Park Lessa Open Space	
	Low		

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

INDOOR SPORTS AND LEISURE FACILITIES ASSESSMENT REPORT 2016

LONDON BOROUGH OF HAVERING

INDOOR SPORT AND LEISURE FACILITIES ASSESSMENT REPORT

NOVEMBER 2016

Integrity, Innovation, Inspiration

1-2 Frecheville Court ◂ off Knowsley Street ◂ Bury BL9 0UF
T 0161 764 7040 ◂ **F** 0161 764 7490 ◂ **E** mail@kkp.co.uk ◂ **www.kkp.co.uk**

Quality assurance	Name	Date
Report origination	Sharon Bayton	23.10.15
Quality control	John Eady	26.10.15
Client comments	Lauren Miller – LBH Development Planning Team Leader Guy Self – LBH Health & Well Being Manager Stuart Makepeace – Sport England LBH Health Team LBH Education Department	20.11.15
Final draft	Sharon Bayton	23.12.15
Quality control	John Eady	24.12.15
Final approval		

CONTENTS

EXECUTIVE SUMMARY 1

SECTION 1: INTRODUCTION..... 11

SECTION 2: POLICY CONTEXT..... 15

SECTION 3: BOROUGH OVERVIEW AND INFLUENCING FACTORS 26

SECTION 4: SPORTS HALLS..... 43

SECTION 5: SWIMMING POOLS..... 58

SECTION 6: HEALTH AND FITNESS SUITES AND EXERCISE STUDIOS..... 68

SECTION 7: OTHER SPECIALIST PROVISION HERE..... 72

SECTION 8: SUMMARY..... 84

SECTION 9: EMERGING KEY ISSUES 87

APPENDIX 1 – ADDITIONAL INFORMATION RESOURCES 89

APPENDIX 2 - ASSESSMENT REPORT CONSULTEES..... 90

APPENDIX 3 - SPORTING FUTURE: A NEW STRATEGY FOR AN ACTIVE NATION *(EXTRACT TAKEN FROM GOVERNMENT STRATEGY).* 92

APPENDIX 4 - NGB SURVEY TEMPLATE..... 96

EXECUTIVE SUMMARY

Introduction

This is the Indoor Sport and Leisure Assessment Report for the London Borough of Havering (LBH) for the fifteen year period 2016 – 2031. Recommendations set out in the accompanying strategy are drawn from this document which was researched and prepared between July – October 2015 by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP). Both the Assessment Report and Strategy were prepared in accordance with the 'Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG), Sport England, December 2014.

The consultant team would like to thank officers from LBH, Sport England, London Sport, national governing bodies of sport (NGBs), the Havering Sports Council and other organisations for the time and ideas they have contributed to the assessment and subsequent strategy formulation. All agencies will need to continue to work together to deliver this strategy.

Policy context

Engaging residents to take up and retain a level of physically literacy and activity is a high priority within the Government's strategy Sporting Future: A New Strategy for an Active Nation. Sport England's response to the Government's strategy has been to develop Towards an Active Nation (2016 - 2021). A key priority within this is to get the inactive active and to deliver the wider benefits of this including physical and mental wellbeing, economic and social development.

To provide a context for the strategy a broad range of national, regional and local policy documentation was reviewed. This included:

- Government Strategy for Sport 2017 - 2020
- Sport England: Towards an Active Nation (2016 - 2021)
- National Planning Policy Framework 2012
- Strategic Planning: Effective Co-operation for Planning Across Boundaries 2015
- Public Health England: Everybody Active Every Day, October 2014
- London Plan 2015
- London Borough of Havering Vision – Clean, safe and proud
- Corporate Plan 2015 – 16
- London Borough of Havering Cultural Strategy 2012 – 2024
- Havering Sport and Physical Strategy 2013 – 25
- Health and Well-Being 2012 – 2014.

In general terms, these strategies identify a broad set of aims and objectives to encourage:

- Healthy lifestyles for individuals.
- Healthier communities.
- Residents to be physically active through any means - to just playing sport.
- Increasing activity amongst all groups, including the very young and the elderly.
- Residents to be aware and understand the threat that a poor diet and lack of exercise can pose to physical and mental health and the well-being of individuals.
- Physical activity and sport to become a habit that is maintained throughout life.

The core message running through local strategic documentation is the requirement to ensure adequate, affordable opportunity for residents to take part in physical activity and to drive up participation levels. Providing facilities and programmes to help facilitate physical activity will, where appropriate, target the needs of identified groups in specific areas. It is, thus, essential that sports facilities of are available to the community and that the 'offer' is reflects local communities' needs.

The recent Government strategy confirms the recognition and understanding that sport makes a positive difference through broader means and that it will help the sector to deliver five simple but fundamental outcomes: physical health, mental health, individual development, social and community development and economic development.

Borough overview and influencing factors

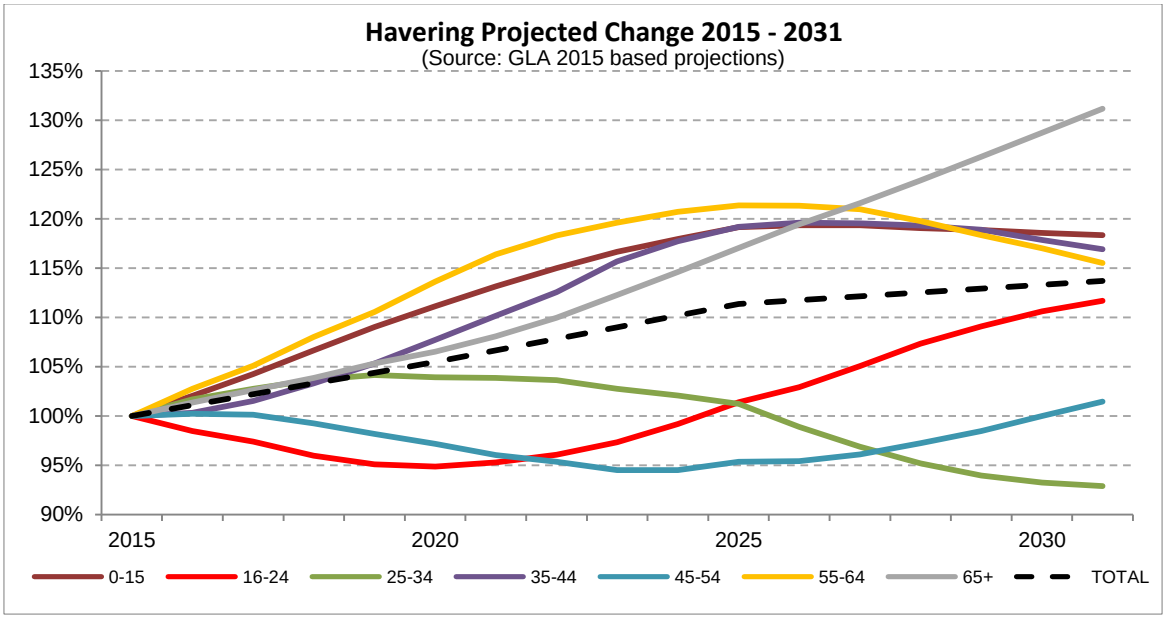
Population

The current total population of Havering (2014 MYE) is 244,729 (117,525 males and 127,203 females). The most recent Greater London Authority (GLA) projections indicate a rise of 13.7% in Havering's population (+34,109) over the 16 years from 2015 to 2031. The majority of the population is spread over five key settlement areas, Romford, Harold Wood, Harold Hill, Upminster, Hornchurch and Rainham. Many of the areas bordering Essex are rural in character. Circa 10% of LBH population belong to BME groups.

In addition to population growth, Havering will see significant change to the population profile over the period to 2037 as follows:

- A continual increase in 0-15 year olds up to 2025 before it levels off at 18% increase by 2031.
- The number of 16-24 year olds falls by circa 5% between 2015 and 2019 before rising again to 11.7% more than its 2015 baseline by 2031.
- An initial 4% rise in 25 – 34 year olds before a gradual reduction to 7% below its 2015 baseline by 2031.
- A continual increase in 35 - 44 year olds up to 2025 before it levels off at 17% increase by 2031.
- A reduction in the number of 45 - 54 year olds throughout the majority of the timeline prior to it rising to 1% increase on its 2015 baseline by 2031.
- A continual increase in 55 - 64 year olds, reaching a peak of 19.5% by 2025 before reducing slightly to 15.5% by 2031.
- A continual increase in the 65+ age group with a 31% increase by 2037

Figure 1: Projected population change (2015 -2031)[1]



Health

An estimated 8,800 children in Havering live in poverty, obesity is an issue in children and adults. To tackle these and other health issues Havering has identified the following as priorities:

- Reducing levels of obesity
- Improving the identification and support given to people with dementia
- Improving the quality of health care

  Source: PHE LB Havering Health Profile August 2014

Adult and childhood obesity rates in Havering (22.3% and 19.9% respectively) are generally similar to the national rates, reflecting the need to address these at a local level.

As with many other areas, obesity rates increase significantly between the ages of 4 and 10. Under 1 in 10 (9.6%) of children in Havering are obese in their Reception Year at school and 11.3% are overweight; by Year 6 these figures have risen to over 1 in 6 (19.9%) being obese and 15.1% being overweight. In total, by Year 6, over a third (35.0%) are either overweight or obese.

The annual cost to the NHS of physical inactivity in Havering is estimated at £4,306,560. When compared to regional and national costs per 100,000, Havering (£1,802,051) is 0.8% below the national average (£1,817,285) and 1.4% above the regional average (£1,776,346).

Housing and economic growth

In 2014, Havering had an estimated 99,230 dwellings, accommodating 97,500 household at an average of 2.6 persons per dwelling. The London Plan has set it a new house building

[1] *GLA Population Projections 2015 Round*

target of 1,170 per annum. There will be significant development in Romford Metropolitan Centre and at the London Riverside Opportunity Area in Rainham.

Crossrail, is expected to be a key driver of growth in Havering. Romford, a London Metropolitan Centre, is already a primary shopping and leisure destination and the new Crossrail links and the accessibility it affords will bring jobs, houses building, new residents and visitors directly into Havering.

It is anticipated that Crossrail will change the pattern of commuting in London opening up new areas for commuters to live, particularly in east London and Essex. The Crossrail service is expected to be completed and fully operational by 2019.

Havering Council intends to use this growth, and the opportunity presented by Crossrail as a driver to rejuvenate Romford town centre, through enhancing its character as a historic market town and as a developing centre for contemporary urban development. A significant element of this rejuvenation is the provision of a new leisure development in Station Quarter North to replace The Dolphin Pool which was closed in 1995 and the Romford Ice Rink which closed in 2013.

Sport and physical activity in LBH

The results of the Active People Survey (APS 8) indicates that 35.8% of adults in Havering participated in at least 1 x 30 minutes moderate intensity sport per week. This is equivalent to the national average and below regional averages.

Active People consistently demonstrates that adults from higher socio economic groups are more likely to take part in sport than the converse. According to APS 8 the most popular sports in LBH are going to the gym, cycling, swimming, fitness and conditioning, and athletics (running).

Table 1: Most popular sports in LBH[2]

Activity	Havering		London		England	
	No. (000s)	Rate	No. (000s)	Rate	No. (000s)	Rate
Gym	27.2	13.6%	885.0	13.9%	4,622.7	10.9%
Swimming	22.8	11.4%	757.6	11.9%	4,896.9	11.5%
Fitness & Conditioning	13.2	6.6%	519.2	8.1%	2,854.7	6.7%
Athletics	12.0	6.0%	550.1	8.6%	2,778.8	6.5%
Cycling	9.6	4.8%	421.5	6.6%	3,458.9	8.1%

The segmentation profile for Havering indicates Comfortable Mid-Life Males (Philip) to be the largest segment of the adult population at 9.9% (17,779) compared to a national average of 8.65%. Early Retirement Couples (Roger & Joy) and Settling Down Males (Tim) are the next two dominant groups, representing 19.8% (35,270) of the adult population, compared to 24.2% nationally.

[2] Sport England – Local Sports Profile & Active Places Survey

Implications for LBH

The next ten years in LBH will, as a result of the house building target, forecasted economic growth and the impact of Crossrail see significant growth in both population and housing, notably in Romford and Rainham. The other key settlements will continue to see new house building, as sites are brought to market.

Demand for high quality sport and recreation facilities, offering value for money will prevail, as will the need for continued support for voluntary and commercial sector sports clubs and facilities.

The socio-economic profile of LBH will, during the lifetime of the strategy (2015 - 2025), remain similar to its present form. Opportunities and facilities in which to take part in sport and physical activity will remain important to the population. Given the high profile and importance of being active to long term health outcomes it is anticipated that sports participation and activity rates in LBH will rise very slightly as new participants are encouraged to be active and 'returners' are tempted back.

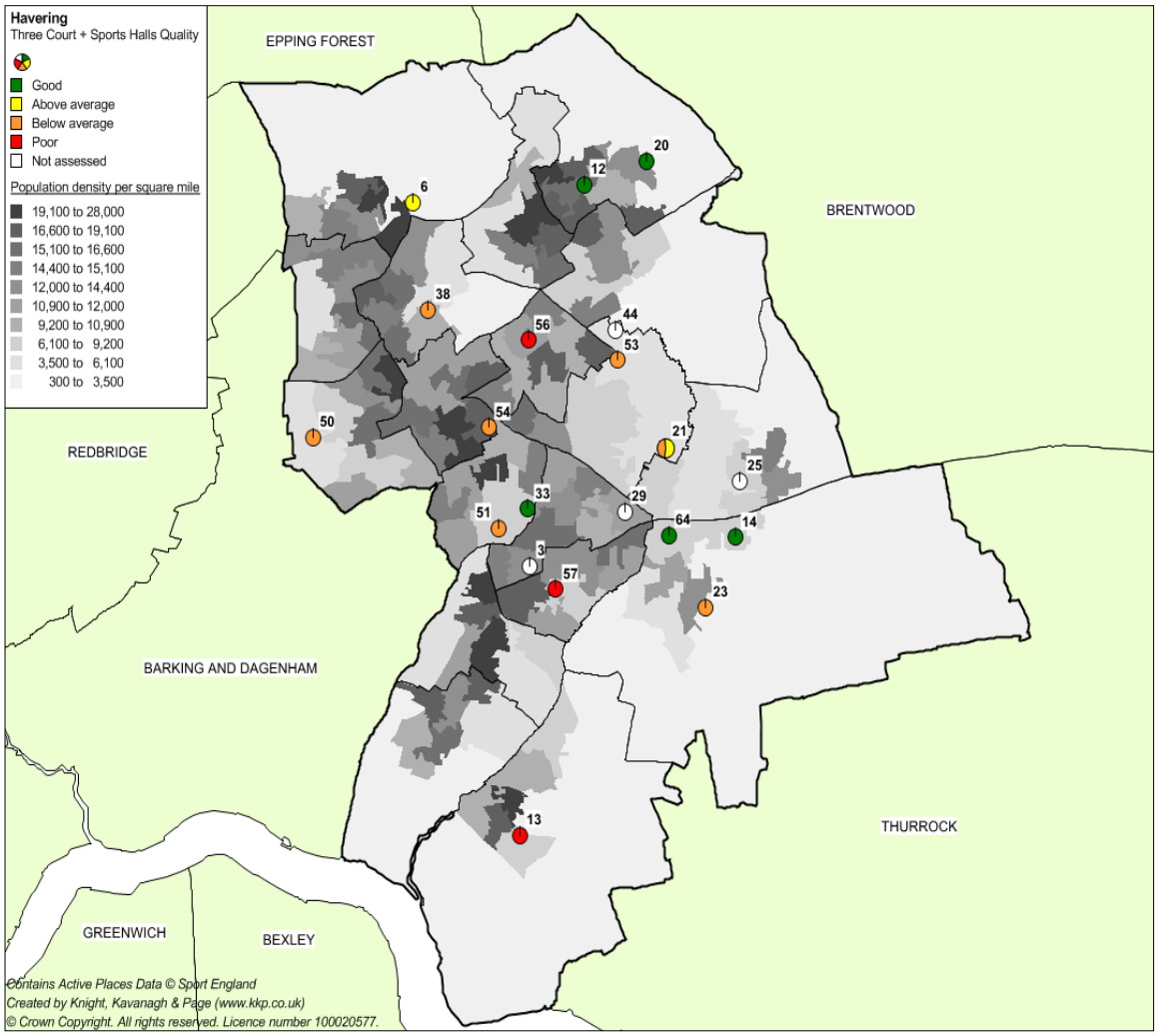
The sports which are popular now in LBH, going to the gym, exercise classes, cycling, swimming and running are expected to continue to be the most popular. The rise in older persons could create demand less vigorous activities and more preventative classes, such as armchair exercise, walking and swimming.

Core provision

Sports halls

There are 21 sports halls in LBH. One eight court hall (Hornchurch Sports Complex), one five court hall (The Frances Bardsley School), eighteen four court halls and one three court hall (Redden Court School). Emmerson Park Academy has two sports halls; one four and one six court.

Figure 2: Three court plus sports hall provision in Havering location and quality.



Ref	Site	Courts	Condition	
			Sports hall	Changing
3	Abbs Cross Health and Fitness*	4	Not assessed	Not Assessed
6	Bower Park School	4	Above average	Below average
12	Central Park Sports Complex	4	Good	Good
13	Chafford Sports Complex*	4	Poor	Poor
14	Coopers Company & Coborn School	4	Good	Above average
20	Drapers Academy	4	Good	Good
21	Emerson Park Academy	6	Above average	Above average
21	Emerson Park Academy	4	Below average	Above average
23	Gaynes School Language College	4	Below average	Below average
25	Hall Mead School	4	Not assessed	Not Assessed
29	Havering Sixth Form College	4	Not assessed	Not Assessed
33	Hornchurch Sports Complex	8	Below average	Below average
38	Marshalls Park School	4	Below average	Poor

Ref	Site	Courts	Condition	
			Sports hall	Changing
44	Redden Court School*	3	Not assessed	Not assessed
50	St. Edwards C Of E School & 6th Form College	4	Below average	Below average
51	The Albany	4	Below average	Above average
53	The Campion School	4	Below average	Below average
54	The Frances Bardsley School For Girls	5	Below average	Below average
56	The Royal Liberty School	4	Poor	Below average
57	Sanders Draper School & Specialist Science	4	Poor	Below average
64	Sacred Heart of Marys Girls School	4	Good	Above average

(Source: KKP assessment visits made in October 2015)

Inspections identify that the majority (65%) of the assessed stock of sports halls, is below average or poor, with 35% assessed as good or above average quality. Public provision at Hornchurch Sports and Central Park Leisure complexes is good, although the structural issues at Hornchurch Sports Complex will necessitate significant investment.

Residents living in the south of the borough are very poorly served. The only centre in the area offering community access is Chafford Sports Complex, which is in a poor condition and requires refurbishment or replacing. There are no sports hall facilities in Rainham. There is community use at 80% of the school stock. It is however only being used at 47% of its total capacity. Lack of take up is largely due to a combination of poor quality halls and/or protective schools which do not permit extensive community use.

Overall, there is no evidence to suggest unmet demand for available sports hall space in LBH. Peak-time at Central Park Leisure Complex and Hornchurch Sports Complex is at capacity. Many schools report having spare capacity at both peak and off-peak times with several school facilities not used at all at weekends. The poor quality facilities on offer at some sites could be limiting demand.

In the case of Rainham, the absence of facilities is restricting demand (i.e. no supply and therefore no evident demand). However, there is potential latent demand from people who wish to take part in activity but have no facilities in which to participate.

Existing sports hall supply in LBH has capacity to meet current demand. The quality of the stock on school sites is mixed. The best quality facilities are at Coopers Company and Coborn School. Chafford School Sports Complex is clearly at the end of its useful life. The School aspires to replace both its main building and sports facilities via pursuit of external funding sources. It has submitted a planning application to LBH.

Hornchurch Sports Complex is an old facility and, from a management and user perspective, suffers from having been built in two phases; wet-side in 1956 and dry-side in 1980. Despite a good maintenance regime and some small improvements its condition reflects its age and some aspects of the building are no longer fit for purpose. The ageing plant and heat management systems are considerably less economical to run than modern plant and systems that can make full use of modern technology.

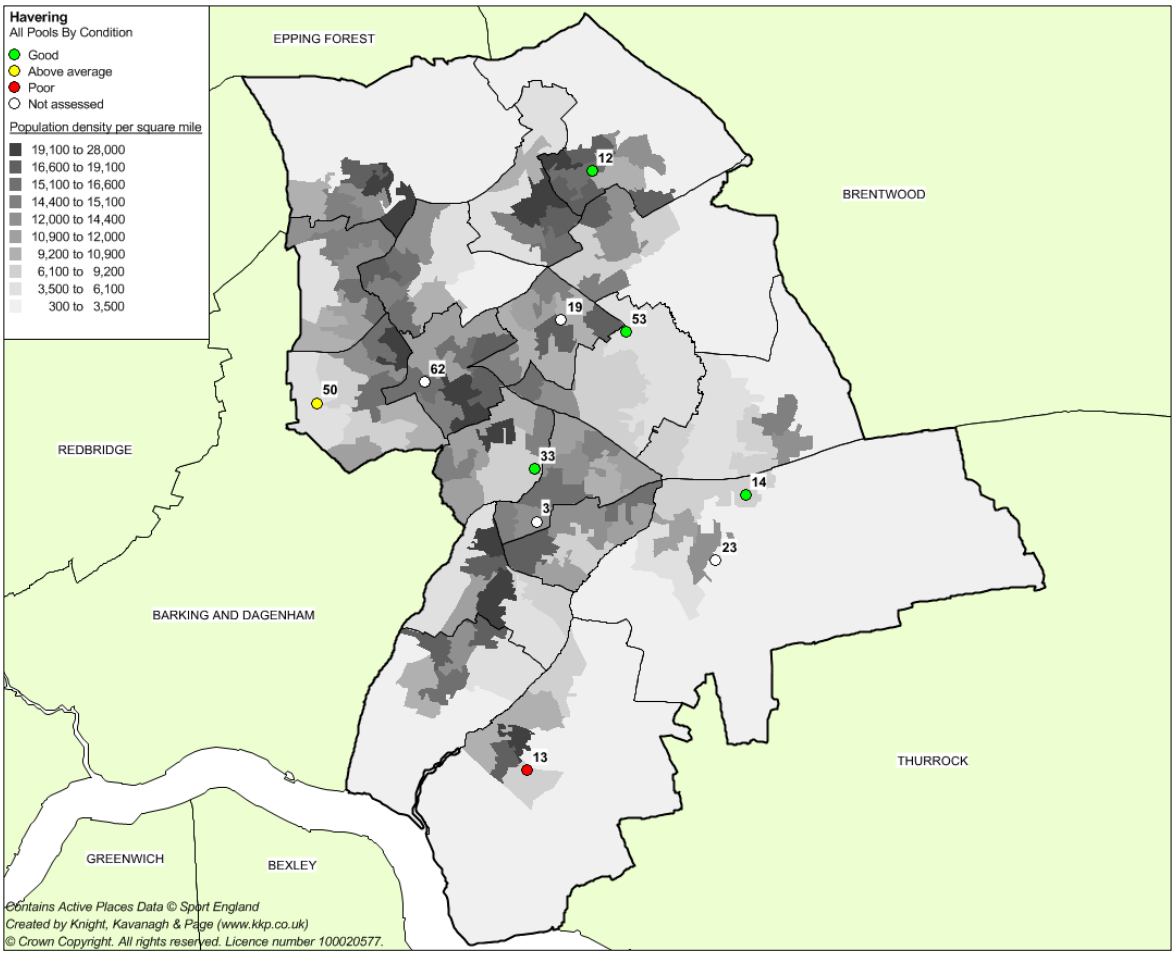
With the exception of the Rainham area, all residents in Havering have access to a sports hall within one mile of home. However, the only provision in the south area is the Chafford Sports Complex, which is ageing and, based upon the visual inspection, is no longer fit for purpose.

Existing capacity will be able to accommodate additional demand generated via latent demand and new housing and subsequent population growth. The quality of many school based facilities may, however, continue to be a barrier, particularly to new participants. Some schools may need encouragement to extend community use hours to meet growing demand, particularly if participation rises in accordance with Government targets.

Swimming pools

There are 14 swimming pools in LBH on ten different sites as illustrated in Figure 3. With the exception of the pool at Chafford Sports Complex, pool stock is assessed to be good.

Figure 3: Swimming pool provision in LBH



Ref	Site	Sub-type	Lanes	Length
3	Abbs Cross Health and Fitness	Main/General	6	15m
12	Central Park Leisure Complex	Main/General	6	33m
12	Central Park Leisure Complex	Learner/Teaching/Training	0	6m

Ref	Site	Sub-type	Lanes	Length
13	Chafford Sports Complex	Main/General	4	10m
14	Coopers Company & Coborn School	Main/General	4	8m
19	David Lloyd Club (Gidea Park)	Main/General	3	10m
19	David Lloyd Club (Gidea Park)	Lido	1	10m
23	Gaynes School Language College	Main/General	0	9m
33	Hornchurch Sports Complex	Main/General	6	33yd
33	Hornchurch Sports Complex	Learner/Teaching/Training	0	12m
50	St. Edwards C Of E School & 6th Form	Main/General	4	25m
53	The Campion School	Main/General	4	25m
62	Virgin Active Club (Romford)	Main/General	4	12m
62	Virgin Active Club (Romford)	Learner/Teaching/Training	0	6m

The planned new leisure centre in Romford, which will replace the Dolphin Pool (closed 1995) will include an 8 lane x 25m swimming pool and learner pool. The new complex will be a welcome addition to pool provision in Havering. It will not however address the access issues for residents living in the south of the Borough.

The picture for swimming pool provision is positive when compared to many London boroughs. However, the age and condition of the pool at the Chafford Sports Complex, the age of the pool at Hornchurch Sports Complex and the lack of provision in Rainham will make it increasingly challenging for a modern swimming offer to be provided without significant investment and/or new provision.

Health & fitness

LBH has a good geographical spread of gym/ fitness and conditioning provision and a wide range of health and fitness clubs to meet the needs of different users, from high end to budget facilities. Pay and play gym facilities are on offer at the main leisure complex and in many of the smaller community school gyms. Specific access issues have been identified as follows:

- Peak-time over-crowding and lack of peak time capacity, particularly at Central Park and Hornchurch complexes.
- Inability to run concurrent classes due to lack of suitable studio spaces, particularly at Hornchurch and Central sites.
- The size of the fitness suites at Hornchurch and Central complexes. These are considered to be too small to meet peak demand from members.
- Increasing market segmentation e.g. spin only clubs.

The demand for fitness suites in which to ‘work out’ seems set to continue to rise with many users young and old preferring the instant access and flexibility that gyms afford to more traditional teams sports and games. Aspirations to increase the activity levels of the population will add to demand for health and fitness provision as will the projected increase in size of population.

Budget market entrants such as Pure Gym are potential threats to leisure centre operator business models as they may impact upon fitness provision profitability thus jeopardising the long term sustainability of non-surplus generating elements of sport/leisure provision such as swimming pools and sports halls. To date this trend has not been seen in Havering.

SWOT analysis

Strengths	**Weaknesses**
Power of sport to attract/engage young people Member/officer support for sport/leisure Knowledge base and experience of LBH and SLM staff Havering Local Sports Council School sport collective Swim schools and programmes GP Referral Programme Walking for Health Programme Voluntary sector clubs Scale of market for fitness	Funding cuts leading to service cuts e.g. shorter opening hours at Chafford Sports Complex Areas of multiple and health deprivation Poor/below average quality of many school facilities Old/inefficient LBH sports and leisure buildings e.g. Hornchurch and Chafford sports complexes Health & fitness offer too small at Hornchurch Sports Complex and Central Park Leisure Complex Insufficient studio spaces within the leisure centres to offer variety of class types, particularly at peak times Limited north – south public transport Not maximising NGB external programmes and investment
Opportunities	**Threats**
Emerging Local Plan Crossrail and associated investment in infrastructure Borough regeneration plans/housing growth areas Inward investment in jobs and housing Romford leisure development Capacity in school sport hall provision To do more activity and make use of the space Public health agenda Engagement with NGBs British Gymnastics funding Table Tennis England funding My place (adjacent to Central Park Leisure Complex) Next leisure centre management contract	Cuts in local authority funding Austerity measures Areas of multiple and health deprivation Adult and child obesity Private sector investment in new gym and fitness facilities undermining the sustainability of public sector / social enterprise offer. Lack of direct control over (and thus possible inability to improve) access to school facilities

SECTION 1: INTRODUCTION

1.1 Background

The Indoor Sport and Leisure Facilities Assessment Report, (and subsequent Strategy), is required to set out the long term approach to indoor facility provision in the London Borough of Havering (LBH). Based upon assessment of existing provision, population growth and other changes, increasing participation rates and future need it identifies the principles that inform how, and what resource will be needed to meet existing and future demand for built and indoor facilities. The key strategy drivers are:

- To ensure that planning for leisure services is supported by a robust body of evidence that is National Planning Policy Framework (NPPF) compliant and provides an evidence base for Havering's Local Plan.
- The need for an evidence base to aid decision making regarding priorities for LBH and for its owned facilities.
- The Borough's role in respect of the public health agenda and a requirement to deliver healthier lifestyles and achieve positive health outcomes.
- The need to be more competitive and commercial in light of the economic, financial and political climate.
- The need to ensure value for money when providing sport and leisure services.
- To assist LBH when seeking to secure external funding.

LBH must increasingly manage on less funding from Central Government. This together with changes to welfare benefits, greater demand for social and elderly care and a new duty to improve the public's health is creating, and will continue to exert, pressure on already reduced budgets.

Thus, via the promotion of participation in sport and physical activity; the Indoor Sport and Leisure Facility Strategy for Havering must help to address health inequalities and result in the generation of a strategy and action plan which addresses facility needs and public health issues while taking account of the considerable constraints on local government spending.

1.2 Methodology

The assessment of provision is based on the Sport England Assessing Needs and Opportunities Guide (ANOG) for Indoor and Built Sports Facilities (2013).

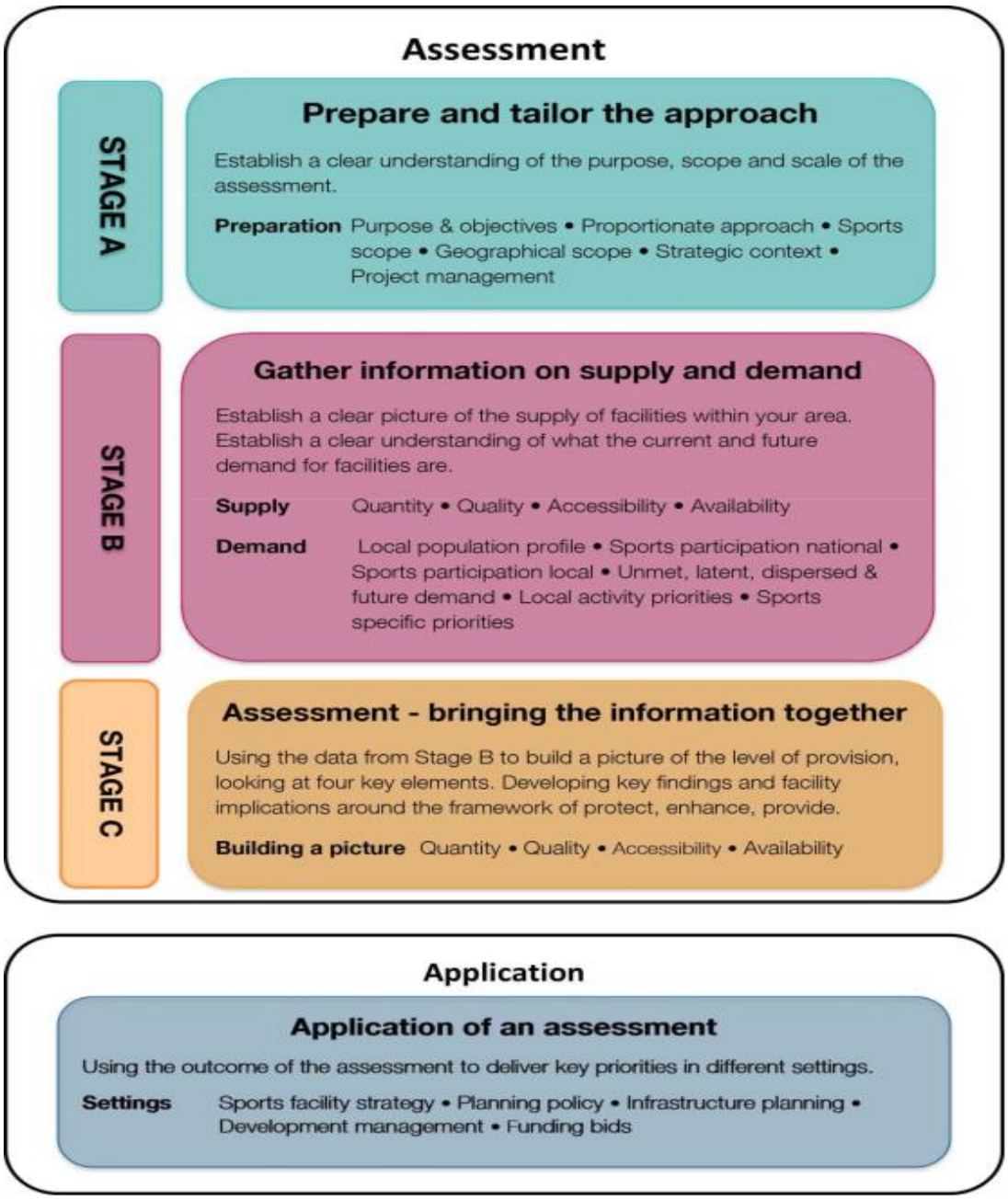
This guide recommends an approach to undertaking a robust assessment of need for indoor and outdoor built sports facilities. It has primarily been produced to help local authorities meet the requirements of the NPPF which states that:

'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.' (NPPF, Paragraph 73)

Assessment of provision is presented by analysis of the quality, quantity, accessibility and availability for the identified facility types (i.e., sports halls and swimming pools). Each facility is considered on a 'like for like' basis within its own facility type, so that it can be assessed for adequacy.

The report considers the distribution of and interrelationship between all facility types in the study area and evaluates demand. It gives a clear indication of areas of high demand. The strategy which follows will identify where there is potential to provide improved and/or additional facilities to meet this demand and to, where appropriate, protect or rationalise the current stock. Figure 1.1 below illustrates the approach recommended by Sport England (ANOG) and adopted in this assessment of need in the LBH.

Figure 1.1: Sport England approach to assessing need (ANOG)



The ANOG stages are as follows:

Stage A: prepare and tailor the approach. This was completed by LBH prior to project commencement.
Stage B: gather information on supply and demand. This is detailed in Sections 2 - 6.
Stage C: assessment. This is summarised in Section 7 and 8.
Stage D: application of the assessment. Assessment report findings are reflecting in and underpin the resulting Borough Strategy. (The Strategy, recommendations and action plan will be presented under separate cover).

1.3 Scope of the project

The specific objectives of this audit and assessment are to:

- Audit existing facility provision
- Identify local needs and
- Quantify levels of existing and potential future demand

The specific tasks addressed as part of the ANOG process include:

- Review of the local, regional and national strategic context
- Review of relevant Council strategies, plans, reports, corporate objectives.
- Assessment of supply and demand for indoor and built sports facility provision.
- Analysis of the demographics of the local population and other influencing factors.
- Consideration of potential participation rates; modelling likely demand for facilities.
- Detailed audit of indoor facilities provided by public, private, voluntary and education sectors.
- Consultation with key stakeholders, including LBH staff, staff from Sport and Leisure Management (SLM) trading as Everyone Active, NGBs and local sports clubs.
- Analysis of the balance between supply of, and demand for sports facilities and the identification of potential under and over provision.
- Identification of key issues to be addressed in the future provision of sports facilities across the Borough.

The assessment incorporates the following facility types:

- Sports halls
- Swimming pools / water space
- Fitness suites and gyms
- Dance / aerobic studios
- Indoor bowls centres
- Indoor tennis centres and
- Squash courts.

It also investigates supply and demand in respect of facilities for combat sports, cycling, gymnastics, trampolining and ice sports.

Pitch sport requirements including artificial grass pitches (AGPs) are considered in the Council's Playing Pitch Strategy (PPS) and the accompanying Assessment Report also being produced by KKP for the LBH in 2015-16.

Open spaces (OS) are assessed in the OS Assessment of Need which is also produced by KKP over the same time period.

This document details what exists in the Borough, its condition, location and overall quality. It also considers the demand for facilities based on population distribution, planned growth and takes account of other socio-economic factors, such as health and economic deprivation. In delivering the report KKP has:

- Individually audited each of the identified swimming pools, sports halls (conventional i.e. 3+ court halls as per Sport England definition), health and fitness facilities (including several dance studios), squash courts (public, private and voluntary sector owned/managed) and other specialist facilities in the Authority area.
- Analysed the supply and demand of facilities (including specialist sports facilities) to identify gaps and opportunities for improved facility provision.
- Identified areas of good practice and opportunities for improved service in order to drive up participation levels.

It thus provides a robust audit based quantitative, qualitative assessment of the need for sports halls, swimming pools, health and fitness plus the other specialist facilities identified above. It examines opportunities for new and/or rationalised provision and identifies specific deficiencies and surpluses to inform this process.

1.4 Report structure

- Section 2: examination of the strategic context for the assessment.
- Section 3: review of sports hall provision.
- Section 4: review of swimming pool provision.
- Section 5: review of health and fitness suites plus dance/exercise studio provision.
- Section 6: consider and review facilities for other identified specialist sports.
- Section 7: analysis of supply and demand plus a review of strengths, weaknesses, opportunities and threats (SWOT) in LBH.
- Section 8: identification of emerging key issues.

KKP is grateful to all the individual consultees, clubs and national governing bodies of sport (NGBs) listed in Appendix 2 for their contributions to the assessment and for making time available to share their views about, and experiences of indoor and built sports facilities in LBH.

Following discussion and analysis of this report by the LBH Steering Group, a strategy with recommendations and an action plan will be produced.

SECTION 2: POLICY CONTEXT

2.1 National context

National Planning Policy Framework 2012

The NPPF sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities. It states that the purpose of the planning system is to contribute to the achievement of sustainable development and identifies the need to focus on three themes of sustainable development:

- Economic
- Social
- Environmental.

A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF states that local plans should meet objectively assessed needs. It is clear about the role that sport plays in delivering sustainable communities via the promotion of health and well-being. Sport England, working with the provisions of the NPPF, wishes to see local planning policy protect, enhance and provide for sports facilities based on robust, up-to-date assessments of need, as well as helping to realise the wider benefits that participation in sport can bring.

The 'promoting healthy communities' theme identifies that planning policies should be based on robust, up-to-date assessments of need for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

Sporting Future: A new strategy for an active nation

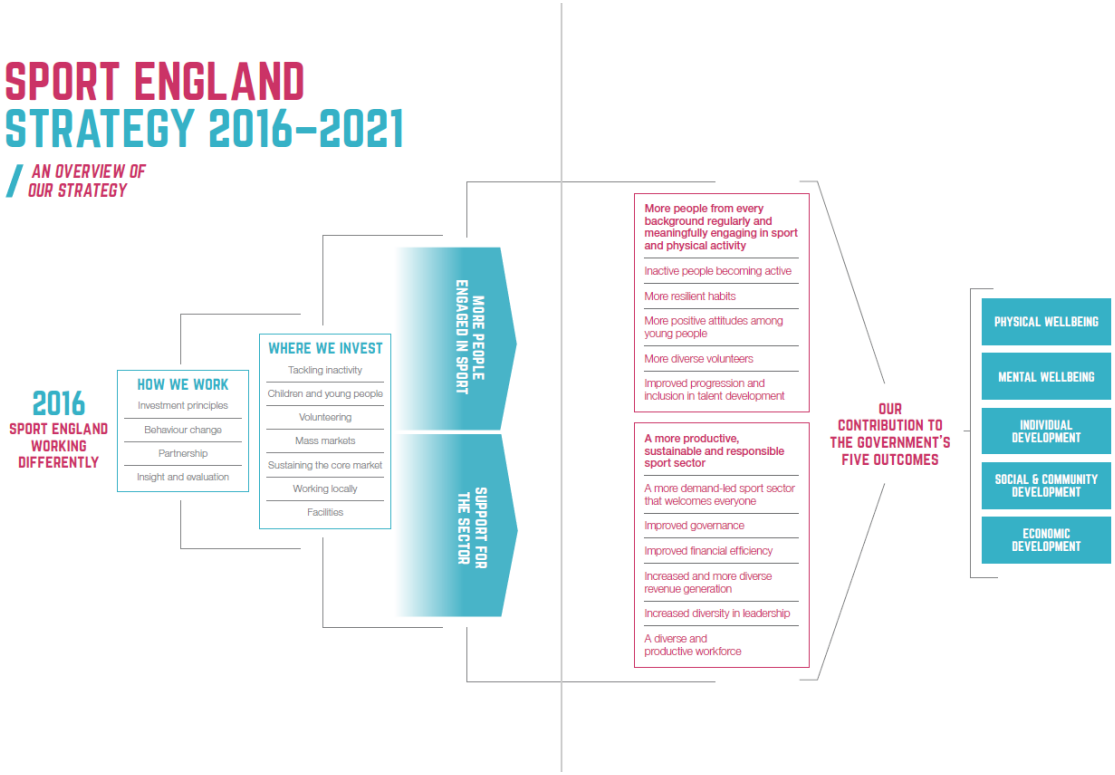
The Government published its strategy for sport in December 2015. This strategy confirms the recognition and understanding that sport makes a positive difference through broader means and that it will help the sector to deliver five simple but fundamental outcomes: physical health, mental health, individual development, social and community development and economic development. In order to measure its success in producing outputs which accord with these aims it has also adopted a series of 23 performance indicators under nine key headings, as follows (see Appendix 3 for details):

- More people taking part in sport and physical activity.
- More people volunteering in sport.
- More people experiencing live sport.
- Maximising international sporting success.
- Maximising domestic sporting success.
- Maximising the impact of Major Events.
- A more productive sport sector.
- A more financially and organisationally sustainable sport sector.
- A more responsible sport sector.

Sport England: Towards an Active Nation

Sport England's response to the Government's strategy was to develop Towards an Active Nation:

Figure 2.1 Sport England Strategy 2016-2021



Sport England has identified that it will invest in:

- Tackling inactivity
- Children and young people
- Volunteering – a dual benefit
- Taking sport and activity into the mass market
- Supporting sport's core market
- Local delivery
- Facilities

These seven investment programmes will be underpinned by a new Workforce Strategy and a new Coaching Plan.

Figure 2.2: ANOG model

This framework is used to structure the recommendations for LBH. This assessment report reviews indoor sporting facility need in the LBH area and provides a basis for future strategic planning.

Strategic Planning: Effective Cooperation for Planning Across Boundaries, RTPI, February 2015

Drawn from best practice this report identifies six general principles for strategic planning:

- Have focus – being efficient in the use of resources and clear about its purpose.
- Be genuinely strategic – dealing only with matters which require resolution across boundaries.
- Be spatial – make strategic choices between places, not establish general criteria decision making.
- Be collaborative.
- Have strong leadership and
- Be accountable to local electorates.

The key finding is that top-down strategic planning tends to be less successful. Locally designed and enacted approaches that emphasise collaboration and co-operation between local authorities bring major benefits to all the local authorities in a given area.

Public Health England

In October 2014 Public Health England (PHE) produced a plan to tackle low activity levels across the country. Along with making the case for physical activity, the plan identifies four areas where measures need to be taken at a national and local level:

- Active society: creating a social movement. Shifting social norms so that physical activity becomes a routine part of daily life.
- Moving professionals: activating networks of expertise. Making every contact with the health sector count to push the 'active' message and to deliver the message through other sectors including education, sports and leisure, transport and planning.
- Active environments: creating the right spaces. Making available and accessible appropriate environments that encourage people to be active every day.
- Moving at scale: scaling up interventions that make us active. Maximising existing assets that enable communities to be active.

NHS Guidelines for physical activity (all ages).

To stay healthy, adults aged 19-64 should try to be active daily and should do:

- At least 150 minutes (2 hours and 30 minutes) of moderate-intensity aerobic activity such as cycling or fast walking every week, and muscle-strengthening activities on 2 or more days a week that work all major muscle groups (legs, hips, back, abdomen, chest, shoulders and arms) or
- 75 minutes (1 hour and 15 minutes) of vigorous-intensity aerobic activity such as running or a game of singles tennis every week, and muscle-strengthening activities on 2 or more days a week that work all major muscle groups (legs, hips, back, abdomen, chest, shoulders and arms) or
- An equivalent mix of moderate- and vigorous-intensity aerobic activity every week (for example 2 x 30-minute runs plus 30 minutes of fast walking), and muscle-strengthening activities on 2 or more days a week that work all major muscle groups (legs, hips, back, abdomen, chest, shoulders and arms).
- One way to do the recommended 150 minutes of weekly physical activity is to do 30 minutes on 5 days a week.
- All adults should also break up long periods of sitting with light activity as sedentary behaviour is now considered an independent risk factor for ill health, no matter how much exercise is taken.

To stay healthy children aged 0-5 should be:

- Encouraged, from birth, particularly through floor-based play and water-based activities in safe environments, to be physically active.
- All under 5s should minimise the amount of time spent being sedentary (being restrained or sitting) for extended periods (except time spent sleeping). Individual physical and mental capabilities should be considered when interpreting the guidelines.

Examples of physical activity that meet the guidelines. For infants who are not yet walking, physical activity refers to movement of any intensity and may include: 'Tummy time' – this includes any time spent on the stomach including rolling and playing on the floor. Reaching for and grasping objects, pulling, pushing and playing with other people. Parent and baby' swim sessions. Floor-based and water-based play encourages infants to use their muscles and develop motor skills

To stay healthy young people (5-18) should try to be active and do:

- At least 60 minutes of physical activity every day – this should range from moderate activity such as cycling and playground activities, to vigorous activity, such as running and tennis
- On three days a week, these activities should involve exercises for strong muscles, such as push-ups, and exercises for strong bones, such as jumping and running

Examples of activities that require moderate effort for most young people include: walking to school, playing in the playground, riding a scooter, skateboarding, roller-blading, walking the dog and cycling on level ground or ground with few hills. Examples of activities that require vigorous effort for most young people include: playing chase, energetic dancing, swimming, running, gymnastics, football, rugby, martial arts, such as karate and cycling fast or on hilly terrain.

To stay healthy adults aged 65+ should try to be active and do:

- At least 150 minutes of moderate aerobic activity such as cycling or walking every week, and
- Strength exercises on two or more days a week that work all the major muscles (legs, hips, back, abdomen, chest, shoulders and arms), or
- 75 minutes of vigorous aerobic activity such as running or a game of singles tennis every week, and
- Strength exercises on two or more days a week that work all the major muscles (legs, hips, back, abdomen, chest, shoulders and arms) or
- A mix of moderate and vigorous aerobic activity every week. For example, two 30-minute

runs, plus 30 minutes of fast walking, equates to 150 minutes of moderate aerobic activity, and
- Strength exercises on two or more days a week that work all the major muscles (legs, hips, back, abdomen, chest, shoulders and arms).

Examples of activities that require moderate effort for most people include walking, water aerobics, ballroom and line dancing, riding a bike on level ground or with few hills, playing doubles tennis, pushing a lawn mower, canoeing and volleyball.

There is also a need to provide accessible facilities that can help meet the physical activity needs of the physically and mentally disabled and those with learning difficulties and debilitating diseases, many of whom often find themselves discriminated against and socially isolated.

Investment in school sport

The Government's 2013 Primary PE and Sport Premium fund of £150 million per annum was invested in school sport over the next two years. Supported by various departments (Education: £80m, Health: £60m and Culture, Media and Sport: £10m) funds go directly into the hands of primary schools to spend on sport. Its four objectives are to:

- Improve the quality of existing PE teaching through continuing professional learning in PE for generalists, so that all primary pupils improve their health, skills and physical literacy and have a broader exposure to a range of sports.
- Increase participation levels in competitive sports and healthy activity of pupils and maintain these into adolescence
- Increase the quality of initial teacher training in PE and sport, and to promote PE specialisation in primary level workforce.
- Ensure that schools understand and value the benefits of high quality PE and sport, including its use as a tool for whole school improvement.

In 2014-15 primary schools in LBH received £515,965 from the Primary PE and Sport Premium Fund.

Priority School Building Programme (PSBP)

The PSBP is a centrally managed programme set up to address the needs of the schools most in need of urgent repair. Through it, 261 schools in England will be re-built between 2014 and 2017. In LBH beneficiaries of the programme will be Hacton Primary, Suttons Primary and The Mawney Foundation School.

Summary of the national context

Engaging residents to take up and retain a minimum or better level of physically literacy and activity is a high priority for national government. For many people, sport and recreational activities have a key role to play in facilitating physical activity. Ensuring an adequate supply of suitable facilities to meet local need is, as noted earlier, a requirement of the planning system. In line with national policy recommendations, this report makes an assessment of indoor facility provision and need across LBH from which recommendations and policy will be formulated. It is, thus, important that this report is produced in accordance with Sport England guidance.

2.2 Regional context

A range of agencies and policies influence the nature and extent of provision in the London region.

The London Plan 2015

The London Plan is the strategic plan for the development of London. It intends London to continue being a 'global city', or business capital, while also improving Londoners' standard of living and the places where people live. The main direction of the London Plan is to plan for a predicted rise of 1.25 million people by 2031. It seeks provision of an average of 33,400 homes per year across London.

The plan sets the tone for an alternative vision for London, taking on a broader, fairer, more inspired set of considerations and values. The improvement of London in this way should bring a set of new benefits, new growth and new enterprise. Key influences on policy direction include a change in age of the population (more younger and older people); persistent problems of poverty and polarization and a changing climate.

Local Borough plans must all conform to the policies and direction of The London Plan. In total 122 policies form the basis of London's planning regulations and cover the economy and employment, housing, open and green space, the built environment, transport, aviation, education, pollution, climate change, shops and town centres, health and infrastructure. Policy directions, most relevant to this assessment report, are highlighted below.

The plan divides London into planning zones: Inner London and Outer London; as well as the 'Central Activities Zone', 'Opportunity Areas', 'Regeneration Areas', Areas of Intensification' and 'Town Centres', 'Strategic Industrial Locations', a strategic network of open spaces etc.

Looking forward to 2031 is as hard as looking at 2009 from the perspective of 1987. However some of the signposts are clear. There is an urgent need to alter the current way of planning for the future so that there is:

a) A value placed on the quality of life for all (both social and environmental impacts) rather than simply the economics of building and development.
b) More economic diversity and less reliance on the financial and business services sector.
c) Less waste and excess use of resources.
d) Genuine community-led development and decision-making.

Health and well-being

Health is not only affected by access to good healthcare: other factors affect health, such as low pay, social exclusion, your job or lack of a job, your housing, the environment. The London Plan should:

a) Understand how development growth affects health and well-being and prioritise health when making decisions.
b) Chart the areas of deprivation to prevent further inequality. In some areas housing is a major cause of ill health through sub-standard housing and overcrowding.

c) Single out crowded Inner London on housing issues – but some would argue there is inadequate housing on parts of outer London as well.
d) Plan social infrastructure – schools, recreation and health facilities, community centres and so on – in parallel with new development and ensure this is sufficient to develop sustainable communities or communities that are supported.

Open space

Open green space is strongly connected with health and its benefits are free, therefore policy must insist on adequate open space provision and must outlaw all removal of open space. This should include courtyards and play areas provided for social housing as well as sports grounds and open spaces that are used as recreation areas. The Plan proposes a ban on building on the gardens of houses.

Cycling and walking

Walking and cycling are recognised as key aspects of physical activity that can be fully integrated into daily life. There is a commitment to significantly increase cycling in London, so that it accounts for at least 5 per cent of modal share by 2026. The London Plan will:

a) Identify, promote and implement a network of cycle routes across London which will include Cycle Superhighways and Quietways.
b) Continue to operate and improve the cycle hire scheme.
c) Fund the transformation of up to four outer London borough town centres into cycle friendly 'mini-Hollands'.

With respect to walking the Plan will seek to bring about a significant increase in walking in London, by emphasizing the quality of the pedestrian and street environment, including the use of shared space principles, – promoting simplified streetscape, decluttering and access for all.

Transport

Public Transport: More night-time and off-hours staff on trains and stations are needed to improve safety and to encourage the all-round participation in London life. New development should be located on the public transport network that already exists or is planned and funded. The support for well-functioning neighbourhoods should reduce the general need to travel.

Cars: Traffic-generating developments should be rejected and the London Plan should clearly set out policies for reducing the volume of traffic on London's roads. The public realm should also be more people-friendly and cars should not dominate.

Rail and Air: Rail travel should replace domestic air travel and make increased rail capacity unnecessary. The Mayor's opposition to Heathrow expansion is welcomed but policy in favour of additional airport capacity should be abandoned. A Thames Estuary airport has no significant political support and would provoke widespread environmental and other opposition.

Air quality

The aim of improving air quality by planting more trees is supported, but fewer cars are also needed: the extension of the congestion charge zone might support this aim. Developments should be required to work to sustainable best practice guidelines in their construction and demolition.

Climate change

Evidence suggests that we should be aiming ideally for a zero carbon economy and seek to create a demand for greener products, services and lifestyles. All new developments need to meet higher environmental targets right now. A clear, strong assessment is needed of the potentially damaging cost of the planned population expansion / increased energy consumption and major development growth. A lower concentration of growth in the centre of London would avoid creating a 'heat island'. More interim targets between now and 2025 are needed to ensure London is on track to reducing its carbon emissions. 'Retro-fitting' our homes would make a significant impact on energy use and should be prioritized.

Minority ethnic groups

The London Plan specifies problems facing black, Asian and other ethnic minority communities, especially in relation to a growing population – leading to increased housing demands, continuing poverty and unacceptable health inequalities.

London Sport

London Sport has an overall target to get one million Londoners more physically active by 2020. This reflects its other main aim - to make London the most physically active sporting city in the world. The key strategic aims/areas are:

- Make it easier for Londoners to find the right activity, stay in it, and achieve their potential.
- Get more resources by making best use of what we have, whilst securing more.
- Support grassroots organisations by making the sector simpler and better.
- Bigger and better workforce to support activity.
- Harness the power of elite sport to create sustained grassroots activity & inspire the next generation of talent.

2.3 Local context

LB Havering Vision - Clean, Safe and Proud

The council has articulated a vision:

- We want Havering to be clean and to look after our environment for future generations.
- We want you to be safe – whether you're a pensioner walking through a town after dark, or a young child growing up without the security of a loving home.
- And we want you to be proud to live in Havering – where we respect each other, value our traditions and work together to improve our quality of life.

The Council has identified that it will support its community by spending money on the things that matter most to residents - like clean, safe streets and protecting people in need. It will support local firms to grow and create jobs; it will re-energise its towns, to improve the

quality of life in Havering and help local people to bring about the changes they want to see in their neighbourhoods.

The Council will use its influence to bring more jobs, homes, schools and transport to Havering. It will use its planning powers to balance the growth of business centres, with the protection of 'Green Havering' and its quieter communities, and it will encourage local people to do the right things: keep Havering tidy, be good neighbours and lead healthier lives.

The Council will lead by example by running a low-cost Council that respects residents, by using money wisely. It will work with others to reduce costs; help people do business with it at any time of the day or night; it will hold itself to the high standards residents expect and will spend each penny as if it were our own.
Source: Corporate Plan 2015-16

Local Development Framework (LDF)

A LDF is the spatial strategy introduced in England and Wales by the Planning and Compulsory Order Act 2004 and given detail in Planning Policy Statement 12. The LDF will soon be replaced by a new Local Plan, which will have regard to the London Plan 2015 (detailed above). The Local Plan will set out the key policies for Havering. This Assessment report is a key part of the evidence base required to produce a Local Plan.

The LDF will be used until the new Local Plan is adopted. In the LDF, the LBH policy is to work in partnership with other bodies to seek to retain and increase access to recreation and leisure opportunities by:

- Retaining existing facilities where a need exists.
- Address qualitative and quantitative and qualitative deficiencies in open space and recreation facilities.
- Improving opportunities for creative play and physical activity in parks and open spaces.
- Improving opportunities for informal recreation in the countryside.
- Seeking developer contributions towards improvements to the quality and quantity of open space, recreation and leisure facilities.
  (LDF Core Policy 7 Recreation and Leisure)

London Borough of Havering Culture Strategy 2012-2014

The stated vision is "To transform lives through participation in, and enjoyment of, culture". The strategic objectives and key principles are:

Objective 1: health and wellbeing: Support a high standard of mental, physical and emotional health for all by increasing the number of people taking part in sport and Physical Activity and accessing the natural environment.

Objective 2: learning and development: support learning opportunities for all, by enabling people to take part in new activities, ensuring development pathways are in place and providing access to coaching, officiating, leadership and club development training.

Objective 3: towns and communities: enriching our towns and communities, through investment and engagement in sport and physical activity.

Principle 1: community empowerment: promote more active engagement in service delivery, from consultation, to volunteering, to devolving services to the local community.

Principle 2: work in partnership: continue to work with our partners, internal and external, and regionally across borough boundaries, to achieve shared objectives.

Principle 3: inclusion & cohesion: be smarter about collecting information on our customers and communities. Target new audiences and broaden access to our services, breaking down barriers to engagement where these exist, facilitating social progress and improved quality of life.

Principle 4: good value services: continue to develop innovative, modern and efficient methods of service delivery, thereby maintaining the high quality of our services against a backdrop of reduced budgets, and ensuring that activities are evaluated effectively to retain a focus on outcomes for local people.

Havering Sports and Physical Activity Strategy 2013-15

Reflecting the Culture Strategy, the Borough Sport & Physical Activity Strategy is driven by the very simple ambition: "*to transform lives through participation in, and enjoyment of, sport and physical activity*". Its stated purpose is to '*provide focus and added value to the efforts of everyone involved in the planning and provision of sport & physical activity in Havering, linked to a very clear view of what will be achieved by 2015*'.

The objectives of the sport and physical activity strategy are based on those of the Culture Strategy identified above. Specific actions are set out under three headings, health and well-being, learning and personal development and towns and communities.

Health and well-being

- Provide, co-ordinate and promote a diverse range of quality sport and physical activity opportunities for all ages.
- Maintain and improve satisfaction at Borough leisure centres.
- Continue to work with the Amateur Swimming Association (ASA), England Ice Hockey Association (EIHA) and National Ice Dancing Association (NISA) to ensure the best possible use is made of the Romford Leisure Development* for recreation and performance sport.
  (*Romford Leisure Development is at the pre-construction phase. For the purposes of this report it is assumed that it will open in 2018; facilities will comprise an 8 lane x 25m pool, learner pool, 100 station health & fitness suite and ice rink with spectator provision).

Learning and personal development

- In conjunction with Pro-Active East London (now London Sport), NGBs, SLM and schools, ensure access to a range of sports specific coaching and officiating courses are run in or within easy reach of Havering.

Towns and communities

- Maintain QUEST accreditation for leisure centres.
- Maintain IFI status for Hornchurch Sports Complex.
- Maintain and improve current leisure facilities.
- Deliver a new leisure facility in Romford.
- Investigate the feasibility of new or improved sport and leisure facilities in Rainham / South Hornchurch.
- In partnership with schools and NGBs work to identify potential facility developments and funding sources.

LBH Health & Wellbeing Strategy 2012-2014

This is a plan aimed at improving the health and wellbeing of people in LBH. It focuses on a small number of local themes and priorities as follows:

Theme A: Prevention, keeping people healthy, early identification, early intervention and improving well-being.

- Priority 1: Early help for vulnerable people to live independently for longer.
- Priority 2: Improved identification and support for people with dementia.
- Priority 3: Earlier detection of cancer.
- Priority 4: Tackling obesity.

Theme B: Integrated support for people most at risk

- Priority 5: Better integrated care for the 'frail elderly' population..
- Priority 6: Better integrated care for vulnerable children.
- Priority 7: Reducing avoidable hospital admissions.

Theme C: Quality of services and patient experience

- Priority 8: Improving the quality of services to ensure that patient experience and long – term health outcomes are the best they can be.

Summary of local policy context

The core message running through local strategic documentation is the requirement to ensure adequate, affordable opportunity for LBH residents to take part in physical activity and to reduce health inequalities in the Borough. It is therefore essential that sports facilities are fit for purpose, accessible and available to the community and that the 'offer' is developed based on local communities' needs. Such access is essential if LBH residents are to have the opportunity to meet national goals and individual activity targets to make sport or physical activity part of their everyday lives. Provision of facilities and programmes to help facilitate physical activity will, where appropriate, be targeted to meet the needs of identified target groups in identified areas.

Any new provision should be built to the highest standards of design and accommodate technology to minimise energy consumption and reduce operating costs. Facilities should be built in locations that encourage access via public transport and offer residents accessible and safe walking and cycling routes. Any surrounding environmental works should be incorporated into the design and where possible make links with other open spaces and linear walks and cycle routes.

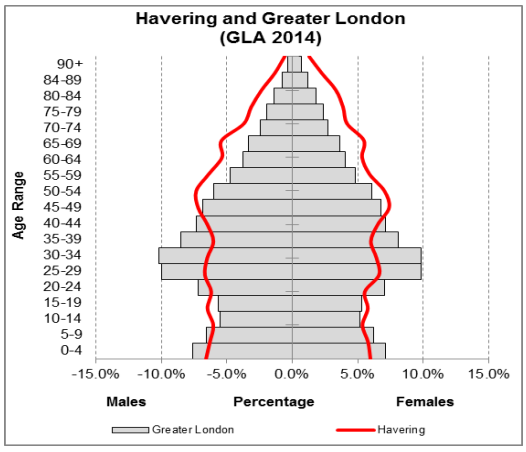
SECTION 3: BOROUGH OVERVIEW AND INFLUENCING FACTORS

3.1 Demographic profile

Havering is an outer London Borough located on the east of the NE quadrant of the Greater London conurbation. Neighbours to the west are the London boroughs of Barking & Dagenham and the London Borough of Redbridge. To the north and east is the boundary with Essex County and the boroughs of Epping Forest, Brentwood, Basildon and Thurrock. Havering, despite its proximity, to Essex has a London focus. Near neighbour sport and leisure provision plays a key role in meeting some resident's needs

Figure 3.1: Greater London Conurbation

Figure 3.2: Comparative age/sex pyramid for Havering and Greater London[3]



The current total population of the Borough (2014 MYE) is 244,729 (117,525 males and 127,203 females). It is expected to rise to 273,234 by 2024 and to 311,223 by 2037.

Havering has a significantly lower proportion of 20-44 year olds (Havering 31.5%: GL 42.5%). It has more residents age 50-84 (Havering 34.4%: GL: 24.6%).

Comparative to the wider London profile LBH has an older and increasingly ageing population base

[3] *Greater London Authorities (GLA) – Population Projections 2014 Round*

Population distribution

LBH has five key settlement areas, Romford, Harold Wood, Harold Hill, Upminster, Hornchurch and Rainham. Many of the areas bordering Essex are rural in character.

Figure 3.3: Population density (2013 MYE): Havering lower super output areas[4]

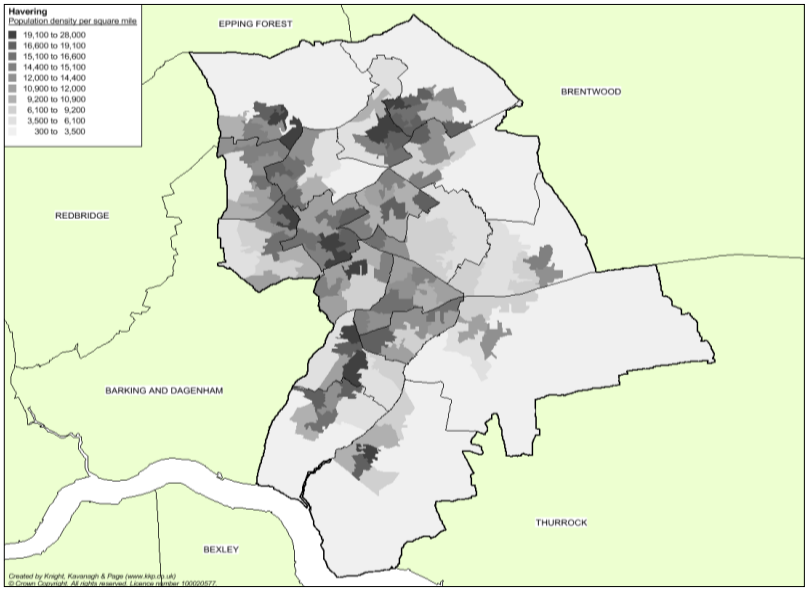
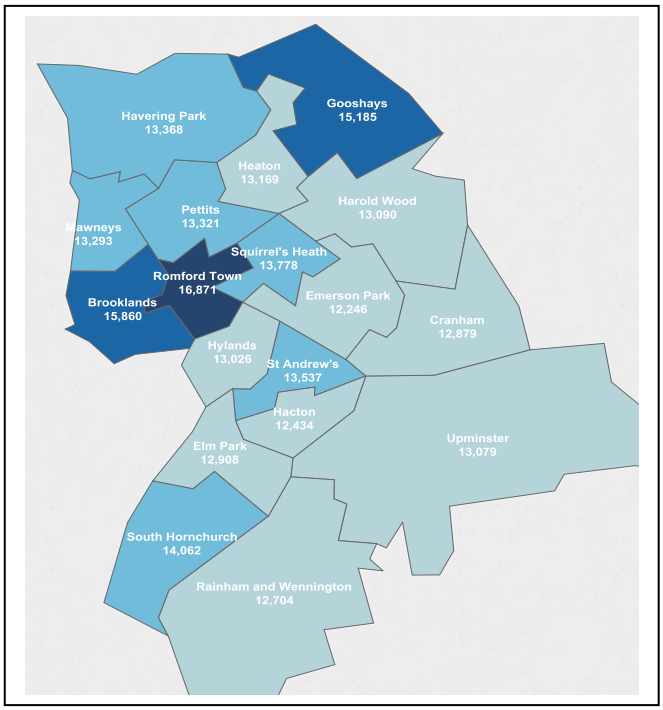


Figure 3.4 Havering Ward Population Distribution 2014[5]



Romford Town, Brooklands, South Hornchurch and Gooshays wards have the highest population concentrations. The lowest tend to be in the Borough's south and central wards which border Thurrock and Brentwood.

[4] *Office of National Statistics (ONS) 2013 Mid-Year estimates – Lower Super Output Area (LSOA)*

[5] London Datastore, GLA (2015), '2014 Round of Demographic Projections - Ward projections. LA population projections - Trend-based population projections, short-term migration scenario.'

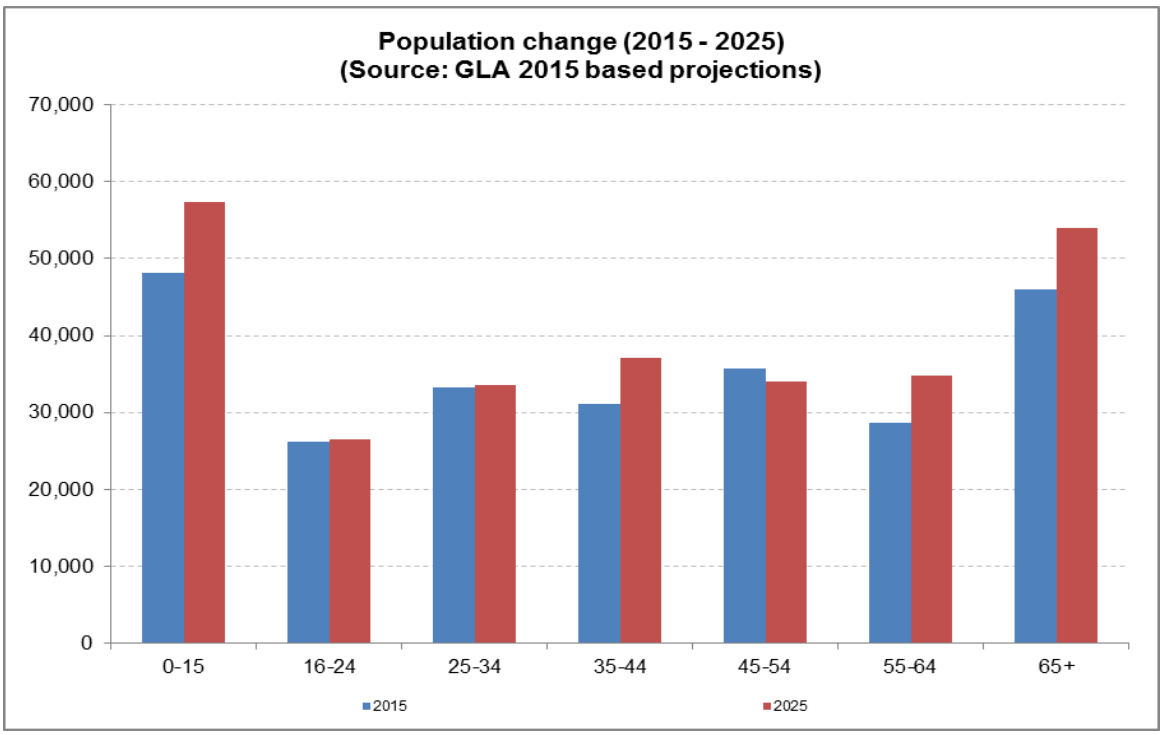
Population growth

The current total population of Havering (2014 MYE) is 244,729 (117,525 males and 127,203 females). The most recent Greater London Authority (GLA) projections indicate a rise of 13.7% in Havering's population (+34,109) over the 16 years from 2015 to 2031. The majority of the population is spread over five key settlement areas, Romford, Harold Wood, Harold Hill, Upminster, Hornchurch and Rainham. Many of the areas bordering Essex are rural in character. Circa 10% of LBH population belong to BME groups.

While strategic planning needs to consider change over 20 to 25 years, service planning is often more closely aligned to a much shorter time horizon, typically 5 to 10 years. Over the decade to 2025 it is projected that the overall number of people in Havering will rise by +28,278 (+11.4%). However, significant age specific variations will have implications for different markets, economic and health issues, for example, there will be:

- +9,221 (+19.2%) more 0-15 year olds.
- -1,654 (-4.6%) fewer 45-54 year olds; and
- +6,113 (+24.4%) more 55-64 year olds; and
- +7,859 (+17.1%) more 61+ year olds

Figure 3.5: Projected population change (2015 -2025)[6]



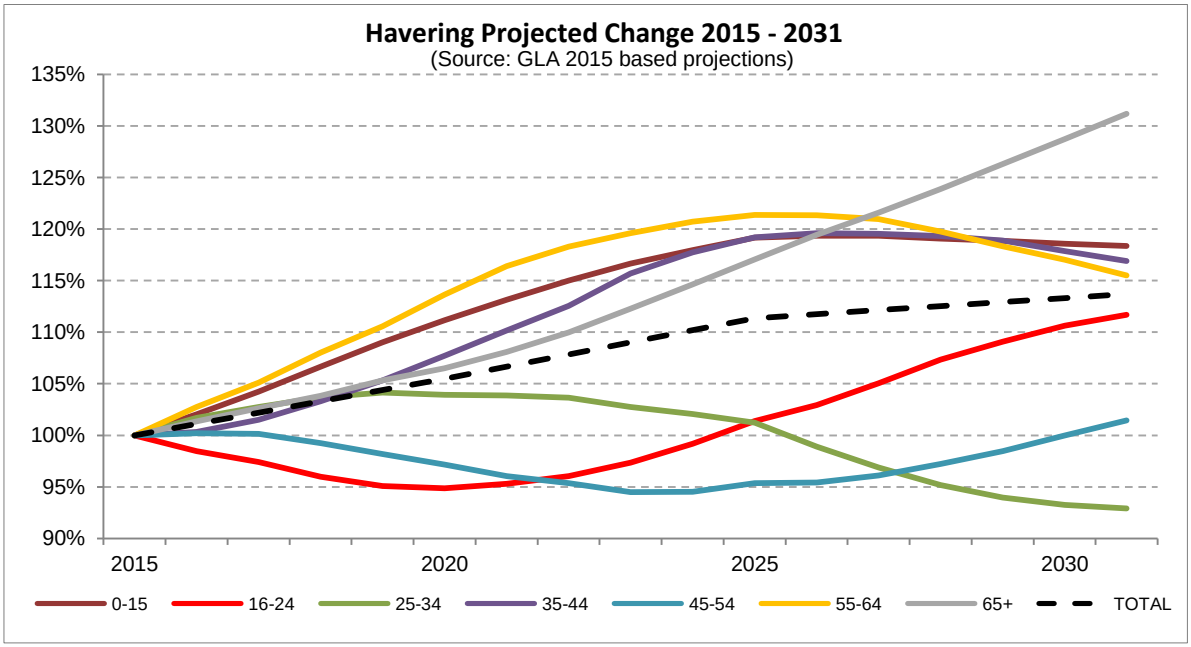
Population change throughout the period up to 2037 is detailed in Figure 3.6 overleaf. This shows the complex nature of population growth in LBH over this period. It is worth noting the 65+ age group which shows straight line growth over the period and does not appear to waiver from this continual increase.

[6] *GLA Population Projections 2015 Round*

In addition to population growth, Havering will see significant change to the population profile over the period to 2037 as follows:

- A continual increase in 0-15 year olds up to 2025 before it levels off at 18% increase by 2031.
- The number of 16-24 year olds falls by circa 5% between 2015 and 2019 before rising again to 11.7% more than its 2015 baseline by 2031.
- An initial 4% rise in 25 – 34 year olds before a gradual reduction to 7% below its 2015 baseline by 2031.
- A continual increase in 35 - 44 year olds up to 2025 before it levels off at 17% increase by 2031.
- A reduction in the number of 45 - 54 year olds throughout the majority of the timeline prior to it rising to 1% increase on its 2015 baseline by 2031.
- A continual increase in 55 - 64 year olds, reaching a peak of 19.5% by 2025 before reducing slightly to 15.5% by 2031.
- A continual increase in the 65+ age group with a 31% increase by 2031

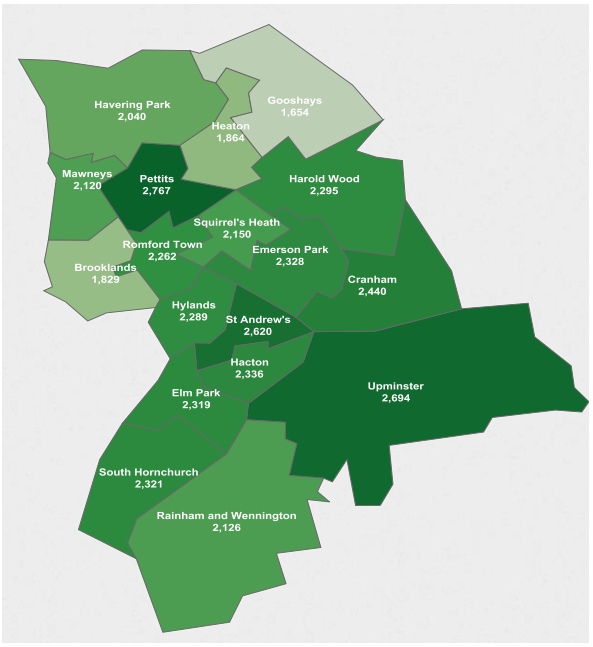
Figure 3.6: Projected population change (2012 -2031)[7]



[7] *GLA Population Projections 2015 Round*

Figure 3.7 illustrates the anticipated distribution of residents aged 65 – 84 in 2020.

*Figure 3.7: R*esidents aged 65 – 84 in 2020



Map source: London Datastore, GLA (2015)

These changes in the population profile will have an impact on the types of public services, including sport, leisure and cultural provision that Havering needs, and can, potentially, afford to provide.

Facilities planning for increases in the 65+ and 0 -15 age groups may lead the Council to determine that these opposing age groups require very different provision at key times of the day and week from other users. However, just as the 65+ age group often requires activities during the day activities for 0-5 year olds often follow similar time patterns. Conversely, activities for 5-15 year olds tend to be focused more closely on after school and weekend activities

Ethnicity

LBH's ethnic composition closely reflects that of England as a whole. The largest proportion (87.7%) of the local population classifies its ethnicity as White; slightly higher than the comparative England rate of 85.4%. The next largest population group (by self-classification) is Asian, at 4.9% this is just over half the national equivalent (7.8%).

Table 3.1: Ethnic composition – Havering and England[8]

Ethnicity	Havering		England	
	Number	Percentage	Number	Percentage
White	207,949	87.7%	45,281,142	85.4%
Mixed	4,933	2.1%	1,192,879	2.3%
Asian	11,545	4.9%	4,143,403	7.8%
Black	11,481	4.8%	1,846,614	3.5%
Other	1,324	0.6%	548,418	1.0%
Total	**237,232**	**100.0%**	**53,012,456**	**100.0%**

(Source: 2011 census of population, ONS)

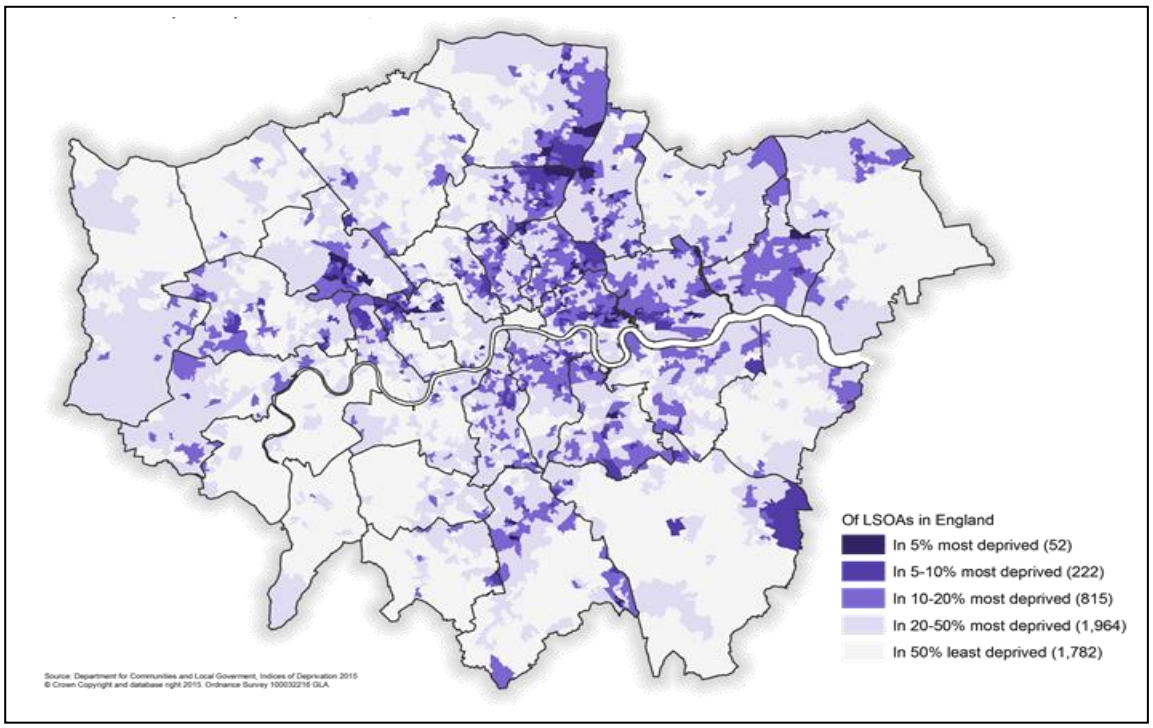
Circa 12% of LBH's population belong to BME groups. Planning for sport and leisure should take account of the potentially different cultural needs of BME groups.

[8] ONS 2011 Census

Deprivation

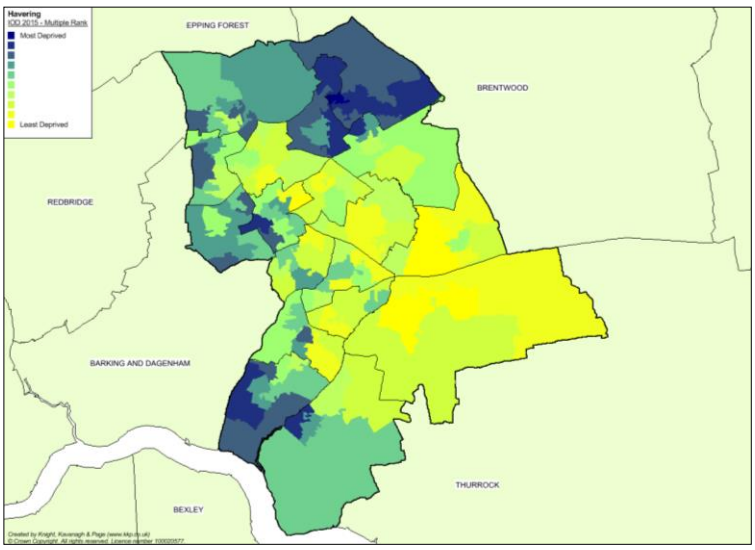
The maps below and overleaf illustrate the breadth of both multiple and health deprivation in London and Havering.

Figure 3.8: London Index of Multiple Deprivation 2015



Within the context of Greater London (Figure 3.8), LBH does not appear to have many specific areas within the top 20% of most deprived communities. However, this map can be misleading and a more detailed analysis indicates that deprivation is aligned to some of the more densely populated areas of the Borough. This includes the wards of Gooshay and Heaton, in the north, Romford in the central area and Rainham in the south.

Figure 3.9: Index of multiple deprivation[9]



[9] GLA Indices of Deprivation 2015

Figure 3.10: IMD Health and disability domain

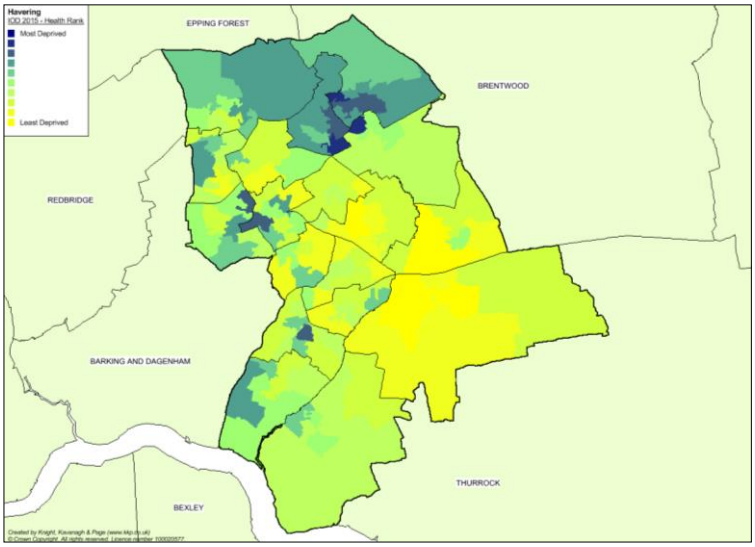
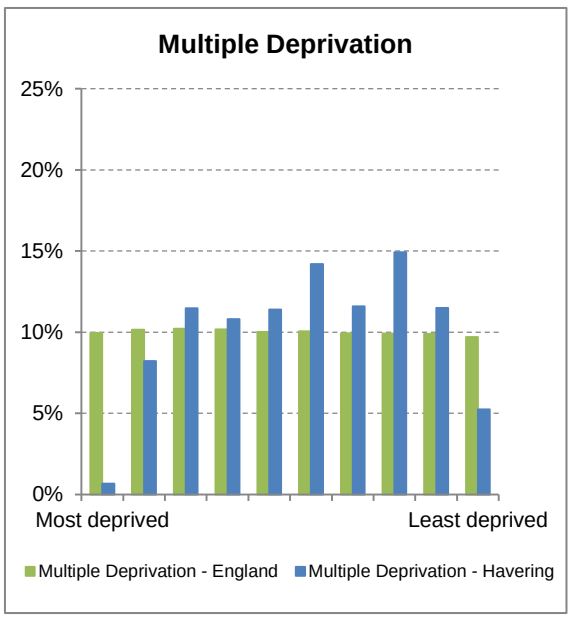
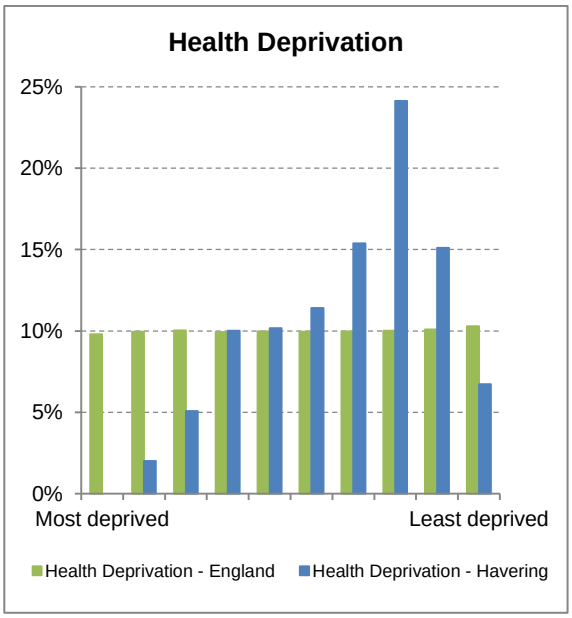


Figure 3.11: IMD and health domain comparisons – Havering and England.





Relative to some parts of Greater London, Havering faces modest deprivation and ill health issues, with circa 9% of residents living in the 20% most deprived areas in the country. National comparisons present a mixed picture; health deprivation is higher in the least deprived areas of the Borough. Put another way Havering's least deprived residents suffer ill health and health deprivation than equivalent populations in England.

Health

Children

- The majority of children in Havering are not poor, but around 8,800 live in income-deprived households.
- Gooshays and Heaton wards have the highest proportion of children living in poverty
- 19.9% of children in Year 6 are classified as obese.
- The rate of alcohol-specific hospital stays among those under 18 was 31.3 per 100,000, better than the average for England. This represents 16 stays per year.
- Levels of GCSE attainment are better than the England average.
- Breastfeeding levels are worse than the England average.

Adults

- In 2012, 22.3% of adults were classified as obese.
- The rate of alcohol related harm hospital stays was 442 per 100,000, better than the average for England. This represents 274 stays per year.
- The rate of smoking related deaths was 302 per 100,000, worse than the average for England. This represents 417 deaths per year.

The picture in Havering is varied. An estimated 8,800 children live in poverty, obesity is an issue in children and adults. To tackle these and other health issues Havering has identified the following as priorities:

- Reducing levels of obesity
- Improving the identification and support given to people with dementia
- Improving the quality of health care

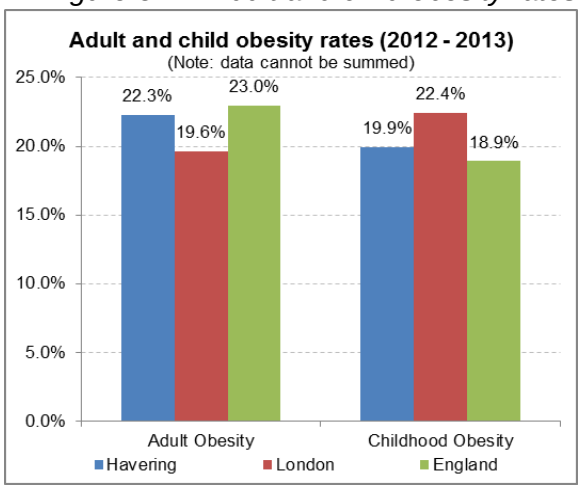
Source: PHE LB Havering Health Profile August 2014

Weight and obesity

Obesity is widely recognised to be associated with health problems such as type 2 diabetes, cardiovascular disease and cancer. At a national level, the resulting NHS costs attributable to overweight and obesity[11] are projected to reach £9.7 billion by 2050, with wider costs to society estimated to reach £49.9 billion per year. These factors combine to make the prevention of obesity a major public health challenge.

Adult and childhood obesity rates in Havering are generally similar to the national rates, reflecting the need to address these at a local level.

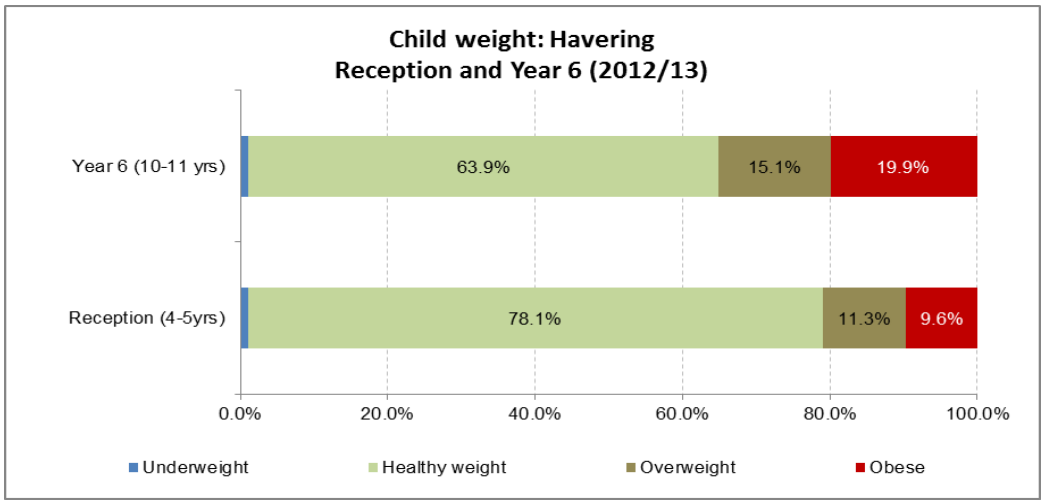
Figure 3.12: Adult and child obesity rates[10]



10 Adult Weight: Sport England Active People Survey; Childhood: National Measurement Programme, NHS

11 In adults, obesity is commonly defined as a body mass index (BMI) of 30 or more. For children in the UK, the British 1990 growth reference charts are used to define weight status.

Figure 3.13: Child weight – Reception and Year 6

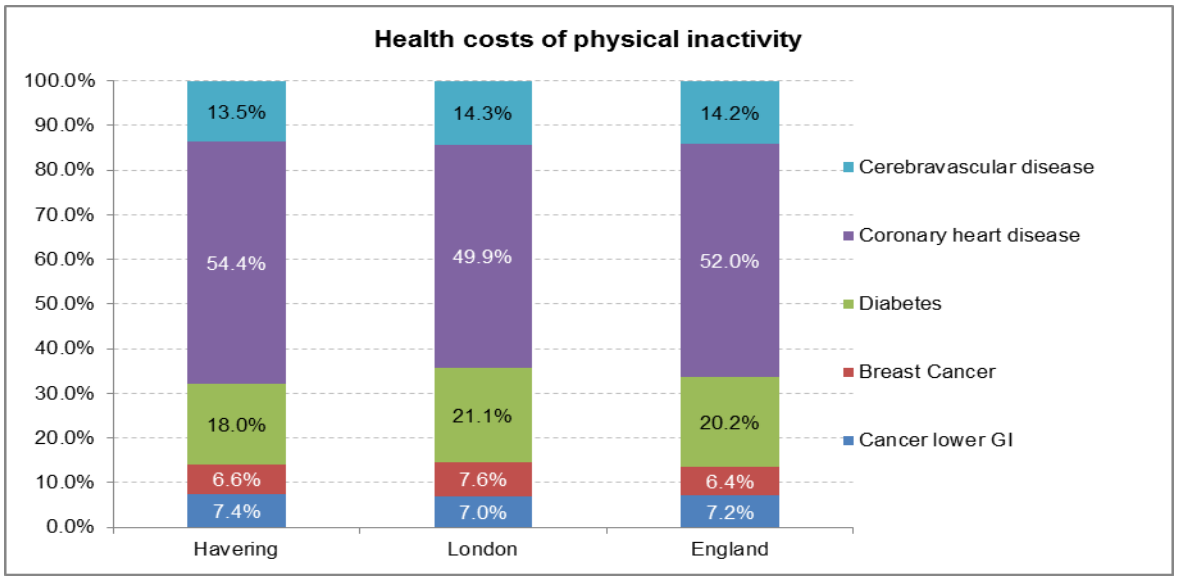


As with many other areas, obesity rates increase significantly between the ages of 4 and 10. Under 1 in 10 (9.6%) of children in Havering are obese in their Reception Year at school and 11.3% are overweight; by Year 6 these figures have risen to over 1 in 6 (19.9%) being obese and 15.1% being overweight. In total, by Year 6, over a third (35.0%) are either overweight or obese.

Health costs of physical inactivity

The British Heart Foundation (BHF) Promotion Research Group has reviewed the costs of avoidable ill health considered to be attributable to physical inactivity. This research relates to cancers such as bowel cancer, breast cancer, type 2 diabetes, coronary heart disease and cerebrovascular disease i.e. stroke. Local data indicates a similar breakdown between these illnesses regionally and nationally. The annual cost to the National Health Service (NHS) of physical inactivity in Havering is estimated to be £4,306,560 (DoH Be Active Be Healthy 2009 / Sport England website)

Figure 3.14: Health costs of physical inactivity[12]

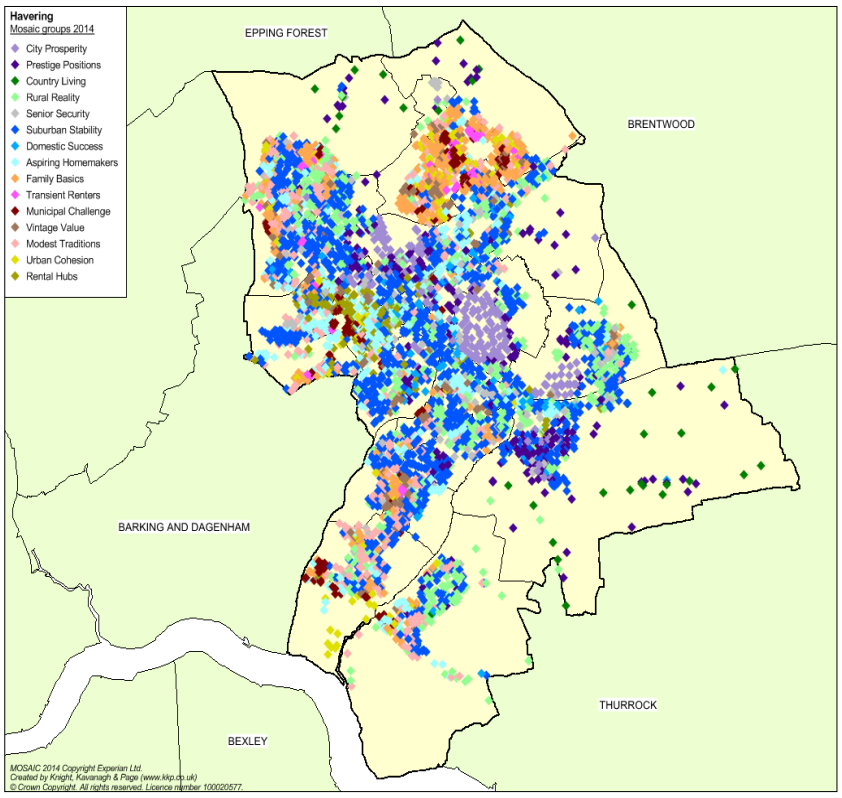


Socio economic

Mosaic profiling

Mosaic 2014 is a consumer segmentation product and classifies all 25.2 million households into 15 groups, 66 household types and 238 segments. This data is used to paint a picture of UK consumers in terms of their social-demographics, lifestyles, culture and behaviour and tends to be used to draw out population characteristics for the backdrop to library usage and other non-sporting activities.

Figure 3.15: Distribution of Mosaic segments in LB Havering[13]



This provides an immediate snapshot of the areas of poverty and comparative affluence and illustrates the domestic and suburban nature of the borough. The following table shows the mosaic classifications in Havering compared to the country as a whole.

[13] Experian Mosaic 2014

Figure 3.16: Mosaic segmentation – Havering compared to England

Mosaic group description	National	% of Havering popn.	Population mid-2013
City Prosperity	3.5%	0.0%	81
Prestige Positions	8.9%	7.1%	17,112
Country Living	4.5%	0.4%	1,009
Rural Reality	8.6%	0.1%	192
Senior Security	3.4%	20.6%	49,784
Suburban Stability	12.6%	14.6%	35,406
Domestic Success	6.1%	14.0%	33,867
Aspiring Homemakers	4.3%	13.2%	32,035
Family Basics	9.8%	8.2%	19,930
Transient Renters	5.9%	1.3%	3,195
Municipal Challenge	5.0%	3.3%	8,006
Vintage Value	3.4%	3.9%	9,353
Modest Traditions	7.8%	5.4%	12,970
Urban Cohesion	7.6%	2.6%	6,214
Rental Hubs	8.4%	5.4%	13,045
TOTAL	**100.0%**	**100.0%**	**242,199**

The largest segment profiled for Havering is 'Senior Security'. It comprises one fifth of the area's adult population. 'Suburban Stability' and 'Domestic Success' together with 'Senior Security' make up nearly half of Havering's resident population.

Senior Security - Elderly singles and couples who are still living independently in comfortable homes that they own. Property equity gives them a reassuring level of financial security. This group includes people who have remained in family homes after their children have left, and those who have chosen to downsize to live among others of similar ages and lifestyles

Suburban Stability - Typically mature couples or families, some enjoying recent empty-nest status and others with older children still at home. They live in mid-range family homes in traditional suburbs where they have been settled for many years

Domestic Success - High-earning families who live affluent lifestyles in upmarket homes situated in sought after residential neighbourhoods. Their busy lives revolve around their children and successful careers in higher managerial and professional roles.

Housing and economic growth

Romford, a London Metropolitan Centre, is already a primary shopping and leisure destination and the new Crossrail links and the accessibility it affords will bring jobs, houses builders, new residents and visitors directly into Havering.

Town centre redevelopment

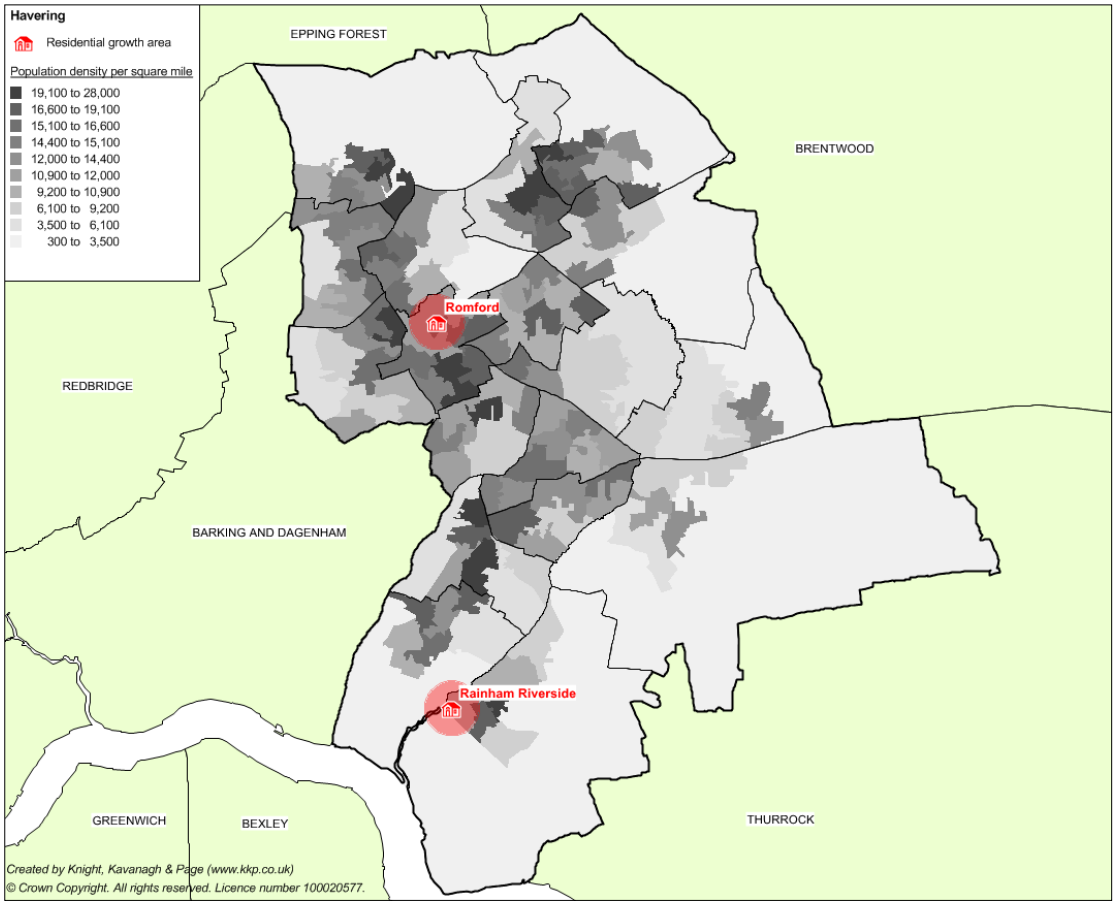
Havering Council intends to use this growth, and the opportunity presented by Crossrail as a driver to rejuvenate Romford town centre, through enhancing its character as a historic market town and as a developing centre for contemporary urban development. A significant element of this rejuvenation is the provision of a new leisure development in Station Quarter North to replace The Dolphin Pool which was closed in 1995 and the Romford Ice Rink which closed in 2013.

Housing growth

In 2014 Havering had an estimated 99,230 dwellings, accommodated 97,500 household at an average of 2.6 persons per dwelling. The London Plan has set a new house building target for Havering of 1,170 new dwellings per annum.

There will be significant development in Romford Metropolitan Centre and at the London Riverside Opportunity Area in Rainham. The main urban extension areas are identified in Figure 3.17.

Figure 3.17 Key residential growth areas in LBH



Crossrail

A key consideration in development of the main urban extensions is the upcoming investment in Crossrail, stretching from Reading and Heathrow in the west, across to Shenfield and Abbey Wood in the east. Within Havering, Romford, Gidea Park and Harold Wood stations will become part of the Crossrail network. Plans have been set out to develop and enhance the public spaces around stations in a number of outer London boroughs. The proposed designs will include new landscaped areas, better way-finding and enhanced integration with other transport services.

It is anticipated that Crossrail will change the pattern of commuting in London opening up new areas for commuters to live, particularly in east London and Essex. The Crossrail service is expected to be completed and fully operational by 2019.

3.2 Sport and physical activity in LBH

Participation

Active People Survey (APS)

Active People is the largest survey of sport and active recreation in Europe and collects data on the type, duration, frequency and intensity of adult participation by type of sport, recreation and cultural activity. The survey also covers volunteering, club membership, tuition as an instructor or coach, participation in competitive sport and satisfaction with local sports provision.

A further aspect of the Active People survey and SE segmentation is that it makes it possible to identify the five sports with highest participation levels within Havering.

Table 2.3: Most popular sports in Havering

Activity	Havering		London		England	
	No. (000s)	Rate	No. (000s)	Rate	No. (000s)	Rate
Gym	27.2	13.6%	885.0	13.9%	4,622.7	10.9%
Swimming	22.8	11.4%	757.6	11.9%	4,896.9	11.5%
Fitness & Conditioning	13.2	6.6%	519.2	8.1%	2,854.7	6.7%
Athletics	12.0	6.0%	550.1	8.6%	2,778.8	6.5%
Cycling	9.6	4.8%	421.5	6.6%	3,458.9	8.1%

(Source: SE Area Profiles)

Active People consistently demonstrates that adults from higher socio economic groups are more likely to take part in sport than the converse. It confirms that the most popular sports in Havering to be gym, swimming, fitness and conditioning, athletics (running) and cycling. It also illustrates that, in most headline categories, Havering performs below national and London averages. (APS statistics are based on a sample of 1000 interviews with Havering residents per quarter).

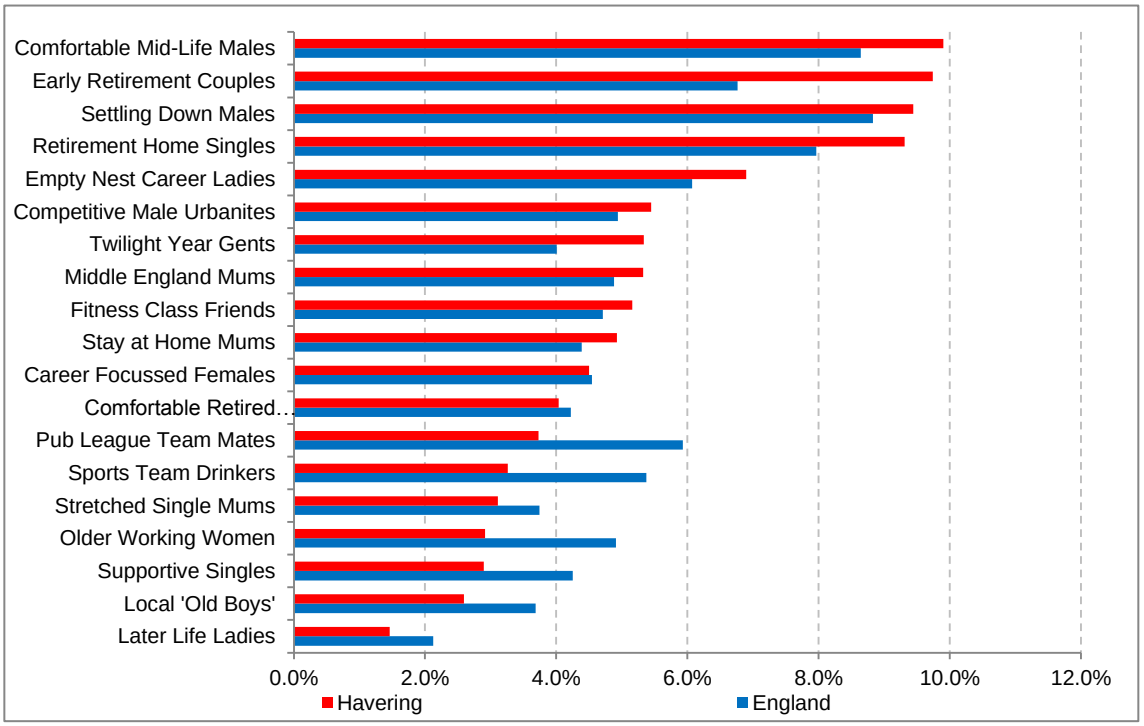
Key indicators from APS 8 for Havering identify that:

- More than one third (35.8%) of adults participated in at least 1 x 30 minutes moderate intensity sport per week. This was the same as the national (35.8%) and above all but one of its 'nearest neighbours' where participation ranged from 29.6% to 40.5%.
- Just over 1 in 6 (16.1%) are members of a sports club, based on the four weeks prior to the AP survey. This is below the national and regional (21.6%) rate and below all but one of its 'nearest neighbours'.

Sport England segmentation profiles

The segmentation profile for Havering indicates Comfortable Mid-Life Males (Philip) to be the largest segment of the adult population at 9.9% (17,779) compared to a national average of 8.65%. Early Retirement Couples (Roger & Joy) and Settling Down Males (Tim) are the next two dominant groups, representing 19.8% (35,270) of the adult population, compared to 24.2% nationally.

Figure 3.18: SE segmentation – Havering compared to England



Leisure centre attendance levels

A review of the attendances at leisure centres in Havering identifies that more people are using the facilities compared to five years ago. The decrease in 2009/10 – 2010/11 is attributed to the declining economy and the withdrawal of Government support for the free swimming initiative for children during the school holiday periods. Hornchurch Sports Complex recorded the highest level of attendances, as a result of its events programme in the larger sports hall.

Table 3.4: Leisure centre attendance levels

Year	Attendances	Increase/ Decrease (%)
2009/10	1,135,538	Base
2010/11	1,093,412	- 42,126 (3.7%)
2011/12	1,097,970	+4,558 (0.4%)
2012/13	1,161,225	+63,255 (5.4%)
2013/14	1,169,625	+8,400 (0.7%)

(Source: Facilities Development Strategy 2014)

In 2013/14 opening hours were reduced at Chafford Sports Complex resulting in a fall of 35,000 attendances. Despite this overall attendance levels, across all sites were maintained.

Leisure management operator SLM

The Borough Sport and Leisure Management Contract was awarded to SLM on October 1st 2006. SLM now trades under the brand name Everyone Active. The contract is due to conclude on September 30th 2016. The new contract tendering process is in progress. The indoor sports facilities included in the contract are:

- Hornchurch Sports Complex
- Central Park Sports Complex and
- Chafford Sports Complex at Chafford School.

Condition surveys and estimated maintenance costs

Non-intrusive surveys were conducted in September 2013. In-depth structural surveys are planned at both Hornchurch and Central Park leisure centres. Hornchurch sports complex has three major areas of concern, the main pool and the sports hall, both of which have cracks in the columns and building guttering which is leaking.

The condition surveys identified the investment requirements at facilities in order to bring the condition of the facility up to standard.

Table 3.5 Estimated cost of future maintenance at Hornchurch sports and Central leisure complexes to 2024

Centre / Area	Estimated cost (£)
Hornchurch Sports Complex	
Mechanical Plant	351,850
Electrical Services	841,000
Building	439,000
Cost	1,632,750
Central Park Leisure Complex	
Mechanical Plant	307,000
Electrical Services	700,000
Building	192,000
Costs	1,199,000
Total cost	***2,831,175***

(Source: Spons M&W Guide/LBH Leisure Development Strategy 2016 – 24)

The pool hall in Hornchurch was constructed in 1956. Dry side provision was added in the 1980's. The building is ageing and to remain 'fit for purpose' resources will need to be spent on refurbishment or replacement. In addition to the structural issues the building is not energy efficient and the 5m high diving board is currently out of commission.

Facilities at Chafford Sports Complex are reported to be in need of replacement, the building having reached the end of its economic lifespan.

Havering Sports Council (HSC)

The role of HSC is to liaise with all affiliated clubs and to represent their best interests at meetings with LBH. It is a forum for clubs to collectively discuss individual and common issues in an environment where elected members are present to get a greater understanding of sport within their area. It also holds an annual awards evening and awards small sports bursaries to local talented athletes. Its 70 affiliated clubs cover the spectrum of indoor and pitch sports. Common themes raised are, reportedly:

- Poor facilities
- Facility security and
- Car parking complaints.

To encourage new members many local clubs are reported to be making links with schools with many succeeding in attracting new members and developing good social relationships within the local community.

Summary of influencing factors

The vision for LBH in 2025 is to be a contemporary borough with a Metropolitan Central City (Romford) providing jobs, investment, shopping, leisure facilities and efficient and effective integrated public transport. The transformation driven by Crossrail will deliver significant local benefits and a rising standard of living for a growing vibrant population. An easily accessible, high quality sport and recreation offer is integral to the Council's vision to enhance quality of life and improve health outcomes across the borough.

The population is expected to grow by 29.1% (65,000 people) over the 25 years from 2014 to 2037. The most significant changes are the increases in children and residents aged 65+ (up by 25%). Currently 10% of the resident population has a BME background.

The population is dominated by Mosaic profiles senior security, suburban stability, domestic success and aspiring home makers, reflective of the commuting nature of Havering and as a place to make a home for a family.

Crossrail will have a significant impact in Romford, not only bringing economic growth but driving up demand for affordable housing. LBH has responded by identifying several large sites for re-development notably in Romford, Rainham and Hornchurch.

Tackling ill health attributable to physical inactivity, particularly obesity in children and adults is a high priority as is tackling multiple and health deprivation.

One third of adults in Havering meet the adult NHS activity target of one session of 30 minutes moderate activity per week. Many of the examples of how to be active at all ages involve playing sport or engaging in a physical activity typically hosted is a sports centre or swimming pool. Encouraging all residents to be more active whether via sport or other forms of physical activity is key to improving health outcomes and helping to address many of the health issues facing the area, a key target for both central and local government.

Currently the most popular sports in LBH are swimming, gym, fitness and conditioning, athletics and cycling. In most headline categories, LBH performs below national and London averages for the percentages of residents participating in these sports.

Leisure centre attendance at Hornchurch Sports Complex, Central Leisure Centre and the Chafford Sport Complex have risen modestly over the past 5 years (up 40,000). All three, if they are to remain relevant and 'fit for purpose' are in need of capital investment. These issues are discussed in more detail in the following report sections.

Future sport and leisure provision needs to take account of these factors, particularly the growth in population and the significant changes in the population profile.

SECTION 4: SPORTS HALLS

4.1 Introduction

Sports halls are key facilities for community sport because they are multi-purpose and provide for a range of different activities. The standard approach to measuring them is via the number of badminton courts accommodated within the floor area. They are, thus, made reference to as three, four, five, six, eight, nine and 12 (badminton) court halls.

The standard size of a 4 court sports hall was, until relatively recently, 18m x 33m x 7.5m. In 2012, Sport England, working with several indoor sport NGBs, sought to extend to 34.5m x 20m x 7.5m primarily to accommodate run off space for indoor netball. (*Source: Design Guidance Note – Sports Hall Design & Layouts, Sports England, 2012*).

A wide range of sports can be accommodated in sports halls; this includes, for example, archery, boxing, indoor athletics, badminton, basketball, bowls (short-mat), cricket (nets), dance/ exercise classes, dodgeball, fencing, fitness circuits, football, golf training, gymnastics, handball, hockey, martial arts, netball, roller hockey, table tennis, trampolining and volleyball.

4.2 Supply of sports halls

In general, the larger the hall the greater the flexibility and the more sports that can be accommodated concurrently, and/or the level of use that can be made of the venue for local and regional training, competitions and events. The review of the supply of sports halls (3 courts or more in size) examines:

- Quantity
- Quality
- Availability and
- Accessibility.

Quantity and quality

The audit research identified 21 sports halls in Havering. There is one eight court hall (Hornchurch Sports Complex), one five court hall (The Frances Bardsley School), and there are 18 four court halls and one three court hall (Redden Court School). Emmerson Park Academy has two sports halls; one four and one six court. (See Table 4.1).

New supply

Chafford Sports Complex

The Chafford School Sports Complex is managed out of school hours by SLM. The complex has a four court hall, a pool and a gym. The school has submitted a planning application to LBH to re-develop the school and the sports complex.

Funding has been sought through the PSBP, the Conditions Improvement Fund and other third parties. The respective bids have been rejected and therefore no funding is, as yet, committed to the proposed scheme.

KKP has visited and completed non-technical visual inspections at 17 sports halls in LBH. These involve looking specifically at the physical condition of buildings and assessing the extent to which they are deemed to be 'fit for purpose'.

The supply and our assessment of quality of 3+ court sports hall provision in LBH is illustrated in Figure 4.1 and detailed in Table 4.1 below. Quality is assessed visually and is based on a four point scale: good, above average, below average and poor. The assessor considers quality of surfaces, lighting, environment, fixtures and fittings and overall presentation from a users' perspective.

Figure 4.1: Three court plus sports hall provision in Havering

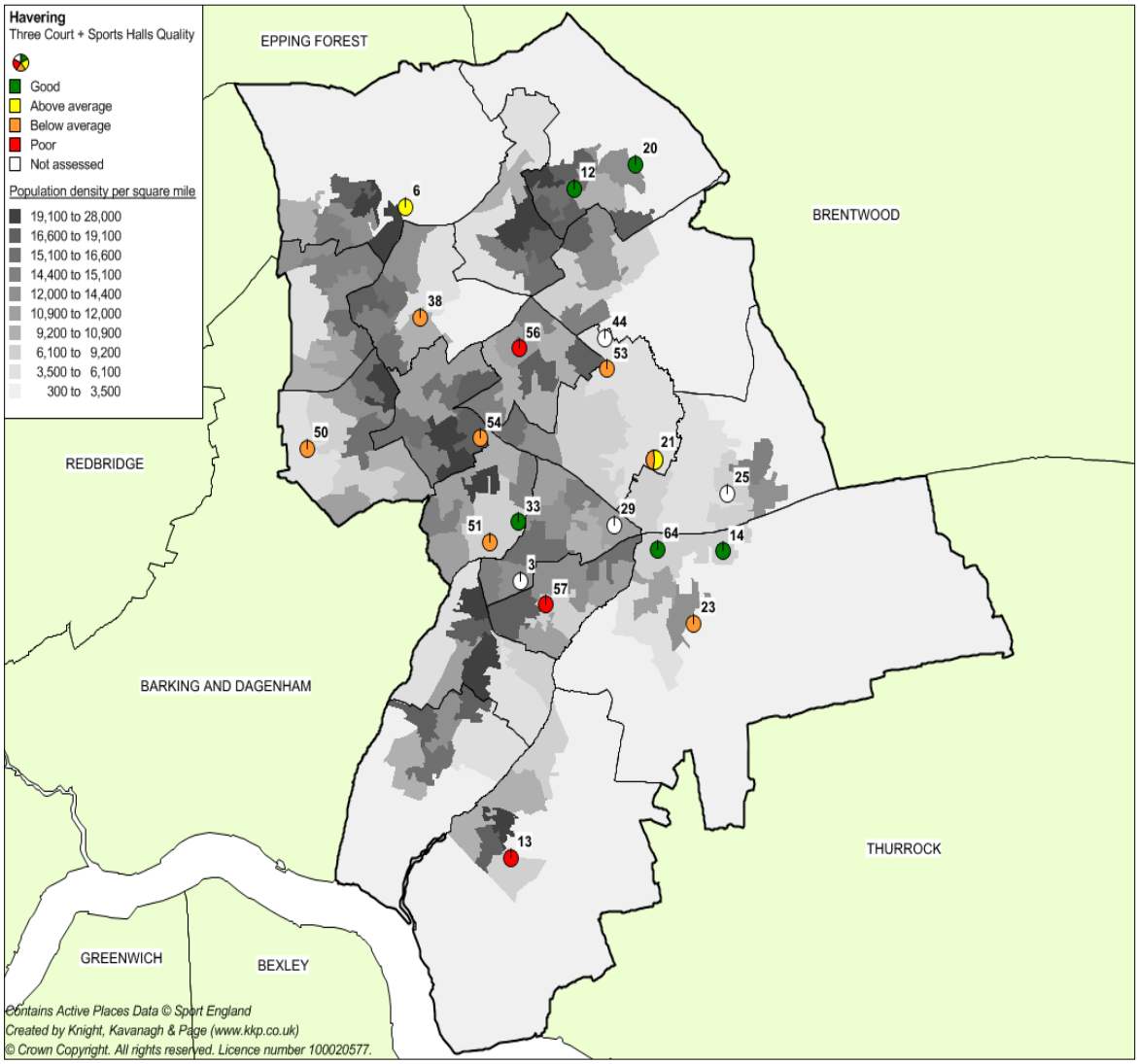


Table 4.1: Three court + sports hall provision in LBH

Ref	Site Name	Courts	Condition	
			Sports hall	Changing rooms
3	Abbs Cross Health and Fitness*	4	Not assessed	Not assessed
6	Bower Park School	4	Above average	Below average
12	Central Park Leisure Complex	4	Good	Good
13	Chafford Sports Complex*	4	Poor	Poor
14	Coopers Company & Coborn School	4	Good	Above average
20	Drapers Academy	4	Good	Good
21	Emerson Park Academy	6	Above average	Above average
21	Emerson Park Academy	4	Below average	Above average
23	Gaynes School Language College	4	Below average	Below average
25	Hall Mead School	4	Not assessed	Not Assessed
29	Havering Sixth Form College	4	Not assessed	Not Assessed
33	Hornchurch Sports Complex	8	Below average	Below average
38	Marshalls Park School	4	Below average	Poor
44	Redden Court School*	3	Not assessed	Not assessed
50	St. Edwards C Of E School & 6th Form College	4	Below average	Below average
51	The Albany	4	Below average	Above average
53	The Campion School	4	Below average	Below average
54	The Frances Bardsley School For Girls	5	Below average	Below average
56	The Royal Liberty School	4	Poor	Below average
57	Sanders Draper School & Specialist Science	4	Poor	Below average
64	Sacred Heart of Marys Girls School	4	Good	Above average

(Source: KKP assessment visits made in October 2015)

The inspections identify that the majority of the assessed stock of sports halls, is below average or poor, with 35% assessed as good or above average quality.

Changing provision quality is slightly higher with 59% of the assessed stock rated below average or poor and 41% assessed as good or above average quality.

Table 4.2 below identifies the LBH sports hall facilities and identifies some of the issues identified with the current stock.

Table 4.2 LBH sports hall provision observations

School	Observations from inspections
Emerson Park	Between the main gym and the sports hall the school has cricket nets, basketball and badminton. This is the home of the Emerson Eagles Badminton Club. Facilities are adequate for the School's needs and use by the community.
Bower Park Academy	Meets school needs. Limited public access.
Frances Bardsley Girls	Dated facility but adequate for school needs.
Coopers Company & Coborn School	The sports hall has recently been upgraded and is in good condition. It is frequently used by the community.
Campion School	A dated sports hall. The School concentrates on rugby union and that is reportedly where most of its sport resource is focused.
The Albany School	A dated sports hall. The School also has a small gymnasium (0 courts) and is in partnership with Aspire gymnastics which provides high quality equipment. Non-gymnastics based community access is restricted.
St Edwards C of E	A dated sports hall. There is no evidence of community use of the dry side facilities.
Marshalls Park Academy	A dated facility used by the community for netball and karate.
Sacred Heart of Marys Girls	The sports hall is 10 years old and of a good standard. It has a floor suitable for county level indoor hockey. Apart from occasional *ad hoc* bookings notably for Essex County hockey competition, the School does not facilitate community use. The site manager is reluctant to offer facilities to the community because of the wear and tear that this would cause on facilities, increased maintenance and staff costs.
The Royal Liberty	The sports hall is dated and reportedly suffers from worn fittings and a constantly leaking roof which is frequently a problem. This facility is not suitable for community use.
Sanders School	The School has a large four court sports hall which is outdated. PE staff are reported to have regularly expressed concerns about the floor being slippery and dangerous. Investment is required to re-surface the sports hall. There is currently no budget for this work.
Gaynes School	The sports hall is below average but suitable for school needs.
Drapers Academy	A brand new sports hall - the best quality hall in Havering. It has indoor cricket nets, basketball hoops and a climbing wall. It is let out to the community but the School is selective about who it is used by and when it is used. It has a viewing balcony for spectators
Abbs Cross H&F	Declined request for KKP to visit.
Hall Mead School	Declined request for KKP to visit.
Havering 6th Form College	Declined request for KKP to visit.
Redden Court School	Declined request for KKP to visit.
Central Sports Complex	A good quality community sports centre. Main uses are gymnastics, trampolining, fitness classes, football and badminton.
Hornchurch Sports Complex	1980's hall added to a 1956 pool. The two buildings do not 'fit' well together and there are reported airflow and condensation issues.
Chafford Sports Complex	A dated and poor quality facility.

Summary of inspection findings

The majority of the sports halls in Havering schools are outdated. Significant investment is required to raise the quality of existing provision. Only three schools have sports halls rated as good, the rest are considered to be below average or poor. The highest quality facilities are located in the central and north east areas of Havering at:

- Central Park Leisure Complex (No.12)
- Coopers Company and Coborn School (No.14)
- Drapers Academy (No.20)
- Hornchurch Sports Complex (No.33)
- Sacred Heart of Marys Girls School (No.64).

There is only one centre in south Havering, the Chafford Sports Complex at Chafford School (No.13). This is rated poor, not fit for purpose and as noted earlier beyond its economic life. Chafford School has aspirations to rebuild the school and sports facilities. Rainham and the surrounding area have no sports hall provision.

Availability

Community use of an educational facility can involve the allocation of up to 41 hours per week (5 hours on weekday evenings and 8 hours per day at weekends). Thirteen schools with sports halls in LBH offer community use as identified in Table 4.3. In LBH the 13 schools available offer the community 257 hours access per week at an average of 19.7 hours per week. Assuming that 41 hours of community use could be available at all schools, use in Havering is at 47% of capacity. As detailed below Coopers and Company Coborn, Campion, St.Edwards C of E and Abbs Cross offer 41 hours of community use or more.

Table 4.3 Hours of community use of sports hall in LBH schools

Facility	Community opening hours	Total hours	Club users	Spare capacity
Chafford School	Monday-Thursday 16.00 – 22.00 Friday 16.00 – 17.30 Saturday 08.00–13.00 Sunday 08.00–12.30 Hours recently reduced to save on staff costs	27	Basketball, badminton and football – mostly casual users. 1 court used for circuit training class	Spare capacity on all days
Abbs Cross	Monday – Thursday 18.00- 22.00 Friday 18.00 – 21.00 Weekends 08.00–19.00	41	Not Known	Spare capacity
Bower Park Academy	Monday-Friday 18.00–21.00	15	Dagenham & Redbridge FC (Juniors) Corinthians Badminton club	Spare capacity

Facility	Community opening hours	Total hours	Club users	Spare capacity
Emerson Academy	Monday – Friday 18.00 – 21.00 Weekend 09.00–14.00	23	Emerson Eagles Badminton Club Hornchuch CC Upminster RUFC Jaybee Gymnastics Chelsea Foundation	Spare capacity on AGP at weekends
Frances Bardsley Girls School	Monday – Friday 18.00 – 21.00	15	Havering HC Frances Bardsley badminton	Spare capacity
Coopers and Company Coborn School	Monday – Friday 18.00 – 22.00 Weekend 09.00–18.00	42	Old Cooperians Rugby Club Upminster Hockey Romford Table Tennis OCCA Badminton Upminster CC	Gym/sports hall/school field room have spare capacity
The Campion School	Monday – Friday 18.00 – 22.00 Weekend 09.00–17.00	40	Essex Martial Arts Academy Campion Old Boys Rugby Upminster CC Upminster Park Rovers Havering Hockey Club EMH FC	At capacity
The Albany School	Currently only opens for club use. Monday/Tuesday/Wednesday 16.30 – 19.30	9	Aspire Gymnastics Hylands Tennis Club Hot Steps Dance	Spare capacity Weekend site management issues
St Edwards C of E	Monday – Friday 17.00 – 22.00 Weekend 09.00-19.00	45		Spare gym capacity.
Marshalls Park Academy	Monday – Friday 17.00 – 21.00 Weekend 09.00–16.00	34	Shotokan Karate Marshalls Netball Southern England School of Karate Elite Colts	Spare capacity on all days
Sanders School	Tuesday/Thursday 17-00 – 21.00	8	No data provided	Spare capacity
Gaynes School	Monday – Friday 17.00 – 21.00 Sunday 09.00- 13.00	24	Lane Badminton	Spare capacity - on all days
Drapers Academy	Monday – Friday 17.00 – 21.00	20	Not Known	Spare capacity on all days
13 Schools		257 Av. 19.7		

Two schools do not facilitate community access to the indoor sports facilities; Sacred Heart of Marys Girls and the Royal Liberty School. Sacred Heart of Marys School has a 10 year old sports hall which it is cautious to let out to the community, wishing to preserve facility quality and not to have to hire extra staff to accommodate community. The Royal Liberty sports hall is available to hire but the quality of the facility and the floor in particular is an issue; it does not, therefore attract interest from the community.

Hornchurch Sports Complex and Central Park leisure complex, sports halls are extensively used and reported to be at capacity during peak times. There is, however, clearly capacity within the existing school based provision to accommodate additional non-school use. Investment in school sports halls would improve the quality and potentially extend hours available to the local community and the attractiveness of the offer, potentially accommodating unmet latent demand.

Neighbouring authority facilities

Sports hall provision in Havering and neighbouring authorities is illustrated in Figure 4.2 overleaf. The map illustrates the catchment covered by the supply of sports halls within Havering and outlines where neighbouring supply might provide access for Havering's residents.

The main issues arising from this analysis indicates that:

- The majority of residents reside within 1 mile of a sports hall
- The key area where this is not the case is to the north of Rainham on the border with Dagenham and Redbridge.
- There is some cross over of provision in the Romford area with at least six facilities in the Barking and Dagenham area serving Havering residents.
- In the key area of Havering where there is limited provision (i.e. Rainham) there is no facility within any neighbouring authority which serves Havering's residents. As such the Rainham area of Havering is significantly isolated from sports hall provision.

Figure 4.2: Havering sports halls and provision within 1 mile of the Borough boundary

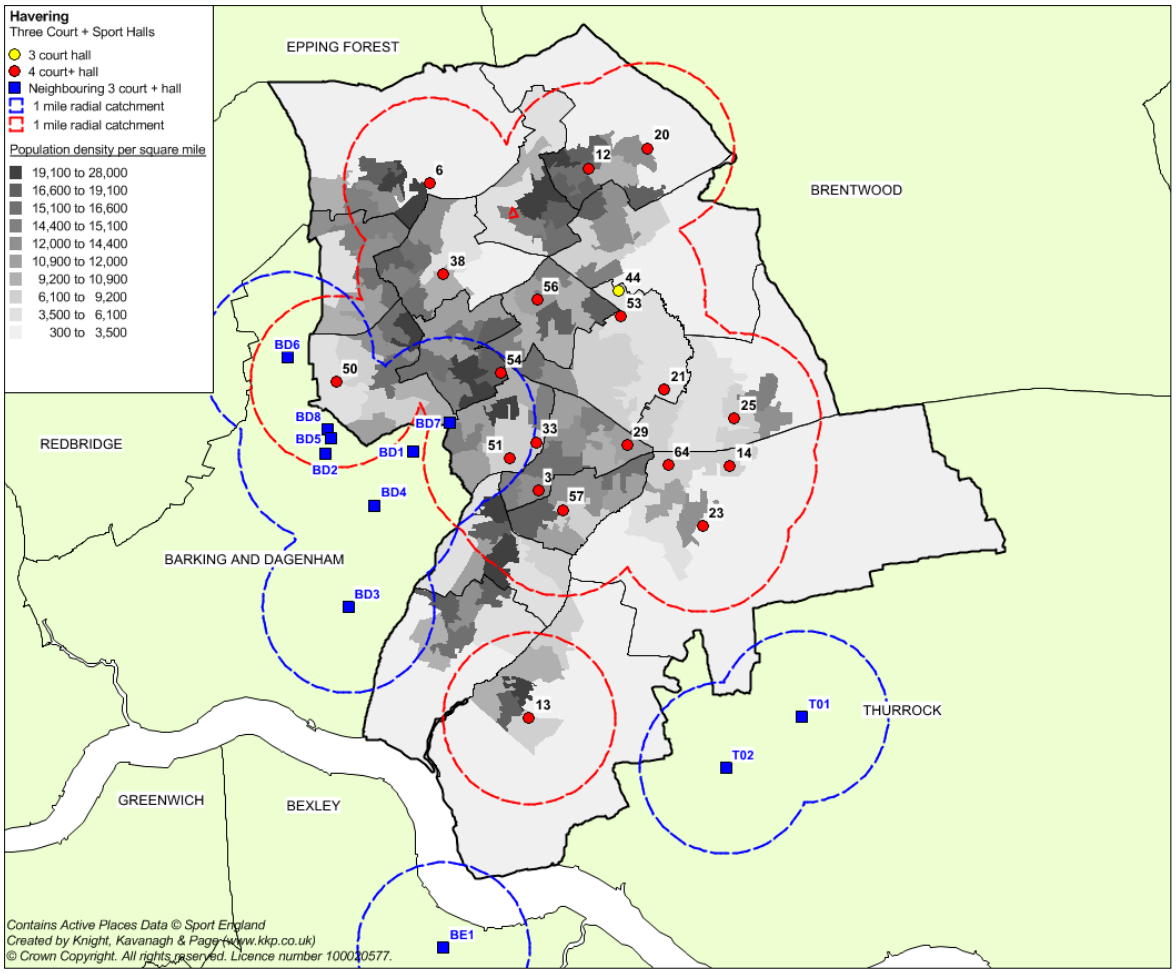


Table 4.4: Sports halls in Havering and neighbouring authorities - 1 mile of LBH boundary

Map ID	Site	Courts	Community Access	Local authority
BD1	Barking and Dagenham College	4	Yes	Barking and Dagenham
BD2	Becontree Heath Leisure Centre	4	Yes	Barking and Dagenham
BD3	Dagenham Park C Of E School	4	Yes	Barking and Dagenham
BD4	Eastbrook School	5	Yes	Barking and Dagenham
BD5	Robert Clack School Leisure Centre	4	Yes	Barking and Dagenham
BD6	Warren Sports Centre	4	Yes	Barking and Dagenham
BD7	YMCA (Romford)	4	Yes	Barking and Dagenham
BD8	All Saints Catholic School & Tech. College	4	Yes	Barking and Dagenham
BE1	Erith Leisure Centre	4	Yes	Bexley
T01	The Ockendon Academy	4	Yes	Thurrock
T02	Ormiston Park Academy	4	Yes	Thurrock

Summary of the supply of sports hall accommodation

There are 21 sports hall with 3 or more courts in LBH. The quality of much of the existing school based supply is poor or below average. Public provision at Hornchurch sports and Central Park leisure complexes is good, although there are structural issues at the Hornchurch Sports Complex that will necessitate investment.

Residents living in the south of the Borough are poorly served. The only centre in the area offering community access is Chafford Sports Complex. The centre is in very poor condition. There are no other sports hall facilities in Rainham.

Remaining LBH residents can access a sports hall within a 1 mile catchment / 20 minute walk. There is community use at 80% of the school stock. It is however only being used at 47% of its total capacity. Lack of take up is largely due to a combination of poor quality halls and therefore no demand or schools not wishing to permit extensive community access due to potential damage and cost of staffing.

4.3 Demand for sports hall facilities

As noted earlier, sports halls can accommodate a wide range of sports. In partnership with London Sport the following NGBs were invited to comment on the provision of sports halls in Havering (see Appendix 5):

- England Badminton*
- Basketball
- Boxing*
- Fencing
- British Gymnastics*
- Judo
- England Netball*
- Table Tennis England*
- England Volleyball*
- England Weightlifting*

Denotes responded*

Of the 10 sports hall related NGBs contacted 7 (70%) responded to the survey request. The key points made are detailed below.

NGB survey responses

Table Tennis England (TTE)

Mission 2025 is the table tennis strategy to develop the sport over the next 10 years. It has several key aims:

- Participation: TTE will increase participation among adults, disabled people, in schools, and our own membership.
- Places: TTE will grow the network of clubs and facilities within competitive league table tennis and at a social level.
- People: TTE will increase the number of qualified coaches; provide support for table tennis 'activators'; and grow the number of volunteers and officials and provide additional training and support

- Performance: TTE wants our elite athletes performing at a world class level; and will provide the support and competitive structure at domestic level for all our players to achieve their potential.

http://tabletennisengland.co.uk/wp-content/uploads/2015/07/Mission-Statement-for-web.pdf

The strategy is designed to ensure that facility investment (of £750k from Sport England) enables "a network of vibrant table tennis venues, meeting the needs of social and committed participants that cater for current participants and enable an increase to 200,000 regular participants". The aim is to support existing clubs to secure additional tables, and to support recreational table tennis with projects such as outdoor table covers (http://tabletennisengland.co.uk/wp-content/uploads/2015/08/TTE-Facilities-Strategy-Final-30.6.15.pdf)

LB Havering is not currently a priority area for the sport. TTE's priority borough in London is Tower Hamlets. However the priority zone model is aimed at creating sustainable, increased activity in one area, and then identifying boroughs where there is an opportunity to develop the sport, in particular where there is support from the council and a local network of coaches and volunteers is available. This is the case in Havering, so there is potential for it to be a priority area for TTE in the future.

The essence of the facility strategy is that TTE will identify pre-existing clubs such as at Coopers Co & Coborn in Havering that qualify for investment in the context of purchasing new tables and equipment.

Given the popularity of table tennis there is insufficient access to it in the Borough. The main sports complexes at Hornchurch Sports Centre and Central Park Leisure Complex (Harold Hill) provide an opportunity to 'hire a table' for a period of time at a charge, but no Borough' table tennis centred' facility exists.

Centres at Maylands Green (Maylands Juniors), Bretons Farm and The Coopers Co. & Coborn School (Havering TTC) offer options for junior-only coaching. There are locally run clubs at the Hornchurch YMCA, Ardleigh Green House, Ardleigh Green, Cranham Community Centre, Cranham and Tweed Way Hall, Rise Park. Some of these offer general public access on specific times/days.

Havering has an established table tennis league (Romford & District TTL). The league currently has 8 clubs providing 32 competitive teams which compete in a league programme between September and May. The majority of clubs do not provide access to the general public to play recreational table tennis as the venues are hired premises and consequently are limited to evening match play. Only one; Romford League club has a set up for coaching of juniors, this being Maylands Green; its junior coaching arm is called Maylands Juniors.

There is potential for growth in the sport. Both Maylands Green and the Havering TTC have waiting lists for juniors wanting to join. There is no adult coaching centre, despite the League receiving many approaches from adults who wish to be coached or simply attend a club to 'have a go'. Whilst sports centres provide access to facility hire, the quality of equipment on hire is not always to a high standard and no coaching or support is provided. A more organised and structured centre at which to access the sport; allowing for coaching and a simple 'have a go' based opportunity could lead to a considerable uptake of the sport.

TTE has taken a lead in trying to introduce more access to the sport. A number of key innovations have been put in place but money, volunteers and venue availability all contribute to make this roll out difficult to accomplish. It is, thus, left to local organisations (such as the Romford & District TTL) to try and fill the gaps. Within Havering, one innovation has been to open a cross-generational club at Harold Hill (Myplace Community project), for which funding is currently being sought.

The key issue for the Romford & District TTL is that of adequate venues for hire. Facility hire costs can be prohibitive and where clubs have been based at sports centres, a number have been priced out at key times as more income can be generated from higher attendance sports and activities. The League has considered the possibility of a single multi table venue for league matches and provision of coaching for more juniors and adults, but this would require access to the appropriate facility and the ability to secure tenure of it.

Volleyball England (VE)

Volleyball England has five priority areas, or 'investment zones', in England. LBH falls within one of them; East London and Essex. The area thus has a dedicated regional manager and a significant annual revenue budget. Funding strands are available for:

- Secondary school delivery
- Further education delivery,
- Higher education delivery and
- Adult participation.

Dependent upon the project type, Volleyball England also has a capital pot to assist, primarily, with the sourcing and installation of volleyball equipment such as fixed volleyball nets and volleyball floor markings.

It is anticipated that the brand new volleyball satellite club at Redden Court School will lead to and be able to cater for an increasing demand from players keen to continue with the sport after school age. This ambition is underpinned by the interest gauged from the students and sport makers at Havering Sixth Form College and Havering College. There is also potential to see development of sitting volleyball in the Borough.

In part, reflecting the perceived shift away from traditional club engagement, 'drop-in' sessions are becoming more popular. Where indoor facilities are scarce outdoor versions of the sport are growing in the form of, for example, grass-based social volleyball. This is weather dependant and typically also takes place in summer months.

Although LBH is not specifically identified in the facilities document, Volleyball England is keen to be consulted about future development of significant new facilities in the Borough in the future to ensure that existing or potential volleyball clubs can be catered for.

Responses for other NGBs are outlined below:

Table 4.5: Other NGB responses

NGB	Key clubs	Issues	Aspirations/ resources
England Boxing	Romford ABC Hornchurch & Elm Five Star ABC	There is potential to develop boxing in LBH, particularly focused on young people. LBH/SLM could help to support the development of boxing clubs in leisure centres	To promote the JBO and England BOX course. Developing a Satellite club with Romford ABC
England Netball	Marshalls Netball Club	Back 2 Netball is well supported in LBH. Schools have good facilities but do not hire them to the community. England Netball uses Frances Bardsley and Redden Court schools.	Two indoor courts at one venue would help netball development and provide a good competition venue.
Weightlifting		Only a limited number of centres can offer facilities and opportunities for Olympic Weightlifting.	London is a target area along with Manchester and Newcastle to increase participation and support growth.
England Badminton	Satellite Cub at Redden School Battle Badminton at Central LC.	LBH is not currently an area for EB development. There is a shortfall in coaches and limited infrastructure to base development work around.	Investment boroughs in London include: Redbridge Tower Hamlets, Hounslow Lambeth, Croydon Islington and Barnet.

Summary of NGB findings

There is potential for LBH to work closely with TTE, VE and EB to help develop these three sports in the Borough. Both TTE and EV have some capital funding available to assist with the purchase of equipment. England Netball is keen to see an 8 court hall developed, built to appropriate dimensions where two matches can be played concurrently. Weightlifting would welcome the opportunity to establish a base for power lifting in Havering.

Local club consultation

KKP consulted a range of local voluntary sector sports clubs. 32 were contacted and 13 responded. The main comments in respect of indoor sports provision are identified below:

- The quality of centres assessed is generally considered to be average.
- All clubs (with the exception of Emerson Eagles Badminton Club) believe the adequacy of provision to be average or poor.
- Only three clubs stated that the overall provision in Havering was of a good standard.
- Badminton is the sport most satisfied with indoor provision in Havering.
- Five clubs believe that sports hall provision in the local authority is not suitable to meet their needs:
  - Corinthians Badminton Club, uses of Bower Park Academy find booking courts for additional matches at short notice difficult.
  - Havering Triathlon Club would like access to a sports hall for indoor training
  - The Southern England School of Karate has moved for reason of cost from Marshal Park school sports hall to a community hall
  - Jaybee Gymnastics Club would like bigger premises from which to operate. It has a long waiting list which it cannot cater for due to lack of space and specialist equipment in the local area.
  - Storm Elite Trampolining Club based at Hall Mead School, commented that the quality of the equipment is poor and more specialised equipment is not available.

Clubs that responded to the on-line survey are listed in Appendix 2.

Summary of demand

Overall, there is no evidence to suggest that there is unmet demand for available sports hall space in LBH. Although there is potential latent demand i.e. people who wish to take part in activity but have no facilities in which to participate.

Peak-time at Central Park Leisure Complex and Hornchurch Sports Complex is at capacity. Many schools however report having spare capacity at both peak and off-peak times. Several of the Borough's school facilities are not used at all at weekends. This may be a reflection of the poor quality facilities on offer which hinders demand. In the case of Rainham, the absence of facilities potentially limits the demand for them.

The issues facing table tennis and karate are not untypical; leisure operators tend to look to maximise revenue at peak times and this is increasingly done at the expense of low volume (and, in relative terms, low income generating), sports. Therefore, there is scope to work with the local league to develop a central venue for competition, training and recreational play.

Accommodating future population growth

Existing capacity will be able to accommodate additional sports hall demand generated through latent demand and new housing and subsequent population growth. Although the quality of many school based facilities may continue to be a barrier, particularly to new participants. Some schools may need to be encouraged to extend the hours of community use to meet growing demand, particularly if participation rises in accordance with Government targets.

Facility Planning Model (FPM) analysis and findings – sports halls

The FPM is a Sport England strategic planning tool to model supply and demand and help inform the scale and location of sports halls.

FPM analysis is based upon the Sport England data run carried out in January 2015. Its conclusion is that there is a good level of supply of sports hall accommodation in LBH; both the number of sports halls and sports hall sites is significantly above the average for London boroughs. In common with many London authorities most are located on education sites and sit outside the day to day control of the Council and its operator SLM.

None of the sports hall accommodation in LBH is open full time (90 hours per week) in the weekly peak period. This reduces supply to a level below that is considered possible with the existing stock.

The majority of sports halls in the Borough are considered to be old and may, therefore, be less attractive to customers/residents than more modern facilities. LBH residents have the highest levels of access to a car compared to other London boroughs, significantly improving their level of choice when considering which sports hall to access.

The FPM estimates that, compared to the London average, a greater percentage of the borough's residents have their demand for a sports hall met. This percentage is also significantly above the England average.

The FPM estimates that the level of unmet demand in Havering equates to five courts. This is the third lowest figure for all London boroughs. About 20% of the unmet demand is caused by insufficient capacity. If all of the sports halls in the borough were open for the full amount of time during the peak period it is estimated that the unmet demand figure would reduce.

The model calculates that eight sites are not at full capacity. This is borne out by KKP's research.

FPM conclusions

The FPM estimates that at a London wide level, Havering has a strong supply of sports halls, it should therefore be possible to meet the demand created by the majority of residents. However, the position could be improved were the Borough's existing sports halls to be of better quality and open for longer. Challenges going forward will include the age and condition of much of the stock, the need to ensure that facilities on school sites continue to be made available to the community and meeting the increasing demand from a growing population.

4.4 Sports halls – analysis of supply and demand

The existing supply of sports hall accommodation in LBH has capacity to meet current demand. The standard of the stock on school sites is mixed. The highest quality facilities are at Coopers Company and Coborn School.

Chafford School Sports Complex is clearly at the end of its useful life. The School has aspirations to replace both main building and sports facilities via the pursuit of external funding sources. It has submitted a planning application to LBH. LBH facilities at Central and at Hornchurch sports centres are at capacity during peak times.

Hornchurch is an old facility and, from a management and user perspective, suffers from having been built in two phases; wet-side in 1956 and dry-side in 1980. Despite a good maintenance regime and some small improvements its condition reflects its age and aspects of the building are not fit for purpose. The plant and heat management systems are also considerably less economical to run than new build modern plant and systems that make full use of modern technology.

With the exception of the Rainham area, all residents in Havering have access to a sports hall within one mile of home. However the only provision in the south area is the Chafford Sports Complex, a site which is ageing and clearly not fit for purpose.

Existing capacity will be able to accommodate additional sports hall demand generated through latent demand and new housing and subsequent population growth. Although the quality of many school based facilities may continue to be a barrier, particularly to new participants. Some schools may need to be encouraged to extend the hours of community use to meet growing demand, particularly if participation rises in accordance with Government targets.

SECTION 5: SWIMMING POOLS

5.1 Introduction

A swimming pool is defined as an "enclosed area of water, specifically maintained for all forms of water based sport and recreation". Potentially a valuable teaching resource, the National Curriculum states that all children should be taught to swim. Swimming pools accommodate a range of sports; swimming, sub aqua, synchronised swimming, kayaking, octopush and water polo plus diving (increasingly, only available in specialist venues). Pools are extensively used for fitness swimming and fitness classes, e.g. aqua aerobics. The main NGB for pool based activities is the Amateur Swimming Association (ASA). Pools come in many shapes and sizes; the primary forms are:

- Main / competition pools
- Community pools
- Learner / learner training pools
- Diving pools and
- Leisure pools.

The ASA headline strategic objectives are 'more people learning to swim, more people swimming regularly, more medals on the world stage. (Source: ASA Strategic Plan 2013 – 17). Its Participation Strategy is being re-written but it is understood that the headline objectives will remain the same.

Table 5.1 Pools - key design characteristics

Type	Length (m)	Width	Depth	Key features
50m ASA national competition pool	50	Minimum 8 lane 19 or 21m	1.0m – 1.8 min 2.0m preference	White or pale blue finish Lane markings Timing system
25m county standard pool	25	Minimum 6 lane 13m	1.0m – 1.8 min	White or pale blue finish Lane markings Timing System
25m community pool	25	5 lanes 10.5m	1.0m – 2.0m preference	White or pale blue finish Lane markings
25m community pool	25	4 lanes 8.5m	1.0m – 2.0m preference	White or pale blue finish Lane markings
20m community pool	20	4 lanes	0.8m – 1.00/1.5m	
Learner pool	13 (min.) 20 (pref.)	7.0m	0.6m – 0.9m	White or pale blue
Leisure pools	Variable	N/a	Variable	Freeform shape Shallow water/beaches Wave machine Water rides/ Lazy river Spa pools/ geysers Cannons Slides/other play equipment
Diving Pools				Separate/purpose built

Source: Design Guidance Note, Swimming Pools, Sport England, 2013

5.2 Supply of swimming pools

Quantity

There are 14 swimming pools in LBH on ten different sites as illustrated in Figure 5.1.

Figure 5.1: Swimming pool provision in LBH

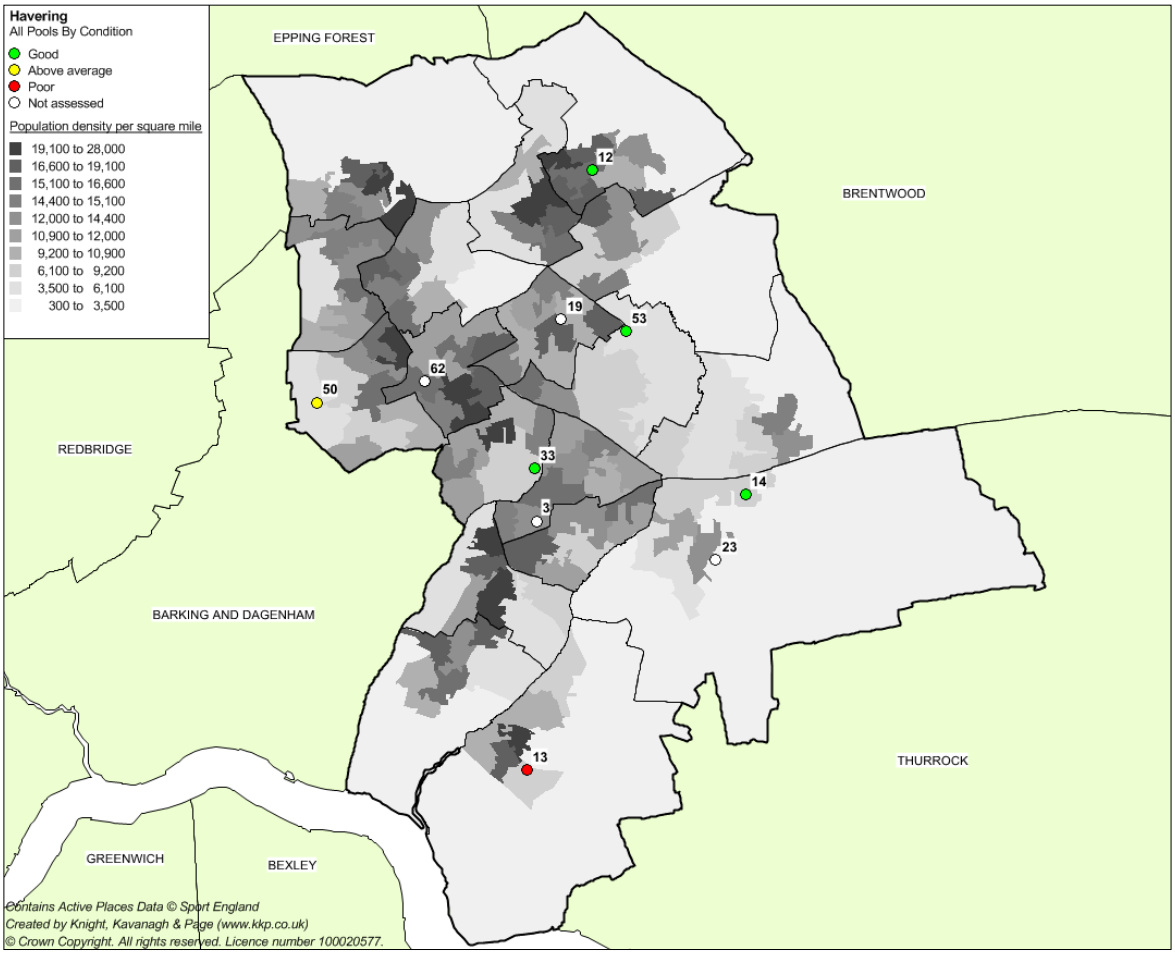


Table 5.2: Key to swimming pool provision in LBH

Ref	Site	Sub-type	Lanes	Length
3	Abbs Cross Health and Fitness	Main/General	6	25m
12	Central Park Leisure Complex	Main/General	6	25m
12	Central Park Leisure Complex	Learner/Teaching/Training	0	13m
13	Chafford Sports Complex	Main/General	5	25m
14	Coopers Company & Coborn School	Main/General	4	23m
19	David Lloyd Club (Gidea Park)	Main/General	3	25m
19	David Lloyd Club (Gidea Park)	Lido	3	20m
23	Gaynes School Language College	Main/General	0	18m
33	Hornchurch Sportscentre	Main/General	6	33m
33	Hornchurch Sportscentre	Learner/Teaching/Training	0	12m
50	St. Edwards C Of E School & 6th Form	Main/General	4	25m

Ref	Site	Sub-type	Lanes	Length
53	The Campion School	Main/General	4	25m
62	Virgin Active Club (Romford)	Main/General	4	20m
62	Virgin Active Club (Romford)	Learner/Teaching/Training	0	6m

New supply in Romford

The new leisure centre in Romford, which replaces the Dolphin Pool (closed 1995) will include an 8 lane x 25m swimming pool and learner pool.

Specialist facilities

The pool at Hornchurch has diving provision and has, reportedly, in the past, successfully produced elite level divers. The 5m high board is currently out of commission.

50m pool supply

LBH does not have a 50m swimming pool. Swimmers and other aquatic users (water polo teams and synchronised swimmers) who require access to provision on this scale must travel to other local authority areas. The nearest facilities to the LBH are:

- Queen Elizabeth Olympic Park, London Borough of Newham
- Basildon Sports Village in Basildon District.

Both these 50m pools have been built within the last 5 years and provide visitors with a modern swimming experience, whilst the operators benefit from technology and modern equipment and fittings to reduce energy, maintenance and cleaning costs.

5.3 Quality of provision

With the exception of the pool at the Chafford Sports Complex, pool stock is assessed as good. See Table 5.3.

Table 5.3 Quality rating of assessed public swimming pools in LBH

Quality rating of assessed swimming pools in LBH				
Good	**Above average**	**Below average**	**Poor**	**Not assessed**
Central Park Campion School Coopers & Co David Lloyd Ltd Virgin Active		Hornchurch	Chafford Sports Complex	Abbs Cross Gaynes School St Edwards C of E
5		1	1	3

5.3 Accessibility of provision

Figure 5.2: All pools in LBH and neighbouring authorities with 1 mile radial and 20 minute drive time catchments

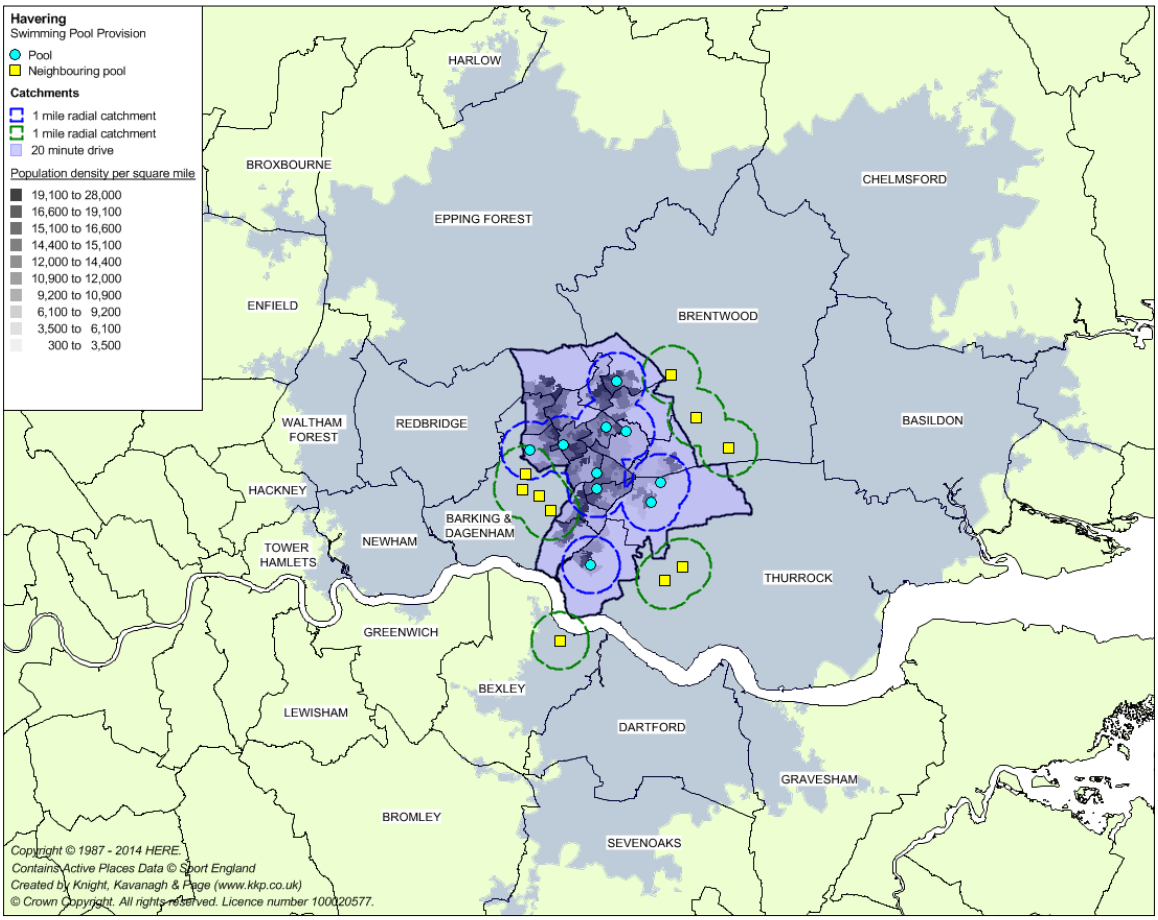


Table 5.4: Key to pools in LBH and neighbouring authorities

ID	Site	Facility	Lanes	Authority
BDP1	Becontree Heath Leisure Centre	Main/general	10	B&D
BDP1	Becontree Heath Leisure Centre	Learner/teaching/training	0	B&D
BDP2	Golds Gym (Dagenham)	Main/general	0	B&D
BDP3	John Perry Primary School	Learner/teaching/training	0	B&D
BDP4	Trinity School	Learner/teaching/training	0	B&D
BP1	Erith Leisure Centre	Main/general	6	Bexley
BP1	Erith Leisure Centre	Learner/teaching/training	0	Bexley
BRP1	Clearview Health & Racquets Club	Main/general	6	Brentwood
BRP1	Clearview Health & Racquets Club	Lido	0	Brentwood
BRP2	Spirit Health Club (Brentwood)	Learner/teaching/training	0	Brentwood
BRP3	The Manor Health & Beauty	Lido	0	Brentwood
TP1	Impulse Leisure (Belhus Park Golf & Country Club)	Main/general	5	Thurrock
TP1		Learner/teaching/training	0	Thurrock
TP2	The Ockendon Academy	Main/general	6	Thurrock

Analysis of the mix of swimming pools serving the Havering area (including those within neighbouring boroughs) identifies that there is a relatively even split of public, school and private pool operations in the area. However, it is clear that the majority of provision within the Borough is located within school facilities, which limits pay and play access. Furthermore Havering has two of the key private sector health and fitness operators with pools, which operate on a member access basis.

As such, Havering residents currently have access to two swimming pools which offer pay and play access. This will increase to three once the new facility in Romford opens in 2017.

Table 5.5 LBH and neighbouring authority pool accessibility by governance structure

Public pools	School pools	Private pools
London Borough of Havering		
Community access and club use	*Club use*	*Member access*
Hornchurch SC	Chafford SC	David Lloyd Ltd
Central Park LC	Coopers Co. & Coborn	Virgin Active
Romford (from 2017)	Gaynes School	
	St Edwards	
	The Campion	
Neighbouring authorities		
Beacontree Heath LC	The Ockendon Academy	Clearview H&RC
Impulse Leisure		Spirit HC
		The Manor H&B

Table 5.6 outlines the known spare capacity of school pools in Havering, following the site visits and consultation undertaken by KKP.

Table 5.6 School pools with community club access

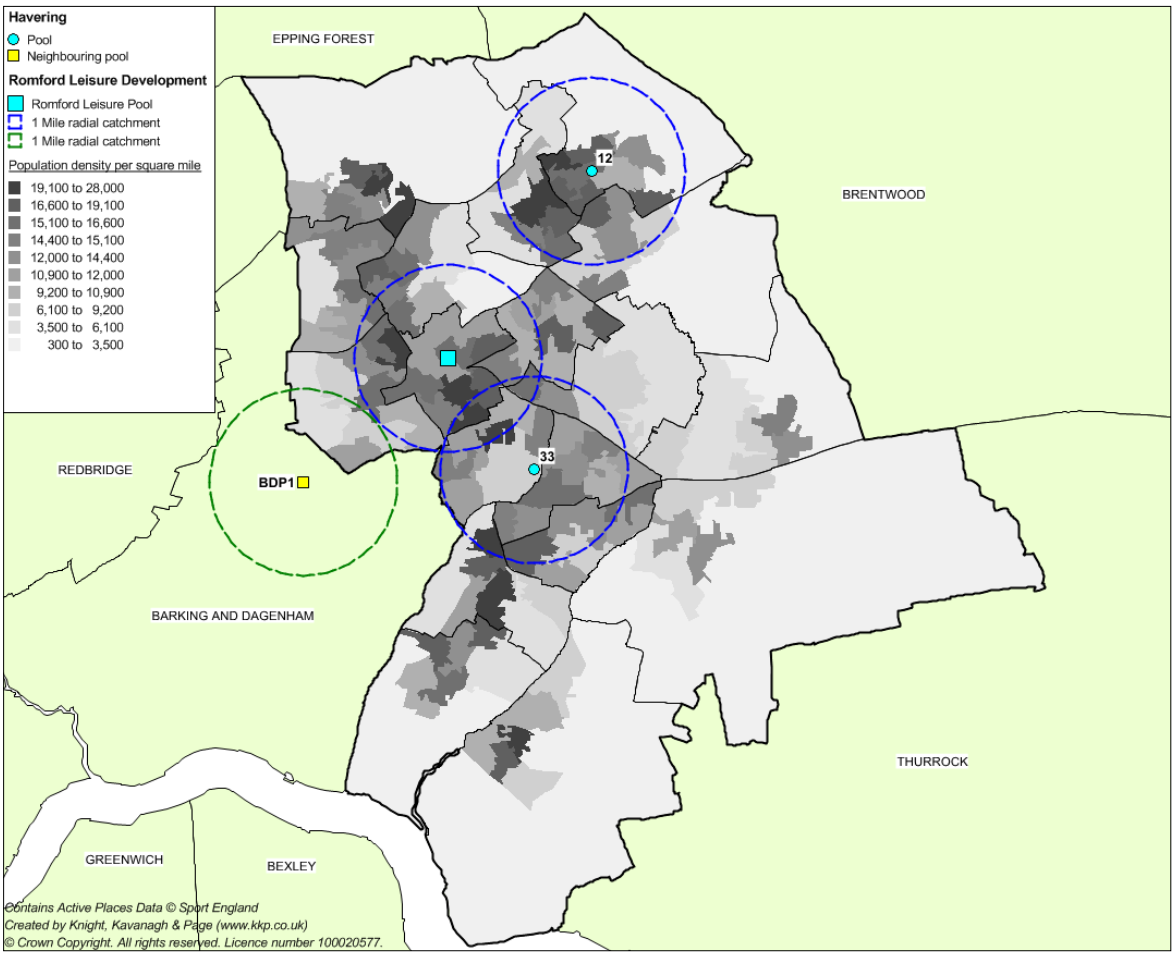
Facility	Community opening hours	Total hours	Club users	Spare capacity
Coopers and Company Coborn School	Monday – Friday 18.00 – 22.00 Weekend 09.00–18.00	42	Havering Dolphins Paddlers Swimming Criddlers Swimming Elaine's Swim School	No spare swimming capacity
The Campion School	Monday – Friday 18.00 – 22.00 Weekend 09.00–17.00	40	Havering School of Swimming Upminster Flyers Killer Whales Swimming Club Romford Town Swimming Club Hornchurch School of Swimming Havering Dolphins	No spare swimming capacity

Facility	Community opening hours	Total hours	Club users	Spare capacity
St Edwards C of E	Monday – Friday 17.00 – 22.00 Weekend 09.00-19.00	45	Romford Town Swimming club Killer whales Hornchurch School of Swimming 3s Swim School	No spare swimming capacity

Source: KKP visits October 2015

School pools are providing 127 hours of community swimming and significantly helping to meet demand for water space throughout Havering from swimming clubs and swim schools. This is important given that it takes the pressure off council owned facilities to deliver these sessions.

Figure 5.3. Central Park and Hornchurch pools, with Romford Leisure Development site and I mile (20 minute walk) catchment areas



Provision in neighbouring local authority areas is having limited impact on meeting LBH based demand. Many venues in the immediate neighbouring areas are privately operated. Only Beacontree Heath Leisure Centre, a ten lane pool in the London Borough of Barking and Dagenham (shown on the map) is actively helping to meet the needs of Havering residents.

Figure 5.3 illustrates that significant areas of LBH remain without access to a publicly accessible swimming pool. This applies particularly to the northwest and south of the Borough, the latter of which is a key area for housing and population growth.

5.4 Availability and capacity

The main pool programmes for Hornchurch Sports Complex and Central Park Leisure Complex indicate a full programme of club, school and community swimming and classes from 06.00 through to 22.00 all week, except for Saturdays when pools close at 18.00. Swim school and schools swimming are also reported to be exceptionally busy at both pools.

Consultation with facility managers identifies a shortfall in water space to accommodate the wide range of pool users groups; swimming lessons, competition squads, fitness swimmers, aqua-fit, synchronised swimming and other water based games such as water polo and underwater rugby. Pool capacity is a particular issue at peak-times.

The new pool in Romford town centre will be a welcome addition to the available water space in Havering. Managers at the existing Central Park and Hornchurch complexes have emphasised the importance of free parking and the ability to easily accommodate buses and coaches bringing school swimmers. There is concern that these important operational criteria may not be able to be accommodated at the new development.

Summary of supply

There are 13 pools at nine sites in the LBH. Two are LBH owned (both with teaching provision), five locations are school site based and two are private health clubs (one of which offers teaching provision).

A new 8 lane x 25m pool with a learner pool is being developed in Romford Town Centre. It is expected to open in 2017.

The general quality of pool venues is good. The pool at the Chafford Sports Complex is in poor condition and at risk of closure.

There are substantial areas of LBH where residents are unable to access a publicly accessible pool within a one mile of where they live. A 20 minute drive time enables extensive choice to use facilities in neighbouring boroughs although traffic congestion is a significant deterrent.

The relatively small size of the main pools limits flexibility to accommodate different activities. All publicly accessible pools are fully programmed and at capacity during peak times.

5.6 Demand for swimming pools

NGB consultation

Consultation was undertaken with the Divisional Business Manager for the ASA London and East Region. Their comments are set out in Table 5.7 below.

Table 5.7. ASA survey response

NGB	Key clubs	Issues	Aspirations/ resources
ASA	Romford Town SC Killer Whales of Havering Havering SC Hornchurch SC Havering Dolphins SC Havering Cormorants Diving Club	Delay in the redevelopment of the Romford facility which includes a new 8 x 25m pool and teaching provision. Ongoing issues with high diving boards at Hornchurch. Consideration needs to be given to re-provision or replacement.	New 8 x 25m pool in Romford town centre is essential and will increase water space, enabling increased participation and club use. Hornchurch Swimming Club is recognised as a high quality performance club with the capability to develop elite standard divers.

Source: local club consultation

Responses drawn from the consultation with local voluntary sector clubs elicited the following main observations in respect of swimming provision:

- Clubs which use swimming facilities are the least satisfied with provision due to cost of hire and the availability of water space particularly at peak time.
- There is a consensus that swimming pool provision in Havering is insufficient. Pool time is limited and public pools are unable to meet club requirements.

The clubs which responded to the on-line survey are listed in Appendix 2.

Swim schools and lesson programmes

As Table 5.8 below, indicates that swim schools are highly prevalent in LBH and there are high levels of competition within this sector.

Table 5.6 Swim schools in LBH and key pool facilities used

Swim school	Location
3S Swimming School	St Edwards C of E School & Sixth Form
Aqua Splash Swim School	Abbs Cross Leisure Centre/School
Cridders Swim School	Various schools
Elaines Swim School	Gaynes School
Havering Dolphins Swimming	Campion School
Everybody Active	Hornchurch Sports Complex Central Park Leisure Complex Chafford Sports Complex

Swim school	Location
Paddlers Swim School	Coopers & Company Coborn School
Palmers Swim School	Abbs Cross Leisure Centre
Swim Mania	Various private clubs/schools
The Swim School	Various schools
Wards Swim School	Coopers & Company Coborn School

Accommodating future population growth

The new leisure development in Romford town centre is essential to meet the public swimming/water needs of the existing and future population of this significant housing growth area (3,500 new homes).

Similarly a new pool will be required to meet the needs of the new population of Rainham and replace provision at the Chafford Sports complex.

Replacement of the pool at Hornchurch will help to meet existing unmet demand and new growth from new residents and anticipated new participants.

Facility Planning Model (FPM) analysis and findings – swimming pools

The FPM is a strategic planning tool, used by Sport England to model supply and demand and help inform the scale and location of swimming pools.

The FPM analysis is based on the Sport England data run carried out in January 2015. It therefore relates only to current provision of swimming pools in Havering and does not take account of the situation which will apply when the new pools proposed for Romford are built.

Current supply of swimming pools in Havering, based upon the number of pools and volume of water space per resident, is positive with higher figures achieved than the averages for London boroughs overall. Despite the positive aspects of supply further capacity could be generated at the Borough's existing public pools if they were open for the full peak period. The model estimates that a significant number of extra visits could be catered for if existing water space were available for longer.

This said, 75% of the public pools are more than 40 years old and despite some refurbishment over the last ten years, they could be considered less attractive and are likely to be more expensive to operate than more modern provision.

Nearly 80% of Havering's residents have access to a car which means that the majority have some level of choice in respect of which swimming pool to access to meet their swimming needs. In this regard, Havering compares well to its London borough counterparts. More than 94% of the demand to use a swimming pool from Havering's residents can be met. This percentage exceeds both national and London average figures by a considerable amount.

A significant proportion of the demand from residents is met at swimming pools inside the Authority. This is unsurprising given the substantial number of pools and the greater choice available to Borough residents as a consequence of levels of household car ownership.

The FPM analysis indicates that there is unmet demand for swimming pool provision in Havering; this equates to circa 150 square metres of water space. 75% of this unmet demand can be attributed to residents who reside outside the catchment of a swimming pool and who are without access to a car. Some of the balance of unmet demand, that caused by insufficient capacity, could be addressed were public swimming pools to open for the full peak period.

The area in Havering with the greatest unmet demand is in the north west of the Borough around Havering Park and Collier Row.

Public pools in Havering are considered to be very busy during the hours that they are open in the peak period. This picture of used capacity is reflected across many public pools in London.

The FPM concludes that the picture for swimming pools provision in Havering is currently positive when compared with many of the London boroughs. However, the age of most of the public pools in the borough is likely to make it increasingly challenging for a modern swimming offer to be provided without new provision being built.

Summary of demand

Swimming is a popular recreational and club activity in Havering. The demand for swimming lessons is high, spawning a large swim school industry in both the public and private sectors.

Swimming has the potential to be the activity of choice for residents new to exercise who would like to achieve the NHS activity targets and become a regular participant.

The relatively small size of pools in LBH makes it difficult for facility managers to multi-programme pools effectively to meet the different demands placed on the water space. School based facilities meet much of the demand from local swimming clubs. However, all of the swimming clubs and the tri-athlon club would like more sessions. Greater space would allow for more squads and enable the clubs to grow. Growth in the club swimming sector is constrained by the shortfall in pool lane space.

6.7 Swimming pools - analysis of existing supply and demand

The picture for swimming pool provision in Havering is currently positive when compared with many London boroughs. However, the age and condition of the pool at the Chafford Sports Complex, the age of the pool at Hornchurch Sports Complex and the lack of provision in Rainham will make it increasingly challenging for a modern swimming offer to be provided without significant investment and/or new provision.

The new 8 lane x 25m and teaching pool provision in Romford will be a welcome addition to pool provision in Havering, it will not however address the access issues for residents living in the south of the Borough.

SECTION 6: HEALTH AND FITNESS SUITES AND EXERCISE STUDIOS

6.1 Introduction

For the past three decades health and fitness and 'working out' has become a very popular way of keeping fit. Accompanying the growth in the number of increasingly sedentary jobs 'going to the gym' has become for many a regular lifestyle activity. Static fitness equipment, swimming pools and exercise studios make up the 'core' facilities, with sauna and steam rooms, hot tubs, squash and tennis courts adding value, depending on the type of club and the market at which it is aimed.

In addition to the health impact, expansion of facilities serving this market has benefitted leisure operators as the 'fitness product' is accessed by high volumes of users and can be profitable. In the case of trusts and local government providers helping to subsidise typically less profitable operational areas such as swimming pools and sports halls.

6.2 Health and fitness – supply in LBH

Quantity

The popularity and profitability of health and fitness has attracted a range of different suppliers and the market has become increasingly segmented. In addition to council owned facilities in Hornchurch and Central Park, attracting several thousand members, there are a number of private sector providers targeting different market segments.

Figure 6.1: Health & Fitness Provision in LBH

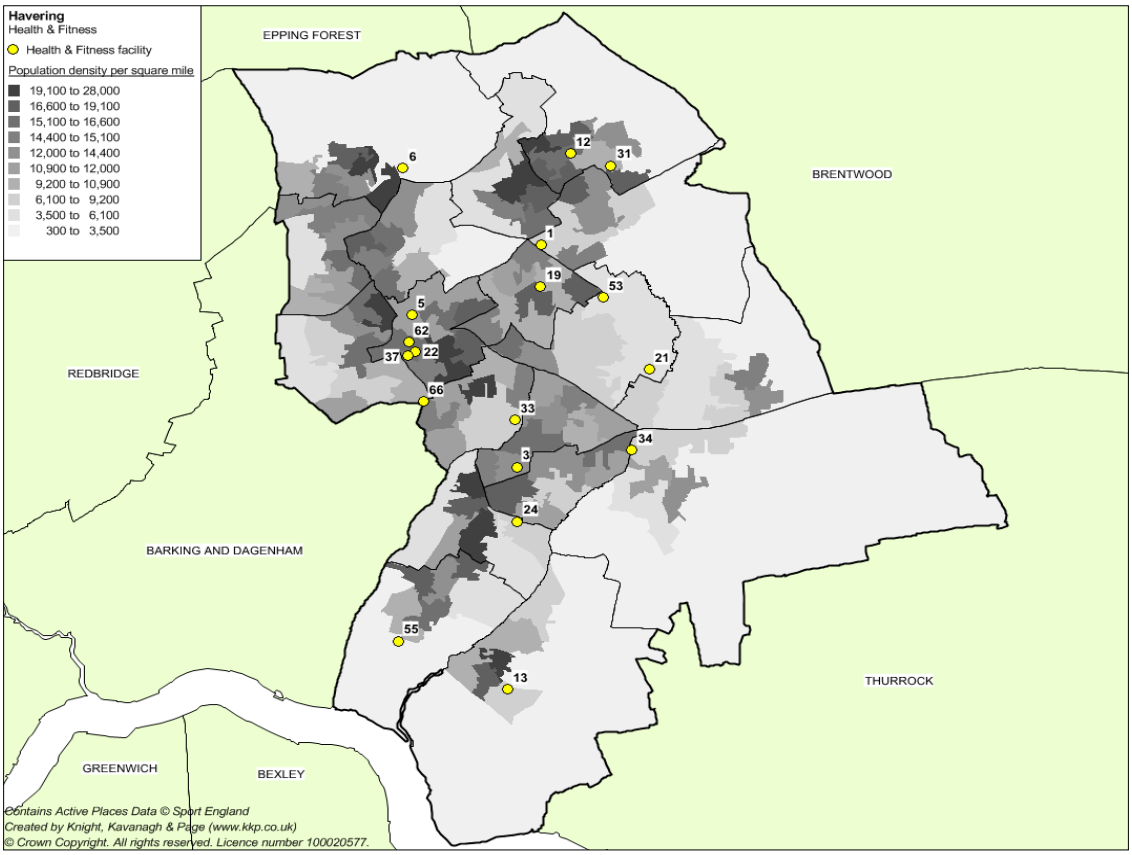


Table 6.1: Key - Health & Fitness Provision in LBH

Ref	Site	Stations
1	AB Salute Gym Ltd (Romford)	85
3	Abbs Cross Health and Fitness	50
5	Better Gym Romford	152
6	Bower Park School	15
12	Central Park Sports Complex	80
13	Chafford Sports Complex	20
19	David Lloyd Club (Gidea Park)	110
21	Emerson Park Academy	20
22	Fitness First Health Club (Romford)	170
24	Girls Allowed Gym	12
31	Heavenly Ladies Gym	11
33	Hornchurch Sportscentre	90
34	Hornchurch Stadium	14
37	LDG Fitness Centre (Romford)	64
53	The Campion School	40
55	The Origin Health and Fitness (Rainham)	130
62	Virgin Active Club (Romford)	118
66	YMCA Romford (in Barking and Dagenham; used by LBH residents)	100

Source: Sport England Active Places

The new leisure centre in Romford will have a 100 station fitness suite, adding to supply. No health and fitness clubs are reported to be full; all are accepting new members.

Quality

At the 'high end' of the spectrum are the David Lloyd Club at Gidea Park and Virgin Active in Romford. Low cost providers include Better Gym (run by GLL) a direct competitor to Everyone Active. In between are several privately run facilities (Fitness First, Abbs Cross Health and Fitness, LDG Fitness and Origins Health and Fitness; one of the few in Rainham) and several located on school sites. Generally clubs which charge higher memberships offer a wider range of facilities, classes, equipment and often a pool.

KKP visited 10 venues and completed non-technical visual inspections. The fitness suite facilities at Hornchurch and Central. Park are of a high standard. Equipment is modern and regularly renewed reflecting new trends where possible. The gym at Hornchurch Sports Centre is Inclusive Fitness Initiative (IFI) accredited and popular with disabled users as is the gym at YMCA Romford.

Table 6.2 Quality Rating of Assessed Fitness Suites in LBH

Quality rating of fitness suites in Havering			
Good	**Above average**	**Below average**	**Poor**
Central Leisure Centre Cooper & Co. School Hornchurch Campion School DLL Virgin Active	St Edwards C of E School	Emmerson Park Academy Bower Park	Chafford Sports Complex

Source: KKP visits September / October 2015

Accessibility and availability

LBH has a good geographical spread of gym/ fitness and conditioning provision and a wide range of health and fitness clubs to meet the needs of different users, from high end to budget facilities. Pay and play gym facilities are on offer at the main leisure complex and in many of the smaller community school gyms. Specific access issues have been identified as follows:

- Peak-time over-crowding and lack of peak time capacity, particularly at Central Park and Hornchurch.
- Inability to run concurrent classes due to lack of suitable studio spaces, particularly at Hornchurch and Central sites.
- The size of the fitness suites at Hornchurch and Central. These are considered to be too small to meet peak demand from members.
- Increasing market segmentation e.g. spin only clubs.

6.3 Health and fitness - demand in LBH

The demand for fitness suites in which to 'work out' seems set to continue to rise with many users young and old preferring the instant access and flexibility that gyms afford to more traditional teams sports and games. Aspirations to increase the activity levels of the population will add to demand for health and fitness provision as will the projected increase in size of population.

The fitness market is highly segmented with a 'fitness suite' offering to suit different lifestyles and budgets. Competition between providers is keen and 'new' styles of training are constantly emerging. Currently in vogue are Boot Camps, Kettle Bell workouts, Cross-Fit and Spinning. Flexible space in which to meet new trends is an advantage, as operators compete to attract and retain members.

Summary of demand

Within LBH the market for 'fitness suite' facilities is as keen and competitive as ever. It is likely that it will continue to evolve as more people are encouraged to be active. All the operators will need to keep abreast of market developments to keep pace with trends and maintain and grow their membership base.

Budget market entrants, such as Pure Gym are a potential threat to the leisure centre operator's business model as they may have an impact upon fitness profitability thus jeopardising the long term sustainability of non-surplus generating elements of sport/leisure provision such as swimming pools and sports halls. To date this trend has not been seen in Havering. There is however potential in Romford Town Centre as the population grows and LBH opens the new leisure development that will add to the health and fitness supply.

6.4 Health and fitness – analysis of supply and demand

The issues at Central Park Leisure Complex and Hornchurch Sports Complex need to be tackled if LBH is to retain its share of the health and fitness market. This is also important in the context of ensuring that current or replacement facilities do not operate at a deficit and present a burden on the Council's limited resources. New supply in Romford town centre leisure development will meet new demand from new residents.

SECTION 7: OTHER SPECIALIST PROVISION

In this section specialist provision for the following is assessed:

- Combat sports
- Cycling
- Indoor bowls
- Indoor tennis
- Squash
- Gymnastics and trampolining and
- Ice sports.

7.1 Combat sports

Combat sports in LBH: aikido, boxing, judo, karate, kick-boxing and wrestling are delivered in a multi-purpose venues across the Borough There is no specialist facility provision with purpose built/permanent matted or competition areas. Many combat sports clubs use spaces in community and church halls and four use school facilities:

- The Essex Martial Arts Academy at The Campion School
- Shotokan Karate at Marshalls Academy
- Kaizen Gunns at Frances Bardsley School for Girls and
- Karate Club at Chafford School.

Demand

No unmet demand for combat sports has been identified.

Combat sports – analysis of supply and demand

A purpose built facility for combat sports would help to meet their specialist needs in the Borough although there has been no suggestion from the NGBs or clubs that this is required. This said, many combat clubs which run as small businesses are finding the increasing cost of sports hall hire prohibitive and are turning to smaller and cheaper facilities such as community and church halls.

7.2 Cycling

The residents of Havering are circa 15 miles from the Lee Valley Velo Park at Queen Elizabeth Olympic Park and are, as a consequence, able to access the specialist cycling provision developed for the 2012 Olympic Games; now part of the Olympic legacy infrastructure. The Velo Park offers opportunities for beginners through to elite cyclists and the facilities it offers include:

- Velodrome
- 30 jump BMX track
- Mountain biking runs and a
- One mile closed road circuit.

In addition there are excellent facilities for road, mountain and BMX cycling at the Redbridge Cycling Centre at Hog Hill near Hainault Forest Country Park, circa 6 miles from Romford.

There is a small BMX grass track at Central Park adjacent to the Leisure complex and My Place. This is co-located with the Skatepark.

British Cycling operates Sky Rides in the Borough. These are local bike rides led by volunteers.

Cycling is the fifth most popular sport in Havering with an estimated 10,000 regular participants. However, the estimated Havering participation rate of 4.8% is below London (6.6%) and national (8.1%) averages.

Bike Life, a recent survey on attitudes to cycling conducted by the Charity Sustrans, questioned 11,000 people across the UK. It found that three quarters of the public would like to see the government invest more in making cycling safer. The average respondent wants £26 per person to be spent on cycling annually, as part of the £300 per person currently spent on transport. Current cycling spend in England is just £4 per head.

The survey also found that the sentiment was shared by both cyclists and non-cyclists. 71 per cent of those who said that they never used a bike still backed an increase, rising to 87 per cent among those frequently riding a bike.

Jason Torrance, policy director at Sustrans, said "*People want governments to spend more, and say that they would cycle more if it were safer. Now governments must close this gap between current spending and public demand. Physical inactivity, congestion and declining air quality cost our economy billions. Governments must act to secure a greater share of current transport investment for cycling and walking.*"

Cycling – analysis of demand and supply

Because of the presence of the Velo Park in the Lee Valley it could be argued that LBH residents have relatively good access to specialist facilities. Investment in making roads safer and providing off road cycling routes would be welcomed by the cycling community and would encourage new participants to try cycling.

7.3 Indoor bowls

National governing body

The English Indoor Bowls Association is the NGB for bowls; its stated objectives are:

- A growth in participation across the adult population in local communities. Targeted work to increase female participation.
- A growth in participation in the 14-25 age range, plus working with primary schools (Year 3 & 4 – age 7 to 9).
- The provision of an excellent sporting experience for new and existing participants.
- A growth in indoor bowls participation by people who have disabilities.

Segmentation and targeting

Sport England data shows adult (16+) participation in bowls to be as follows:

- Franks, Ralphs and Phyllis' are the groups most likely to play. However, as these vary in size those most likely to play are not always the groups with the largest numbers of potential participants; in the case of bowls these are Franks and Elsies & Arnolds.
- Frank is described as possibly married or single, aged 66+ and retired. He tends not to be very active although if he is, the main sports he takes part in are golf, keep fit, bowls, swimming and cycling. Bowls is the fifth most likely.
- Elsie & Arnold are described as aged 66+, to be widowed and retired. Their activity levels are consistent with those in this age range although they are likely to do progressively less as they get older. Their main sports are keep fit, swimming and bowls. Bowls is the fifth most likely sport for them to say they would like to take part in (if not currently already doing so).

Supply

LBH has one indoor flat green bowls club located at Harrow Lodge Park in Hornchurch. There are several indoor bowls facilities in the neighbouring London boroughs of Barking and Dagenham and Redbridge, and also in Epping Forest, Thurrock and Brentwood – as is illustrated below.

Figure 7.1: Indoor bowls supply in Havering and neighbouring authorities

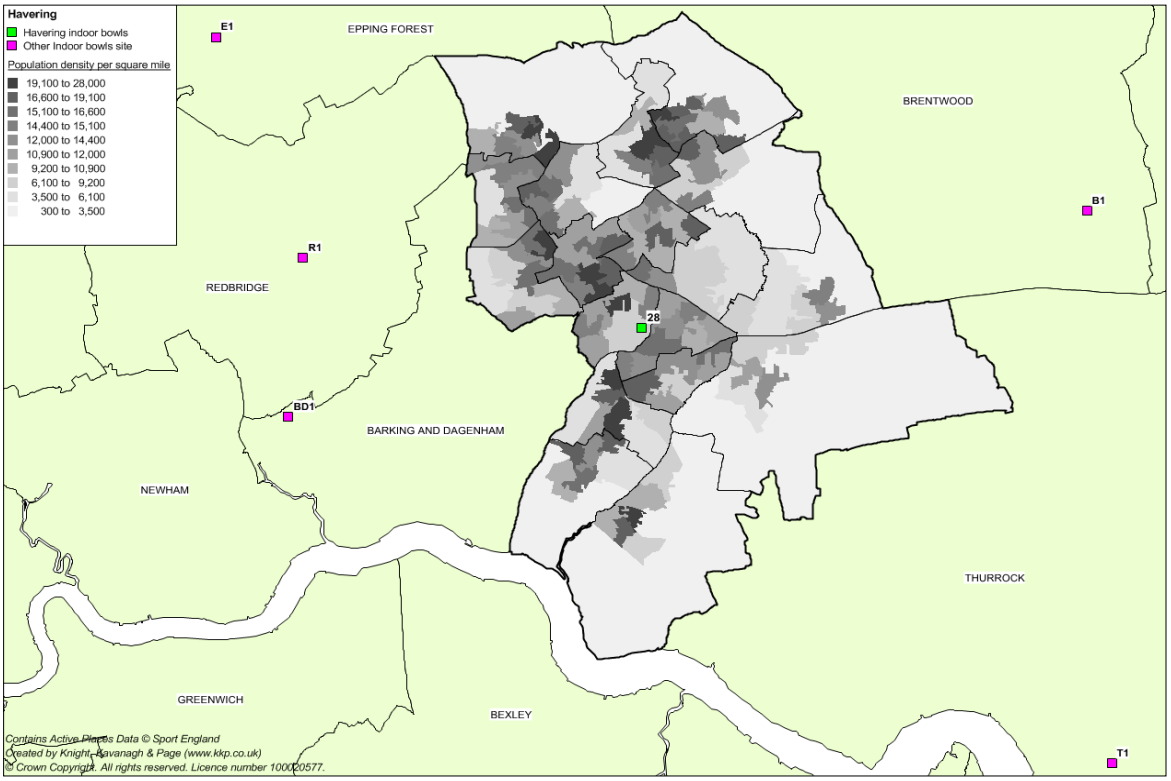


Table 7.1 Indoor bowls supply in Havering and neighbouring authorities

Map Ref	Site	Rinks
28	Havering Indoor Bowls (HIB) Club, Harrow Lodge Park	8

Map ref	Site	Local authority area	Rinks
B1	Stonyhill Bowls Club	Brentwood	7
BD1	Barking & District Indoor Bowls Club	Barking and Dagenham	6
E1	David Lloyd Club (Chigwell)	Epping Forest	7
R1	Ilford & District Indoor Bowls Club Ltd	Redbridge	4
T1	Tilbury Community Association	Thurrock	6

Demand

The indoor facilities at Hornchurch Indoor Bowls Club (HIBC) in Harrow Lodge Park run regular indoor winter leagues but are not used to capacity. The EIBA supports the retention of these facilities and would like to see all bowls clubs re-building membership up to the levels enjoyed in the 1980's thus ensuring sustainability.

Table 7.2: EIBA Survey Response

NGB	Key clubs	Issues	Aspirations/ resources
EIBA	Harrow Lodge Park Indoor Bowling Club	Retaining/recruiting new players. Working with club volunteers to deliver robust sports development plans	To grow participation. EIBA considers current capacity at Harrow Lodge Park to be sufficient to accommodate potential growth.

Indoor bowls – analysis of supply and demand

The facilities in LBH do attract users and it has been identified by the NGB as a key facility for the area and should be retained. There is spare capacity at the facility, especially during the summer months when a lot of bowlers choose to bowl outdoors. An increasingly ageing population may help to sustain and/or re-kindle interest in indoor bowls.

7.4 Indoor tennis

National governing body

The LTA has a stated objective to grow the sport and ensure that more people are able to play tennis more often at first class facilities, with high quality coaching programmes and well organised competition.

Its overall aim for 2011-2016 has been to ensure that, as far as practicably possible, people have access to and are aware of such opportunities in their local area, including:

- Access for everyone to well-maintained high quality tennis facilities that are either free or pay as you play.
- A Clubmark accredited place to play within a 10 minute drive of their home.
- Indoor tennis courts within a 20 minute drive time of their home.
- A mini tennis (10 and under) performance programme within a 20 minute drive of their home (Performance Centres).
- A performance programme for 11-15 year olds within a 45 minute drive time of their home (High Performance Centre).
- A limited number of internationally orientated programmes strategically spread for players 16+ with an international programme (International High Performance Centres).
  Note: These targets are guidelines and subject to demand, population density and existing provision.

Segmentation and targeting

Sport England data shows adult (16+) participation in tennis to be as follows:

- Bens and Tims are the groups most likely to play. However, as groups vary those most likely to play are not always the ones with the largest numbers of potential participants; in the case of tennis these are Tims and Alisons.
- Tim is described as possibly married or single, aged 26-45, employed in a professional capacity and may have children. He tends to be quite active and to take part in sport on a regular basis. The main sports in which he takes part are cycling, keep fit, swimming, football and athletics. Tennis is the eighth most likely activity for him to do and the sixth in the order of those he would like to take part in (if not currently involved).

- Alison is described as aged 36-45, to be a married, stay at home mum with children. She is fairly active and her main sports are keep fit, swimming, cycling and athletics. Tennis is the sixth most likely sport for her to do and the fifth in which she says she would like to take part (if not currently involved).

Supply

There are eight tennis clubs in Havering providing tennis coaching and competition structures. None of the clubs have indoor provision and are currently restricted to floodlit courts. There are indoor tennis facilities at the David Lloyd Club (DLL) in Gidea Park. This is a members' only facility and as such access to these courts is restricted to one's ability to pay the membership fees. It has seven indoor courts.

Demand

There are an estimated 1500 members within the eight clubs in Havering. Demand to join a tennis club has fallen over the past three years with clubs reporting reduced membership at senior level.

Indoor tennis – analysis of supply and demand

Players that wish to play indoor tennis must join DLL or travel to neighbouring authority facilities to do so. A detailed analysis of the supply and demand for outdoor tennis courts is contained in the 2015-16 Playing Pitch Strategy. The NGB has not identified LBH as a priority to develop an indoor tennis facility and this has not been deemed a priority for the Council.

7.5 Squash

National governing body

The NGB's 2008 – 2013 vision was to ensure that squash and racketball increased in popularity and profile, continued and increased success at international level and ran according to the highest standards of governance, management and ethics. A new strategy is currently understood to be in production). England Squash key aims, drawn from the 2008-2013 strategy, are centred on:

- Participation, accessibility & membership and
- Stability, independence & governance.

They are underpinned by commitments to competition, coaching, refereeing, facilities and marketing.

Segmentation and targeting

Sport England data shows adult (16+) participation in squash in as follows:

- Bens and Tims are the groups most likely to play. However, as groups vary those most likely to play are not always the one with the largest numbers of potential participants; in the case of squash these are Tims and Philips.
- Tim is described as possibly married or single, aged 26-45, employed in a professional capacity and may have children. He tends to be quite active and to take part in sport on a regular basis. The main sports in which he takes part are cycling, keep fit, swimming,

football and athletics. Tennis is the eighth most likely activity for him to do and the sixth to say he would like to take part in (if not currently involved).

- Philip is described as a comfortable mid-life male, aged 46-55, with children. His sporting activity level is above the national average. The main sports in which he takes part are cycling, keep fit, swimming, football and golf. Squash currently lies in tenth position and is ninth in the list of those in which he would like to take part.

Supply

During the past three decades the sport of squash has declined in popularity and participation has fallen drastically. There are some signs of a mini-resurgence but many of the courts that existed in the 1970/80's have been closed or converted for other uses, notably dance studios or health and fitness gyms. As is illustrated in Figure 7.2 below, the only (three) public squash courts in LBH are located at Hornchurch Sports Complex. The quality of these is good with repaired and maintained walls, floors and lighting. Two courts are provided at the David Lloyd Club in Gidea Park.

Demand

Courts at Hornchurch Sports Complex are reasonably well used at peak times (18.00 – 20.30), there is however considerable capacity during off-peak times.

Figure 7.2: Squash provision in LBH

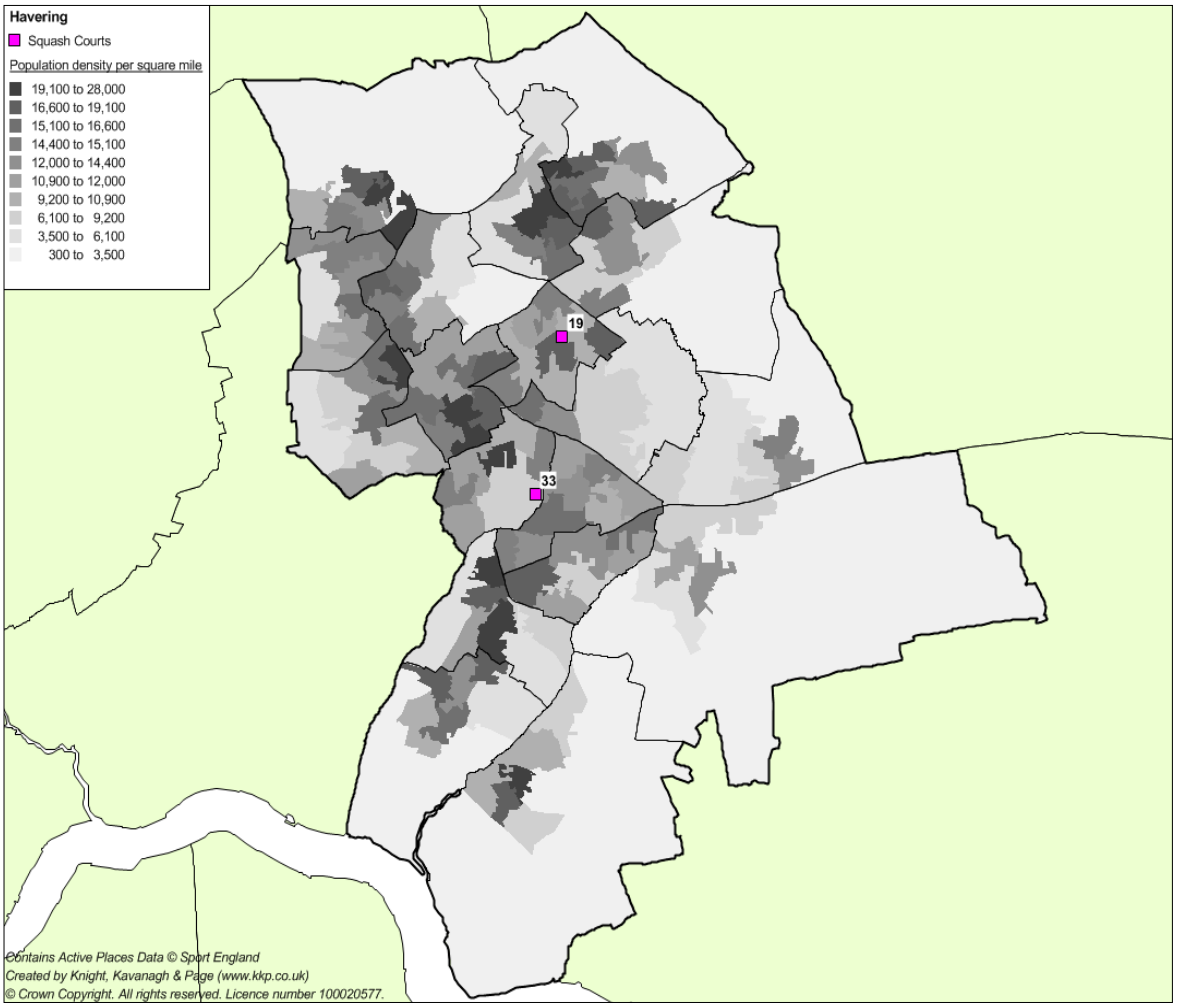


Table 7.3: Key to squash provision in LBH

Site / figure ref no.	Number of courts	Provider
Hornchurch Sports Complex (33)	3	Everyone Active
David Lloyd Club Gidea Park (19)	2	DLL (Members only)
Total number of courts	**5**	

Table 7.4: England Squash and Racketball (ES&R) survey response

Key clubs	Issues	Aspirations/ resources
None identified.	Following a period of decline participation has levelled out. APS 9 figures show evidence of growth Limited supply of public courts: just 3 at Hornchurch. More public courts needed to drive participation.	London/Essex as a whole is one of four core cities in which ES&R is prioritising activity (to 2016) to increase participation. It delivers workforce development programmes across sites in London. The ES&R Whole Sport Plan includes a budget for capital investment projects to fund refurbishment and expansion of courts/linked facilities

Squash – analysis of demand and supply

There is off peak capacity at Hornchurch Sports Complex. NGB capacity to develop programmes to re-build demand in London/Essex is limited. If LBH wishes to raise participation in squash, additional courts will be required. ES&R's whole sport plan (WSP) does have capital funding available to refurbish existing squash courts and develop new facilities.

7.6 Gymnastics and trampoline

Supply

A substantial number of gymnastics and trampoline clubs operate out of sports halls in Havering. Total membership of these clubs is in excess of 2000, with the majority of members taking part in weekly activity with some more frequently.

Figure 7.3 Gymnastic club (GC) provision in LBH

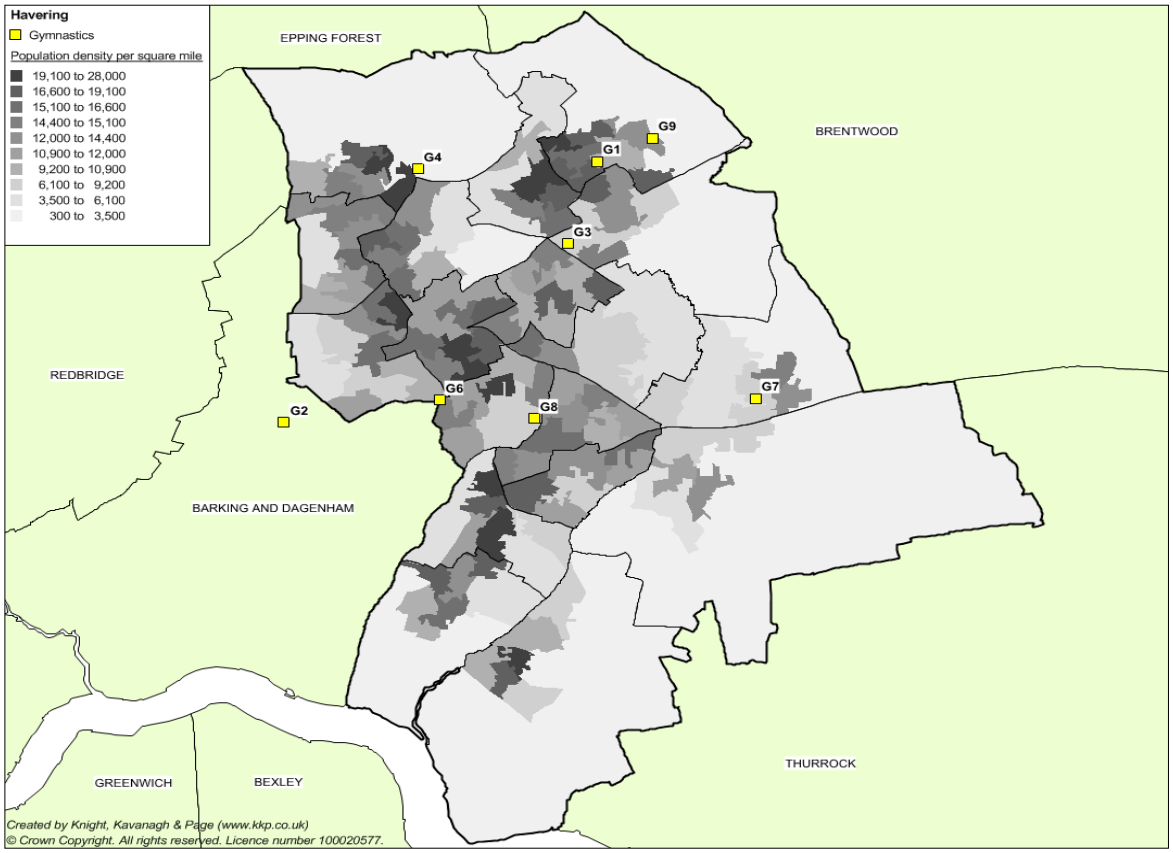


Table 7.5: Key to gymnastic club (GC) provision in LBH

	Site	***Local authority***
G1	Aspire Gymnastics Club	Havering
G2	Catleaps Gymnastics Club	Barking and Dagenham
G3	Harlequin Gymnastics Club	Havering
G4	Havering Gymnastics Club	Havering
G6	Jax Gymnastics Club	Havering
G7	Storm Elite & Storm Breakers TC	Havering
G8	Total Gymnastics Academy	Havering
G9	Ultima Trampoline Club	Havering
G10	Jaybee Gymnastics Club	Havering

(Source*: British Gymnastics: KKP information request October 2015)*

There are three clubs in Havering with access to permanently set out facilities: Havering GC based at Bower Park School, Harlequins GC in Harold Wood and Aspire GC based at Albany School. All other Havering based clubs use existing sports halls to deliver their programmes. Catleaps GC in the adjoining London Borough of Barking and Dagenham is expected to open a purpose built gymnastic facility in 2016. British Gymnastics is supporting the development of this centre.

Demand

Participation in gymnastics is increasing rapidly: British Gymnastics reports membership growth of more than 7% per annum since 2011 with an accompanying 9% rise in participation in 2013-2014 and predicted further expansion of 14% in 2014-2015. There has been a notable increase in the number of teenagers and adults (11-25 year olds) taking part in the sport on a regular basis; this is reportedly due to the increased level of opportunity and wider range of suitable activities available within clubs.

Nationally the average length of a waiting list is 35 participants. This national picture of high unmet demand is repeated in LBH where there are waiting lists for gymnastic clubs.

Supply and demand analysis

A key part of the NGB's strategy is to increase participation by assisting clubs to move into their own dedicated facility, offering more time and space for classes. As a result of the range of products and programmes and expert assistance offered to support local delivery of gymnastic activity, British Gymnastics is reporting success in supporting growth in the numbers of and associated member retention across the country.

7.7 Ice sports

Supply and demand

The ice rink in Romford town centre closed in 2013. It is being replaced as part of the Romford Town Centre Leisure Development. The nearest alternatives are in Chelmsford town centre and at the Picketts Lock Leisure Centre, owned by the Lee Valley Regional Park Authority (LVRPA). It is understood that LVRPA is investigating the feasibility of adding a second ice pad at Picketts Lock. This is considered to reflect a reasonable level of confidence in the level of demand for ice sports facilities in the region.

The Romford senior ice hockey team has temporarily relocated to Picketts Lock, 13.5 miles away. In advance of the new rink opening in Romford, LBH is preparing an ice sports development plan to encourage the return of previous users and introduce new participants to ice skating and ice dance disciplines, ice hockey and recreational skating.

Ice sports – analysis of supply and demand

The new leisure development in Romford town centre is an opportunity for Havering residents to rediscover the benefits of a local ice rink. Implementation of the recently drafted LBH ice sports development plan is important to help generate demand at the new ice facility both for recreation and sport when they open in 2018.

7.8 Other specialist provision

Audit based research has identified the following other specialist built facilities in the borough:

PlayFootball, Romford - a specialist floodlit soccer facility that provides pitches for 5, 6 and 7 a-side league play, kick-abouts and training.

My Place - a purpose built youth and community facility immediately adjacent to the Central Park Sports Complex. It was developed in 2012 as part of Havering Council's overarching regeneration scheme; Harold Hill Ambitions. The facility includes a dance and music space, a recording studio, bike workshop, computer suite, a juice bar and café and a crèche. It was funded by a Big Lottery Fund £4m grant and council funding.

Athletics track; Hornchurch Stadium – this is home to Havering AC which has 400+ affiliated members and a waiting list of 50–100 all reportedly for track access. It also hosts two jogging clubs Havering '90 and Havering Up Joggers. The multi-use nature of the venue makes it difficult for clubs to access track facilities beyond Monday, Wednesday and Friday evenings and Sunday mornings. This is reportedly inhibiting the growth and development of Havering AC and to a lesser degree the jogging clubs.

Hornchurch & Elm Amateur Boxing Club – this is a boxing club catering for adult and junior members. The club trains on a Monday, Wednesday, Thursday and Friday evening at its home venue in an old RAF building.

7.9 Havering health and sports development

www.haveringACTIVE.co.uk aims to increase sport and physical activity opportunity in the Borough and encourage physical activity. Specific initiatives in Havering include:

- Adult (50+) physical activity programmes at Central Park Leisure Complex and Hornchurch Sports Complex
- A Walking for Health Programme
- Physical Activity Referral Scheme

There is some sports development, for example, Battle Badminton is being trialled at Central Park and Hornchurch. Other health and well-being services include:

- Moving Forward – in partnership with the YMCA a well-being programme for residents over 16 with a cancer diagnosis.
- Weight watchers
- Stop smoking
- NHS health check
- Drug and alcohol services
- Falls community exercise and
- Dementia friends

Summary

LBH has a good range of specialist sports provision, with access to facilities for cycling, boxing, indoor bowls, gymnastics, 5-a-side, tennis and with, the completion of the Romford leisure development in 2018, ice sports. More could possibly be done to improve access to the athletics track and to match clubs in other sports with suitable venues at affordable prices. There is further potential at My Place to develop sports activities, for example, table tennis, but this would need to be focused on junior development given the potential safeguarding issues associated with a youth club facility.

SECTION 8: SUMMARY

8.1 Supply and demand

Engaging all residents in physically activity is a high priority for national and local government. For many people sport and recreation has a key role to play in facilitating physical activity. Ensuring an adequate supply of suitable facilities to meet local need is a requirement of the planning system.

Currently an estimated 36% of LBH adults participate in at least 30 minutes moderate intensity sporting activity per week. Most users are aged between 18 and 46. The most popular activities are working out in a health and fitness gym, taking a fitness class and swimming.

The core message running through local strategic documentation is the requirement to ensure opportunities for all LBH residents to take part in physical activity thus contributing to the reduction in health inequalities across the borough.

Access to facilities and opportunities at/in which to participate in physical activity and sport is essential if LBH residents are to have the opportunity to make sport or physical activity a part of their everyday lives and LBH is to meet national physical activity targets. It is, thus, essential that the 'offer' is developed based on assessed need.

The corporate vision is for LBH to be 'a safe, clean and proud borough'. Much is expected of Crossrail and the inward investment and changes to commuting patterns that it will bring.

The population is presently 244,729. By 2024 it will rise by 20,792 and by 2037 by a further 23,867. This is an overall increase of 17% from the current position. Non-white ethnic groups account for 10% of the population. A key change will be the rise in the number and proportion of 65+ year olds; this cohort will increase 25% by 2024.

The house building target for Havering is 1170 new homes per annum. Housing growth is expected in the areas of Romford, Hornchurch, Rainham and Chafford.

Ensuring the health and well-being of communities, and the delivery of modern and a 'fit for purpose' range of community sports facilities is a key priority. Like many other strategic bodies, LBH is keen to ensure that the population takes regular exercise and has a good diet. Unhealthy, unfit residents who eat badly and take no exercise, together with a rapidly aging population put huge pressure on local resources and the simple message is 'get active! – it is good for you and will help save valuable public sector resources@.

Facilities in which to take part in sport and other forms of physical activity are highly significant in helping to deliver the 'get active' message and providing opportunity to engage and 'be active'.

The 'mixed economy' of indoor and built sports provision in LBH is provided and managed by several different types of organisations, including the Council's leisure management contractor - SLM, schools, private companies and social enterprises.

Table 8.1 Provision of the main types of indoor facilities in LBH are as follows:

Facility type	Number	Key providers
Sports halls (min 3 court)	21	LBH Schools
Swimming Pools	13	LBH Schools Commercial clubs / private pools
Health & Fitness	42	LBH Social Enterprise Private sector
Squash courts	3	LBH
Indoor bowls	8 rinks	LBH / commercial club
Indoor tennis	7	Commercial club
Athletic track	1	LBH
Soccer centre	1	Commercial club
Gymnastics facility	3	Commercial clubs

The following conclusions can be drawn from the assessment. The Strategy will need to address these in order to make the service stronger and deliver the required outcomes of the Council and partners.

LBH has a good range of specialist sports provision, with access to facilities for cycling, boxing, indoor bowls, gymnastics, 5-a-side, tennis and with the completion of the Romford leisure development in 2018 ice sports. More could possibly be done to improve access to the athletics track and to match clubs in other sports with suitable venues at affordable prices. There is further potential at My Place to develop sports activities, for example table tennis, but this would need to be focused on junior development given the potential safeguarding issues associated with a youth club facility.

In very general terms LBH is able to accommodate demand for sports hall accommodation. There is significant capacity within the sports hall stock but it is generally of poor or below average quality.

Water space at publicly accessible pools is fully programmed and operating at capacity in peak periods. School provision is helping to meet club demand although club users expressed the desire for access to more pool time. The age of the pools at Hornchurch Sports Complex and Chafford School Complex is a concern that will, unless addressed, continue to impact on the viability, sustainability and net cost of operating these facilities.

The new 8 x 25m swimming pool in the proposed Romford Leisure Development is much needed and will make a significant difference in tackling existing unmet demand for recreational and club swimming, and the needs of new participants.

A further weakness is the scale of the gym and fitness suite facilities in the Hornchurch Sports Complex and Central Park Leisure Complex. More space for fitness stations and flexible studio spaces are needed to run classes and adapt to changing trends. Increased membership levels will also contribute to off-setting the cost of operating the swimming pool facilities.

Geography and the 'A' road network play an important role in LBH effectively splitting the Borough into three areas – north, central and south. Most public transport routes run east to west and traffic congestion can make short journeys difficult to undertake quickly, particularly in peak times.

South Havering and in particular Rainham is very poorly resourced with sports facilities. Given that Rainham is to be the location for development of 3,250 new homes over the next few years, the availability of serviceable local sport/leisure provision will need to be addressed.

8.2 SWOT analysis

Strengths	Weaknesses
Power of sport to attract and engage young people Member and officer support for sport and leisure Knowledge base and experience of LBH and SLM staff Havering Local Sports Council School sport collective Swim schools and programmes GP Referral Programme Walking for Health Programme Voluntary sector clubs Scale of market for fitness	Funding cuts leading to service cuts e.g. shorter opening hours at Chafford Sports Complex Areas of multiple and health deprivation Below average to poor quality of many school sports facilities Old/inefficient LBH sports and leisure buildings e.g. Hornchurch Sports Complex and Chafford Sports Complex Health & fitness offer too small at Hornchurch Sports Complex and Central Park Leisure Complex Insufficient studio spaces within the leisure centres to offer variety of class types, particularly at peak times Limited north – south public transport Not maximising NGB external programmes and investment
Opportunities	**Threats**
Emerging Local Plan Crossrail and associated investment in infrastructure Borough regeneration plans and housing growth areas Inward investment in jobs and housing Romford leisure development Capacity in school sport hall provision To do more activity and make use of the space Public health agenda Engagement with NGBs British Gymnastics funding Table Tennis England funding My place (located adjacent to Central Park Leisure Complex) Next leisure management contract for the leisure centres	Cuts in local authority funding Austerity measures Areas of multiple and health deprivation Adult and child obesity Private sector investment in new gym and fitness facilities undermining the sustainability of public sector / social enterprise offer. Lack of direct control over (and thus possible inability to improve) access to school facilities

SECTION 9: EMERGING KEY ISSUES

Through the background research and extensive consultation process the following key issues have emerged.

Geography

- 'A' road network creating three distinct geographical areas – north, central and south
- Key settlements: Romford, Harold Hill, Harold Wood, Hornchurch, Upminster, Gidea Park, Rainham and Chafford
- East – west public transport links

Crossrail

- Changing commuter patternonomic and social impact on Romford

Housing and population growth

- Current population 244,729
- Population growth
  - 20,000 by 2014
  - 34,109 by 2031 (+13.7%)
- Profile changes
  - Increase of 18% in 0 – 15 year olds
  - Initial decrease in 16-24 year olds before a rise of 11.7% above the 2015 baseline.
  - An eventual decrease of 7% in the number of 25 – 34 year olds.
  - An increase of 17% in the 35 - 44 year olds.
  - An eventual 1% increase in the number of 45 - 54 year olds, but preceded by a 14 year decline.
  - An eventual increase of 15.5% in the 55 - 64 year olds.
  - A continual increase in the 65+ age group with a 31% increase by 2031
- 1,170 new homes per annum
- Growth areas – Romford and Rainham Riverside

Health and physical activity agenda

- Health deprivation and inequalities
- 36% of population active
- Cost of inactivity
- Raising activity levels amongst all age groups in society
- Ensuring opportunity for those with poor physical and mental health and learning disabilities

New leisure management contract

- New contract awarded in 2016
- Investment opportunities / necessity aligned to the contract.

Sports halls

- 21 sports halls
- Poor and below average quality in majority of school facilities
- Some no longer fit for purpose
- Good access across north and central areas
- Limited provision in the south area
- Spare capacity at most sites
- No evidence of unmet demand
- Opportunities to work more closely with NGBs – ETT, ABA and EV to innovate investment and more use.

Swimming pools

- 14 swimming pools
- Ageing pool stock – Hornchurch Sports Complex and Chafford School Complex
- Small pool sizes limited multi-use programming
- High (5m) diving boards at Hornchurch out of commission
- Significant areas of LBH more than 1 mile from a public pool
- No provision in Rainham
- Unmet swimming club and triathlon club demand

Health and fitness provision

- 42 H&F providers
- Peak time over-crowding / lack of peak-time capacity in main LBH leisure complexes in Hornchurch and at Central Park
- Lack of studio space at Central Park and Hornchurch complexes
- Need for more stations and more studio spaces
- Increasing market segmentation
- Potential budget gym threats to multi-use site business model

Specialist provision

- Opportunity to develop a combat centre
- Opportunity to work with ES&R and the ABA
- Opportunity to develop a gymnastic centre
- Opportunities to extend athletic club access to the track at Hornchurch Stadium
- Opportunities to develop table tennis at My Place

Accommodating population growth and rising levels of participation

The following will be needed to meet unmet and rising demand from increases in the population and rising levels of activity and participation in sport.

- Romford Leisure Development
  - 8 lane x 25m pool
  - Learner pool
  - Ice pad
  - 100 station H&F suite
- Improvements to existing school sports halls and access for community use.
- New wet / dry centre in Hornchurch
- New wet / dry centre in the south of the Borough

APPENDIX 1 – ADDITIONAL INFORMATION RESOURCES

- Havering Open Space and Sports Assessment (2005)

  Available at:

  http://www.havering.gov.uk/Pages/Services/Evidence-base.aspx?l1=200252&l2=200128

- Havering Core Strategy and Development Management Policies DPD (2008)

  Available at:

  http://www.havering.gov.uk/Pages/Services/Adopted-LDF-documents.aspx

- Havering Site Specific Allocations DPD (2008)

  Available at:

  http://www.havering.gov.uk/Pages/Services/Adopted-LDF-documents.aspx

- Havering Parks and Open Spaces Strategy 2013-2015

  Included in the 'invitation to tender' email.

- Havering Nature Conservation and Biodiversity Strategy 2014-16

  Included in the 'invitation to tender' email.

- Mayor of London - All London Green Grid SPG (2012)

  Available at:

  http://www.london.gov.uk/priorities/planning/publications/all-london-green-grid-spg

APPENDIX 2 - ASSESSMENT REPORT CONSULTEES

Organisation/Role
CONSULTEES
Sport England – Planning Manager
LBH – Health & Well Being Manager
LBH – Health and Sports Development Officer (now retired)
LBH - Leisure Contracts Manger
LBH - Planning Manager
Leisure Consultant to LBH
Leader of the Opposition
East Havering Residents Association
SLM – Contract Manager / Centre Manager Hornchurch Sports Complex
Central Park Sports Complex Manager
Chafford Sports Complex – Duty Manager
London Sport
ASA Divisional Business Manager (London & East)
EIBA Development Manager
British Weightlifting – Regional Development Officer
Table Tennis England – London Development officer
Table Tennis Coach in Havering
British Gymnastics – Business Support Officer (Facilities)
England Netball – Netball Development Community Coach
Volleyball Relationship Manager
England Badminton
Havering Sports Council
Gidea Park College – Business Manager
Bower Park Academy – Deputy Business Manager
Emerson Park Academy – Director of Specialism
Frances Bardsley School – Premises Manager
Coopers Coborn School – Site Manager
Campion School – Site Manager
Albany School – Head Teacher
St Edwards C of E School and Sixth Form – Business Manager
Marshalls Park School – Business Manager
Sacred Heart of Mary Girls School – Senior Leader
The Royal Liberty School – Site Manager
Havering College of FE – Head of School
Sanders School – Business Manager
The Brittons Academy – Deputy Finance & Facilities Manager

Organisation/Role
Gaynes School – Director of Finance
Drapers Academy – Estates Manager
ONLINE CLUB SURVEY RESPONDENTS
Corinthians Badminton Club – Treasurer
Storm Elite Trampoline Club – Head Coach
Minster Badminton Club – Club Captain
Hornchurch & Elm Boxing - Secretary
Ford Judo Club - Secretary
KAS - Coach
Havering Triathlon - Secretary
Jaybee Gymnastics - Coach
Abbey Bowmen - Secretary
Bowmen of Ardleigh - Secretary
Five Star Boxing – Secretary
Eagles Badminton – Head Coach
Southern England School of Karate – Secretary

APPENDIX 3 - SPORTING FUTURE: A NEW STRATEGY FOR AN ACTIVE NATION *(EXTRACT TAKEN FROM GOVERNMENT STRATEGY).*

An important shift in this strategy is the move beyond participation in sport and winning medals as the only outputs we want to encourage. Both are clearly very important and are retained in our new strategy, but sport has other ways of delivering the overall outcomes. Recognising and understanding how sport makes a positive difference through broader means will help the sector to deliver the five outcomes more effectively. We have designed a set of indicators for each output to support this new way of thinking.

The data that underpin these KPIs will be drawn from a variety of sources including the new Active Lives survey, the Taking Part survey, the Monitor of Engagement with the Natural Environment survey[14] and the Sport Satellite Account as well as being gathered by UK Sport and Sport England through the course of their work.

More People Taking Part in Sport and Physical Activity

Taking part in sport and physical activity contributes to all of the outcomes of this strategy. To make the link to physical wellbeing in particular as strong as possible, we will measure both taking part in sport and levels of physical inactivity. This will also help ensure an adequate focus on under-represented groups in the population whose sporting behaviour we will monitor as part of the population-level KPI on taking part. The barriers to taking part for these groups are likely to be greater and so changes in behaviour may initially be slower. However, we would ultimately like to see a faster rate of change among under-represented groups than the population as a whole. We expect Sport England to provide the right incentives to tackling under-representation through their performance management approach.

Given the evidence of the enhanced impact on mental wellbeing of exercising outdoors, we will monitor taking part in this way. To get more people to enjoy an active lifestyle, we need to support children and young people to develop the confidence and skills to take part and to be positive about sport and activity. We will therefore also have specific KPIs for 5-18 year olds to track this alongside their behaviour.

Key Performance Indicators

KPI 1 – Increase in percentage of the population taking part in sport and physical activity at least twice in the last month

KPI 2 – Decrease in percentage of people physically inactive (KPI 1 and 2 from *Active Lives* survey)

KPI 3 – Increase in the percentage of adults utilising outdoor space for exercise/ health reasons (MENE survey)

KPI 4 – Increase in the percentage of children achieving physical literacy standards

KPI 5 – Increase in the percentage of children achieving swimming proficiency and Bikeability Levels 1-3

[14] https://www.gov.uk/government/collections/monitor-of-engagement-with-the-natural-environment-surveypurpose-and-results

KPI 6 – Increase in the percentage of young people (11-18) with a positive attitude towards sport and being active (KPI 4, 5 and 6 from *Taking Part*)

More People Volunteering in Sport

Volunteering has previously been treated like any factor that supports participation. But volunteering is different as it allows the volunteer themselves to benefit from the outcomes we are seeking. We will therefore measure how many people are volunteering in sport. As this is a complex area to measure accurately Sport England will take time to design and test the right questions and introduce them to *Active Lives* in 2016.

Key Performance Indicators

KPI 7 – Increase in the number of people volunteering in sport at least twice in the last year (from *Active Lives* survey)

KPI 8 – The demographics of volunteers in sport to become more representative of society as a whole (from *Active Lives* survey and ONS population data)

More People Experiencing Live Sport

People who regularly turn up and experience live sport, particularly when they support a specific team or athlete, can experience improved wellbeing or greater community engagement.

This strategy is not about getting people to watch sport on television instead of taking part in sport. Activity under this heading must clearly and demonstrably contribute to the overall outcomes to the same extent as participating or volunteering in sport.

Key Performance Indicators

KPI 9 – Number of people who have attended a live sporting event more than once in the past year (from *Active Lives* survey)

Maximising International Sporting Success

The public's support for the UK's Olympic and Paralympic athletes is incredibly high and the results of UK Sport's recent strategy review showed continued support for the 'no compromise' principle that has underpinned Olympic and Paralympic investment since 1996. We do not need to change the overall output being sought here. We will, however, ensure that the link between Olympic and Paralympic success and the overall outcomes for the public is clear and incentivised through our continued support for elite sport.

There are some sports that either do not feature in the Olympic or Paralympic Games or whose highest international achievement is not at the Olympic or Paralympic Games. Despite this, there is still significant value to be gained and a significant contribution to be made to delivering the outcomes from success at the highest level in these sports and we will measure our overall performance.

Key Performance Indicators

KPI 10 – Number of Olympic and Paralympic medals won at Summer and Winter Games

KPI 11 – Position in Olympic and Paralympic Summer and Winter medal tables

KPI 12 – UK/Home Nation performance in pinnacle World, European or

Commonwealth competitions (provided by UK Sport)

Maximising Domestic Sporting Success

Domestic success can also inspire and therefore can be part of getting more people involved in sport. It can also provide the positive wellbeing and social benefits that international sporting success brings along with the economic benefits from ticket sales, merchandising and attracting tourists.

Key Performance Indicators

KPI 13 – Average attendance levels at national-level domestic sport

Maximising the Impact of Major Events

The UK has a strong track record of delivering world class major sporting events and this is something we want to continue, for the vital role many events play in preparing our athletes for the Olympic and Paralympic Games, for the economic impact they can bring and the potential to inspire those that experience the events themselves. In ensuring these benefits are maximised, we can ensure that major events continue to play an important role in the overall success of sport in this country.

Key Performance Indicators

KPI 14 – Attendance at events supported through government and UK Sport major events programmes

KPI 15 – Economic impact of events supported through government and UK Sport major events programmes (both from UK Sport figures)

A More Productive Sport Sector

A more productive sport sector will be one that maximises its available resources and assets (including facilities, skills and workforce) and contributes directly to economic development. By ensuring it can be more productive, the sector can better deliver everything else in this strategy.

Key Performance Indicators

KPI 16 – Employment in the sport sector (from Sport Satellite Account)

KPI 17 – Position of the UK in the *Nation Brands Index*, both a) overall and b) in answer to the specific question about the UK excelling at sport (from *the Anholt-GfK Roper Nation Brands Index*)

KPI 18 – Percentage of publicly owned facilities with under-utilised capacity (through revised National Benchmarking Service)

A More Financially and Organisationally Sustainable Sport Sector

Financial and organisational sustainability are vital to build the strong foundation needed for successful delivery. This means that individual organisations and the sector as a whole must become more sustainable, including through robust governance and a capable workforce with a good pipeline of the right skills for the future.

Key Performance Indicators

KPI 19 – Increase in the amount of non-public investment into sport bodies which are in receipt of public investment

KPI 20 – Increase in the number of publicly funded bodies that meet the new UK Sports Governance Code (collated annually by UK Sport and the Home Nations Sports Councils)

A More Responsible Sport Sector

A more responsible sport sector is one that makes sure that the people within it, whether playing, working, volunteering or watching, feel welcome and can do so safely. Sport should be inclusive and open to everyone that wants to take part, and also meet its responsibilities towards the rest of the sector, ensuring that organisations work in partnership and those areas that enjoy commercial success are able to support those for whom a commercial business model may not be feasible.

Key Performance Indicators

KPI 21 – Number of sports that meet the Sport and Recreation Alliance's Voluntary Code to reinvest 30% of their net UK television broadcasting revenues in grassroots sport (collated by the SRA)

KPI 22 – Headline results of the new Sport Workforce People Survey (Sport England benchmarking)

KPI 23 – Relevant indicator to be developed as part of Duty of Care review

APPENDIX 4 - NGB SURVEY TEMPLATE

LONDON BOROUGH OF HAVERING - INDOOR & BUILT FACILITIES STRATEGY
NGB CONSULTATION TEMPLATE

No	Question	NGB comments and advice
1.	Sport	
2.	Contact details	
	Name	
	Position	
	Email	
	Phone	
	Length of time in post	
3.	What are your WSP priorities? Please summarise, reference the document and the period it covers.	
4.	Does your sport have a facility strategy? Please summarise, reference the document and the period it covers.	
5.	Is LB Havering / Outer London a priority area for your sport?	
6.	Does the facility strategy or WSP identify any capital or revenue spending relevant to this area?	
7.	Are there enough facilities / access to facilities for your sport in the LB Havering?	
8.	Are there any key facilities for you sport in LB Havering?	
9.	Does your sport have any key clubs in the LB Havering?	
10.	Do you think there is potential for your sport to grow in LB Havering? Why is that?	
11.	What is the overall participation trend in your sport? Are there any innovations emerging in your sport?	
12.	Any other comments. For example, facilities at risk or other access issues?	

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

INDOOR SPORTS AND LEISURE FACILITY STRATEGY 2016

LONDON BOROUGH OF HAVERING
INDOOR SPORT AND LEISURE FACILITY STRATEGY 2016 - 2031

NOVEMBER 2016

Integrity, Innovation, Inspiration

1-2 Frecheville Court ◂ off Knowsley Street ◂ Bury BL9 0UF
T 0161 764 7040 ◂ **F** 0161 764 7490 ◂ **E** mail@kkp.co.uk ◂ **www.kkp.co.uk**

Quality assurance	Name	Date
Report origination	Sharon Bayton	23.12.2015
Quality control	John Eady	06.01.2016
Client comments		
Final version		

CONTENTS

EXECUTIVE SUMMARY 1
INTRODUCTION 5
ABOUT HAVERING 9
RESEARCH FINDINGS 11
SWOT ANALYSIS 17
VISION AND RECOMMENDATIONS 18
PRIORITIES AND ACTION PLAN 24

EXECUTIVE SUMMARY

The London Borough of Havering (LBH) has a number of challenges in relation to its community sports facility infrastructure which is ageing, limited in size, scale and offering and does not currently represent a modern sport and physical activity offer for the 21st century. This not only applies to the Council's community sports facilities but also school sports facilities, with at least 50% requiring investment to bring them up to an acceptable standard for both school and community use.

Havering will also be changing over the coming years and there are a number of key factors which will influence residents' leisure needs and work patterns. Havering is growing and
the most recent Greater London Authority (GLA) projections indicate a population increase of 13.7% (+34,109) through to 2031.

In addition to this the profile of the population is going to change with significant increases in the 0 – 15, 16 – 24, 35 – 44, 55 – 64 and 65+ age groups; alongside decreases in the 25 – 34 and 45 – 54 year olds. However, it is also notable that many of these changes are not straight line increases and that there is a real ebb and flow to the population increase over the period. The only consistent growth is within the 65+ age group.

The development of Crossrail will have a significant impact in Romford, not only bringing economic growth but driving up demand for affordable housing. LBH has responded by identifying several large sites for re-development notably in Romford, Rainham and Hornchurch.

In addition to the demographic and transport related changes Havering has the continued challenges of tackling ill health attributable to physical inactivity, particularly obesity in children and adults is a high priority as is tackling multiple and health deprivation.

One third of adults in Havering meet the adult NHS activity target of one session of 30 minutes moderate activity per week. Many of the examples of how to be active at all ages involve playing sport or engaging in a physical activity typically hosted in a sports centre or swimming pool. Encouraging all residents to be more active whether via sport or other forms of physical activity is key to improving health outcomes and helping to address many of the health issues facing the area, a key target for both central and local government.

London Borough of Havering's Sport and Physical Activity Strategy has the vision:

"T*o transform lives through participation in, and enjoyment of, sport and physical activity*".

The Indoor Sport and Leisure Facility Strategy for LBH is for the 15 year period 2016 to 2031. It not only provides a framework to support the sports facility requirements in line with the Local Plan but is also the sports facility infrastructure response to enable the Council and its partners to deliver the Sport and Physical Activity Strategy vision.

The underpinning assessment of provision was drawn up in accordance with Sport England Assessing Needs and Opportunities (ANOG) Guide for Indoor and Outdoor Sports Facilities 2014. The Strategy is also in line with Sport England's key facility planning drivers of 'Protect', 'Enhance' and 'Provide' and, thus, provide a focus for the Borough to work with key stakeholders to provide facilities that will meet the sport and physical activity needs of its current and future resident population.

The Recommendations for this Indoor Sport and Leisure Facilities Strategy 2016-2031 are summarised below, with the full rationale provided further in the document:

Recommendation No.1 – Romford Leisure Development

Support and, as appropriate, facilitate the Romford Town Centre Leisure Development comprising:

- 8 lane x 25m pool
- Learner pool
- Ice pad
- 100 station H&F suite

Continue to work with the Amateur Swimming Association (ASA), England Ice Hockey Association (EIHA) and the National Ice Dancing Association (NISA) to ensure that the best possible use is made of the Romford Leisure Development* for recreation and performance sport.

Recommendation No 2 – Hornchurch Sports Centre

Subject to the conduct of a detailed feasibility study, replace Hornchurch Sports Centre with a 'right sized' facility which, should:

- Be strategically located so as to optimise accessibility on foot, by cycling and via public transport.
- Provide a larger water area to cater for unmet existing local club swimming demand and future demand from the growing population
- Be specified as such to provide a suitable Borough swimming gala venue
- Provide replacement diving and ancillary dry diving facilities
- Add to and extend fitness and studio provision
- Have relevant social, catering and ancillary facilities, car and bicycle parking.

Suggested core provision

- 8 court sports hall
- 8 lane x 25m pool
- 10m x 20m learner pool/diving pool with moveable floor and 2 x 1m, 2 x 3m and 1 x 5m diving boards
- Dry diving facility
- 120 station fitness suite (minimum)
- Spin studio
- Dance/multi-purpose studios
- Café with Wi-Fi
- High quality wet/dry changing facilities

Recommendation No.3 – South Havering

Subject to a detailed feasibility study, provide in south Havering / Rainham a 'right sized' facility which, should:

- Be strategically located so as to optimise accessibility on foot, by cycling and via public transport.
- Provide a substantive water area to cater for current unmet demand and future demand from the growing population
- Add to and extend fitness and studio provision
- Have relevant social, catering and ancillary facilities, car and bicycle parking.

Suggested core provision

- 4 court sports hall
- 5 lane x 25m pool
- Teaching pool
- Minimum 120 station fitness suite
- Dance/multi-purpose studios
- Spin studio
- Café with Wi-Fi
- High quality wet/dry changing facilities

Recommendation No.4 – School sports hall stock

On a site by site basis (and linked directly to school long-term commitments to offer full community use programming) investigate the feasibility of upgrading and/or expanding existing or providing new sports hall accommodation with associated office and changing provision to facilitate well managed community use at the following:

- Chafford Sports Complex
- Emerson Park Academy
- Gaynes School Language College
- Marshalls Park School
- Redden Court School*
- St. Edwards C of E School & 6th Form College
- The Albany
- The Campion School
- The Frances Bardsley School For Girls
- The Royal Liberty School
- Sanders Draper School & Specialist Science College

Recommendation No.5 – Specialist sports provision

To work closely with key local clubs and/or NGBs to assist them to develop/ improve specialist sports facilities to meet local need.

Athletics

- Assist Havering AC and associated jogging clubs to improve access to the track facilities at Hornchurch Stadium.
- Assist Havering AC to investigate the potential for development of multi-sport indoor/ covered training facilities supporting entry level participation and winter training.
- Consider whether and how to develop opportunities for marked running routes within the urban areas of LBH to meet the demands of recreational runners.

Cycling

Where funding allows, invest in making roads safer and providing off road cycling routes, not only to encourage safe cycling but also to enhance access to the network of community sports facilities.

Gymnastics

Assist the local gymnastics clubs to find an affordable venue of appropriate quality at which they can accommodate permanent fixed equipment and associated club facilities. A facility of this nature could attract strategic and financial supported from British Gymnastics.

Indoor Tennis

To address the absence of public indoor courts in Havering, work with local tennis clubs to develop air halls and floodlighting to facilitate all year round play.

'myplace'

Work with myplace to investigate the potential to provide a specialist table tennis centre.

Recommendation No.6 – Consider the co-location of other services within new leisure developments

Many local authorities have sought to develop fewer, better quality facilities and enhance their offer by developing a more 'commercial' range of facilities alongside wider health and wellbeing service providers. Recent developments of new community leisure facilities throughout the UK have followed three key themes within their design and offering, namely:

- Core facilities which meet local need and demand for sport and physical activity and enable the operator to deliver a cost effective service with minimal subsidy.
- Additional activity areas which provide a financial return by addressing a gap in the market or enhancing the core offer.
- Co-located with other service providers which enhances working relationships across 'civic' partners and improves service delivery to the community.

Therefore, LBH should consider how it might integrate or co-locate other services (e.g. library, health centre, council contact centre, etc.) within the development of new leisure facilities as identified in recommendations 2 and 3. This not only enhances the wider leisure offer by enabling the operator to offer services to residents who might not otherwise go into a leisure centre, but also enables other services to reach a wider market. This also reflects the aspiration and funding priorities identified within Sport England's Strategy: *Towards an Active Nation.*

INTRODUCTION

This is the Indoor Sport and Leisure Facility Strategy for the London Borough of Havering (LBH) for the fifteen year period 2016 – 2031. Strategy recommendations are drawn from the accompanying and underpinning Assessment Report, researched and prepared between July – October 2015 by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP). Both the Assessment Report and Strategy were prepared in accordance with the guidance from Sport England contained in the document 'Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG), Sport England, December 2014.

Havering has an aspiration, and need, to consider its facilities planning particularly in the context of an aging stock of leisure facilities; future growth needs; changing economic and demographic profile of the area.

The focus of this Strategy is to provide clear direction to all partners so that together they can plan and develop a more modern, efficient and sustainable range of Community based Sport and Leisure facilities that Havering requires. This will ensure residents have the opportunity to be physically active and healthier and where appropriate develop their sporting ambitions within their local community.

The consultant team would like to thank officers from LBH, Sport England, London Sport, national governing bodies of sport (NGBs), the Havering Sports Council and other organisations for the time and ideas they have contributed to the assessment and subsequent strategy formulation. All agencies will need to continue to work together to deliver this strategy.

Strategic context

This Indoor Sports Facilities Strategy sets out the indoor facility infrastructure requirements needed within Havering to enable the Council to deliver its Corporate Plan vision of '*Clean Safe and Proud'.*

- We want Havering to be clean and to look after our environment for future generations.
- We want you to be safe – whether you're a pensioner walking through a town after dark, or a young child growing up without the security of a loving home.
- And we want you to be proud to live in Havering – where we respect each other, value our traditions and work together to improve our quality of life.

The Council's vision within its Sport and Physical Activity Strategy is: "T*o transform lives through participation in, and enjoyment of, sport and physical activity*".

At a national level the two key policy drivers for sports facilities are contained within the Government's Strategy Sporting Future and Sport England's Towards an Active Nation. In addition to these there are a number of other national and regional policy documents including:

- National Planning Policy Framework 2012
- Strategic Planning: Effective Co-operation for Planning Across Boundaries 2015
- Public Health England: Everybody Active Every Day, October 2014
- London Plan 2015
- London Sport – Blueprint for a Physically Active Sporting City

Sporting Future: A new strategy for an active nation

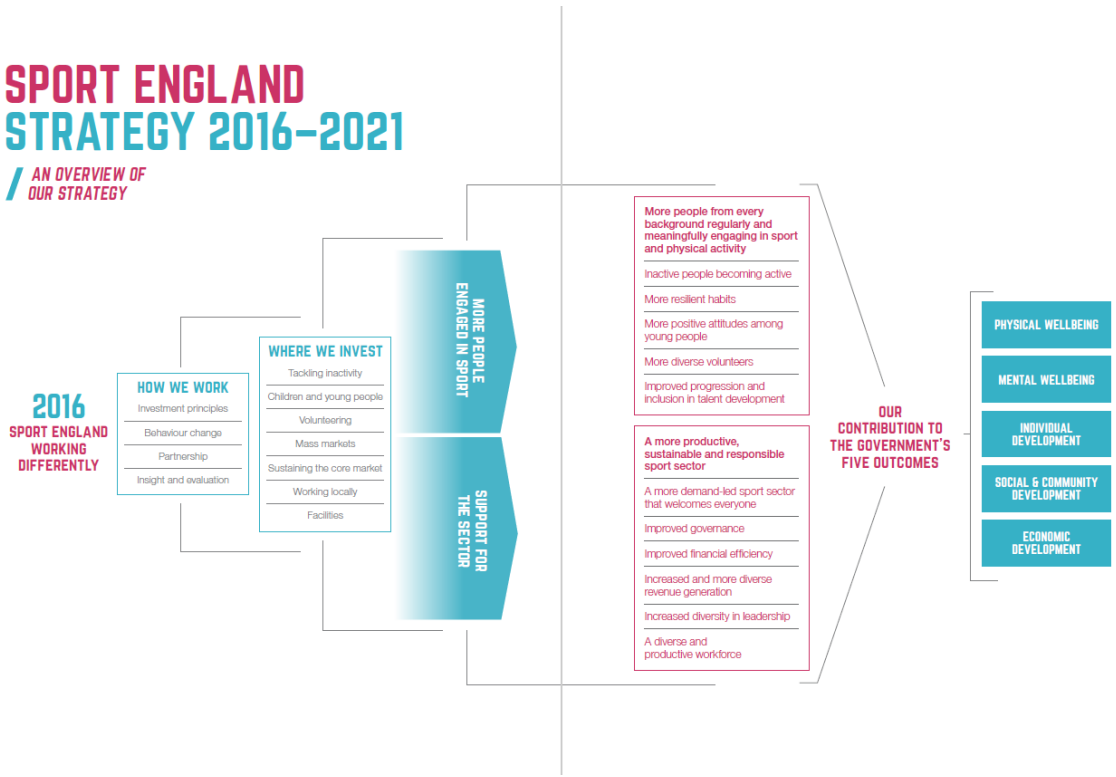
The Government published its strategy for sport in December 2015. This strategy confirms the recognition and understanding that sport makes a positive difference through broader means and that it will help the sector to deliver five simple but fundamental outcomes: physical health, mental health, individual development, social and community development and economic development. In order to measure its success in producing outputs which accord with these aims it has also adopted a series of 23 performance indicators under nine key headings, as follows:

- More people taking part in sport and physical activity.
- More people volunteering in sport.
- More people experiencing live sport.
- Maximising international sporting success.
- Maximising domestic sporting success.
- Maximising the impact of Major Events.
- A more productive sport sector.
- A more financially and organisationally sustainable sport sector.
- A more responsible sport sector.

Sport England: Towards an Active Nation

Sport England's response to the Government's strategy was to develop Towards an Active Nation:

Figure 1 Sport England Strategy 2016-2021

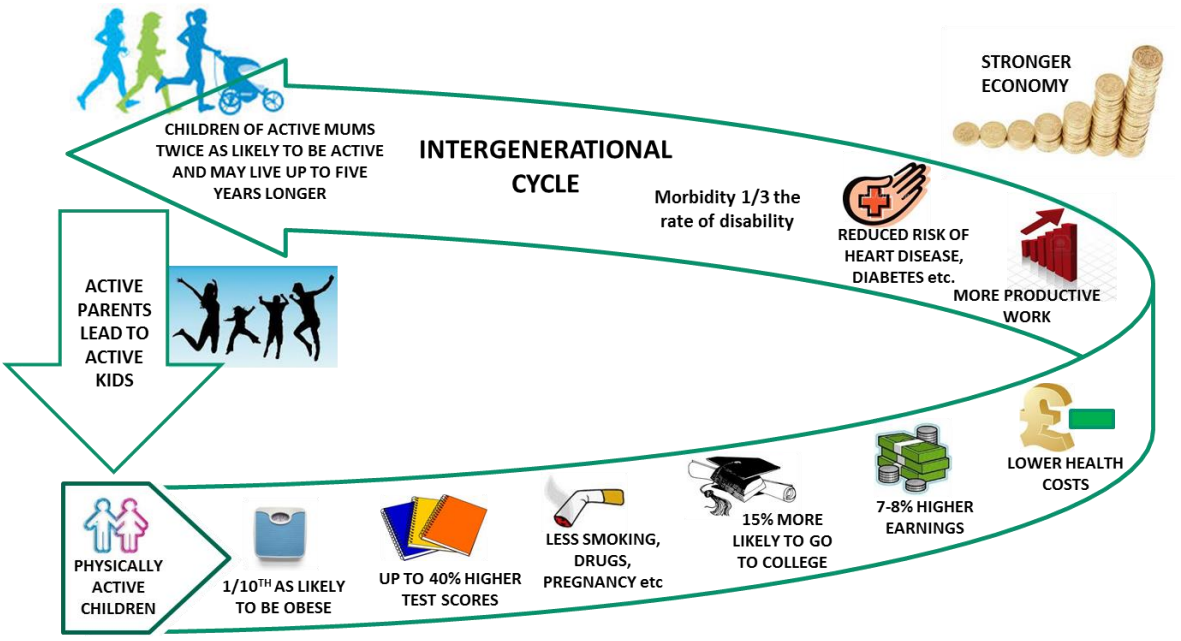


Sport England has identified that it will invest in:

- Tackling inactivity
- Children and young people
- Volunteering – a dual benefit
- Taking sport and activity into the mass market
- Supporting sport's core market
- Local delivery
- Facilities

It is clear that increasing participation in sport and physical activity and the health and wellbeing benefits that this delivers is the key driver for LBH and its partners. This is particularly important in the context of getting the inactive to become active and ensuring that interventions are targeted at underrepresented groups. The wider benefits derived from having a more active population are highlighted in the following intergenerational cycle which clearly demonstrates the impact beyond the sports field.

Figure 2: Intergenerational cycle



Based on 'Designed to move' © Nike Inc.

It is clear that having high quality and appropriate 'places to play sport and be physically active' are an integral part of the mix that delivers health and wellbeing benefits as well as wider economic gains to LBH and as such should be viewed and valued within this context. It is also clear that this links into Sport England's new strategy 'Towards an Active Nation' which sets out the following vision:

'We want everyone in England regardless of age, background or level of ability to feel able to engage in sport and physical activity. Some will be young, fit and talented, but most will not. We need a sport sector that welcomes everyone – meets their needs, treats them as individuals and values them as customers'.

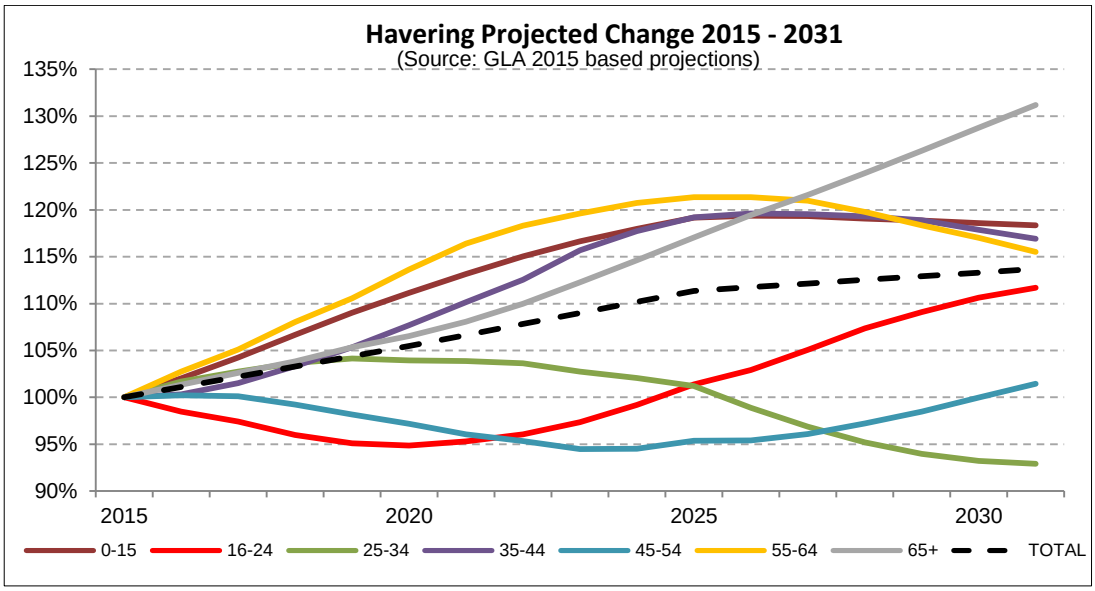
Sport England has identified that its highest priority for investment will be tackling inactivity. In addition to this it will continue to invest in facilities, but that there will be a focus on multi-sport and community hubs which bring together other services such as libraries and doctor's surgeries.

Therefore, high quality and appropriate 'places to play sport and be physically active' are important in delivering increased participation in sport and physical activity which is part of the foundation of improving health and wellbeing among Havering's residents. However, it is not enough just to have the right facilities in the right places, they also need to be programmed and priced appropriately to ensure that activities are appropriate for specific target groups and that cost is not a barrier to access.

ABOUT HAVERING

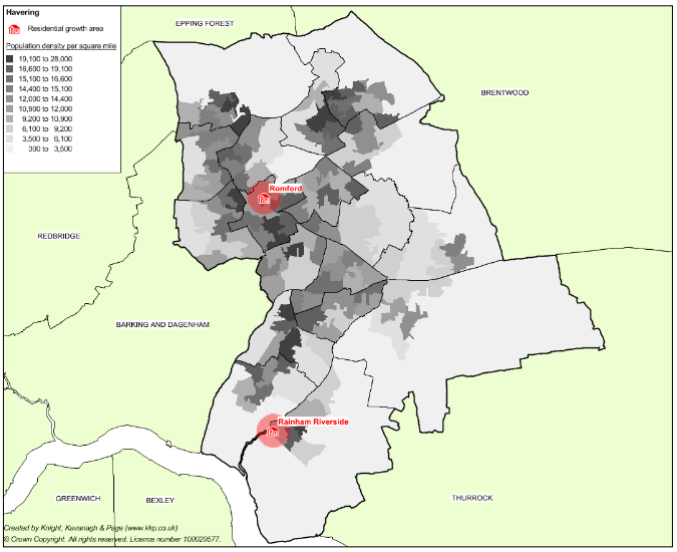
The current total population of Havering (2014 MYE) is 244,729. The most recent Greater London Authority (GLA) projections indicate a rise of 13.7% in Havering's population (+34,109) over the 16 years from 2015 to 2031.LBH has five key settlement areas, Romford, Harold Wood, Harold Hill, Upminster, Hornchurch and Rainham.

Figure 3: Projected population change (2012 -2031)[1]



Havering's changing population will have implications for the Council and its partners in the delivery of physical activity and health and wellbeing programmes. There will be significant increases in all age groups other than the 25 – 34 and 45 – 54 year olds. The main area of change will be within the 65+ age group which will increase by over 30%.

Figure 4 Key residential growth areas in LBH



In 2014 Havering had an estimated 99,230 dwellings, accommodated 97,500 household at an average of 2.6 persons per dwelling. The London Plan has set a new house building target for Havering of 1,170 new dwellings per annum. As such there will be significant development in Romford Metropolitan Centre and at the London Riverside Opportunity Area in Rainham.

[1] *GLA Population Projections 2015 Round*

Another key consideration in development of the main urban extensions is the upcoming investment in Crossrail. Within Havering, Romford, Gidea Park and Harold Wood stations will become part of the Crossrail network. It is anticipated that Crossrail will change the pattern of commuting in London opening up new areas for commuters to live, particularly in east London and Essex.

Havering's main challenge is around health and wellbeing and primarily the inactivity levels of its residents and the impact this creates.

The annual cost to the National Health Service (NHS) of physical inactivity in Havering is estimated to be £4,306,560

Adult and childhood obesity rates in Havering are generally similar to the national rates, reflecting the need to address these at a local level

The childhood obesity rate increases significantly the older a child gets, with 9.6% and 11.3% of Havering's reception year children measured as obese and overweight respectively. By year 6 these figures have risen to 19.9% being obese and 15.1% being overweight. In total, by Year 6, over a third of children in Havering are either overweight or obese.

Coupled with the above Havering performs below national and London activity targets.

- 35.8% of adults participated in at least 1 x 30 minutes moderate intensity sport per week; the same as the national regional average.
- 16.1% of Havering's residents are members of a sports club; below the national average of 21.8% (based on the four weeks prior to the AP survey).

Currently the most popular sports in Havering are gym, swimming, fitness and conditioning, athletics and cycling. In all of these activities Havering performs below national and London averages for the percentages of residents participating in these sports.

It is clear that there is a strong relationship between physical inactivity and health and wellbeing challenges in Havering. Havering has high numbers of residents with long term conditions which could be prevented or managed more effectively by physical activity interventions. Therefore, it is important for residents to be able to access high quality local places to play sport and be physically active and have a positive experience which will increase the likelihood that they participate regularly.

RESEARCH FINDINGS

Sports halls

There are 21 sports halls in LBH.

Figure 5: 3+ court sports hall provision in Havering location and quality.

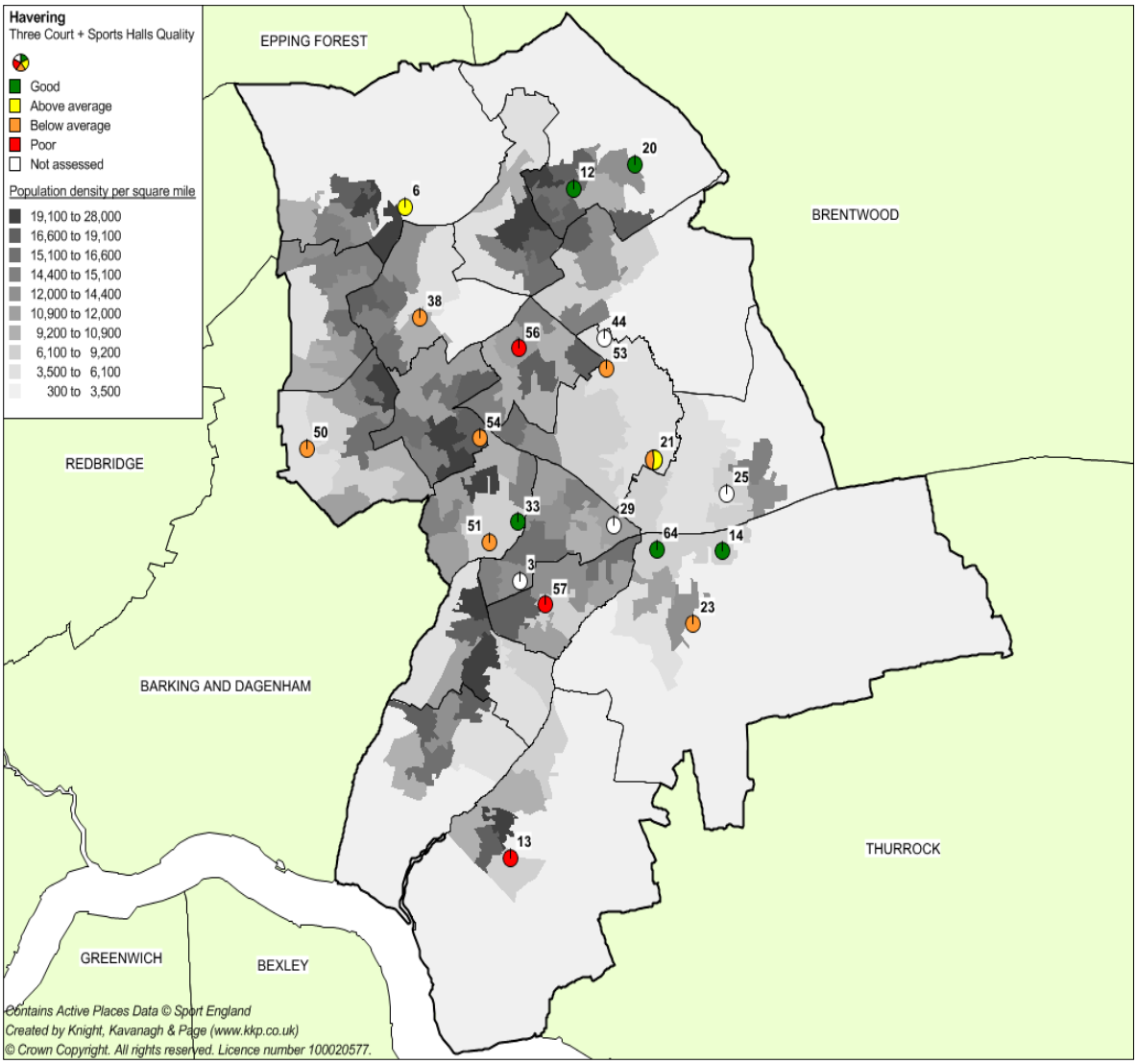


Table 1: 3+ court sports hall provision in Havering - key.

Ref	Site Name	Courts	Condition	
			Sports hall	Changing rooms
3	Abbs Cross Health and Fitness*	4	Not assessed	Not Assessed
6	Bower Park School	4	Above average	Below average
12	Central Park Sports Complex	4	Good	Good
13	Chafford Sports Complex*	4	Poor	Poor
14	Coopers Company & Coborn School	4	Good	Above average
20	Drapers Academy	4	Good	Good
21	Emerson Park Academy	6	Above average	Above average
21	Emerson Park Academy	4	Below average	Above average
23	Gaynes School Language College	4	Below average	Below average
25	Hall Mead School	4	Not assessed	Not Assessed
29	Havering Sixth Form College	4	Not assessed	Not Assessed
33	Hornchurch Sportscentre	8	Below average	Below average
38	Marshalls Park School	4	Below average	Poor
44	Redden Court School*	3	Not assessed	Not assessed
50	St. Edwards C Of E School & 6th Form College	4	Below average	Below average
51	The Albany	4	Below average	Above average
53	The Campion School	4	Below average	Below average
54	The Frances Bardsley School For Girls	5	Below average	Below average
56	The Royal Liberty School	4	Poor	Below average
57	Sanders Draper School & Specialist Science	4	Poor	Below average
64	Sacred Heart of Marys Girls School	4	Good	Above average

(Source: KKP assessment visits made in October 2015)

The majority (65%) of assessed sports halls are below average or poor, with 35% rated as good or above average quality. Public provision at Hornchurch and Central Park leisure centres is good, although there are structural issues at the Hornchurch Sports Complex that will necessitate significant investment. Residents of the south of the borough are poorly served. The only centre in the area which offers community access is Chafford Sports Complex. It is in very poor condition.

Remaining LBH residents can access a sports hall within a 1 mile catchment / 20 minute walk. There is community use at 80% of the school stock. It is however only being used at 47% of its total capacity. Lack of take up is largely due to a combination of poor quality sports halls and therefore no demand, or through choice, schools which do not permit extensive community access.

Overall, there is no evidence to suggest unmet demand for available sports hall space in LBH. Peak-time at Central Park Leisure Centre and Hornchurch Sports Centre is at capacity. Many schools report having spare capacity at peak and off-peak times. Several school facilities are not available at weekends. This may reflect the poor quality facilities on offer and, in the case of Rainham, the absence of facilities. However, there is potential latent demand for sports halls (i.e. people who wish to take part but have no facilities in which to do so) which is due to no facilities within a specific area or the lack of availability at key times.

The existing supply of sports hall accommodation in LBH has capacity to meet current demand. The quality of the stock on school sites is mixed. The highest quality facility provision is at Coopers Company and Coborn School. Chafford School Sports Complex is clearly at the end of its useful life. The School has aspirations to replace both its main building and its sports facilities via pursuit of external funding sources. It has submitted a planning application to LBH. To date funding applications have been unsuccessful. Subject to DfE approval for the granting of a lease to the Council for the leisure centre, Chafford will remain within the leisure management contract. This will then see a level of investment in the facilities that should improve their condition. LBH facilities at Central and at Hornchurch are at capacity during peak times.

Hornchurch is an old facility and, from a management and user perspective, suffers from having been built in two phases; wet-side in 1956 and dry-side in 1987. Despite a good maintenance regime and some small improvements, elements of the building are not now fit for purpose. The ageing plant and heat management systems are considerably less economical to run than new build modern plant. The new leisure management contract (from October 2016) is, subject to planning, based on the replacement of Hornchurch Sports Centre. If planning is approved, it is expected that the new centre would be open late 2019.

With the exception of the Rainham area, all residents in Havering have access to a sports hall within one mile of home.

The FPM analysis identifies that existing sports hall capacity can accommodate additional demand generated through new housing and subsequent population growth although the quality of many school based facilities may continue to be a barrier, particularly to new participants. Some schools may need to be encouraged to extend community use hours to meet growing demand, particularly if participation rises in accordance with Government targets.

Swimming pools

There are 14 swimming pools in LBH on ten different sites as illustrated below. With the exception of the pool at the Chafford Sports Complex, pool stock is assessed as good.

Figure 6: Swimming pool provision in Havering

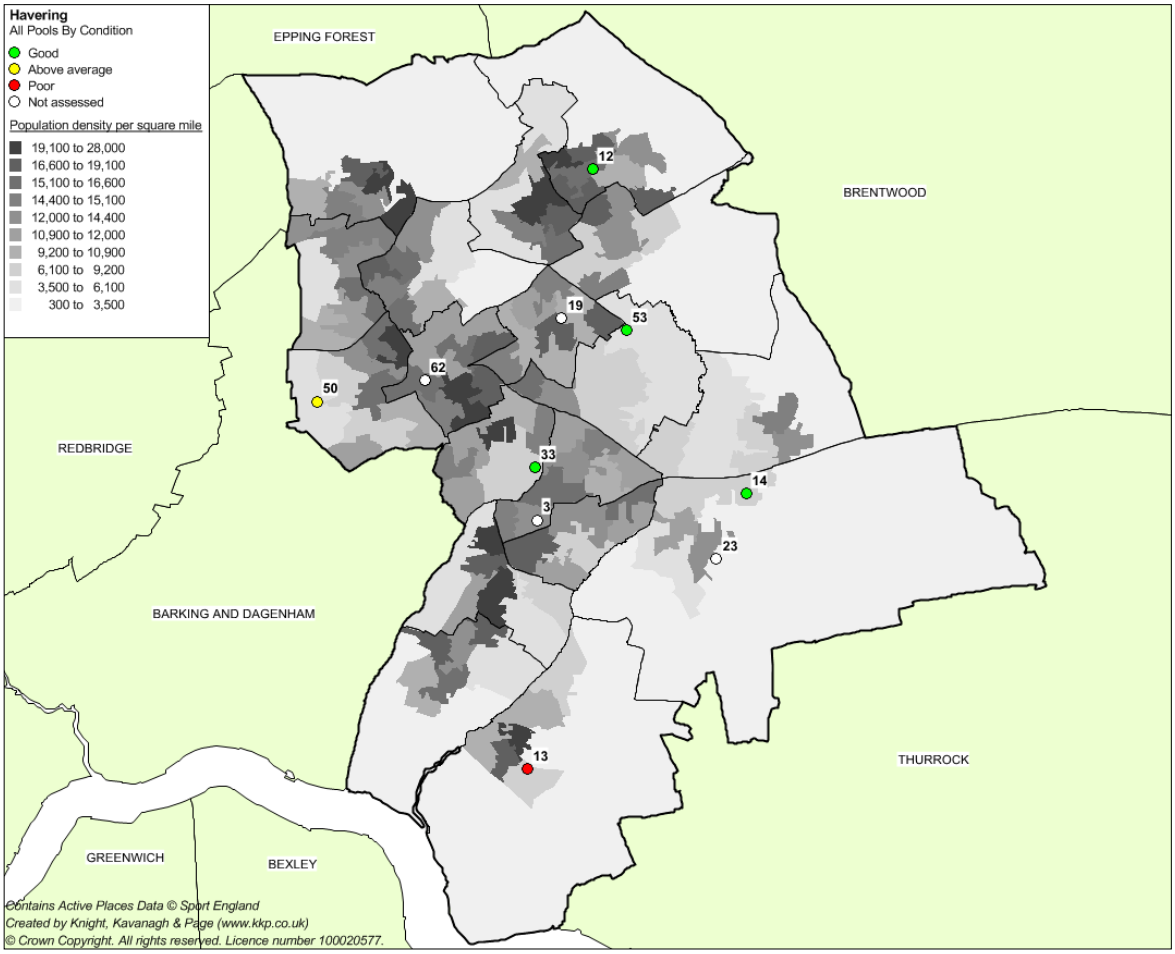


Table 2: Swimming pool provision in Havering - key

Ref	Site	Sub-type	Lanes	Length
3	Abbs Cross Health and Fitness	Main/General	6	25m
12	Central Park Leisure Centre	Main/General	6	25m
12	Central Park Leisure Centre	Learner/Teaching/Training	0	13m
13	Chafford Sports Complex	Main/General	5	25m
14	Coopers Company & Coborn School	Main/General	4	23m
19	David Lloyd Club (Gidea Park)	Main/General	3	25m
19	David Lloyd Club (Gidea Park)	Lido	3	20m
23	Gaynes School Language College	Main/General	0	18m
33	Hornchurch Sportscentre	Main/General	6	33m
33	Hornchurch Sportscentre	Learner/Teaching/Training	0	12m

Ref	Site	Sub-type	Lanes	Length
50	St. Edwards C Of E School & 6th Form	Main/General	4	25m
53	The Campion School	Main/General	4	25m
62	Virgin Active Club (Romford)	Main/General	4	20m
62	Virgin Active Club (Romford)	Learner/Teaching/Training	0	6m

The new leisure centre in Romford, which is to replace the Dolphin Pool will include an 8 lane x 25m swimming pool and learner pool. The new complex will be a welcome addition to pool provision in Havering, it will not, however, address access issues for residents living in the south of the borough.

The picture for swimming pool provision in Havering is currently positive when compared with many London boroughs. However, the age and condition of the pool at the Chafford Sports Complex, the age of the pool at Hornchurch Sports Centre and the lack of provision in Rainham will make it increasingly challenging for a modern swimming offer to be provided without significant investment and/or new provision. However, it is also noted that there is a commitment within the new leisure management contract to replace Hornchurch Sports Centre and to improve the quality of Chafford School Sports Complex.

The Greater London Authority (GLA) projections anticipate the population of Havering will increase by 65,000 people by 2037. Using the Sport England Facilities Calculator this will create the demand for an additional 700m² of water space. However, this does not take into account the new leisure centre in Romford which will create an additional 500m² of water space. Therefore, consideration will need to be given to increasing provision within any replacement facilities.

Health & fitness

LBH has a good geographical spread of gym/ fitness and conditioning provision and a wide range of health and fitness clubs to meet the needs of different users, from high end to budget facilities. Pay and play gym facilities are on offer at Central Park and Hornchurch and in many community school gyms.

Specific access issues have been identified as follows:

- Peak-time crowding and lack of peak time capacity, particularly at Central Park and Hornchurch
- Inability to run concurrent classes due to lack of suitable studio spaces, particularly at Hornchurch and Central sites.
- The size of the fitness suites at Hornchurch and Central. These are considered to be too small to meet peak demand from members.
- Increasing market segmentation e.g. spin only clubs.

The demand for fitness suites in which to ‘work out’ seems set to continue to rise with many users young and old preferring the instant access and flexibility that gyms afford to more traditional teams sports and games. Aspirations to increase the activity levels of the population will add to demand for health and fitness provision as will the projected increase in size of population.

The above issues have been recognised in the new leisure management contract which will seek to address them through the potential extension of the health and fitness suite at Central Park Sports Complex (subject to planning) and the replacement of Hornchurch Sports Centre with enlarged health and fitness provision.

The fitness market is highly segmented with a 'fitness suite' offering to suit different lifestyles and budgets. Competition between providers is keen and 'new' styles of training are constantly emerging. Currently in vogue are Boot Camps, Kettle Bell workouts, Cross-Fit and Spinning. Flexible space in which to meet new trends is an advantage, as operators compete to attract and retain members.

Within LBH the market for 'fitness suite' facilities is as keen and competitive as ever. It is likely that it will continue to evolve as more people are encouraged to be active. All the operators will need to keep abreast of market developments to keep pace with trends and developments and maintain and grow their membership base.

Budget market entrants, such as Pure Gym are a potential threat to the leisure centre operator's business model as they may have an impact upon fitness provision profitability thus jeopardising the long term sustainability of non-surplus generating elements of sport/leisure provision such as swimming pools and sports halls. To date Havering has seen one key budget gym open up within Romford (i.e. Better – Budget which is part of the GLL network), although not to the extent as in other areas.

LBH needs to consider the future provision of health and fitness facilities at its leisure centres on the basis that health and fitness underpins the cost of operating swimming pools and other facilities which are costly to operate. It is generally advised (by Sport England) that the minimum size of health and fitness facility aligned to a new swimming pool should be in the region of 100 stations as well as group fitness studios. This is on the understanding that Councils will have an aspiration that the facility will operate on a cost neutral basis as a minimum.

Specialist sports provision

LBH has a good range of specialist sports provision, with access to facilities for boxing, indoor bowls, gymnastics, 5-a-side football, tennis and with, the completion of the Romford Leisure Development in 2018, ice sports. More could possibly be done to improve access to the athletics track and to match clubs in other sports with suitable venues at affordable prices. There is further potential at myplace to develop sports activities, for example table tennis.

In addition to this, residents have access to specialist facilities in neighbouring authorities such as the cycling facilities at the Lee Valley Velo Park at Queen Elizabeth Olympic Park which is circa 15 miles from Havering.

SWOT ANALYSIS

Table 3: SWOT Analysis for LBH

Strengths	Weaknesses
Power of sport to attract and engage young people Member and officer support for sport and leisure Knowledge base and experience of LBH and SLM staff Havering Local Sports Council School sport collective Swim schools and programmes GP Referral Programme Walking for Health Programme Voluntary sector clubs Scale of market for fitness	Funding cuts leading to service cuts e.g. shorter opening hours at Chafford Sports Complex Below average to poor quality of many school sports facilities Old/inefficient LBH sports and leisure buildings e.g. Hornchurch Sports Complex and Chafford Sports Complex Health & fitness offer too small at Hornchurch Sports Complex and Central Park Leisure Complex Insufficient studio spaces within the leisure centres to offer variety of class types, particularly at peak times Limited north – south public transport
Opportunities	**Threats**
Emerging Local Plan Crossrail and associated investment in infrastructure Borough regeneration plans and housing growth areas Inward investment in jobs and housing Romford leisure development Capacity in school sport hall provision To do more activity and make use of the space Public health agenda Engagement with NGBs British Gymnastics funding Table Tennis England funding myplace (located adjacent to Central Park Leisure Complex) Future leisure management contract for the leisure centres	Cuts in local authority funding Austerity measures Areas of multiple and health deprivation Adult and child obesity Private sector investment in new gym and fitness facilities undermining the sustainability of public sector / social enterprise offer. Lack of direct control over (and thus possible inability to improve) access to school facilities

VISION AND RECOMMENDATIONS

The following vision and strategic recommendations are informed by the research undertaken when developing the Assessment Report and identified need across the Borough. Therefore, although this is an independent assessment of what LBH and partners need to do to in order to provide 'fit for purpose' sport and physical activity facilities and opportunity it does not ignore local environmental and political issues.

Vision

Reflecting the Culture Strategy, the Borough Sport & Physical Activity Strategy is driven by the very simple ambition: "*to transform lives through participation in, and enjoyment of, sport and physical activity*". Its stated purpose is to '*provide focus and added value to the efforts of everyone involved in the planning and provision of sport & physical activity in Havering, linked to a very clear view of what will be achieved by 2015*'.

The objectives of the sport and physical activity strategy are based on those of the Culture Strategy. Specific actions are set out under three headings: health and well-being, learning and personal development and towns and communities. The specific health and well-being actions are as follows:

- Provide, co-ordinate and promote a diverse range of quality sport and physical activity opportunities for all ages.
- Maintain and improve satisfaction at Borough leisure centres.
- Continue to work with the Amateur Swimming Association (ASA), England Ice Hockey Association (EIHA) and National Ice Dancing Association (NISA) to ensure the best possible use is made of the Romford Leisure Development* for recreation and performance sport.

These specific actions have been incorporated into the strategy recommendations. The recommendations emerging from the needs assessment provide a focus for LBH to work with key stakeholders to provide facilities that will enable the vision to become a reality and allow the Council to meet the sport and physical activity needs of its current and future resident population.

Figure 7: Strategy Framework

The recommendations identified are designed to deliver the above vision over the period 2017–2032 They provide strategic direction for LBH, the Council's leisure operator plus agencies, companies, schools, voluntary sector clubs and organisations which provide facilities and opportunities for residents and visitors to participate.

They have been developed in line with Sport England's key facility planning drivers of 'Protect', 'Enhance' and 'Provide'. Each is supported by a summary rationale drawn from the Indoor and Built Facilities Assessment Report, December 2015.

Recommendation No.1 – Romford Leisure Development

Support and, as appropriate, facilitate the Romford Town Centre Leisure Development comprising:

- 8 lane x 25m pool
- Learner pool
- Ice pad
- 100 station H&F suite

Continue to work with the Amateur Swimming Association (ASA), England Ice Hockey Association (EIHA) and the National Ice Dancing Association (NISA) to ensure that the best possible use is made of the Romford Leisure Development* for recreation and performance sport.

Recommendation No 2 – Hornchurch Sports Centre

Subject to the conduct of a detailed feasibility study, replace Hornchurch Sports Centre with a 'right sized' facility which, should:

- Be strategically located so as to optimise accessibility on foot, by cycling and via public transport.
- Provide a larger water area to cater for unmet existing local club swimming demand and future demand from the growing population
- Be specified as such to provide a suitable Borough swimming gala venue
- Provide replacement diving and ancillary dry diving facilities
- Add to and extend fitness and studio provision
- Have relevant social, catering and ancillary facilities, car and bicycle parking.

Suggested core provision

- 8 court sports hall
- 8 lane x 25m pool
- 10m x 20m learner pool/diving pool with moveable floor and 2 x 1m, 2 x 3m and 1 x 5m diving boards
- Dry diving facility
- 120 station fitness suite (minimum)
- Spin studio
- Dance/multi-purpose studios
- Café with Wi-Fi
- High quality wet/dry changing facilities

Recommendation No.3 – South Havering

Subject to a detailed feasibility study, provide in south Havering / Rainham a 'right sized' facility which, should:

- Be strategically located so as to optimise accessibility on foot, by cycling and via public transport.
- Provide a substantive water area to cater for current unmet demand and future demand from the growing population
- Add to and extend fitness and studio provision
- Have relevant social, catering and ancillary facilities, car and bicycle parking.

Suggested core provision

- 4 court sports hall
- 5 lane x 25m pool
- Teaching pool
- Minimum 120 station fitness suite
- Dance/multi-purpose studios
- Spin studio
- Café with Wi-Fi
- High quality wet/dry changing facilities

Recommendation No.4 – School sports hall stock

The research findings clearly identified the need to improve the quality of existing school sports hall facilities for both education and community use. There will be a need to investigate the feasibility of upgrading and/or expanding existing or providing new sports hall accommodation with associated office and changing provision to facilitate well managed community use at the following:

- Chafford Sports Complex
- Emerson Park Academy
- Gaynes School Language College
- Marshalls Park School
- Redden Court School*
- St. Edwards C of E School & 6th Form College
- The Albany
- The Campion School
- The Frances Bardsley School For Girls
- The Royal Liberty School
- Sanders Draper School & Specialist Science College

In line with the above there will also be a need to ensure that any investment in school stock is accompanied by signed community use agreements to ensure that school sports facilities are guaranteed to be made available for community use.

Recommendation No.5 – Specialist sports provision

To work closely with key local clubs and/or NGBs to assist them to develop/ improve specialist sports facilities to meet local need.

Athletics

- Assist Havering AC and associated jogging clubs to improve access to the track facilities at Hornchurch Stadium.
- Assist Havering AC to investigate the potential for development of multi-sport indoor/ covered training facilities supporting entry level participation and winter training.
- Consider whether and how to develop opportunities for marked running routes within the urban areas of LBH to meet the demands of recreational runners.

Cycling

Where funding allows, invest in making roads safer and providing off road cycling routes, not only to encourage safe cycling but also to enhance access to the network of community sports facilities.

Gymnastics

Assist the local gymnastics clubs to find an affordable venue of appropriate quality at which they can accommodate permanent fixed equipment and associated club facilities. A facility of this nature could attract strategic and financial supported from British Gymnastics.

Indoor Tennis

To address the absence of public indoor courts in Havering, work with local tennis clubs to develop air halls and floodlighting to facilitate all year round play.

myplace

Work with myplace to investigate the potential to provide a specialist table tennis centre.

Recommendation No.6 – Consider the co-location of other services within new leisure developments

In order to provide Havering with a reference point of what other local authorities are developing in relation to their sports facilities networks, it is accurate to state that the majority are developing fewer, better quality facilities and are giving greater importance to the location and travel connections to facilities. Furthermore, many are looking to enhance their offer by developing a more 'commercial' range of facilities alongside a wider health and wellbeing service providers.

Recent developments of new community leisure facilities throughout the UK have followed three key themes within their design and offering, namely:

- Core facilities which meet local need and demand for sport and physical activity and enable the operator to deliver a cost effective service with minimal subsidy.
- Additional activity areas which provide a financial return by addressing a gap in the market or enhancing the core offer.
- Co-located with other service providers which enhances working relationships across 'civic' partners and improves service delivery to the community.

The following table identifies the types of facilities and activity areas included within each and the wider benefits that this delivers for the community.

Table 4: Modern leisure facility considerations

Core facilities	Additional activity areas	Co-located services
• 6 lane 25 metre pool • Teaching pool • Sports hall (size depends on demand and programming) • 80 - 150 station fitness suite • 1x large group fitness studio • 1 x small group fitness studio • Catering hub	• Floodlit 3G pitch • 5-a-side pitches. • Soft play • Spa facilities • Youth play facility (e.g. clip n' climb, interactive activity zones. • High ropes	• Part of a school campus • Library • Health centre / GP surgery • Pharmacy • Police office • Council contact point • Meeting rooms
Benefits	**Benefits**	**Benefits**
Enables operators to provide services at minimal subsidy by: • Maximising income from health and fitness. • Maximising income from learn to swim. • Offering a range of community based activities. Enables operators to contribute to the wider physical activity and wellbeing agenda by: • Offering health based programmes within fitness suites & swimming pools • Being a meeting point and social venue for outdoor physical activities.	Enables operators to maximise income to underpin the cost of the operation by: • Taking a more commercial approach to programming activity areas. • Capturing data on users (e.g. parents) and using this as a way of cross selling core services (e.g. learn to swim). • Providing a return on investment.	Creation of a leisure and community hub which enables operators to link with other services to contribute to wider physical activity and wellbeing agenda: • Offering a wider range of services under one roof. • Reaching residents who would not otherwise enter a sports facility. • Offering programmes and interventions for specific client groups with health and other partners. • Cross marketing and sharing of information to address local needs.

Therefore, LBH should consider how it might integrate or co-locate other services (e.g. library, health centre, council contact centre, etc) within the development of new leisure facilities as identified in recommendations 2 and 3. This not only enhances the wider leisure offer by enabling the operator to offer services to residents who might not otherwise go into a leisure centre, but also enables other services to reach a wider market. This also reflects the aspiration and funding priorities identified within Sport England's Strategy: *Towards an Active Nation.*

Funding to implement the strategy

The Strategy has not addressed in detail how proposals and recommendations will be funded. It is anticipated that there will be no single funding source; rather a mix of sources and solutions will be required to deliver the vision and ambitions of the strategy. These solutions will include:

- Further development and implementation of the Havering developer contributions process associated with the development of urban extensions.
- Use of capital receipts from land disposal, where applicable.
- Asset rationalisation and use of revenue saving and/or future liabilities to pay back borrowing aligned to capital investment in other sites.
- Prudential borrowing where an 'invest to save' justification can be made, particularly for longer-term proposals which may be considered in light of the Council's future borrowing strategy.
- External funding sources aligned to specific facilities and/or sports (e.g. Sport England funding, other charitable grant awards and funding streams).
- 3rd party borrowing where a suitable, robust business case exists (although this will be more expensive than prudential borrowing).

In general, the majority of new leisure centre developments have been undertaken on the basis of rationalising one or two existing facilities and developing a new larger, better quality facility which is more economical to operate. Furthermore, the new facility mix enables the operator to deliver revenue efficiencies (i.e. operate the facility at zero subsidy or better) which are often used to fund part or all of the capital repayment. A similar approach is undertaken for the refurbishment of existing facilities where increased income offsets the annualised cost of the refurbishment.

It is likely that a combination of the above approaches will be developed for the wide range of projects identified in Havering. This will require a robust approach to business planning to ensure that all investment is financially sound.

Acknowledgements

In accordance with ANOG guidance, the Strategy Steering Group, comprising the following has played an invaluable role in guiding this project to completion:

- Lauren Miller
- Guy Selfe
- Dean Neville
- Stuart Makepeace
- Peter Bruce

PRIORITIES AND ACTION PLAN

The following action plan provides an overview of the priorities in Havering and a framework for officers and members to work with in order to deliver a network of indoor sports facilities that contribute to meeting the wider needs of Havering's residents:

Importance order	Recommendation	Action	Responsibility	Timescale
1	Recommendation No.1 – Romford Leisure Development Support and, as appropriate, facilitate the Romford Town Centre Leisure Development.	◂ Work with the leisure management contractor to develop a proposed programme of activities at the new facility. ◂ Liaise with clubs and NGBs (e.g. ASA and swimming clubs) to determine the most appropriate programme of club use at the new swimming pool. ◂ Work with relevant governing bodies and clubs to implement the sports development plan for the new ice pad. ◂ Work with the leisure management contractor to develop a launch event for the new facility in order that its use is maximised.	LBH Leisure operator Sports Clubs ASA Ice NGBs	Immediate
2	Recommendation No 2 – Hornchurch Sports Centre Subject to a detailed feasibility study, replace Hornchurch Sports Centre with a 'right sized' facility	◂ Commission a detailed feasibility study on the replacement of the facility. ◂ Determine the most appropriate facility mix taking into account the need to address increased demand from an increasing population as well as the need to be financially sustainable. ◂ Ensure the continued provision of leisure facilities throughout the development period and only rationalise the existing facility once a new facility is delivered.	LBH Leisure operator Health partners NGBs	Short - medium

Importance order	Recommendation	Action	Responsibility	Timescale
3	Recommendation No.3 – South Havering Subject to a detailed feasibility study, provide in south Havering / Rainham a 'right sized' facility	◂ Commission a detailed feasibility study on the replacement of the facility. ◂ Determine the most appropriate facility mix taking into account the need to address increased demand from an increasing population as well as the need to be financially sustainable. ◂ Consider the co-location of other 'civic' services within the scope of a new facility development (e.g. health centre, GP, library, etc.) ◂ Ensure the continued provision of leisure facilities throughout the development period and only rationalise the existing facility once a new facility is delivered.	LBH Leisure operator Health partners NGBs Education / School	Short - medium
4	Recommendation No.4 – School sports hall stock Improve the quality of existing school sports hall facilities for both education and community use (i.e. upgrade and/or expand existing or providing new)	◂ Liaise with the Council's education team and individual academies to identify priorities for investing in improvements to school sports halls. ◂ Seek to ensure that new developments have community use built into the design. ◂ Liaise with sports hall specific NGBs to determine if specific technical specifications may be required at certain sites. ◂ Ensure that any funding awarded to improve school sports facilities is accompanied by a requirement to sign and implement a community use agreement.	LBH NGBs Education / School	Short - medium
5	Recommendation No.5 – Specialist sports provision To work closely with key local clubs and/or NGBs to assist them to develop/ improve specialist sports facilities to meet local	◂ Assist Havering AC and associated jogging clubs to improve access to the track facilities at Hornchurch Stadium. ◂ Assist Havering AC to investigate the potential for development of multi-sport indoor/ covered training facilities.	LBH Leisure operator NGBs Clubs Education /	Medium

Importance order	Recommendation	Action	Responsibility	Timescale
	need	◂ Consider the development of marked running routes to meet the needs of recreational runners ◂ Work with transport and open spaces colleagues to make roads safer and providing off road cycling routes to encourage safe cycling and enhance access to the network of community sports facilities. ◂ Work with local gymnastics clubs to identify an appropriate facility at which they can accommodate permanent fixed equipment and associated club facilities. ◂ Work with myplace to investigate the potential to provide a specialist table tennis centre. ◂ Work with local tennis clubs to develop air halls and floodlighting to facilitate all year round play	School	
6	Recommendation No.6 – Consider the co-location of other services within new leisure developments. Investigate the potential of co-locating services within new leisure developments	◂ LBH Leisure and Planning teams to ensure that other departments and partners are aware of the potential new developments within this Strategy. ◂ Work with other departments and partners to determine if there is an opportunity to co-locate key services within any new leisure development. ◂ Ensure the scope of any feasibility study for a replacement leisure facility or school sports facility also considers the potential to co-locate complementary services.	LBH Leisure operator Health partners NGBs Education / School	Short - medium

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

PLAYING PITCH STRATEGY ASSESSMENT REPORT 2016

KNIGHT, KAVANAGH & PAGE

LONDON BOROUGH OF HAVERING

PLAYING PITCH STRATEGY

ASSESSMENT REPORT

APRIL 2016

Quality, Integrity, Professionalism

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS
Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF
T: 0161 764 7040 **E:** mail@kkp.co.uk www.kkp.co.uk

ISOQAR QUALITY ASSURED ISO 9001 UKAS QUALITY MANAGEMENT 026 6543

CONTENTS

PART 1: INTRODUCTION AND METHODOLOGY 2

PART 2: FOOTBALL 11

PART 3: THIRD GENERATION TURF (3G) ARTIFICIAL GRASS PITCHES (AGPS) 38

PART 4: CRICKET 43

PART 5: HOCKEY 59

PART 6: RUGBY UNION 68

PART 7: TENNIS 80

PART 8: BOWLS 90

PART 9: SOFTBALL 96

APPENDIX 1: SPORTING CONTEXT 97
APPENDIX 2: REQUIREMENTS OF FA STEP SYSTEM 105
APPENDIX 3: ALL PLAYING PITCHES & OUTDOOR SPORTS SITES 113

GLOSSARY

3G	Third Generation (artificial grass pitch)
AGP	Artificial Grass Pitch
BC	Bowling Club
CC	Cricket Club
CIL	Community Infrastructure Levy
CSP	County Sports Partnership
ECB	England and Wales Cricket Board
EH	England Hockey
FA	Football Association
FC	Football Club
FE	Further Education
FPM	Facilities Planning Model
GIS	Geographical Information Systems
HC	Hockey Club
HE	Higher Education
JFC	Junior Football Club
KKP	Knight, Kavanagh and Page
LDF	Local Development Framework
LMS	Last Man Stands
LTA	Lawn Tennis Association
NGB	National Governing Body
NPPF	National Planning Policy Framework
PQS	Performance Quality Standard
PF	Playing Field
PPS	Playing Pitch Strategy
RFL	Rugby Football League
RFU	Rugby Football Union
RUFC	Rugby Union Football Club
RLFC	Rugby League Football Club
S106	Section 106
LBHC	London Borough of Havering Council
TC	Tennis Club
TGR	Team Generation Rate
U	Under

PART 1: INTRODUCTION AND METHODOLOGY

This is the Playing Pitch Assessment Report prepared by Knight Kavanagh & Page (KKP) for the London Borough of Havering Council (LBHC) and its partners. This report presents a supply and demand assessment of playing pitch facilities in accordance with Sport England's Playing Pitch Strategy Guidance: An approach to developing and delivering a playing pitch strategy. It has been followed to develop a clear picture of the balance between the local supply of, and demand for, playing pitches and other outdoor sports facilities.

The guidance details a stepped approach to developing a Playing Pitch Strategy. These steps are separated into distinct stages:

- Stage A: Prepare and tailor the approach (Step 1)
- Stage B: Gather information and views on the supply of and demand for provision (Steps 2 & 3)
- Stage C: Assess the supply and demand information and views (Steps 4, 5 & 6)
- Stage D: Develop the strategy (Steps 7 & 8)
- Stage E: Deliver the strategy and keep it robust and up to date (Steps 9 & 10)

Stages A to C are covered in this report.

Stage A: Prepare and tailor the approach

Why the PPS is being developed

The Council is reviewing its Local Development Framework (LDF) 2008 and has commissioned this study as an integral part of the evidence base needed to support the review of policies and preparation of Havering's Local Plan. The study will have a key role in planning for the provision of open space, outdoor sports and recreation facilities in the Borough. The following drivers are identified:

- To inform local planning policy in line with National Planning Policy Framework and provide an evidence base for responding to planning applications affecting playing fields.
- To establish a clear strategic pathway for improvement, investment and protection of playing pitches.
- To have a robust evidence base upon which to be able to apply for external funding.
- A recognised need to improve the quality and capacity of existing provision, regardless of ownership or management and to drive participation.
- A need to assess supply and demand issues with cross-boundary usage of sites in neighbouring local authorities.

The vision for the Playing Pitch Strategy is:

"To ensure that there is a sound evidence base upon which to make informed decisions about the provision of quality and adequate sports playing pitches in Havering for the life of the strategy."

The key objectives for the Playing Pitch Strategy are:

- Integration with other strategic work streams and regeneration activity to ensure a co-ordinated and strategic approach to outdoor sports facilities and provision for the Borough.
- Providing a clear investment strategy for outdoor sports facility provision within the local authority area.
- Providing a clear framework for all outdoor sports facility providers, including the public, private and third sectors.
- Clearly addressing the needs of pitch sports within the local area and picking up particular local demand issues and deficiencies in provision, both in distribution and in relation to gaps in provision identified through community consultation.
- Being future proof and addressing issues of population growth, and or major growth/regeneration areas. The ability for regular monitoring and update processes (in accordance with Stage E of the guidance to enable changes to be identified and assessed against population growth etc.).
- Addressing issues of cross boundary facility provision.
- Addressing issues of surplus and deficiency with particular reference to overplay and spare capacity, accessibility, quality and management with regard to facility provision. Note: consideration also needs to be given to the leagues requirements where changing accommodation is specified as essential and our ability to meet this need particularly in relation to the key sports.
- Being robust, and capable of adoption as a technical document, standing up to scrutiny at a public inquiry and compliant with the National Planning Policy Framework.
- The project brief has been agreed which sets out clearly the roles and responsibilities of all partners (Borough Council, NGBs / SE and consultants) for each element of the study.

Agreed scope

The following types of outdoor sports facilities were agreed by the steering group for inclusion in the Assessment and Strategy:

- Football pitches
- Rugby union pitches
- Cricket pitches
- Artificial grass pitches
- Softball pitches
- Outdoor tennis courts
- Outdoor bowling greens

It should be noted that for the non-pitch sports i.e. tennis and bowls, included within the scope of this study the supply and demand principals of Sport England methodology: Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG) are followed to ensure the process is compliant with the National Planning Policy Framework (NPPF). This is less prescriptive than the PPS guidance. Thus, where applied, the approach to assessing non-pitch sports is a supply/demand assessment based on more a ‘light touch’ approach.

Management arrangements

A Project Team from the Council has worked with KKP to ensure that all relevant information is readily available and to support the consultants as necessary to ensure that project stages and milestones are delivered on time, within the cost envelope and to the required quality standard to meet Sport England methodology.

Further to this, the Steering Group is and has been responsible for the direction of the PPS from a strategic perspective and for supporting, checking and challenging the work of the project team. The Steering Group is made up of representatives from the Council, Sport England and NGBs. It will be important for the Steering Group to continue once the PPS has been finalised for several reasons, including a continuing responsibility to:

- Be a champion for playing pitch provision in the area and promote the value and importance of the PPS.
- Ensure implementation of the PPS's recommendations and action plan.
- Monitor and evaluate the outcomes of the PPS.
- Ensure that the PPS is kept up to date and refreshed.

What makes Havering different?

The Borough is mainly characterised by suburban development with large areas of protected open space including green belt areas. In contrast, Romford is a major metropolitan centre and to the south the borough extends into the London Riverside Opportunity Area. Hornchurch and Upminster are the other main retail centres with extensive high street shopping areas.

The current resident population in Havering in 2016 is 248,900 (Data source: GLA 2015 round ward population projections - SHLAA-based; Capped Household Size model). There is a lower proportion of 20-44 year olds (Havering 31.5%, Greater London 42.5%). There are, however, more in the age groups from 50-84 (Havering 34.4%, Greater London 24.6%). 17% of the population are from BME communities[1], this differs greatly to the London average of 55%. It is worth noting that the report from which these figures are taken, the term Black Minority Ethnic (BME) refers to ethnic minority groups, including non-British White residents.

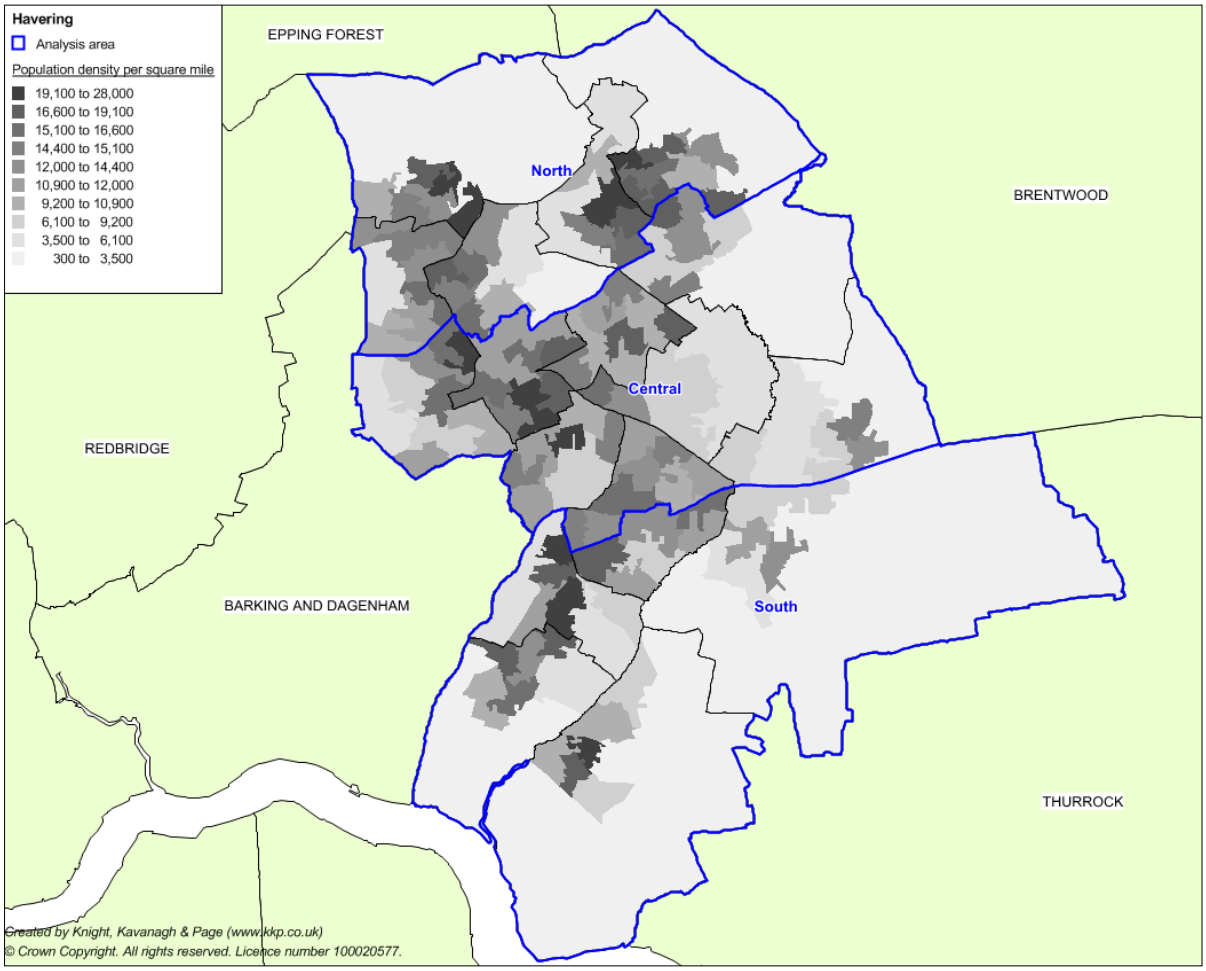
Active People Survey (APS) 8 (October 2013-October 2014) shows that under a third (31.5%) of adults participated in at least 1 x 30 minutes moderate intensity sport per week. This was below the national average (35.8%) and the regional average (37.7%). According to the Department of Health's 2009 report 'Be Active Be Healthy', the annual cost to the NHS of physical inactivity in Havering is estimated at £4,306,560.

Havering is situated in the north east of London and is an outer London Borough covering 11,227 hectares. It is adjoined by the London Boroughs of Redbridge, Barking and Dagenham and by the Essex Districts of Thurrock, Brentwood and Epping Forest. Further to this, to the South of the Borough it borders the Thames which can create a barrier to travel in that vicinity. Main settlements include Romford, Hornchurch, Upminster and Rainham. Fifty per-cent of Havering's area is designated as Green Belt, accommodating a network of pathways and bridleways that form 'green chains' throughout the countryside.

[1] *Havering London Borough Council, Demographic, Diversity and Socio-economic Profile of Havering's Population in March 2014 (Havering London Borough Council/ONS 2011)*

The study area is the London Borough of Havering (LBH) boundary area. Further to this sub areas or analysis areas have been created to allow a more localised assessment of provision and examination of playing pitch supply and demand at a local level. Use of analysis areas also allows local circumstances and issues to be taken into account. LBH is divided into three analysis areas, North, Central and South.

Figure 1.1: PPS analysis areas



Further to this, there is a level of imported demand and sports teams from outside the study area that use pitches within Havering. In addition, it is likely that sports teams from inside Havering use facilities outside of the Borough, for example in Thurrock. This cross-boundary movement is taken into consideration within each sports section where relevant following consultation with neighbouring authorities and National Governing Bodies of Sport.

Stage B: Gather information and views on the supply of and demand for provision

It is essential that a PPS is based on the most accurate and up-to-date information available for the supply of and demand for playing pitches. This section provides details about how this information has been gathered in Havering.

Gather supply information and views – an audit of playing pitches

PPS guidance uses the following definitions of a playing pitch and playing field. These definitions are set out by the Government in the 2010 'Town and Country Planning (Development Management Procedure) (England) Order'.[2]

- ***Playing pitch*** – a delineated area which is used for association football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, American football, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.
- ***Playing field*** – the whole of a site which encompasses at least one playing pitch.

This PPS counts individual grass pitches (as a delineated area) as the basic unit of supply. The definition of a playing pitch also includes artificial grass pitches (AGPs).

Quantity

All playing pitches are included irrespective of ownership, management and use. Playing pitch sites were initially identified using Sport England's Active Places web based database. The Council and NGBs supported the process by checking and updating this initial data. This was also verified against club information supplied by local leagues. For each site the following details were recorded in the project database (which will be supplied as an electronic file):

- Site name, address (including postcode) and location
- Ownership and management type
- Security of tenure
- Total number, type and quality of pitches

Accessibility

Not all pitches offer the same level of access to the community. The ownership and accessibility of playing pitches also influences their actual availability for community use. Each site is assigned a level of community use as follows:

- ***Available for community use and used -*** pitches in public, voluntary, private or commercial ownership or management (including education sites) recorded as being available for hire and currently in use by teams playing in community leagues.
- ***Available but unused -*** pitches that are available for hire but are not currently used by teams which play in community leagues; this most often applies to school sites but can also apply to sites which are expensive to hire.
- ***No community use*** - pitches which as a matter of policy or practice are not available for hire or use by teams playing in community leagues. This should include professional club pitches along with some semi-professional club pitches where play is restricted to the first or second team.

[2]. www.sportengland.org>Facilities and Planning> Planning Applications

- ***Disused –*** pitches that are not being used at all by any users and are not available for community hire either. Once these sites are disused for five or more years they will then be categorised as 'lapsed sites'.
- ***Lapsed -*** last known use was as a playing field more than five years ago (these fall outside of Sport England's statutory remit but still have to be assessed using the criteria in paragraph 74 of the National Planning Policy Framework).

In addition, there should be a good degree of certainty that the pitch will be available to the community for at least the following three years. A judgement is made based on the information gathered and a record of secured or unsecured community use put against each site.

Quality

The capacity of pitches to regularly provide for competitive play, training and other activity over a season is most often determined by their quality. As a minimum, the quality and therefore the capacity of a pitch affects the playing experience and people's enjoyment of a sport. In extreme circumstances, it can result in a pitch being unable to cater for all or certain types of play during peak and off peak times.

It is not just the quality of the pitch itself which has an effect on its capacity but also the quality, standard and range of ancillary facilities. The quality of both the pitch and ancillary facilities will determine whether a pitch is able to contribute to meeting demand from various groups and for different levels and types of play.

The quality of all pitches identified in the audit and the ancillary facilities supporting them are assessed regardless of ownership, management or availability. Along with capturing any details specific to the individual pitches and sites, a quality rating is recorded within the audit for each pitch.

These ratings are used to help estimate the capacity of each pitch to accommodate competitive and other play within the supply and demand assessment.

In addition to undertaking non-technical assessments (using the templates provided within the guidance and as determined by NGBs), users and providers were also consulted on the quality and in some instances the quality rating was adjusted to reflect this. Consultation with clubs was undertaken via either face-to-face meetings or through an online survey, whilst providers were either met with or consulted via telephone/email. The quality scores were also cross checked with the steering group to ensure accuracy.

Gather demand information and views

Presenting an accurate picture of current demand for playing pitches (i.e. recording how and when pitches are used) is important when undertaking a supply and demand assessment. Demand for playing pitches in Havering tends to fall within the following categories:

- Organised competitive play
- Organised training
- Informal play

In addition, unmet and displaced demand for provision is also identified on a sport by sport basis. Unmet demand is defined as the number of additional teams that could be fielded if access to a sufficient number of pitches (and ancillary facilities) was available. Displaced demand refers to teams that are generated from residents of the area but due to any number of factors do not currently play within the area.

Future demand

Alongside current demand, it is important for a PPS to assess whether the future demand for playing pitches can be met. Using population projections, and proposed housing growth (if available), an estimate can be made of the likely future demand for playing pitches.

Population growth

The current resident population in Havering in 2016 is 248,900 (Data source: GLA 2015 round ward population projections - SHLAA-based; Capped Household Size model). By 2031 the Borough's population is projected to increase to 279,729 representing an increase of 30,829 (or equivalent to a percentage increase of 12.4%) according to the same GLA 2015 population projections.

Team generation rates are used to provide an indication of how many people it may take to generate a team (by gender and age group), in order to help estimate the change in demand for pitch sports that may arise from any population change in the study area.

Future demand for pitches is calculated by adding the percentage increases, to the GLA population increases in each analysis area. This figure is then applied to the TGRs and is presented on a sport by sport basis within the relevant sections of this report.

Other information sources that were used to help identify future demand include:

- Recent trends in the participation in playing pitch sports.
- The nature of the current and likely future population and their propensity to participate in pitch sports.
- Feedback from pitch sports clubs on their plans to develop additional teams.
- Any local and NGB specific sports development targets (e.g. increase in participation).

Stage C: Assess the supply and demand information and views

Supply and demand information gathered within Section B was used to assess the adequacy of playing pitch provision in Havering. It focused on how much use each site could potentially accommodate (on an area by area basis) compared to how much use is currently taking place.

Understand the situation at individual sites

Qualitative pitch ratings are linked to a pitch capacity rating derived from NGB guidance and tailored to suit a local area. The quality and use of each pitch is assessed against the recommended pitch capacity to indicate how many match equivalent sessions per week (per season for cricket) a pitch could accommodate.

This is compared to the number of matches actually taking place and categorised as follows, to identify:

Potential spare capacity: Play is below the level the site could sustain.	
At capacity: Play is at a level the site can sustain.	
Overused: Play exceeds the level the site can sustain.	

Develop the current picture of provision

Once capacity is determined on a site by site basis, actual spare capacity is calculated on an area by area basis via further interrogation of temporal demand. Although this may have been identified, it does not necessarily mean that there is surplus provision. For example, spare capacity may not be available when it is needed or the site may be retained in a 'strategic reserve' to enable pitch rotation to reduce wear and tear.

Capacity ratings assist in the identification of sites for improvement/development, rationalisation, decommissioning and disposal.

Develop the future picture of provision - scenario testing

Modelling scenarios to assess whether existing provision can cater for unmet, displaced and future demand is made after the capacity analysis. This will also include, for example, removing sites with unsecured community use to demonstrate the impact this would have if these sites were to be decommissioned in the future.

Identify the key findings and issues

By completing Steps 1-5 it is possible to identify several findings and issues relating to the supply, demand and adequacy of playing pitch provision in Havering. This report seeks to identify and present the key findings and issues, which should now be checked, challenged and agreed by the Steering Group prior to development of the Strategy (Section D).

The following sections summarise the local administration of the main grass pitch sports in Havering. Each provides a quantitative summary of provision and a map showing the distribution of facilities. It also provides information about the availability of facilities to/for the local community and, the governing body of each sport and regional strategic plan (where they exist). Local league details are provided in order to outline the competitive structure for each sport. The findings of club consultation and key issues for each sport are summarised.

PART 2: FOOTBALL

2.1: Introduction

The Essex County FA is the primary organisation responsible for the development (and some elements of administration) of football in Havering. It is also responsible for the administration, in terms of discipline, rules and regulations, cup competitions and representative matches, development of clubs and facilities, volunteers, referees, coaching courses and delivering national football schemes.

This section of the report focuses on the supply and demand for grass football pitches. Part 3 captures supply and demand for artificial grass pitches (AGPs). In the future it is anticipated that there will be a growing demand for the use of 3G pitches for competitive football fixtures, especially to accommodate mini and youth football.

Consultation

In addition to face to face consultation with key football clubs, an electronic survey was sent to all clubs playing in Havering. Contact details were provided by the Essex County FA, and the invitation to complete the survey was distributed via email. The survey was returned by 40 clubs (including face to face interviews) which equates to high club response rate of 73% and a team response rate of 87%. The results of which consultation are used to inform key issues within this section of the report.

The following clubs were met with face to face:

- Byron Red Star YFC
- Collier Row YFC
- Elite Colts YFC
- Essex Minors of Hornchurch FC
- Harold Wood Cougars FC
- Leaside Colts FC
- Romford Colts YFC
- Romford FC
- Romford Boro FC
- Tigers JFC
- Upminster Park Rovers JFC

Additionally, the Essex Olympian League was also consulted.

2.2: Supply

The audit identifies a current total of 170 grass football pitches within Havering across 63 sites. Of these, 151 pitches are available for community use across 48 sites, as presented in the table below. The pitches are relatively evenly spread out across the analysis areas, with 54 found in the South Analysis Area, 50 in the Central Analysis Area and 47 in the North Analysis Area.

Table 2.1: Summary of grass football pitches available to the community

Analysis area	Available for community use					
	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Totals
Central	19	3	11	7	10	50
North	16	1	9	12	9	47
South	26	2	10	12	4	54
Havering	**61**	**6**	**30**	**31**	**23**	**151**

The table identifies a large number of adult pitches in Havering when compared to other pitch sizes, which reflects that the majority of teams use adult pitches. It should be noted, however, that many youth 11v11 teams are playing on adult pitches, which is not ideal for players and not in line with the FA Youth Review. In total, 70 of the 128 teams using adult pitches are youth teams, which may be in part due to a lack of dedicated youth 11v11 pitches rather than a preference for adult pitches.

In accordance with the FA Youth Review, U17s and U18s can play on adult pitches. The FA's recommended pitch size for adult football is 110m x 70m. The recommended size of a youth pitch is 100x60 metres for u16s and U15s and 90x55 metres for U14s and U13s. The recommended size for 7v7 pitches is 60x40 metres and for 5v5 pitches it is 40x30 metres.

The sites below contain adult pitches that are used by U13s-U16s teams:

- Bretons Outdoor Recreation Centre
- Forest Row
- Harold Wood Park
- Henderson's Sports & Social Club
- Rise Park
- Upminster Hall Playing Fields
- Westlands Playing Fields
- Brittons Playing Field
- Gaynes School
- Haynes Park
- Hildene Primary School
- The Brittons Academy Trust
- Upminster Park

Adult pitches at Brittons Playing Field, Gaynes School, Haynes Park, Hildene Primary School and Rise Park are used solely by youth 11v11 teams (U13s-U16s). As a result, no adult teams would be adversely affected by re-configuring the pitches (although there may be a need to retain adult pitches if shortfalls are identified).

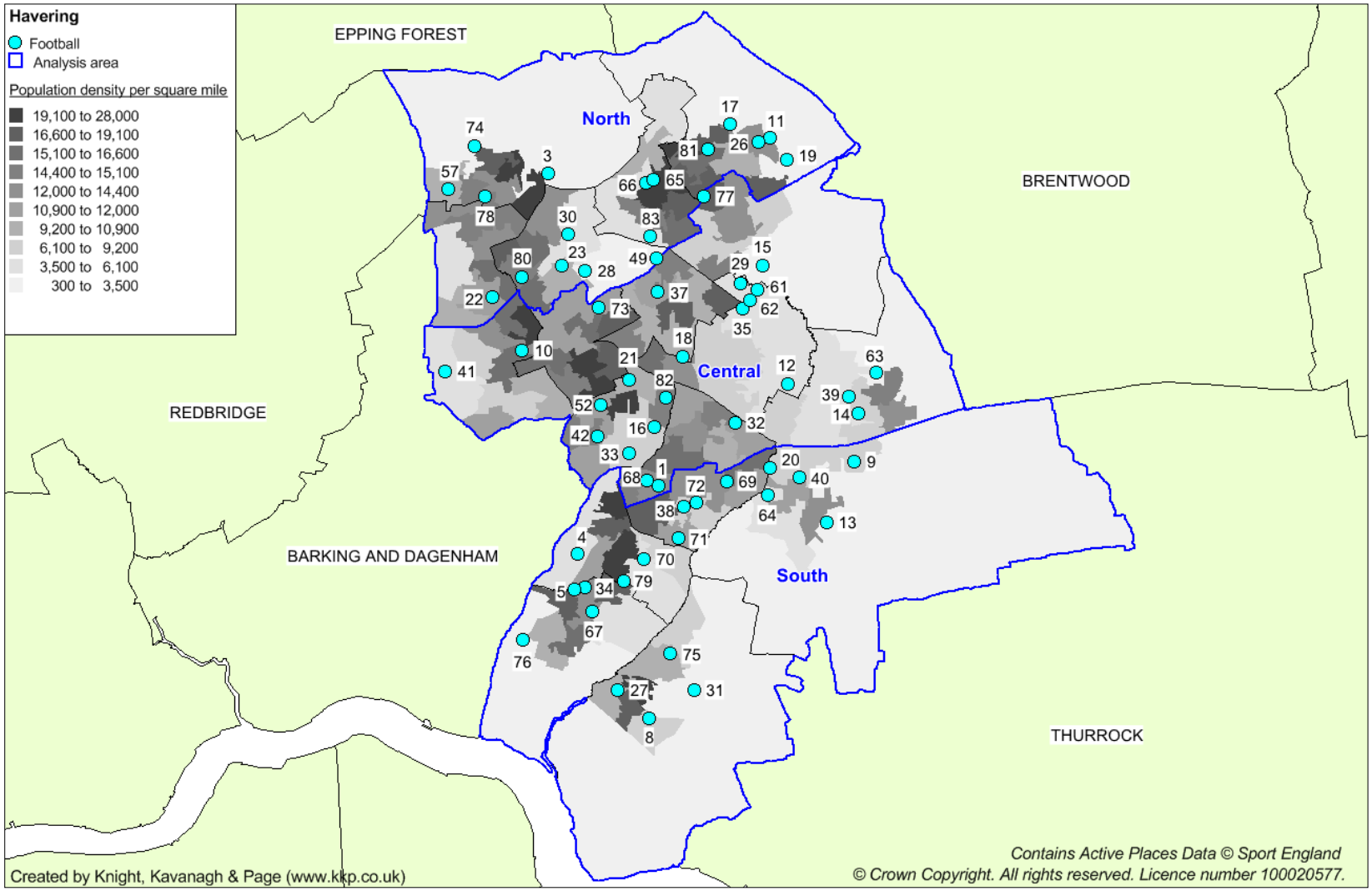
Future supply

Two new football pitches are to be provided at Noak Hill Sports Complex from Autumn 2016 as part of the sites wider development. A full size 3G pitch is also to be installed that will allow for competitive matches to be played on it (subject to FA testing).

The Royal Liberty School is in the process of developing a 9v9 pitch that should be ready by the beginning of 2016. The pitch, as with all facilities at the site, will not be available for community use, although the School is happy to reconsider this policy should site management issues be resolved.

Figure 2.1 overleaf shows the location of all football pitches currently within Havering.

Figure 2.1: Location of all football pitches in Havering



Accessibility

The majority of clubs state that most players travel between two and five miles to access their facilities.

Pitch quality

The quality of football pitches in Havering has been assessed via a combination of site visits (using non-technical assessments as determined by The FA) and user consultation to reach and apply an agreed rating as follows:

- Good
- Standard
- Poor

Pitch quality primarily influences the carrying capacity of a site; often pitches lack the drainage and maintenance necessary to sustain levels of use. It is likely that pitches which receive little to no ongoing repair or post-season remedial work will be assessed as poor, therefore limiting the number of games able to take place each week without it having a detrimental effect on quality. Conversely, well maintained pitches that are tended to regularly are likely to be of a higher standard and capable of taking a number of matches without a significant reduction in surface quality.

Private sites (e.g. sports clubs) typically offer better quality facilities than Council parks/playing fields and school pitches. In general, such sports clubs tend to have dedicated ground staff or volunteers working on pitches and the fact that they are often secured by fencing prevents unofficial use. The maintenance of Council sites tends to be less frequent and unofficial use of these sites can further exacerbate quality issues.

The percentage parameters used for the non-technical assessments were as follows; Good (>80%), Standard (50-80%), Poor (<50%). The final quality ratings assigned to the sites also take into account the user quality ratings gathered from consultation.

The table below summarises the quality of pitches that are available for community use. In total, six pitches are assessed as good quality, 108 as standard quality and 37 are deemed to be poor quality. The quality ratings for each individual pitch can be seen in table 2.14.

Table 2.2: Pitch quality assessments (community use pitches)

Adult pitches			Youth pitches			Mini pitches		
Good	Standard	Poor	Good	Standard	Poor	Good	Standard	Poor
5	42	14	1	28	7	-	38	16

The non-technical pitch quality audit shows that the majority of pitches are poor or standard quality, particularly at local authority sites. All sites managed by the Council receive a basic level of maintenance, with budgets not allowing for any further level of upkeep. The majority of pitches within schools also receive basic maintenance, which in most cases is contracted to external companies. Maintenance of pitches at club sites varies; some clubs hire dedicated ground staff whilst others depend on remedial work by volunteers that is often limited by cost and a lack of specialised equipment.

Of responding clubs, nine (23%) rate the overall quality of their home pitches as poor quality, 20 (49%) rate quality as standard and 11 (28%) rate quality as good. All clubs assessing their pitches as poor quality access local authority sites, with many reporting that pitches are often not marked out or that they are marked out incorrectly. A lack of post season remedial work is also widely stated as an issue.

Eight clubs (21%) state that quality has worsened since last season, whilst ten clubs (26%) report that quality has improved. The most common factors attributed to pitch improvements are an investment in drainage work and more frequent maintenance, whilst the opposite is true for pitches that are worsening in quality. Specific comments relating to pitch conditions at individual sites can be seen in the table below. The comments are a combination of club feedback and site assessment information.

Table 2.3: Site specific comments

Site ID	Site	Comments
4	Bretons Outdoor Recreation Centre	A lack of post season remedial work on pitches used by Tigers JFC resulted in the Club condemning the pitches until safe and playable.
9	Coopers Company & Coborn School	Pitches have drainage issues and the grass is not cut regularly enough. Otherwise recognised as a good quality site by clubs.
12	Emerson Park Academy	Goalposts are considered old and dangerous and pitch markings are often unclear.
15	Harold Wood Park	Grass cutting is not completed regularly enough during the season, which leads to Harold Wood Cougars FC carrying out maintenance itself.
		Drainage is poor on pitches used by Harold Wood Athletic FC, with high levels of clay found in the soil.
19	Henderson's Sports & Social Club	A new drainage system was put in place last season, however, some pitches remain vulnerable to wet weather. The remaining pitches are considered to be good quality by clubs.
20	Hornchurch Stadium	Considered the best quality site in Havering by clubs.
30	Rise Park	Pitches suffer from poor drainage which leads to many postponements.
31	Spring Farm	Pitches were not marked out in time for the start of the season and the grass is often too long on match days.
32	St Andrews Park	Pitches are marked to an incorrect size.
34	The Brittons Academy Trust	High levels of vandalism and litter caused by nearby skate-park.
39	Upminster Hall Playing Fields	Drainage is considered poor and the grass is not cut short enough.
40	Upminster Park	Maintenance is considered infrequent and basic, whilst unofficial use and dog fouling is also considered to be an issue.
49	Gidea Park Sports Ground	Maintenance is considered poor and the pitches suffer from many pot holes.
57	Forest Row	Pitch quality has improved after pitches were re-seeded in the closed season.

Over marked pitches

Over marking of pitches can cause notable damage to surface quality and lead to overuse beyond recommended capacity. In some cases mini pitches may be marked onto senior pitches or mini matches may be played widthways across adult or youth pitches. This can lead to targeted areas of surface damage due to large amounts of play focused on high traffic areas, particularly the middle third of the pitch. Over marking of pitches not only influences available capacity, it may also cause logistical issues regarding kick off times; for example, when two teams of differing age formats are due to play at the same site at the same time.

There are also a number of football pitches in Havering that are marked onto cricket outfields. This can create availability issues at multi-sport sites as the cricket season begins in April when the football season is still ongoing and the football season begins in August as cricket fixtures are still being played. Harold Wood Cougars YFC reports that this is a particular issue at Harold Wood Park as the Club loses access to four pitches whilst the cricket season is ongoing.

In addition, Tigers JFC reports that it loses access to some of its pitches at Bretons Outdoor Recreation Centre on Sundays due to a model aircraft society using the site. Any spare capacity identified later in the report on pitches which are over marked or contain over markings is discounted. The table below highlights all sites containing over marked pitches.

Table 2.4: Sites containing over marked pitches

Site ID	Site	Comments
3	Bower Park School	An adult pitch is removed in the summer in order to create athletics track.
9	Coopers Company & Coborn School	An adult and a youth 11v11 pitch over mark cricket outfield.
13	Gaynes School	An adult pitch is over marked by a 9v9 pitch.
49	Gidea Park Sports Ground	A youth 11v11, a 9v9 and a 7v7 pitch all over mark cricket outfield.
15	Harold Wood Park	Two adult, two 7v7 and two 5v5 pitches all over mark cricket outfield.
20	Hornchurch Stadium	The pitch is also used as an athletics field in the summer.
23	Marshalls Park School	An adult pitch is over marked by a 9v9 pitch and a 5v5 and a 7v7 pitch over mark senior rugby pitch.
31	Spring Farm Park	Three adult pitches over mark cricket outfield.
39	Upminster Hall Playing Fields	An adult pitch over marks cricket outfield.

Ancillary facilities

The non-technical assessment assesses ancillary facilities servicing pitches. This includes the condition of clubhouses, changing accommodation, toilets, showers, car parking and boundary fencing.

Of sites in Havering that are serviced by changing facilities, 24% have good quality facilities, 43% have standard quality facilities and 33% have poor quality facilities. All facilities assessed as good quality are located at education sites such as Drapers Academy and The Campion School, whilst facilities assessed as poor quality are found at the following local authority sites:

- Cottons Park
- Harold Wood Park
- Haynes Park
- Hylands Park
- Rise Park
- Upminster Hall Playing Fields

Of clubs rating changing facilities as poor quality, the main complaint is that sites have dated facilities that are small and do not provide enough rooms in relation to the number of pitches. For example, Collier Row FC reports that the facilities at Forest Row are good quality, however, only six changing rooms are provided to service ten pitches. This results in teams often having to share facilities and also causes an issue during crossover when matches are played back to back. Spring Farm is also cited as having a quantity issue as only two changing rooms are provided to service three pitches. There are more changing facilities available, however, these are owned by a cricket club and cannot be accessed by football teams.

Additionally, many clubs report that a lack of changing facilities is causing an issue at some sites, particularly for senior teams which are required by leagues to have access to changing rooms. The following seven sites do not contain changing facilities:

- Bretons Outdoor Recreation Centre
- Brittons Playing Field
- Harrow Lodge Park
- King George Playing Field
- Park Lane Recreation Centre
- St Andrews Park
- Upminster Park

An absence of changing facilities is also negatively affecting female participation as teams are again required by leagues to have access to adequate provision. Upminster Park Rovers JFC reports that its only girls' team folded last season due to a lack of toilet facilities at Upminster Park, whilst Tigers FC lost a ladies team for a similar reason. A lack of changing facilities is less of a problem when it comes to boys' football as there are no access requirements from leagues. The majority of teams, especially at younger age levels, choose not to access provision due to safeguarding measures and a lack of demand.

Other issues relating to ancillary facilities include the car park at Bretons Outdoor Recreation Centre, which is reported to be too small and poorly surfaced, and a lack of storage space at Spring Farm and Upminster Park.

Security of tenure

Tenure of sites in Havering is generally secure i.e. through a long term lease or a guarantee that pitches will continue to be provided over the next three years. An exception to this is found at schools and academies that state their own policies and are more likely to restrict levels of community use. For example, Bower Park School previously rented out its grass pitches but now limits access due to quality issues, as does Drapers Academy. The following is a full list of schools which have grass football pitches but do not allow community use:

- Broadford Primary School
- Drapers Academy
- Newtons Primary School
- Oasis Academy
- Parklands Junior School
- The Albany School
- The Royal Liberty School
- Towers Junior School
- Bower Park School
- Drapers Brookside Junior School
- Hall Mead School
- Parsonage Farm Primary School
- Scotts Primary School
- St Albans Catholic Primary School
- The Campion School

Security of tenure is also considered unsecure at Gaynes School, which is used by Essex Minors of Hornchurch FC. The Club recently invested in new changing facilities at the site, however, the School can stop its lettings at any point and as a result leave the Club without a pitch. This was raised as a concern by the Club during consultation.

It must also be noted, however, that several schools are without such sports facilities and it is therefore equally important to enable them to access provision if there is a demand to do so, either via other schools or via other community facilities.

Collier Row FC currently has 13 years remaining on its lease of Forest Row (from the Council). This requires extending beyond 25 years in order to assist with future funding opportunities. In particular, the Club expresses a need for help funding drainage improvements at the site.

Romford FC is also without security of tenure and is currently displaced and playing outside of Havering, as captured later in this section of the report. Planning permission has been gained for a stadia pitch to be built at Westlands Playing Fields, however, the Council is only able to offer a one year lease arrangement as the site is located within the green belt. As a long term agreement is required, the proposal has been called into the secretary of state in order to provide a solution.

Romford Colts FC, Jets FC and Upminster Park Rovers JFC also report a desire to acquire land on a long term lease, although potential sites have yet to be identified.

Football pyramid

The football pyramid is a series of interconnected leagues for men's association football clubs in England. The system has a hierarchical format leading from Step 1 down to Step 7, with promotion and relegation between the steps.

There are four Havering clubs that play within the football pyramid:

- AFC Hornchurch – Step 4
- Romford FC* – Step 4
- Harold Hill FC – Step 7
- Harold Wood Athletic FC – Step 7

**Romford FC is included in the above list as it considers itself to be a Havering based club, despite currently playing in Thurrock.*

Clubs within the step system must adhere to ground requirements set out by the FA. The higher the level of football being played the higher the requirements. Clubs cannot progress into the league above if the ground requirements do not meet the correct specifications. Ground grading assesses grounds from A to H, with 'A' being the requirements for Step 1 clubs. These grades are shown in detail in Appendix 2.

All clubs in Havering are currently meet the ground requirements for the step they play at, however, many would require improvements if the clubs were to progress through the system. For instance, The Essex Olympian League, which operates at Step 7 of the pyramid, reports that many clubs are turned away from its league due to poor quality changing facilities.

2.3: Demand

Through the audit and assessment a total of 306 teams (within 55 clubs) are identified as playing within Havering. This consists of six veteran's teams, 51 men's teams, one women's team, 124 youth boys' teams, seven youth girls' teams and 117 mini teams (three of which are girls' only mini teams).

Table 2.5: Summary of competitive teams currently playing in Havering

Analysis area	No. of teams playing					
	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
Central	26	22	13	12	18	91
North	16	28	19	29	21	113
South	16	28	21	22	15	102
Havering	**58**	**78**	**53**	**63**	**54**	**306**

The majority of teams play in the North Analysis Area (113), whilst the least amount of teams play in the Central Analysis Area (91). Despite this, more adult teams play in this analysis area (26) when compared to the other two (both 16). The most prevalent playing format across all analysis areas is the youth 11v11 category (78).

Responding clubs were asked whether there has been a change in the number of teams over the previous three years. The response rates for those that answered this question can be seen in the table below:

Table 2.6: Change in the number of teams over the previous three years

Team type	Clubs response		
	Increased	Decreased	Stayed the same
Adult	15%	19%	66%
Youth	21%	14%	73%
Mini	25%	8%	68%

The highest increase in teams is seen in mini football, with 25% of clubs reporting an increase over the last three years and only 8% reporting a decrease. Likewise, 21% of clubs report an increase in youth teams whilst 14% report a decrease. Conversely, whilst 15% of clubs report an increase in adult teams over the previous three years, 19% report a decrease. It must be noted that this figure would be much higher if the number of adult-only clubs that have folded during this time were included, however, this is difficult to quantify.

It would be expected that an increase in mini and youth teams would eventually translate into more adult teams, however, as seen above, this is not always the case. The way in which people, especially adult men, want to play football is changing. There is a national trend of players opting to play small sided versions of the game as people want to be able to fit it into busy lifestyles. Shorter versions of the sport allow players to do this and if this trend continues there is likely to be demand for more access to 3G pitches.

Similarly, participation in veteran's football has increased nationwide as players in open age leagues want to move to veteran's football earlier than in the past as the schedule is less intrusive on their lives. The Essex Olympian League reports that its number of adult teams has reduced over the last three years, but states that the number of veteran's teams in the area has grown.

For clubs reporting a reduction in youth and mini teams, reasons include a lack of coaches, coaches moving teams to other clubs, a lack of available pitches and poor quality facilities.

Displaced demand

Displaced demand refers to teams that are currently accessing pitches for their home fixtures outside of the area in which they are registered, normally because their pitch requirements cannot be met. There are high levels of displaced demand in Havering, as seen in the table below.

Table 2.7: Displaced demand

Club	Team	Where displaced to?
Eva Hart FC	Mens 1st	Warren Sports Centre, Dagenham
Evan Almighty FC	Mens 1st	Warren Sports Centre, Dagenham
Goodmayes FC	u9s	Mayfield School, Redbridge
	u10s	Mayfield School, Redbridge
	u11s a	Mayfield School, Redbridge
	u11s b	Mayfield School, Redbridge
	u12s	Mayfield School, Redbridge
	u13s	Mayfield School, Redbridge
	u14s	Mayfield School, Redbridge
Grove United FC	Mens 1st	Westwood Recreation Ground, Ilford
Hornchurch Urchins FC	u7s a	Old Parkonians FC, Ilford
	u7s b	Old Parkonians FC, Ilford
	u7s c	Old Parkonians FC, Ilford
	u8s	Old Parkonians FC, Ilford
	u9s a	Old Parkonians FC, Ilford
	u11s a	Old Parkonians FC, Ilford
	u11s b	Old Parkonians FC, Ilford
	u12s	Old Parkonians FC, Ilford
	u13s	Old Parkonians FC, Ilford

Club	Team	Where displaced to?
	u14s	Old Parkonians FC, Ilford
	u15s	Ford Sports Ground, Ilford
	u16s a	Ford Sports Ground, Ilford
	u16s b	Ford Sports Ground, Ilford
Hornminster Vets FC	Vets 1st	Westwood Recreation Ground, Ilford
Iona FC	Mens 1st	Ford Sports Ground, Ilford
Jets FC	u7s a	Valence Park, Dagenham
	u7s b	Valence Park, Dagenham
	u8s	Valence Park, Dagenham
	u9s a	Valence Park, Dagenham
	u9s b	Valence Park, Dagenham
	u10s	Valence Park, Dagenham
	Mens 1st	Warren Sports Centre, Dagenham
Regeneration FC	Mens 1st	Warren Sports Centre, Dagenham
Roneo Colts FC	u8s	Robert Clack School, Dagenham
	u9s	Robert Clack School, Dagenham
	u11s	Robert Clack School, Dagenham
	u15s	Robert Clack School, Dagenham
	u16s	Robert Clack School, Dagenham
	Mens 1st	Robert Clack School, Dagenham
Romford FC	Mens 1st	Thurrock FC, Thurrock
Romford Boro FC	u9s	Ford Sports Ground, Ilford
	u10s	Ford Sports Ground, Ilford
	u11s	Ford Sports Ground, Ilford
	u12s a	Ford Sports Ground, Ilford
	u12s b	Ford Sports Ground, Ilford
	u12s c	Ford Sports Ground, Ilford
	u12s d	Ford Sports Ground, Ilford
	u12s e	Ford Sports Ground, Ilford
	u13s	Ford Sports Ground, Ilford
	u13s girls	Ford Sports Ground, Ilford
	u14s a	Ford Sports Ground, Ilford
	u14s b	Ford Sports Ground, Ilford
	u14s c	Redbridge Sports Centre, Barkingside
	u15s	Redbridge Sports Centre, Barkingside
Romford Dynamos FC	Mens 1st	Valence Park, Dagenham
Rowham FC	Mens 1st	Warren Sports Centre, Dagenham
Sungate FC	Mens 1st	Selex Sports Ground, Basildon
	Mens 2nd	Selex Sports Ground, Basildon
	Vets 1st	Fairlop Oak Playing Field, Ilford
	Vets 2nd	Fairlop Oak Playing Field, Ilford
Young Stars Football First FC	u7s	Warren Sports Centre, Dagenham
	u9s	Warren Sports Centre, Dagenham
	u11s	Warren Sports Centre, Dagenham
	u14s	Warren Sports Centre, Dagenham

In total there are 64 teams registered to Havering that currently play outside of the local authority area. As a breakdown (based on teams playing home and away) this equates to 7.5 match equivalent sessions on adult pitches (15 teams), eight match equivalents on youth 11v11 pitches (16 teams), seven match equivalents on 9v9 pitches (14 teams), five match equivalents on 7v7 pitches (10 teams) and 4.5 match equivalents on 5v5 pitches (nine teams).

Reasons for the displaced demand varies. For example, Romford Dynamos FC and Rowham FC report that they both access pitches in Dagenham due to cheaper pitch hire costs, whilst Goodmayes FC reports that it accesses pitches in Redbridge as the quality is perceived to be better. Jets FC and Romford Boro FC report that no available sites in Havering have the capacity to accommodate all their teams (seven and 14 respectively), meaning they instead choose to play on larger sites in Dagenham and Ilford respectively.

Whilst priority should be placed on ensuring displaced demand returns to the area, it must be noted that some clubs expressing displaced demand would remain displaced regardless of improvements made. This implies to Young Stars Football First FC, Eva Hart FC and Evan Almighty FC, all of which state that they currently play at their preferred home ground. As such, this demand has been discounted from the conclusions tables later in this section.

Unmet demand

Unmet demand is existing demand that is not getting access to pitches. It is usually expressed, for example, when a team is already training but is unable to access a match pitch, or when a league has a waiting list due to a lack of pitch provision which is in turn hindering its growth.

In Havering, no current unmet demand is identified, although Tigers FC reports that it previously had a ladies team that could not be fielded due to a lack of changing facilities at Bretons Outdoor Recreation Centre. The team has now moved to a different club (Collier Row FC) where it can play competitively.

Latent demand

During the consultation process a number of clubs identify that if more pitches were available at their home ground or in the local area they could develop more teams in the future (latent demand). The table below highlights latent demand expressed by the clubs (where quantified) that could *potentially* be fielded if more pitches were available.

Table 2.8: Summary of latent demand expressed by clubs

Club	Analysis area	Latent demand	Pitch type	Match equivalents
Crumpled Horn FC	South	1 x Adult	Adult	0.5
Harold Wood Athletic	Central	1 x Adult	Adult	0.5
Leaside Colts FC	South	1 x Youth	Youth 11v11	0.5
Leytonstone United FC	North	1 x Adult	Adult	0.5
Romford Boro FC	Central	2 x Mini 2 x Youth	Mini 5v5 Mini 7v7 Youth 9v9 Youth 11v11	0.5 0.5 0.5 0.5

Club	Analysis area	Latent demand	Pitch type	Match equivalents
Tigers FC	Central	2 x Mini 4 x Youth	Mini 5v5 Mini 7v7 Youth 9v9 Youth 11v11	0.5 0.5 1 1
Totals			**Adult**	**1.5**
			Youth 11v11	**2**
			Youth 9v9	**1.5**
			Mini 7v7	**1**
			Mini 5v5	**1**

The largest amount of latent demand is expressed in the Central Analysis Area, equating to 0.5 match equivalent sessions on adult pitches, 1.5 match equivalents on youth 11v11 and 9v9 pitches and one match equivalent on 7v7 and 5v5 pitches. In the South Analysis Area there is latent demand totalling 0.5 match equivalents on both adult and youth 11v11 pitches, whilst the North Analysis Area has latent demand for 0.5 match equivalents on adult pitches.

In addition to the table, eight clubs indicate that they would field more teams if more or better training facilities were available, and seven clubs state that teams would increase if ancillary provision improved.

Future demand

Future demand can be defined in two ways, through participation increases and using population forecasts.

Population increases

Team generation rates are used to calculate the number of teams likely to be generated in the future (2031) based on population growth. It is predicted that there will be an increase of four adult teams (two match equivalents), 40.5 youth teams (20 match equivalents) and 21 mini teams (10.5 match equivalents).

Table 2.9: Team generation rates

Age group	Current population within age group (2016)[3]	Current no. of teams	Team Generation Rate	Future population within age group (2031)[3]	Predicted future number of teams	Additional teams that may be generated from the increased population
Adult Men (16-45)	38,772	57	1:680	41,329	60.8	3.8
Adult Women (16-45)	40,696	1	1:40,696	43,490	1.1	0.1
Youth Boys (10-15)	6,338	124	1:51	8,281	162.0	38
Youth Girls (10-15)	6,102	7	1:872	8,282	9.5	2.5
Mini-Soccer Mixed (6-9)	7,847	117	1:67	9,249	137.9	20.9

[3] Data source: GLA 2015 round ward population projections - SHLAA-based; Capped Household Size model

Participation increases

A number of clubs report aspirations to increase the number of teams they provide. Of the clubs that quantify their *potential* increase, there is a predicted growth of five adult, 26 youth and 15 mini teams. Latent demand highlighted earlier in the report has been discounted in the table below, as it is presumed to be absorbed in future growth.

Table 2.10: Potential team increases identified by clubs

Club	Analysis area	Latent demand	Pitch type	Match equivalents
Alliance United YFC	South	1 x Youth	Youth 9v9	0.5
Collier Row FC	North	2 x Adult 4 x Youth 3 x Mini	Adult Youth 11v11 Youth 9v9 Mini 7v7 Mini 5v5	1 1 1 0.5 1
Emerson Oak FC	Central	1 x Adult 2 x Youth	Adult Youth 11v11 Youth 9v9	0.5 0.5 0.5
Essex Minors of Hornchurch FC	South	5 x Youth 4 x Mini	Youth 11v11 Youth 9v9 Mini 7v7 Mini 5v5	0.5 2 1 1
Harold Hill YFC	North	1 x Adult	Adult	0.5
Harold Wood Cougars FC	Central	2 x Youth 3 x Mini	Youth 9v9 Mini 7v7 Mini 5v5	1 0.5 1
Leaside Colts FC	South	2 x Youth 1 x Mini	Youth 11v11 Youth 9v9 Mini 7v7	0.5 0.5 0.5
Romford Boro FC	Central	2 x Youth 2 x Mini	Youth 11v11 Youth 9v9 Mini 7v7 Mini 5v5	0.5 0.5 0.5 0.5
Romford Colts FC	North	6 x Youth 2 x Mini	Youth 11v11 Youth 9v9 Mini 7v7	1 2 1
United Amateurs FC	South	2 x Youth	Youth 11v11 Youth 9v9	0.5 0.5
Upminster FC	Central	1 x Adult	Adult	0.5

The total future demand expressed equates to 23 match equivalent sessions. This is broken down by pitch type and by analysis area in the table below. The majority of future demand is expressed for 9v9 pitches and in the North Analysis Area.

Table 2.11: Future demand by analysis area

Analysis area	Future demand (match equivalent sessions)					
	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
Central	1	1	2	1	1.5	**6.5**

Analysis area	Future demand (match equivalent sessions)					
	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
North	1.5	2	3	1.5	1	**9**
South	-	1.5	3.5	1.5	1	**7.5**
Total	**2.5**	**4.5**	**8.5**	**4**	**3.5**	**23**

2.4: Capacity analysis

The capacity for pitches to regularly provide for competitive play, training and other activity over a season is most often determined by quality. As a minimum, the quality and therefore the capacity of a pitch affects the playing experience and people's enjoyment of playing football. In extreme circumstances it can result in the inability of a pitch to cater for all or certain types of play during peak and off peak times. Pitch quality is often influenced by weather conditions, drainage and maintenance.

As a guide, The FA has set a standard number of match equivalent sessions that each grass pitch type should be able to accommodate without adversely affecting current quality (pitch capacity).

Taking into consideration the guidelines on capacity the following ratings were used in Havering:

Adult pitches		Youth pitches		Mini pitches	
Pitch quality	**Matches per week**	**Pitch quality**	**Matches per week**	**Pitch quality**	**Matches per week**
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

Table 2.14 applies the above pitch ratings against the actual level of weekly play recorded to determine a capacity rating as follows:

Potential capacity	Play is below the level the site could sustain
At capacity	Play matches the level the site can sustain
Overused	Play exceeds the level the site can sustain

Training

The majority of clubs prefer to access AGPs for winter training purposes, however, this is limited in Havering to use of sand-based pitches or a half size 3G pitch at The Brittons Academy Trust. As such, many teams leave the area to access full size 3G pitches in Dagenham or other neighbouring local authorities. For more information in relation to use of AGPs please see Part 3: 3G pitches and Part 6: Hockey.

Alternatively, local authority sites containing grass pitches can be accessed by clubs for training purposes through acquiring a training permit at an additional cost. The permit provides clubs with access to a designated pitch at a designated time i.e. Saturday 9am-11am throughout the football season. Many clubs choose this route as it is cheaper than accessing an AGP.

In addition, grass pitches at some school and private sites are also accessed for training purposes throughout the season. The table below highlights all sites used regularly for training in Havering, regardless of ownership.

Table 2.12: Grass pitches used for training

Site ID	Site used	Club users
4	Bretons Outdoor Recreation Centre	County Park FC
		Tigers JFC
		United Amateurs FC
5	Brittons Playing Field	Leaside Colts FC
17	Havering College	Romford Town FC
19	Henderson's Sports & Social Club	Harold Hill FC
30	Rise Park	Bryon Red Star FC
40	Upminster Park	Upminster Park Rovers FC
49	Gidea Park Sports Ground	Raphael Park Rovers FC
65	Hilldene Primary School	Romford Colts FC
83	The Gallows	Harold Hill FC

Disadvantages of using grass pitches include not being able to access sites during the winter due to dark nights and inclement weather (most clubs instead choose to train on a weekend morning), as well as extra wear and tear that can affect overall quality. As such, training demand on grass pitches needs to be factored into overall usage. One match equivalent session has therefore been added to the current play (in Table 2.14) on each pitch at the sites in the above table.

Education sites

To account for curricular/extra-curricular use of education pitches it is likely that the carrying capacity at such sites will need to be adjusted. This adjustment is dependent on the amount of play carried out and also the number of pitches on site. The only time this would not happen is when a school does not use its pitches at all and the sole use is community use. The table below identifies the school sites and adjusted capacity where required.

Table 2.13: Capacity adjustment of educational sites

Site ID	School/College name	Capacity comments/actions
1	Abbs Cross Academy	The School was unresponsive to consultation requests. Estimated school usage reduces capacity by 1.5 match equivalent sessions per pitch. Community use is recorded.
3	Bower Park School	Community use is not allowed on the grass pitches due to poor drainage and weekend management issues. School use reduces capacity by one match equivalent session per pitch, with the majority of demand taking place on the sites AGP.
8	The Chafford School	The School shares its site with Chafford Sports Complex. All football pitches are available to hire (through the School) however no use is currently recorded. School use reduces capacity by 1.5 match equivalent session per pitch.

Site ID	School/College name	Capacity comments/actions
9	The Coopers' Company & Coborn School	School use reduces capacity by one match equivalent session per pitch, with the sites AGP more regularly used. Both grass football pitches are available to hire by the community, although only the adult pitch is currently being used.
11	Drapers Academy	Community use is not allowed on the pitches due to drainage issues. School use reduces capacity by 1.5 match equivalent sessions per pitch.
12	Emerson Park Academy	Sport and community lettings are a priority for the School, with all football pitches currently in use. School use reduces capacity by one match equivalent session per pitch, with the sites AGP more regularly used.
13	Gaynes School	Pitches are let out to junior and mini teams only in order to protect quality. School use reduces capacity by 1.5 match equivalent session per pitch.
14	Hall Mead School	The School was unresponsive to consultation requests. Estimated school usage reduces capacity by 1.5 match equivalent sessions per pitch. Community use is recorded.
17	Havering College	The solitary football pitch is available to the community and well used. Use by the College reduces capacity by one match equivalent session.
23	Marshalls Park School	Community use is available at the School however bookings are often turned away due to poor quality. School usage reduces capacity by 1.5 match equivalent sessions per pitch.
29	Redden Court School	The School was unresponsive to consultation requests. Estimated school usage reduces capacity by 1.5 match equivalent sessions per pitch. Community use is recorded.
33	The Albany School	The School does not let out its grass pitches due to site management issues. School usage reduces capacity by 1.5 match equivalent session per pitch.
34	The Brittons Academy	All pitches are available to the community and used. The School has access to two AGPs and rotates its grass pitches in order to protect quality. Capacity reduced by 0.5 match equivalent sessions per pitch.
35	The Campion School	Football is not a priority sport for the School as rugby union is more commonly played. Use of its solitary football pitch reduces capacity by one match equivalent session. The pitch is available and used by the community.
36	The Frances Bardsley Academy for Girls	The School does not contain any grass pitches and does not access any off-site. A generic grass field and an AGP satisfies demand.
37	The Royal Liberty School	No community use is allowed due to site management issues. School use reduces capacity of solitary football pitch by two match equivalent sessions, although this is expected to reduce with development of a 9v9 pitch.

Site ID	School/College name	Capacity comments/actions
38	The Sanders Draper School & Specialist Science College	School use reduces capacity by 1.5 match equivalent session per pitch. All grass football pitches are used by the community.
60	Sacred Heart of Mary Girl's School	The School does not contain any grass pitches and does not access any off-site, nor does it have demand to do so.
-	St Edwards Church of England School	The School has no grass provision of its own and instead uses Westlands Playing Fields (Site ID 41). Capacity of this site is therefore reduced by one match equivalent session per pitch.

Capacity of independent, primary and special school sites has not been adjusted except for at sites where the School has quantified use for matches/curriculum use.

Peak time

Spare capacity can only be considered as such if pitches are available at peak time (actual spare capacity). The peak time for each pitch type in Havering is considered to be Sunday AM.

In total, 77 teams access adult pitches on Sunday mornings, compared to 28 that access adult pitches on Saturday afternoons, two that access adult pitches on Sunday afternoons and four that access adult pitches mid-week. Of teams accessing adult pitches on Sunday mornings, 48 are youth 11v11 teams (u13s-u16s) and should ideally be accessing youth 11v11 pitches.

Of teams accessing youth 11v11 pitches, 11 access pitches on Sunday mornings, with the remaining three accessing pitches on Sunday afternoons. For 9v9 pitches, 50 teams access pitches on Sunday mornings, with the remaining three teams accessing pitches on Sunday afternoons. In terms of mini football, 55 out of 63 7v7 teams and 41 out of 54 5v5 teams access pitches on Sunday mornings.

Table 2.14: Football pitch capacity analysis

Site ID	Site name *Indicates adult pitches that accommodate U13-U16 youth teams*	Available for community use?	Type of tenure[4]	Management	Analysis area	Pitch type	Pitch size	Agreed quality rating	No. of pitches	Current play (match sessions)	Site capacity[5] (match sessions)	Overused (+), At Capacity (/) or Potential to Accommodate additional play (-)	Pitches available in peak period
1	Abbs Cross Academy & Arts College	Yes	Unsecured	School	Central	Adult		Standard	2	1	1	0	2
1	Abbs Cross Academy & Arts College	Yes	Unsecured	School	Central	Mini	(7v7)	Standard	2	1.5	5	-3.5	0.5
1	Abbs Cross Academy & Arts College	Yes	Unsecured	School	Central	Mini	(5v5)	Standard	2	1	5	-4	1
3	Bower Park School	No	Unsecured	School	North	Adult		Poor	1	0	0	0	-
3	Bower Park School	No	Unsecured	School	North	Youth	(9v9)	Poor	1	0	0	0	-
4	Bretons Outdoor Recreation Centre*	Yes	Secured	Council	South	Adult		Standard	10	18.5	20	-1.5	1.5
4	Bretons Outdoor Recreation Centre	Yes	Secured	Council	South	Youth	(9v9)	Standard	6	14	12	+2	3
4	Bretons Outdoor Recreation Centre	Yes	Secured	Council	South	Mini	(7v7)	Standard	3	8	12	-4	0
4	Bretons Outdoor Recreation Centre	Yes	Secured	Council	South	Mini	(5v5)	Standard	3	14	12	+2	2
5	Brittons Playing Field*	Yes	Secured	Council	South	Adult		Standard	2	4.5	4	+0.5	0.5
5	Brittons Playing Field	Yes	Secured	Council	South	Youth	(9v9)	Standard	1	2	2	0	0.5
5	Brittons Playing Field	Yes	Secured	Council	South	Mini	(7v7)	Standard	1	3	4	-1	0
8	Chafford Sports Complex	Yes-unused	Secured	School	South	Adult		Standard	1	0	0.5	-0.5	0.5
8	Chafford Sports Complex	Yes-unused	Secured	School	South	Youth	(9v9)	Standard	1	0	0.5	-0.5	0.5
8	Chafford Sports Complex	Yes-unused	Secured	School	South	Mini	(7v7)	Standard	1	0	2.5	-2.5	1
9	Coopers Company & Coborn School	Yes	Unsecured	School	South	Adult		Good	1	1.5	2	-0.5	0
9	Coopers Company & Coborn School	Yes-unused	Unsecured	School	South	Youth	(11v11)	Good	1	0	2	-2	1
10	Cottons Park	Yes	Secured	Council	Central	Adult		Poor	1	1	1	0	1
11	Drapers Academy	No	Unsecured	School	North	Adult		Standard	2	0	1.5	-1.5	1.5
11	Drapers Academy	No	Unsecured	School	North	Youth	(9v9)	Standard	1	0	1.5	-1.5	1
12	Emerson Park Academy*	Yes	Secured	School	Central	Adult		Standard	1	1	1	0	0.5
12	Emerson Park Academy	Yes	Secured	School	Central	Youth	(11v11)	Standard	1	1	1	0	0
12	Emerson Park Academy	Yes	Secured	School	Central	Youth	(9v9)	Standard	1	1	1	0	0
13	Gaynes School Language College*	Yes	Unsecured	School	South	Adult		Standard	2	1.5	1	+0.5	1.5
13	Gaynes School Language College	Yes	Unsecured	School	South	Youth	(9v9)	Standard	1	3	0.5	+2.5	0
13	Gaynes School Language College	Yes	Unsecured	School	South	Mini	(7v7)	Standard	1	0.5	2.5	-2	0.5
13	Gaynes School Language College	Yes	Unsecured	School	South	Mini	(5v5)	Standard	1	1	2.5	-1.5	0
14	Hall Mead School*	Yes-unused	Unsecured	School	Central	Adult		Standard	1	0	0.5	-0.5	0.5
14	Hall Mead School	Yes	Unsecured	School	Central	Youth	(11v11)	Standard	1	1	0.5	+0.5	0
14	Hall Mead School	Yes-unused	Unsecured	School	Central	Youth	(9v9)	Standard	1	0	0.5	-0.5	0.5
15	Harold Wood Park*	Yes	Secured	Council	Central	Adult		Poor	5	6	5	+1	2
15	Harold Wood Park	Yes	Secured	Council	Central	Mini	(7v7)	Poor	2	2.5	4	-1.5	0
15	Harold Wood Park	Yes	Secured	Council	Central	Mini	(5v5)	Poor	2	2.5	4	-1.5	1.5
16	Harrow Lodge Park*	Yes	Secured	Council	Central	Youth	(11v11)	Standard	1	2	2	0	0
16	Harrow Lodge Park	Yes	Secured	Council	Central	Youth	(9v9)	Standard	1	2	2	0	0
16	Harrow Lodge Park	Yes	Secured	Council	Central	Mini	(5v5)	Standard	2	3	8	-5	0
17	Havering College	Yes	Unsecured	College	North	Adult		Standard	1	2	1	+1	1
18	Haynes Park*	Yes	Secured	Council	Central	Adult		Poor	2	1	2	-1	1
19	Hendersons Sports & Social Club*	Yes	Secured	Club	North	Adult		Good	3	9.5	9	+0.5	0
20	Hornchurch Stadium	Yes	Secured	Club	South	Adult		Good	1	1.5	3	-1.5	1
21	Hylands Park	Yes	Secured	Council	Central	Adult		Poor	1	0.5	1	-0.5	0.5
21	Hylands Park	Yes-unused	Secured	Council	Central	Mini	(5v5)	Poor	1	0	1	-1	1
22	King George Playing Field (Mawney Park)*	Yes	Secured	Council	North	Adult		Poor	2	2.5	2	+0.5	0

[4] Unless local information suggests otherwise it can be assumed that the availability of all pitches in Council and sports club ownership will be secure.
[5] Based on pitch quality The FA recommends a maximum number of match sessions to be accommodate per pitch type. Please refer to Section 2.4 for the full breakdown.

Site ID	Site name *Indicates adult pitches that accommodate U13-U16 youth teams*	Available for community use?	Type of tenure[4]	Management	Analysis area	Pitch type	Pitch size	Agreed quality rating	No. of pitches	Current play (match sessions)	Site capacity[5] (match sessions)	Overused (+), At Capacity (/) or Potential to Accommodate additional play (-)	Pitches available in peak period
22	King George Playing Field (Mawney Park)	Yes	Secured	Council	North	Youth	(9v9)	Poor	2	2	2	0	0
22	King George Playing Field (Mawney Park)	Yes	Secured	Council	North	Mini	(7v7)	Poor	2	4	4	0	0
22	King George Playing Field (Mawney Park)	Yes	Secured	Council	North	Mini	(5v5)	Poor	2	1.5	4	-2.5	0.5
23	Marshalls Park School	Yes	Unsecured	School	North	Adult		Poor	2	0.5	0	+0.5	2
23	Marshalls Park School	Yes	Unsecured	School	North	Youth	(9v9)	Poor	1	0.5	0	+0.5	0.5
23	Marshalls Park School	Yes	Unsecured	School	North	Mini	(7v7)	Poor	1	1.5	0.5	+1	0
23	Marshalls Park School	Yes	Unsecured	School	North	Mini	(5v5)	Poor	1	1	0.5	+0.5	0
26	Pyrgo Priory School	Yes-unused	Unsecured	School	North	Youth	(9v9)	Poor	1	0	2	-2	1
26	Pyrgo Priory School	Yes-unused	Unsecured	School	North	Mini	(7v7)	Standard	1	0	4	-4	1
27	Rainham Village Primary School	Yes	Unsecured	School	South	Adult		Standard	1	1.5	2	-0.5	0
28	Raphael Park	Yes	Secured	Council	North	Youth	(9v9)	Poor	1	0.5	1	-0.5	0.5
28	Raphael Park	Yes	Secured	Council	North	Mini	(7v7)	Poor	1	0.5	2	-1.5	0.5
29	Redden Court School	Yes	Unsecured	School	Central	Adult		Standard	1	0.5	0.5	0	0.5
29	Redden Court School	Yes-unused	Unsecured	School	Central	Youth	(9v9)	Standard	1	0	0.5	-0.5	0.5
30	Rise Park*	Yes	Secured	Council	North	Adult		Standard	3	6.5	6	+0.5	0
30	Rise Park	Yes	Secured	Council	North	Mini	(7v7)	Standard	1	1.5	4	-3.5	0.5
30	Rise Park	Yes	Secured	Council	North	Mini	(5v5)	Poor	1	2.5	4	-1.5	0
31	Spring Farm Park	Yes	Secured	Council	South	Adult		Standard	3	3	6	-3	0
32	St Andrews Park	Yes	Secured	Council	Central	Mini	(5v5)	Standard	2	2.5	8	-5.5	0
33	The Albany	No	Unsecured	School	Central	Adult		Standard	1	0	0.5	-0.5	-
33	The Albany	No	Unsecured	School	Central	Youth	(9v9)	Standard	1	0	0.5	-0.5	-
34	The Brittons Academy Trust*	Yes	Secured	School	South	Adult		Standard	2	2	3	-1	0
34	The Brittons Academy Trust	Yes	Secured	School	South	Youth	(9v9)	Standard	1	1	1.5	-0.5	0
35	The Campion School	No	Unsecured	School	Central	Adult		Standard	1	0.5	1	-0.5	-
37	The Royal Liberty School	No	Unsecured	School	Central	Adult		Standard	1	0	0	0	-
38	The Sanders Draper School And Specialist Science College	Yes	Unsecured	School	South	Adult		Standard	2	0.5	1	-0.5	0.5
39	Upminster Hall Playing Fields*	Yes	Secured	Council	Central	Adult		Standard	3	2.5	6	-3.5	0.5
40	Upminster Park*	Yes	Secured	Council	South	Adult		Standard	1	3	2	+1	0
40	Upminster Park	Yes	Secured	Council	South	Mini	(7v7)	Standard	1	1	4	-3	1
41	Westlands Playing Fields*	Yes	Secured	Council	Central	Adult		Standard	2	6	2	+4	0
41	Westlands Playing Fields	Yes	Secured	Council	Central	Youth	(9v9)	Standard	2	1	2	-1	1
42	Wykeham Primary School	Yes-unused	Unsecured	School	Central	Youth	(9v9)	Standard	1	0	2	-2	1
49	Gidea Park Sports Ground*	Yes	Unsecured	Club	North	Youth	(11v11)	Standard	1	1.5	2	-0.5	0.5
49	Gidea Park Sports Ground	Yes	Unsecured	Club	North	Youth	(9v9)	Standard	1	1	2	-1	0.5
49	Gidea Park Sports Ground	Yes	Unsecured	Club	North	Mini	(7v7)	Standard	1	2.5	4	-1.5	0
52	Park Lane Recreation Ground	Yes	Secured	Council	Central	Youth	(9v9)	Poor	1	0.5	1	-0.5	0.5
57	Forest Row*	Yes	Secured	Club	North	Adult		Standard	4	7	8	-1	1
57	Forest Row	Yes	Secured	Club	North	Youth	(9v9)	Standard	1	2.5	2	+0.5	0
57	Forest Row	Yes	Secured	Club	North	Mini	(7v7)	Standard	2	2.5	8	-5.5	0
57	Forest Row	Yes	Secured	Club	North	Mini	(5v5)	Standard	3	2	12	-10	3
61	Harold Wood Primary School	Yes-unused	Unsecured	School	Central	Youth	(9v9)	Poor	1	0	1	-1	1
61	Harold Wood Primary School	Yes-unused	Unsecured	School	Central	Mini	(7v7)	Poor	1	0	2	-2	1
62	Prospect Road Playing Field	Yes	Secured	Council	Central	Youth	(9v9)	Standard	2	2	4	-2	0
63	Engayne School	Yes	Unsecured	School	Central	Mini	(7v7)	Standard	1	2	2	0	0
64	Branfil Primary School	Yes	Unsecured	School	South	Mini	(7v7)	Standard	1	1.5	4	-2.5	0
65	Hilldene Primary School*	Yes	Unsecured	School	North	Adult		Standard	1	2	2	0	0
65	Hilldene Primary School	Yes	Unsecured	School	North	Youth	(9v9)	Standard	1	3.5	2	+1.5	0

Site ID	Site name *Indicates adult pitches that accommodate U13-U16 youth teams*	Available for community use?	Type of tenure[4]	Management	Analysis area	Pitch type	Pitch size	Agreed quality rating	No. of pitches	Current play (match sessions)	Site capacity[5] (match sessions)	Overused (+), At Capacity (/) or Potential to Accommodate additional play (-)	Pitches available in peak period
66	St Ursula's Catholic Junior School	Yes	Unsecured	School	North	Mini	(7v7)	Standard	1	2	4	-2	0
66	St Ursula's Catholic Junior School	Yes	Unsecured	School	North	Mini	(5v5)	Standard	1	3	4	-1	0
67	Whybridge School	Yes	Unsecured	School	South	Mini	(7v7)	Standard	1	0.5	4	-3.5	0.5
68	Benhurst Primary School	Yes-unused	Unsecured	School	Central	Mini	(7v7)	Poor	1	0	2	-2	1
69	Hacton Primary School	Yes-unused	Unsecured	School	South	Mini	(7v7)	Standard	1	0	4	-4	1
70	R J Mitchell Primary School	Yes-unused	Unsecured	School	South	Mini	(7v7)	Standard	1	0	4	-4	1
71	Scotts Primary School	No	Unsecured	School	South	Mini	(7v7)	Standard	1	0	4	-4	-
72	Suttons Primary School	Yes-unused	Unsecured	School	South	Youth	(11v11)	Standard	1	0	2	-2	1
72	Suttons Primary School	Yes-unused	Unsecured	School	South	Mini	(7v7)	Standard	1	0	4	-4	1
73	Gidea Park Primary School	Yes-unused	Unsecured	School	Central	Mini	(5v5)	Poor	1	0	2	-2	1
74	Oasis Academy	No	Unsecured	School	North	Mini	(7v7)	Standard	1	0	4	-4	-
75	Parsonage Farm Primary School	No	Unsecured	School	South	Mini	(7v7)	Standard	2	0	4	-4	-
76	Newtons Primary School	No	Unsecured	School	South	Youth	(11v11)	Standard	1	0	2	-2	-
77	Broadford Primary School	No	Unsecured	School	Central	Mini	(7v7)	Standard	1	0	4	-4	-
78	Clockhouse Primary School	Yes-unused	Unsecured	School	North	Mini	(7v7)	Standard	1	0	4	-4	1
79	St Albans Catholic Primary School	No	Unsecured	School	South	Mini	(5v5)	Poor	1	0	2	-2	-
80	Parklands Junior School	No	Unsecured	School	North	Mini	(7v7)	Standard	1	0	4	-4	-
81	Drapers Brookside Junior School	No	Unsecured	School	North	Mini	(7v7)	Poor	1	0	2	-2	-
82	Towers Junior School	No	Unsecured	School	Central	Mini	(7v7)	Standard	1	0	4	-4	-
83	The Gallows	Yes	Secured	Club	North	Youth	(9v9)	Standard	1	2.5	2	+0.5	0
83	The Gallows	Yes	Secured	Club	North	Mini	(7v7)	Standard	1	3	4	-1	0
83	The Gallows	Yes	Secured	Club	North	Mini	(5v5)	Standard	1	2.5	4	-1.5	0

2.5: Supply and demand analysis

Spare capacity

The next step is to ascertain whether or not any identified 'potential capacity' can be deemed 'actual spare capacity'. There may be situations where, although a site is highlighted as potentially able to accommodate some additional play, this should not be recorded as spare capacity against the site. For example, a site may be managed to regularly operate slightly below full capacity to ensure that it can cater for a number of regular friendly matches and activities that take place but are difficult to quantify on a weekly basis.

The table below considers site by site the capacity of the pitches to accommodate further play and for them to be deemed as having 'actual spare capacity'. A pitch is only said to have 'actual spare capacity' if it is available for community use and available at the peak time for that format of the game. Any pitch not meeting this criteria has been discounted.

Pitches that are of a poor quality or are over marked in any way are not deemed to have actual spare capacity due to the already low carrying capacity of the pitches. Any identified spare capacity should be retained in order to relieve the pitches of use, which in turn will aid the improvement of quality. In addition, it must be taken into account that teams do not want to play on poor quality pitches.

Table 2.15: Actual spare capacity

Site ID	Site name	Available for community use?	Type of tenure	Analysis area	Pitch type	Pitch size	No. of pitches	Current play (match sessions)	Overused (+), At Capacity (/) or Potential to Accommodate additional play (-)	Match equivalent sessions available in peak period	Comments
1	Abbs Cross Academy & Arts College	Yes	Unsecured	Central	Mini	(7v7)	2	1.5	-3.5	0.5	Actual spare capacity.
1	Abbs Cross Academy & Arts College	Yes	Unsecured	Central	Mini	(5v5)	2	1	-4	1	Actual spare capacity.
4	Bretons Outdoor Centre	Yes	Secured	South	Adult		10	18.5	-1.5	1.5	Actual spare capacity.
9	Coopers Company & Coborn School	Yes-unused	Unsecured	South	Youth	(11v11)	1	0	-2	1	Actual spare capacity.
13	Gaynes School Language College	Yes	Unsecured	South	Mini	(7v7)	1	0.5	-2	0.5	Actual spare capacity.
14	Hall Mead School	Yes-unused	Unsecured	Central	Adult		1	0	-0.5	0.5	Minimal spare capacity discounted to protect quality.
15	Harold Wood Park	Yes	Secured	Central	Mini	(5v5)	2	2.5	-1.5	1.5	Spare capacity discounted due to poor quality.
18	Haynes Park	Yes	Secured	Central	Adult		2	1	-1	1	Spare capacity discounted due to poor quality.
20	Hornchurch Stadium	Yes	Secured	South	Adult		1	1.5	-1.5	1	Actual spare capacity.
21	Hylands Park	Yes	Secured	Central	Adult		1	0.5	-0.5	0.5	Spare capacity discounted due to poor quality.
21	Hylands Park	Yes-unused	Secured	Central	Mini	(5v5)	1	0	-1	1	Spare capacity discounted due to poor quality.
22	King George Playing Field (Mawney Park)	Yes	Secured	North	Mini	(5v5)	2	1.5	-2.5	0.5	Spare capacity discounted due to poor quality.
28	Raphael Park	Yes	Secured	North	Youth	(9v9)	1	0.5	-1	0.5	Spare capacity discounted due to poor quality.
28	Raphael Park	Yes	Secured	North	Mini	(7v7)	1	0.5	-2	0.5	Spare capacity discounted due to poor quality.
29	Redden Court School	Yes-unused	Unsecured	Central	Youth	(9v9)	1	0	-0.5	0.5	Minimal spare capacity discounted to protect quality.
30	Rise Park	Yes	Secured	North	Mini	(7v7)	1	0.5	-3.5	0.5	Actual spare capacity.
38	The Sanders Draper School And Specialist Science College	Yes	Unsecured	South	Adult		2	0.5	-0.5	0.5	Minimal spare capacity discounted to protect quality.
39	Upminster Hall Playing Fields	Yes	Secured	Central	Adult		3	2.5	-3.5	0.5	Actual spare capacity.
40	Upminster Park	Yes	Secured	South	Mini	(7v7)	1	1	-1	1	Actual spare capacity.
41	Westlands Playing Field	Yes	Secured	Central	Youth	(9v9)	2	1	-1	1	Actual spare capacity.
49	Gidea Park Sports Ground	Yes	Secured	North	Youth	(11v11)	1	1.5	2	0.5	Minimal spare capacity discounted to protect quality.
49	Gidea Park Sports Ground	Yes	Secured	North	Youth	(9v9)	1	1	2	0.5	Actual spare capacity.
52	Park Lane Recreation Ground	Yes	Secured	Central	Youth	(9v9)	1	0.5	-0.5	0.5	Spare capacity discounted due to poor quality.
57	Forest Row	Yes	Secured	North	Adult		4	7	-1	1	Actual spare capacity.
57	Forest Row	Yes	Secured	North	Mini	(5v5)	3	2	-10	3	Actual Spare capacity.
67	Whybridge School	Yes	Unsecured	South	Mini	(7v7)	1	0.5	-3.5	0.5	Actual spare capacity.

In addition, there are a number of pitches that are reported to be available to the community but are currently located at unused education sites. Although these sites may have potential future capacity they are not currently classified as actual spare capacity and are highlighted in the table below. Further investigation with the schools is required to fully understand community use aspects.

Site ID	Site name	Available for community use?	Type of tenure	Analysis area	Pitch type	Pitch size	No. of pitches	Current play	Overused (+), At Capacity (/) or Potential to Accommodate additional play (-)	Match equivalent sessions available in peak period	Comments
8	Chafford Sports Complex	Yes-unused	Secured	South	Adult		1	0	-0.5	1	No pitches considered available in peak period.
8	Chafford Sports Complex	Yes-unused	Secured	South	Youth	(9v9)	1	0	-0.5	1	No pitches considered available in peak period.
8	Chafford Sports Complex	Yes-unused	Secured	South	Mini	(7v7)	1	0	-2.5	1	No pitches considered available in peak period.
26	Pyrgo Priory School	Yes-unused	Unsecured	North	Youth	(9v9)	1	0	-2	1	No pitches considered available in peak period.
26	Pyrgo Priory School	Yes-unused	Unsecured	North	Mini	(7v7)	1	0	-4	1	No pitches considered available in peak period.
42	Wykeham Primary School	Yes-unused	Unsecured	Central	Youth	(9v9)	1	0	-2	1	No pitches considered available in peak period.
61	Harold Wood Primary School	Yes-unused	Unsecured	Central	Youth	(9v9)	1	0	-1	1	No pitches considered available in peak period.
61	Harold Wood Primary School	Yes-unused	Unsecured	Central	Mini	(7v7)	1	0	-2	1	No pitches considered available in peak period.
68	Benhurst Primary School	Yes-unused	Unsecured	Central	Mini	(7v7)	1	0	-2	1	No pitches considered available in peak period.
69	Hacton Primary School	Yes-unused	Unsecured	South	Mini	(7v7)	1	0	-4	1	No pitches considered available in peak period.

Site ID	Site name	Available for community use?	Type of tenure	Analysis area	Pitch type	Pitch size	No. of pitches	Current play	Overused (+), At Capacity (/) or Potential to Accommodate additional play (-)	Match equivalent sessions available in peak period	Comments
70	R J Mitchell Primary School	Yes-unused	Unsecured	South	Mini	(7v7)	1	0	-4	1	No pitches considered available in peak period.
72	Suttons Primary School	Yes-unused	Unsecured	South	Youth	(11v11)	1	0	-2	1	No pitches considered available in peak period.
72	Suttons Primary School	Yes-unused	Unsecured	South	Mini	(7v7)	1	0	-4	1	No pitches considered available in peak period.
73	Gidea Park Primary School	Yes-unused	Unsecured	Central	Mini	(5v5)	1	0	-2	1	No pitches considered available in peak period.
78	Clockhouse Primary School	Yes-unused	Unsecured	North	Mini	(7v7)	1	0	-4	1	No pitches considered available in peak period.

Actual spare capacity has been aggregated up by area and by pitch type in the table below.

Table 2.16: Actual spare capacity summary

Analysis area	Actual spare capacity (match sessions per week)				
	Adult	Youth (11v11)	Youth (9v9)	Mini (7v7)	Mini (5v5)
Central	0.5	-	1	0.5	1
North	1	-	0.5	0.5	3
South	2.5	1	-	2	-
Havering	**4**	**1**	**1.5**	**3**	**4**

The table shows a total of 13.5 match equivalent sessions of actual spare capacity across Havering, the majority of which is on adult and 5v5 pitches.

Overplay

Overplay occurs when there is more play accommodated on a site than it is able to sustain. In Havering, 40 pitches are overplayed across 15 sites by a total of 21.5 match equivalent sessions.

The majority of overplayed pitches are located at local authority sites, all of which are poor or standard quality and as such have low carrying capacity. An improvement in quality at these sites will result a reduction in overplay.

Many pitches located at education sites are also overplayed. This is due to a combination of curriculum PE use and extra-curricular use including school fixtures that results in only minimal (if any) spare capacity remaining for the community.

Table 2.17: Overplay on pitches

Site ID	Site name	Analysis area	Pitch type	Pitch size	No. of pitches	Capacity rating
4	Bretons Outdoor Recreation Centre	South	Youth	(9v9)	6	+2
			Mini	(5v5)	3	+2
5	Britons Playing Field	South	Adult		2	+0.5
13	Gaynes School Language College	South	Adult		2	+0.5
			Youth	(9v9)	1	+2.5
14	Hall Mead School	Central	Youth	(11v11)	1	+0.5
15	Harold Wood Park	Central	Adult		5	+1
17	Havering College	North	Adult		1	+1
19	Hendersons Sports & Social Club	North	Adult		3	+0.5
22	King George Playing Field (Mawney Park)	North	Adult		2	+0.5
23	Marshalls Park School	North	Adult		2	+0.5
			Youth	(9v9)	1	+0.5
			Mini	(7v7)	1	+1
			Mini	(5v5)	1	+0.5
30	Rise Park	North	Adult		3	+0.5

Site ID	Site name	Analysis area	Pitch type	Pitch size	No. of pitches	Capacity rating
40	Upminster Park	South	Adult		1	+1
41	Westlands Playing Fields	Central	Adult		2	+4
57	Forest Row	North	Youth	(9v9)	1	+0.5
65	Hildene Primary School	North	Youth	(9v9)	1	+1.5
83	The Gallows	North	Youth	(9v9)	1	+0.5

The majority of overplay occurs on adult pitches and in the South Analysis Area, although overplay is evident in each analysis area and on each pitch type. Incidentally, all overplayed adult pitches, with the exception of three, are accessed by youth 11v11 teams.

Table 2.18: Overplay summary

Analysis area	Overplay (match sessions per week)				
	Adult	Youth (11v11)	Youth (9v9)	Mini (7v7)	Mini (5v5)
Central	5	0.5	-	-	-
North	3	-	3	1	0.5
South	2	-	4.5	-	2
Havering	**10**	**0.5**	**7.5**	**1**	**2.5**

2.6: Conclusions

Having considered supply and demand, the tables below identify the extent to which the current stock of pitches can meet demand both currently (i.e. spare capacity taking away overplay) and in the future (based on latent demand, displaced demand and future demand) in each of the analysis areas.

As team generation rates (TGRs) cannot be quantified by analysis area, the total has been added to the Havering total in the future demand column (which includes demand expressed by clubs) for each pitch type. The same applies to displaced demand in the displaced demand column.

Table 2.19: Spare capacity/overplay of adult pitches

Analysis area	Match equivalent sessions						
	Actual spare capacity	Overplay	Current total	Latent demand	Displaced demand	Future demand	Total
Central	0.5	5	4.5	1	-	1	**6.5**
North	1	3	2	1	-	1.5	**4.5**
South	2.5	2	0.5	1	-	-	**0.5**
Havering	**4**	**10**	**6**	**3**	**7.5**	**4.5**[6]	**21**

Overall in Havering there is a current shortfall of six match equivalent sessions on adult pitches. When accounting for future demand there is an overall shortfall of 21 match equivalent sessions.

[6] Includes two match equivalent sessions from TGRs

Table 2.20: Spare capacity/overplay of youth 11v11 pitches

Analysis area	Match equivalent sessions						
	Actual spare capacity	Overplay	Current total	Latent demand	Displaced demand	Future demand	Total
Central	-	0.5	0.5	1.5	-	1	**3**
North	-	-	0	-	-	2	**2**
South	1	-	1	0.5	-	1.5	**1**
Havering	**1**	**0.5**	**0.5**	**2**	**8**	**14.5**[7]	**24**

The table above shows that for youth 11v11 pitches there is minimal current spare capacity amounting to 0.5 match equivalent sessions, although a shortfall exists in the Central Analysis Area. Based on future demand, there are shortfalls in each analysis area and an overall shortfall of 24 match equivalent sessions.

In addition to the above, please note that a further 35 youth 11v11 match equivalent sessions (70 U13-U16 teams) are recorded as taking place on adult pitches and as such the shortfall of youth pitches is exacerbated. Should this play be transferred to youth 11v11 pitches, there is a clear need for an increase in provision.

Table 2.21: Spare capacity/overplay of youth 9v9 pitches

Analysis area	Match equivalent sessions						
	Actual spare capacity	Overplay	Current total	Latent demand	Displaced demand	Future demand	Total
Central	1	-	1	1.5	-	2	**2.5**
North	0.5	3	2.5	-	-	3	**5.5**
South	-	4.5	4.5	-	-	3.5	**8**
Havering	**1.5**	**7.5**	**6**	**1.5**	**7**	**18.5**[8]	**33**

The current picture on 9v9 pitches shows that there is a shortfall of six match equivalent sessions overall. With future demand taken into consideration, there is an overall shortfall of 33 match equivalent sessions.

Table 2.22: Spare capacity/overplay of mini 7v7 pitches

Analysis area	Match equivalent sessions						
	Actual spare capacity	Overplay	Current total	Latent demand	Displaced demand	Future demand	Total
Central	0.5	-	0.5	1	-	1	**1.5**
North	0.5	1	0.5	-	-	1.5	**2**
South	2	-	2	-	-	1.5	**0.5**
Havering	**3**	**1**	**2**	**1**	**5**	**9.5**[9]	**13.5**

[7] Includes 10 match equivalent sessions from TGRs
[8] Includes 10 match equivalent sessions from TGRs
[9] Includes 5.5 match equivalent sessions from TGRs

There is current spare capacity amounting to two match equivalent sessions overall on 7v7 pitches. However, an overall shortfall of 13.5 match equivalent sessions is evident when taking into account future demand.

Table 2.23: Spare capacity/overplay of mini 5v5 pitches

Analysis area	Match equivalent sessions						
	Actual spare capacity	Overplay	Current total	Latent demand	Displaced demand	Future demand	Total
Central	1	-	1	1	-	1.5	**1.5**
North	3	0.5	2.5	-	-	1	**1.5**
South	-	2	2	-	-	1	**3**
Havering	**4**	**2.5**	**1.5**	**1**	**4.5**	**8.5**[10]	**12.5**

Havering as a whole has minimal current spare capacity equating to 1.5 match equivalent sessions, however, future demand results in a shortfall of 12.5 match equivalent sessions.

In order to reduce shortfalls on both 7v7 and 5v5 pitches it is recommended that community use options are explored at unused school sites.

Football – grass pitch summary

- The audit identifies a total of 170 football pitches across 63 sites in Havering. Of these, 151 are available, at some level, for community use.
- Of the community available pitches, six are assessed as good quality, 108 as standard quality and 37 are deemed to be poor quality.
- Of sites serviced by changing facilities, 24% have good quality facilities, 43% have standard quality facilities and 33% have poor quality facilities. Additionally, clubs report that a lack of changing facilities is causing an issue at some sites.
- Essex Minors of Hornchurch FC reports an issue with security of tenure at Gaynes School, Collier Row FC requires its lease extending at Forest Row and Romford FC requires a long term lease at Westlands Playing Fields in order to build a stadia pitch.
- A total of 306 teams were recognised as playing within Havering across 55 clubs. This consists of six veterans, 51 men's, one women's, 124 youth boys', seven youth girls' and 117 mini teams.
- There has been an increase in mini and youth teams over the past three years, with 25% of clubs reporting an increase in mini teams and 21% reporting an increase in youth teams. Only 15% of clubs report an increase in adult teams, whilst 19% report a decrease.
- There are 64 teams registered to Havering that currently play outside of the local authority.
- There is latent demand equating to 1.5 adult, two youth 11v11, 1.5 9v9, one 7v7 and one 5v5 match equivalent session.
- Team generation rates predict there will be an increase of four adult teams (two match equivalents), 40.5 youth teams (20 match equivalents) and 21 mini teams (10.5 match equivalents).
- There is a total of nine match equivalent sessions of actual spare capacity across Havering, the majority of which is on 5v5 pitches and in the North Analysis Area.
- There are 61 pitches overplayed across 16 sites by a total of 49.5 match equivalent sessions.
- There is either minimal current spare capacity or shortfalls across all pitch types. Further to this future demand results in shortfalls across each pitch type.

[10] Includes 5 match equivalent sessions from TGRs

PART 3: THIRD GENERATION TURF (3G) ARTIFICIAL GRASS PITCHES (AGPS)

3.1 Introduction

Competitive football can take place on 3G surfaces with an FA approved certificate and a growing number of 3G pitches are now used for competitive match play, particularly at mini and youth level. The preferred surface is medium pile 3G (55-60mm). Only competition up to (but not including) regional standard can take place on short pile 3G (40mm).

World Rugby produced the 'Performance Specification for artificial grass pitches for rugby' (more commonly known as 'Regulation 22') that provides the necessary technical detail to produce pitch systems that are appropriate for rugby union. The artificial surface standards identified in Regulation 22 allows matches to be played on a long pile 3G (65mm with shock pad) surface which meets the standard, meaning full contact activity including tackling, rucking, mauling and lineouts can take place. For rugby league, the equivalent is known as RFL Community Standard.

Table 3.1: 3G type and sport suitability

Surface	Category	Comments
Rubber crumb	Long Pile 3G (65mm with shock pad)	Rugby surface – must comply with World Rugby type 22, requires a minimum of 60mm. Football surface.
Rubber crumb	Medium Pile 3G (55-60mm)	Preferred football surface.
Rubber crumb	Short Pile 3G (40mm)	Acceptable surface for some competitive football.

3.2 Supply

Although there are currently no full size 3G pitches within Havering, one is under development at Noak Hill Sports Complex. The pitch is expected to be provided from Autumn 2016 and is expected to be available for competitive matches (subject to FA testing) as well as for training demand.

Provision is currently limited to a smaller sized pitch at The Brittons Academy Trust which measures 50x30 metres and to several smaller sized pitches at King Georges that are ran by PlayFootball. Both sites are available to the community and have some formal usage; however, the majority of use is from social groups for informal purposes as many clubs consider it too small to satisfy training demand. Instead, most clubs either train on sand based pitches (see Part 6: Hockey) or access 3G pitches in neighbouring local authorities, such as at Robert Clack Leisure Centre in Dagenham or at St Clare's School in Thurrock.

Alternatively, some clubs continue to access grass pitches for winter training (as reported in Part 2: Football), which can cause extra wear and tear and as a result reduces a sites overall capacity. This demand should ideally be transferred to 3G pitches in order to alleviate use of grass pitches (overplay), improve quality and create additional spare capacity where possible.

3.3 Demand

The FA considers high quality 3G pitches as an essential tool in promoting coach and player development. The pitches can support intensive use and as such are great assets for football use. Primarily, such facilities have been installed for social use and training, however, they are increasingly used for competition which The FA wholly supports.

Training demand

Accessing good quality, affordable training facilities is a problem for many clubs throughout the Country. In the winter months midweek training is only possible at floodlit facilities, which for clubs in Havering is limited to sand based pitches or 3G pitches outside of the area. This leads to some clubs instead accessing grass pitches on Saturday mornings, which is not considered best practice given that the majority of matches are played on a Sunday.

Of clubs that responded to consultation, 72% state that they require additional training facilities, of which, 87% specifically mention demand for 3G pitches. The FA's long term ambition is to provide every affiliated team in England the opportunity to train once per week on a floodlit 3G surface, together with priority access for every Charter Standard Community Club through a partnership agreement. The FA Standard is calculated by using the latest Sport England research "AGPs State of the Nation March 2012".

The FA estimates that one full size AGP can service 42 teams. Using this calculation, there is a current need for eight 3G pitches in Havering based on demand from 306 teams. The table below considers the number of 3G pitches required if every team was to remain within their respective analysis area.

Table 3.2: Current demand for 3G pitches in Havering by analysis area

Analysis area	Current number of teams	3G requirement	Current number of 3G pitches	Potential shortfall
Central	91	3	-	3
North	113	3	-	3
South	102	3	-	3
Havering	**306**	**9**	**-**	**9**

There is a shortfall of three 3G pitches in each analysis area. This equates to an overall need for nine pitches in Havering as a whole whilst leaving some spare capacity for growth in each analysis area. When the proposed 3G pitch is developed at Noak Hill Sports Complex, the deficit will reduce to two pitches in the North Analysis Area and to eight pitches overall.

The table below uses the same calculation but includes future demand. Based on this, there is a need for ten 3G pitches.

Table 3.3: Future demand for 3G pitches in Havering by analysis area

Analysis area	Future number of teams	3G requirement	Current number of 3G pitches	Potential shortfall
Central	104	3	-	3
North	131	4	-	4

Analysis area	Future number of teams	3G requirement	Current number of 3G pitches	Potential shortfall
South	117	3	-	3
Havering	**306**	**10**	**-**	**10**

Moving match play to 3G pitches

Improving pitch quality is one way to increase the capacity at sites but given the cost of doing such work and the continued maintenance required other options need to be considered that can offer a more sustainable model for the future of football. The alternative is to use 3G pitches for competitive matches and this is something that the FA is supporting, particularly for mini and youth football. In order for competitive matches to take place the pitch must be FA tested and approved (to either FA or FIFA standard) and it will then appear on the FA Pitch Register, which can be found at: http://3g.thefa.me.uk/.

The table below tests a scenario if all 5v5 and 7v7 football was to be moved to 3G pitches in Havering. A programme of play has been created based on the current peak time (Sunday AM).

Table 3.3: Moving all mini matches to 3G pitches

Time	AGP	Total games/teams
9.30am – 10.30am	4 x 5v5	4/8
10.30am – 11.30am	2 x 7v7	2/4
11.30am – 12.30pm	2 x 7v7	2/4
12.30pm – 1.30pm	2 x 7v7	2/4

Based on the above programming and separate start times for 5v5 and 7v7 matches, the overall need is for seven 3G pitches to accommodate all mini football demand. This is calculated as 54 teams playing 5v5 football require seven pitches (rounded up from 6.75) and 63 teams playing 7v7 football require six pitches (rounded up from 5.25).

The table below tests a similar scenario for 9v9 matches. Based on 53 teams playing 9v9 football in Havering, there is demand for five 3G pitches (rounded up from 4.42).

Table 3.4: Moving all 9v9 matches to 3G pitches

Time	AGP 1	Total games/teams
10am – Noon	2 x 9v9	2/4
Noon – 2pm	2 x 9v9	2/4
2pm – 4pm	2 x 9v9	2/4

3.4 Supply and demand analysis

Priority should be placed on the creation of new 3G pitches in order to reduce shortfalls, therefore, potential sites which can suitably accommodate a pitch should be highlighted within each analysis area. It is also important to ensure the pitch at Noak Hill Sports Complex is provided to a high standard and that it is FA tested in order to host competitive matches. Partnership clubs should be identified so that the pitch is used to its maximum potential.

3G summary

- There are no full size 3G pitches within Havering, although one is under development at Noak Hill Sports Complex.
- Most clubs either train on sand based pitches or access 3G pitches in neighbouring local authorities. Alternatively, some clubs continue to access grass pitches for winter training.
- The FA estimates that one full size AGP can service 42 teams. Using this calculation, there is a current need for eight 3G pitches in Havering based on demand from 306 teams.
- If each team was to stay with their respective analysis area, there is a shortfall of three 3G pitches in each analysis area.
- Based on future demand, there is a shortfall of ten 3G pitches overall.
- Moving all mini football matches to 3G would result in the need for seven pitches, whilst moving all 9v9 football matches would require five pitches.

PART 4: CRICKET

4.1: Introduction

The Essex County Cricket Board is the main governing and representative body for cricket within Havering. Its aim is to promote the game at all levels through partnerships with professional and recreational cricket clubs and other appropriate agencies.

Consultation

There are 11 clubs identified as playing within Havering, all of which were consulted via an online survey request resulting in a 100% response rate. The Shepherd Neame Essex League was also consulted.

4.2: Supply

Grass wickets

There are 16 grass wicket pitches in Havering located across 14 separate sites. Both Harold Wood Park and Gidea Park Sports Ground contain two pitches. All are available for community use and used.

Table 4.1: Summary of all grass wicket pitches

Analysis area	Number of grass wicket pitches
Central	7
North	6
South	3
Havering	**16**

Please see Table 4.2 for a full breakdown.

Non-turf wickets

There is a non-turf wicket accompanying the grass wickets at The Campion School. In addition, there are standalone non-turf wicket pitches at the following sites:

- Abbs Cross Academy
- Coopers Company & Coborn School
- Hall Mead School
- Harold Wood Primary School
- The Royal Liberty School
- Westlands Playing Fields

Of these pitches, The Campion School and Harold Wood Primary School are used by the community. Westlands Playing Fields, Abbs Cross Academy and Hall Mead School are available but unused. The Royal Liberty School is unavailable for community use.

Competitive senior cricket is not generally sanctioned by leagues on non-turf wickets, however, they can be used for junior cricket and for training purposes with the aid of mobile nets. They are also used for Last Man Stands (LMS) which is explored later within this section of the report.

The ECB's TS6 Guidance on performance standards sets requirements for match pitches that are non-turf wickets. The ECB highlights that pitches which follow this guidance are suitable for high level play. It should be noted that this guidance is for clubs and not standards.

Figure 4.1 below shows the location of all cricket squares (grass and non-turf) within Havering. For a key to the map please see Table 4.2.

Figure 4.1: Location of cricket pitches in Havering

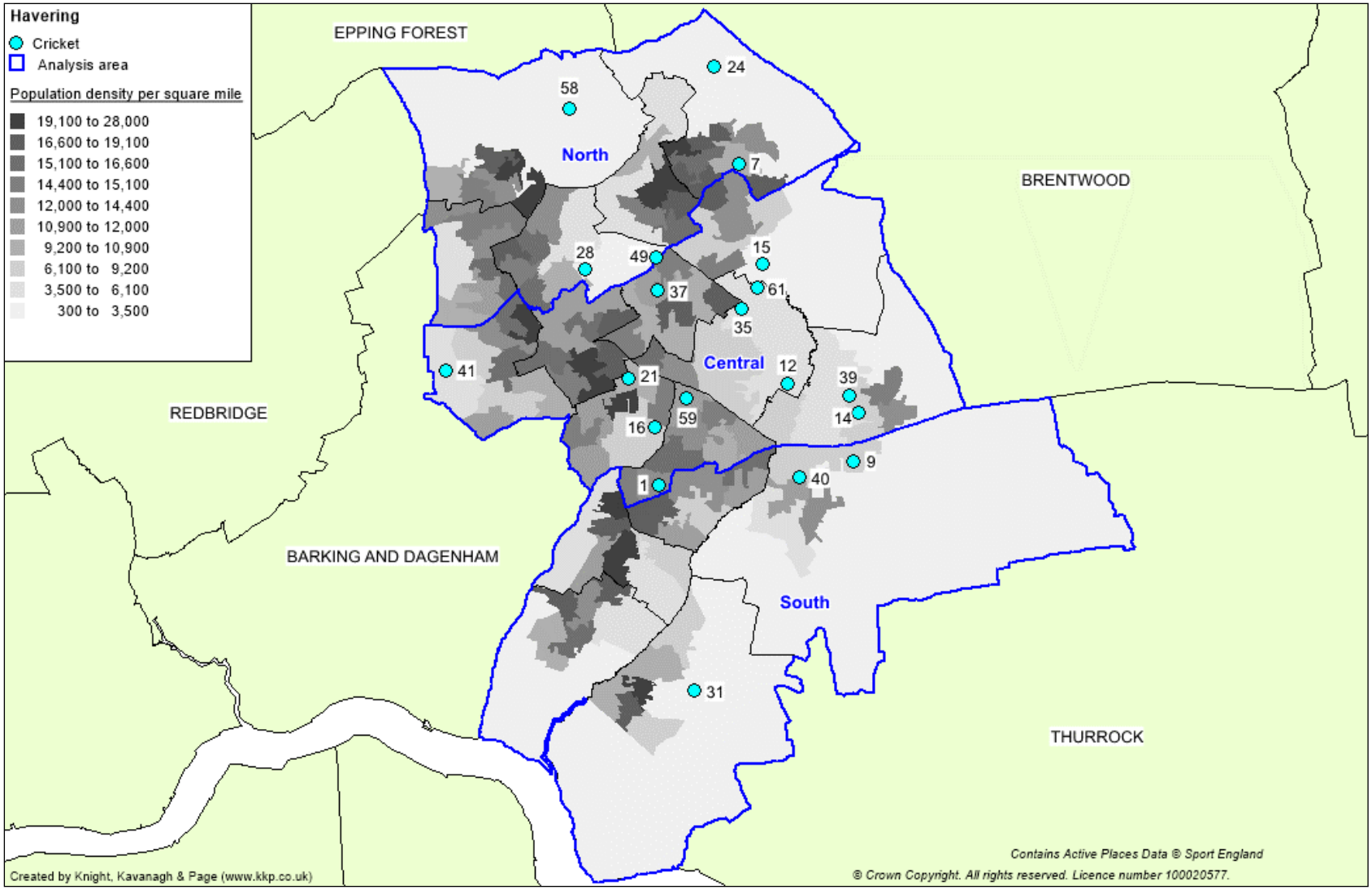


Table 4.2: Key to the map of cricket pitches

Site ID	Site name	Analysis area	Community use?	No. of grass wicket pitches	No. of grass wicket pitches with non-turf wickets	No. of standalone non-turf wicket pitches
1	Abbs Cross Academy	Central	Yes-unused	-	-	1
7	Central Park	North	Yes	1	-	-
9	Coopers Company & Coborn School	South	Yes	1	-	2
12	Emerson Park Academy	Central	Yes	1	-	-
59	Fielders Sports Ground	Central	Yes	1	-	-
49	Gidea Park Sports Ground	North	Yes	2	-	-
14	Hall Mead School	Central	Yes-unused	-	-	1
15	Harold Wood Park	Central	Yes	2	-	-
61	Harold Wood Primary School	Central	Yes	-	-	1
16	Harrow Lodge Park	Central	Yes	1	-	-
58	Havering-atte-Bower Cricket Club	North	Yes	1	-	-
21	Hylands Park	Central	Yes	1	-	-
24	Noak Hill Sports Ground	North	Yes	1	-	-
28	Raphael Park	North	Yes	1	-	-
31	Spring Farm Park	South	Yes	1	-	-
35	The Campion School	Central	Yes	-	1	-
37	The Royal Liberty School	Central	No	-	-	1
39	Upminster Hall Playing Field	Central	Yes	1	-	-
40	Upminster Park	South	Yes	1	-	-
41	Westlands Playing Fields	Central	Yes-unused	-	-	1

Future supply

The cricket pitch at Upminster Hall Playing Fields will no longer be used from next season as is to be replaced by rugby pitches. The site was used last season (2015) on a Saturday by St Andrews CC for first team matches and by Havering-atte-Bower CC for third team matches. St Andrews CC, will transfer its demand outside of Havering to Hannakins Farm, Billericay, whilst it is unclear what the plans are for Havering-atte-Bower CC albeit most of its teams play at its home ground Havering-atte-Bower Cricket Club.

Management and security of tenure

Six clubs in Havering lease their main home pitch, whilst the remaining five clubs rent their pitch from the Council. The clubs which lease their pitch are as follows:

- Gidea Park & Romford CC
- Harold Wood CC
- Havering-atte-Bower CC
- Hornchurch Athletic CC
- Noak Hill Taverners CC
- Upminster CC

Of these clubs, none have lease agreements beyond 25 years. It is therefore recommended that all arrangements are extended where possible in order to provide the clubs with greater security of tenure and to also help clubs gain funding for any future development plans.

Of greatest concern are the agreements for Gidea Park CC at Gidea Park Sports Ground (expires 2017) and for Harold Wood CC at Harold Wood Park (expires 2020) as both clubs have less than five years remaining on their current lease. Hornchurch Athletic CC has the longest agreement in place, which is until 2037 at Hylands Park. Upminster CC and Noak Hill Taverners CC have lease agreements at their home grounds (Upminster Park and Noak Hill Sports Ground respectively) until 2035, whilst Havering-atte-Bower CC has a lease until 2030 at Havering-atte-Bower Cricket Club.

Many clubs also rent secondary pitches, often at school sites, in addition to their main home ground due to capacity issues. This is the case for Harold Wood CC at Harold Wood Primary School, Hornchurch CC at Emerson Park Academy and Upminster CC at The Campion School and Coopers Company & Coborn School. It is recommended that the clubs enter community use agreements with the schools in order to provide security of tenure.

It must also be noted, however, that several schools are without such sports facilities and it is therefore equally important to enable them to access provision if there is a demand to do so, either via other schools or via other community facilities.

All clubs renting their home grounds from the Council report that they are happy with the current arrangement and as such tenure of these sites is considered secure. St Andrews CC, however, is unhappy that the Club were not informed earlier about Upminster Hall Playing Fields being transferred to a rugby only site.

Quality

As part of the PPS methodology there are three levels to assess quality; good, standard and poor. The audit of grass wicket pitches in Havering found three pitches to be good quality and the remaining 14 pitches to be standard quality. No pitches were assessed as poor quality. All non-turf wicket pitches were assessed as standard quality.

The good quality pitches are Hylands Park, Upminster Park and Havering-atte-Bower Cricket Club.

Table 4.3: Grass wicket pitch quality ratings

Good	Standard	Poor
3	14	0

Further to site assessments, clubs were asked to rate the overall quality of pitches they used. Five clubs rate quality as good, four clubs rate quality as standard and two clubs rate quality as poor. St Andrews CC rates Upminster Hall Playing Fields as poor quality as the site has not been maintained to its usual standard given its impending change to rugby pitches. Gidea Park & Romford CC rates Gidea Park Sports Ground as poor quality due to poor levels of council maintenance which results in grass cuttings being left on the outfield and inconsistent wicket quality.

GIdea Park & Romford CC also reports that football pitches being overmarked on the cricket outfield causes quality issues. This is also the case at Harold Wood Park, Upminster Hall Playing Fields, Spring Farm Park and Coopers Company & Coborn School.

Of clubs rating pitch quality as standard, only Noak Hill Taverners CC report any major issues. The Club states that the drainage at Noak Hill Sports Ground is poor, which leads to many games being called off each season during inclement weather spells.

The Shephard Neame Cricket League reports that ground maintenance has reduced recently due to financial constraints and due to groundsmen being given more time onerous schedules which prevents them from undertaking as much work as in the past. The League also states that clubs are now having to undertake a lot maintenance work themselves, as opposed to the Council. which often relies on volunteers and suffers from a lack of specialised equipment.

Maintaining high pitch quality is the most important aspect of cricket. If the wicket is poor, it can affect the quality of the game and can, in some instances, become dangerous. To obtain a full technical assessment of wicket and pitches, the ECB recommends a Performance Quality Standard (PQS) assessment. The PQS looks at a cricket square to ascertain whether the pitch meets the Performance Quality Standards which are benchmarked by the Institute of Groundsmanship. The report identifies surface issues and suggests options for remediation together with likely costs. For further guidance on this, please contact the ECB.

In Havering, only Gidea Park Sports Ground has undergone a PQS assessment and the Club, Gidea Park & Romford CC, is currently awaiting the results.

Ancillary facilities

All clubs in Havering have access to changing room facilities at their home ground and all clubs rate the overall quality of their clubhouse/pavilion as being good (six clubs) or acceptable (five clubs). As a result, no major issues were reported during consultation.

Training facilities

Access to cricket nets is important, particularly for pre-season/winter training. In Havering, four clubs report a demand for additional training facilities. Harold Wood CC, Ardleigh Green CC and St Andrews CC express demand for practice nets to be installed at their home grounds, whilst Noak Hill Taverners CC expresses demand for a non-turf wicket at Noak Hill Sports Ground.

The following sites are not currently serviced by practice nets:

- Central Park
- Harold Wood Park
- Emerson Park Academy
- Noak Hill Sports Ground
- Raphael Park
- The Royal Libery School
- Upminster Hall Playing Fields

Harold Wood CC reports that it has a grant in place for the installation of practice nets at Harold Wood Park and the Club is now dealing with the Council in order to get this implemented. Clubs without access to practice nets are often forced to use indoor sports halls all year round, or are required to pay hire fees for use of nets at other sites, which as a result impacts on the clubs financially and can be difficult to organise.

Accessibility

The majority of clubs state that most players travel between two and five miles to access their facilities.

6.3: Demand

Cricket clubs in Havering tend to be large clubs offering several senior and junior teams at different age groups, although there are two clubs which field just one team (Maylands Green CC and St Andrews CC). In total, the 11 clubs consist of 46 men's teams, one women's team and 35 junior boys' teams.

The majority of teams play in the Central Analysis Area (41), which correlates to it containing the most number of pitches. There are 26 teams playing in the North Analysis Area and 15 teams playing in the South Analysis Area.

Table 4.4: Summary of teams by analysis area

Analysis area	No. of competitive teams		
	Senior men	Senior women	Junior
Central	24	1	16
North	9	-	6
South	13	-	13
Havering	**46**	**1**	**35**

In correlation with a national recognition that cricket is currently experiencing a reduction in participation, four clubs report that their number of senior teams has decreased over the previous three years, whilst only one club reports an increase. The clubs reporting a decrease are as follows:

- Ardleigh Green CC
- Gidea Park & Romford CC
- Havering-atte-Bower CC
- Upminster CC

All the above clubs cite difficulty retaining players as the main reason for a reduction in participation. Players are now seemingly less likely to give up their weekends to play cricket. In the past, club members would play for teams on both a Saturday and a Sunday, whereas many now opt to play on just one day, normally a Saturday. It is also widely accepted that less junior players are making the transition from junior cricket to senior cricket which results in a lack of youngsters coming through as older players retire.

In contrast, Rainham CC reports an increase in its number of senior teams and states that increased advertising and word of mouth has helped the Club grow. It also reports an increase in junior teams due once again to advertising and also due to improved school links. Overall, three clubs report a reduction in junior teams whilst Rainham CC is the only club which reports a growth.

The Shephard Neame Cricket League, which services the whole of Essex, reports that its number of teams has remained relatively static for a number years. The League does accept, however, that some clubs are struggling to sustain participation, although this is balanced out by teams which are experiencing a growth.

Women's and girls' cricket

Women's and girls' cricket is a national priority for the ECB. There is a target to establish more female teams in every local authority over the next five years and 8-10% of the Whole Sport Plan funding is focused around women and girls and talent identification.

Harold Wood CC currently fields the only female team in Havering; a senior team which plays in the Womens Cricket Southern League. The Club has plans to develop an additional senior team in the future, whilst Gidea Park & Romford CC also expresses demand for a senior team. Upminster CC expresses demand for a junior team and currently has girls playing in mixed junior teams.

Last Man Stands

Last Man Stands (LMS) was founded in 2005, in London. The social outdoor eight-a-side T20 cricket game is played midweek, lasts approximately two hours and is generally played on non-turf wickets. All eight wickets are required to bowl a team out so when the seventh wicket falls, the 'Last Man Stands' on his own. This shorter format of the game has encouraged more people to participate in the sport and is particularly popular in Essex with leagues running in Basildon, Chelmsford, Colchester and Havering.

The League in Havering is played at Harold Wood Primary School, adjacent to Harold Wood Park, and last season consisted of seven teams. Matches are played midweek on a variety of days and the season runs from May until August. Although Harold Wood Primary School has the capacity to cater for demand currently, and additional venue will be required should the LMS continue to grow in popularity.

Displaced demand

St Andrews CC will become displaced out of Havering from next season as its current home ground will be replaced by rugby pitches. This one team club reports that it would rather continue to play in Havering and is disappointed that it was not consulted before the decision was made regarding Upminster Hall Playing Fields. The Club will now play at Hannakins Farm, Billericay.

The third team from Havering-atte-Bower CC also played at Upminster Hall Playing Fields and it is now unclear where the team will play next season.

Future demand

Future demand can be defined in two ways, through participation increases and using population forecasts.

Team generation rates are used below as the basis for calculating the number of teams likely to be generated in the future (2031) based on population growth. Using these figures, an increase of one senior and nine junior teams is to be expected.

Table 4.5: Team generation rates based on population growth

Age group	Current population within age group (2016)[11]	Current no. of teams	Team Generation Rate	Future population within age group (2031)[11]	Predicted future number of teams	Additional teams that may be generated from the increased population
Senior Men (18-55)	51,186	46	1:1,113	52,761	47.4	1.4
Senior Women (18-55)	54,266	1	1:54,266	56,873	1.0	0.0
Junior Boys (7-17)	12,938	35	1:370	16,104	43.6	8.6
Junior Girls (7-17)	12,660	0	0	16,176	0.0	0.0

[11] Data source: GLA 2015 round ward population projections - SHLAA-based; Capped Household Size model

In addition to potential increases from population growth, six clubs report that they wish to increase their number of teams, as outlined below.

Table 4.6: Club growth aspirations

Club	Analysis area	No. of competitive teams		
		Senior men	Senior women	Junior
Gidea Park & Romford CC	North	1	1	1
Harold Wood CC	Central	1	1	3
Havering-atte-Bower CC	Central	1	-	1
Hornchurch CC	Central	-	-	5
Rainham CC	South	1	-	-
Upminster CC	South	-	-	4

There are clubs within each analysis area that wish to grow. Overall this amounts to three senior and nine junior teams in the Central Analysis Area, two senior and one junior team in the North Analysis Area and one senior and four junior teams in the South Analysis Area.

Peak time demand

An analysis of match play identifies that peak time demand for senior cricket is Saturdays, with 31 teams playing on this day compared to 16 which play on Sundays. Teams competing on a Saturday play in either the Shepherd Neame Essex League or the Trippon Mid-Essex League, whilst teams competing on a Sunday play in the Essex Sunday League.

All junior teams compete in the Havering & Metropolitan Junior League. Peak time demand is considered to be midweek as 21 teams play at this time compared to 14 teams which play on a Sunday. It should therefore be noted that midweek cricket has the potential to be spread across five days and as a result pitches have greater capacity to carry demand (providing the pitches are not overplayed).

6.4 Capacity analysis

Capacity analysis for cricket is measured on a seasonal rather than a weekly basis. This is due to playability (as only one match is generally player per pitch per day at weekends or weekday evening) and because wickets are rotated throughout the season to reduce wear and tear and also to allow for repair.

The capacity of a pitch to accommodate matches is driven by the number and quality of wickets. This section of the report presents the current pitch stock available for cricket and illustrates the:

- Number of grass and artificial cricket wickets per pitch
- Number of competitive matches per season per pitch

To help calculate pitch capacity, the ECB suggests that a good quality wicket should be able to take:

- 5 matches per season per grass wicket (adults).
- 60 matches per season per synthetic wicket (adults).

This information is used to allocate capacity ratings as follows:

Potential capacity	Play is below the level the site could sustain
At capacity	Play matches the level the site can sustain
Overused	Play exceeds the level the site can sustain

As no senior teams (other than LMS demand) are recorded as playing on non-turf wickets they have been discounted from the table below. No non-turf wickets are recorded as accommodating more than 60 matches per season and therefore they are all considered to have spare capacity. This translates to actual spare capacity as they are generally accessed during mid-week by junior teams (peak time) and as a result can be used on a variety of days. Spare capacity for junior cricket is therefore considered to exist.

Table 4.7: Cricket pitch capacity for pitches used for community use

Site ID	Site name	Clubs using the site	Analysis area	No. of grass wicket pitches	No. of grass wickets	No. of standalone non-turf wicket pitches	Pitch quality	Capacity (sessions per season)	Actual play (sessions per season)	Capacity rating (sessions per season)
7	Central Park, Romford	Ardleigh Green CC	North	1	11		Standard	55	58	+3
9	Coopers Company & Coborn School	Upminster CC	South	1	9		Standard	45	40	-5
12	Emerson Park Academy	Hornchurch CC	Central	1	8		Standard	40	18	-22
59	Fielders Sports Ground	Hornchurch CC	Central	1	11		Standard	55	36	-19
49	Gidea Park Sports Ground	Gidea Park & Romford CC	North	2	17		Standard	85	76	-9
15	Harold Wood Park	Harold Wood CC	Central	2	20		Standard	100	90	-10
61	Harold Wood Primary School	Harold Wood CC	Central			1	Standard	60	24	-36
16	Harrow Lodge Park	Hornchurch CC	Central	1	12		Standard	60	60	0
58	Havering-atte-Bower Cricket Club	Havering-atte-Bower CC	North	1	12		Good	60	40	-20
21	Hylands Park	Hornchurch Athletic CC Maylands Green CC	Central	1	15		Good	75	59	-16
24	Noak Hill Sports Ground	Noak Hill Taverners CC	North	1	12		Standard	60	45	-15
28	Raphaels Park	Hornchurch Athletic CC	North	1	7		Standard	35	20	-15
31	Spring Farm Park	Rainham CC	South	1	14		Standard	70	60	-10
35	The Campion School	Upminster CC	Central	1	5		Standard	25	22	-3

Site ID	Site name	Clubs using the site	Analysis area	No. of grass wicket pitches	No. of grass wickets	No. of standalone non-turf wicket pitches	Pitch quality	Capacity (sessions per season)	Actual play (sessions per season)	Capacity rating (sessions per season)
39	Upminster Hall Playing Fields	St. Andrews CC	Central	1	10		Standard	50	20	-30
40	Upminster Park	Upminster CC	South	1	12		Good	60	52	-8

6.5: Supply and demand analysis

Spare capacity

The next step is to ascertain whether or not any identified 'potential capacity' can be deemed 'spare capacity'. There may be situations where, although a site is highlighted as potentially able to accommodate some additional play, this should not be recorded as spare capacity against the site. For example, a site may be managed to regularly operate slightly below full capacity to ensure that it can cater for a number of regular training sessions, or to protect the quality of the site.

There are 15 grass wicket pitches in Havering which show potential spare capacity. This amounts to 182 match equivalent sessions per season. The table below shows which sites have spare capacity during peak time (Saturdays) and whether this can be considered actual spare capacity. A site with spare capacity which is not available at peak time is not considered to have actual spare capacity.

Table 4.8: Actual spare capacity on grass wicket pitches

Site ID	Site name	Analysis area	No. of pitches	Spare capacity (sessions per season)	Pitches available in peak period	Comments
9	Coopers Company & Coborn School	South	1	-5	0	No spare capacity on a Saturday.
12	Emerson Park Academy	Central	1	-22	0.5	Used by one team on a Saturday which leaves spare capacity for one team.
15	Harold Wood Park	Central	2	-10	0	No spare capacity on a Saturday.
21	Hylands Park	Central	1	-16	0	No spare capacity on a Saturday.
24	Noak Hill Sports Ground	North	1	-15	0	No spare capacity on a Saturday.
28	Raphaels Park	North	1	-15	0	No spare capacity on a Saturday.
31	Spring Farm Park	South	1	-10	0	No spare capacity on a Saturday.
35	The Campion School	Central	1	-3	0	No spare capacity on a Saturday.
39	Upminster Hall Playing Fields	Central	1	-30	-	No spare capacity as pitch will not be available next season.
40	Upminster Park	South	1	-8	0	No spare capacity on a Saturday.
49	Gidea Park Sports Ground	North	2	-9	1	Minimal spare capacity to be retained in order to protect quality.
58	Havering-atte-Bower Cricket Club	North	1	-20	0	No spare capacity on a Saturday.
59	Fielders Sports Ground	Central	1	-19	0	No spare capacity on a Saturday.

Although a large amount of spare capacity has been identified it is not as simple as to aggregate this into a general oversupply of cricket pitches. Despite 15 pitches showing spare capacity there are only two sites available during peak time for senior cricket. Of these, Gidea Park Sports Ground does not provide enough spare capacity to accommodate an additional team (based on a senior team playing an average of 12 matches per season) and therefore this capacity is discounted. As a result, only Emerson Park Academy is considered to have actual spare capacity which amounts to 0.5 pitches (one additional team based on playing home and away fixtures).

Overplay

As a guidance, pitches receiving more than five matches per wicket per season are adjudged to be overplayed. On this basis, Central Park is overplayed in Havering by three match equivalent sessions. As the pitch is assessed as standard quality it is recommended that quality is improved to good in order to ensure that usage can be sustained. Alternatively, play can be transferred to a site with actual spare capacity provided that the arrangement suits all parties involved.

6.6 Conclusions

Consideration must be given to the extent in which current provision can accommodate current and future demand.

As mentioned earlier, junior teams can play on non-turf wickets and generally play mid-week on a variety of days. Therefore, spare capacity is considered to exist for junior matches both now and in the future as no non-turf wicket pitches are at capacity or overplayed.

The table below looks at available spare capacity at peak time for senior cricket considered against overplay and future demand highlighted during consultation. Demand from Upminster Hall Playing Fields (two teams which both play on Saturdays) has also been included as displaced demand as it needs to be accommodated elsewhere (although St Andrews CC has relocated to a pitch in Billericay the Club would rather play in Havering).

As two teams require one pitch to account for playing on a home and away basis, demand for 0.5 pitches can be seen where there is demand for one team. In order to quantify overplay in pitches an average square of ten wickets (50 match equivalent sessions) has been used. Overplay of current pitches equates to three match sessions meaning it can be accommodated on one wicket (0.1 of a pitch).

Table 4.9: Capacity of grass wicket cricket pitches

Analysis area	Actual spare capacity (pitches)	Demand (pitches)				
		Overplay	Displaced demand	Current total	Future demand	Total
Central	0.5	-	1	0.5	1.5	**2**
North	-	-	-	0	1	**1**
South	-	0.1	-	0.1	0.5	**0.6**
Havering	**0.5**	**0.1**	**1**	**0.6**	**3**	**3.6**

Taking into account current demand only there is a shortfall of pitches for senior cricket in the Central and South analysis areas equating to 0.5 and 0.1 pitch respectively, whilst the North Analysis Area is being played to capacity.

The shortfall in the Central Analysis Area is due to displaced demand caused by Upminster Hall Playing Fields no longer providing a cricket pitch from next season. In order for both teams to be accommodated in Havering there is a clear need for an additional pitch to be provided. Alternatively, St Andrews CC can play in Billericay as planned and Havering-atte-Bower CC can utilise the spare capacity at Emerson Park Academy. To that end, further investigation is advised in relation to the School to ensure it is available for additional community use and that it is affordable to potential users.

The shortfall in the South Analysis Area is solely due to overplay at Central Park. Whilst pitch quality improvements can ensure the excessive use is sustained, an alternative would be to provide a non-turf wicket at the site. There are currently three junior teams using the grass wickets for matches and transferring this demand to a non-turf wicket would alleviate overplay as well as leaving spare capacity for growth.

Taking into account future demand, the shortfalls worsens in the Central and South analysis areas and there is also a shortfall in the North Analysis Area. Should this increase in teams be realised on Saturdays then a need for more pitches to be provided is apparent, although an increase in Sunday teams could be accommodated on the current pitch stock.

Cricket summary

- There are 17 grass wicket cricket pitches in Havering all of which are available for community use and used.
- Upminster Hall Playing Fields will no longer be used from next season as the cricket pitch is to be replaced by rugby pitches.
- It is recommended that lease agreements are extended where possible to provide clubs with greater security of tenure.
- The audit of grass wicket pitches in found three pitches to be good quality and the remaining 14 pitches to be standard quality.
- All clubs have access to changing room facilities at their home ground and all clubs rate the overall quality of their clubhouse/pavilion as being good or acceptable.
- Four clubs report a demand for additional training facilities.
- In total, the 11 clubs consist of 46 men's, one women's and 35 junior boys' teams.
- Four clubs report that their number of senior teams has decreased over the previous three years, whilst only one club reports an increase. Three clubs report a decrease in junior teams and one club reports an increase.
- Last Man Stands is played at Harold Wood Primary School and consists of seven teams.
- St Andrews CC will become displaced out of Havering next season whilst the third team from Havering-atte-Bower CC will be without a home pitch.
- Based on population growth an increase of one senior and nine junior teams is to be expected. Clubs express demand to grow by six senior and 14 junior teams.
- Despite 15 grass wicket pitches in Havering showing potential spare capacity, only Emerson Park Academy is considered to have actual spare capacity.
- Central Park is overplayed by three match equivalent sessions.
- As junior teams can play on non-turf wickets and generally play mid-week on a variety of days spare capacity is considered to exist for junior matches both now and in the future.
- Taking into account current demand there is a shortfall of pitches for senior cricket in the Central and South analysis areas, whilst the North Analysis Area is played to capacity.
- Future demand results in a shortfall in each analysis area.

PART 5: HOCKEY

5.1: Introduction

Hockey in England is governed by England Hockey (EH) and is administered locally by the East Hockey Association.

Competitive league hockey matches can only be played on sand based, sand dressed or water based artificial grass pitches (AGPs). Although competitive play cannot take place on third generation turf pitches (3G), 40mm pitches may be suitable, in some instances, for school training and are preferred to poor grass or tarmac surfaces. For senior teams, a full size pitch for competitive matches must measure at least 91.40m x 55m (100 x 60 yards) for the pitch, plus a four metre side line run off and five metre backline run off.

It is considered that a hockey pitch can accommodate a maximum of four matches on one day (peak time) provided that the pitch has floodlighting.

Club consultation

There are two clubs located within Havering, Upminster Hockey Club and Havering Hockey Club. Both clubs responded to consultation requests.

In addition, Plashet Hockey Club and Romford Hockey Club are both currently located outside of the authority but have links with Havering. Romford Hockey Club responded but Plashet Hockey Club did not respond to consultation requests.

Results of the consultation are used to inform key issues within this section of the study.

5.2: Supply

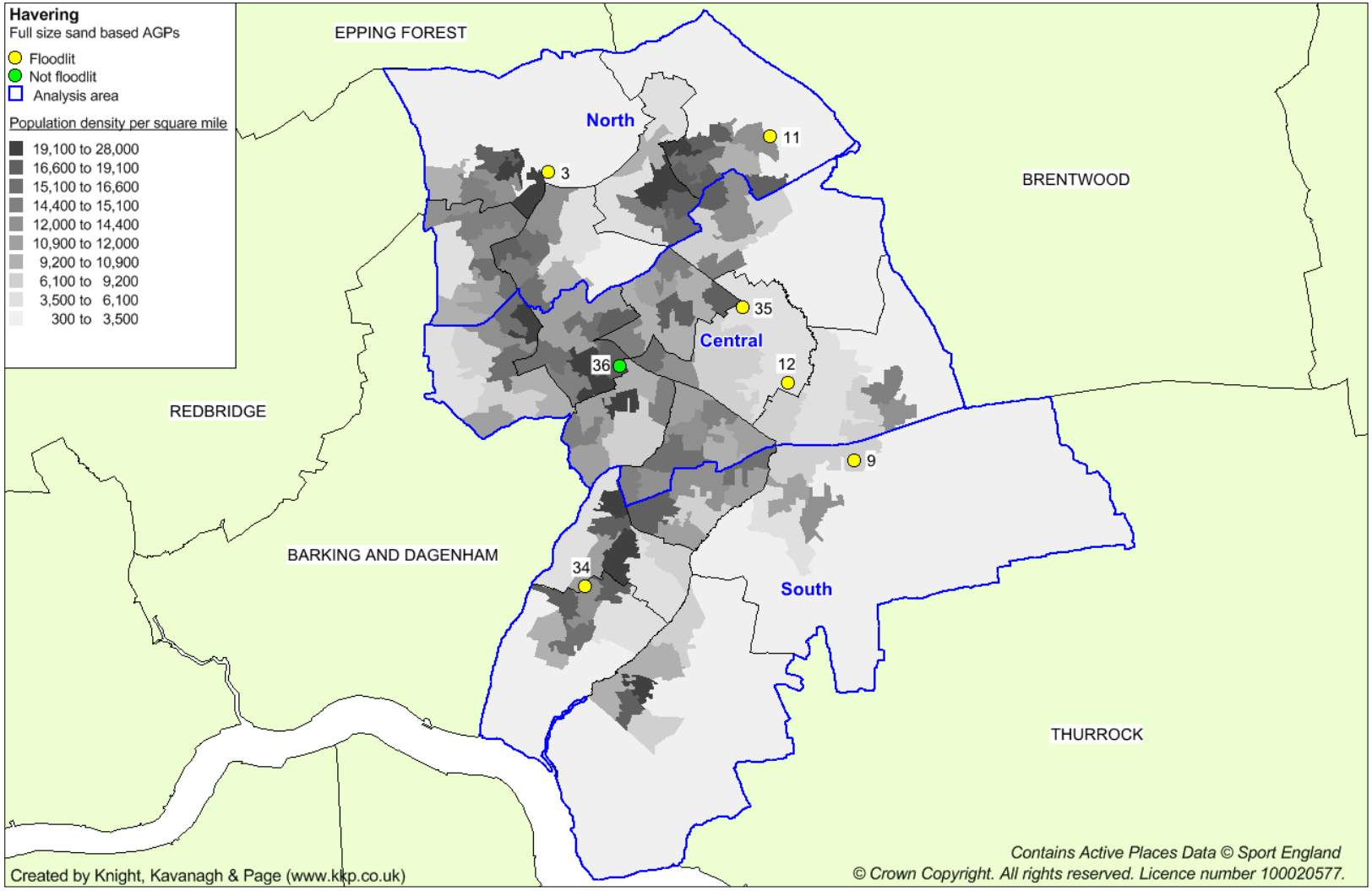
Quantity

There are seven full size sand based AGPs in Havering, two in the North Analysis Area, two in the South Analysis Area and three in the Central Analysis Area. Figure 5.1 illustrates the location of the AGPs. It appears that there is a good spread of sand based AGPs across the authority.

Table 5.1: Full size sand based AGPs by location

Site ID	Site name	Analysis area	Pitch size	Floodlit?
3	Bower Park Academy	North	Full size	Yes
9	Coopers Company & Coborn School	South	Full size	Yes
11	Drapers Academy	North	Full size	Yes
12	Emerson Park Academy	Central	Full size	Yes
34	The Brittons Academy Trust	South	Full size	Yes
35	The Campion School	Central	Full size	Yes
36	The Frances Bardsley School For Girls	Central	Full size	No

Figure 5.1: Full sized sand based AGPs in Havering



Other facilities

There is also one smaller AGP located at the Forest Row Centre. This is one third of the size of a full size pitch and has limited use but is available for junior training sessions.

Ownership/management

All full size AGPs are located on school sites and managed in house by the school. All seven schools are academies.

Security of tenure

Upminster Hockey Club pays an annual fee to hire Coopers Company and Coborn School. The Club also hire Emerson Park School when necessary. Havering Hockey Club hire Campion School. There are no long term lease arrangements in place.

Floodlights

All AGPs are floodlit, aside from the AGP at The Frances Bardsley School for Girls located in the Central Analysis Area which does not have floodlights.

Accessibility

The majority of clubs state that most players travel between two and five miles to access their facilities.

Quality

In terms of quality, sand based AGPs are rated on the scale below.

Table 5.2: Sand based AGP quality scale

Good	**Standard**	**Poor**

Through an audit assessment of the AGPs, two are rated as good quality, three are rated as standard and two are poor quality.

The AGP at Drapers Academy is poor quality; suffering from frequent vandalism and consequently the goal posts and carpet have been damaged. It is eight years old and remains from the old Kingswood School. There is no hockey use of the facility.

The other poor quality AGP is at The Brittons Academy Trust. The pitch suffers from vandalism and goal posts are frequently damaged and occasionally damage to the surface occurs. For this reason there is no hockey use on this pitch.

It is considered that the carpet of an AGP usually lasts for approximately ten years (dependant on levels of use). The AGP at Frances Bardsley School for Girls is ten years old and there is no sinking fund in place. The AGP at Bower Park School is eight years old and there is no sinking fund in place for major repair work. The facility is used extensively for football and played to capacity. At Coopers Company and Coborn School, the AGP is nine years old and floodlit, there is a sinking fund in place for repairs/resurfacing.

Emerson Park Academy has a good quality AGP, it is five years old AGP and regularly maintained by a sub-contractor, however, there is currently no sinking fund in place. The Campion School AGP is also good quality. It is ten years old but has recently been resurfaced.

5.3: Quality ratings of sand based AGPs in Havering

PPS Site ID	Site name	Analysis area	Quality rating
3	Bower Park School	North	Standard
9	Coopers Company & Coborn School	South	Standard
11	Drapers Academy	North	Poor
12	Emerson Park Academy	Central	Good
34	The Brittons Academy Trust	South	Poor
35	The Campion School	Central	Good
36	The Frances Bardsley School For Girls	Central	Standard

Ancillary facilities

The quality of ancillary facilities servicing AGPs is generally standard or good. These are outlined below. Havering HC also rates ancillary facilities at The Campion School as good, however, Upminster HC rates ancillary facilities at Coopers Company and Coborn School, as standard. This will be based on user experience and includes car parking, which could reduce the overall opinion on quality. In comparison the non-technical assessment criteria is based on the quality of the facilities available.

As seen below, all facilities were assessed with the exception of The Frances Bardsley School For Girls as access was not granted.

Table 5.4: Quality of ancillary facilities

Site ID	Site name	Quality rating
3	Bower Park School	Standard
9	Coopers Company & Coborn School	Good
11	Drapers Academy	Good
12	Emerson Park Academy	Standard
34	The Brittons Academy Trust	Standard
35	The Campion School	Good
36	The Frances Bardsley School For Girls	Not assessed

5.3: Demand

Current demand

Upminster HC and Havering HC are similar in size and field 33 teams between them. In addition both clubs run training sessions. Havering HC has training sessions on Tuesday, Wednesday and Thursday evenings and Sunday mornings at The Campion School. Upminster HC runs training sessions on Tuesday, Wednesday and Friday evenings and Sunday mornings at Coopers Company and Coborn School. Matches are played on Saturdays or some junior fixtures can be on Sunday mornings.

Table 5.5: Demand from hockey clubs

Club	Analysis area	No. of hockey teams			
		Male senior	Female senior	Junior	Total
Upminster Hockey Club	South	5	5	7	17
Havering Hockey Club	Central	5	4	7	16
Total		**10**	**9**	**14**	**33**

There is no apparent demand for facilities in the North of Havering and both clubs are based at their preferred grounds. Upminster HC has lost one men's team in the previous three years due to lower membership numbers. However, the Club does plan to regain this lost team for next season.

Havering HC has lost one junior side in the last three years, due to insufficient players in an age group. The Club report that numbers fluctuate depending on interest at each age group but it has no plans to actively increase the number of teams.

Future demand

Team generation rates (TGRs) are used below as the basis for calculating the number of teams likely to be generated in the future based on population growth.

Table 5.6: Future demand based on team generation rates

Age group	Current population within age group (2016)[12]	Current no. of teams	Team generation rate	Future population within age group (2031)[12]	Predicted future number of teams	Additional teams generated from the increased population
Senior Mens (16-45)	38,772	10	3877	41,329	10.7	0.7
Senior Womens (16-45)	40,696	9	4522	43,490	9.6	0.6
Junior Boys (11-15)	5,072	7	725	6,594	9.1	2.1
Junior Girls (11-15)	4,885	6	814	6,616	8.1	2.1

Team generation rates indicate that population increases are significant enough to result in the likely creation of two senior teams and four junior teams. This is a potential increase of six hockey teams.

It is important to note that TGRs are based on population figures and cannot account for specific targeted development work within certain areas or focused towards certain groups, such as NGB initiatives or coaching within schools.

[12] Data source: GLA 2015 round ward population projections - SHLAA-based; Capped Household Size model

Exported demand

Romford HC, as the name suggests, originated from Romford in Havering. The Club has five senior teams and is currently developing a junior section. It is currently based at the Robert Clack Leisure Centre in Barking and Dagenham (outside the study area), while the clubhouse is in Gidea Park, Havering.

Romford HC has previously used the AGP at The Frances Bardsley School for Girls, however, pitch accessibility and availability is slightly more favourable at the Robert Clack Leisure Centre. The Club still does, however, struggle to secure the pitch at the times needed. For example, there are no early Saturday morning slots due to an existing football booking, which makes fixtures difficult. Nor can the Club move training from a Tuesday to a Wednesday to attract a coach, as the football bookings are not flexible.

Parking is very difficult at the Robert Clack Leisure Centre due to the presence of a new 3G AGP, which creates a lot of traffic. However, this is the only facility on offer locally so the Club has no choice but to use it. Ideally Romford HC would move closer to its clubhouse if there was a suitable facility available.

Plashet HC also exports demand from Havering to neighbouring authorities, using the Robert Clack Leisure Centre in Barking and Dagenham for training and Plashet Park in the London Borough of Newham for matches. However, the Club did not respond to consultation so little else is known.

Usage

The following table summarises the availability of full size AGPs for community use in Havering. In addition, it records the availability of provision within the peak period. Sport England's Facilities Planning Model (FPM) applies an overall peak period for AGPs of 34 hours a week (Monday to Thursday 17:00-21:00; Friday 17:00-19:00; Saturday and Sunday 09:00-17:00).

Table 5.7: Community opening times of full size sand AGPs

Site ID	Site name	Hours available for community use	Hours available in the peak period	Usage comments
3	Bower Park School	Mon-Fri: 18:00-20.00 Weekend: Closed	Mon-Thurs:18.00-20.00- 8 hours Fri: 18.00-19.00- 1 hour Total: 9 hours in the peak period	Closed on weekends. Used heavily for football training midweek. No hockey use.
9	Coopers Company & Coborn School	Mon-Fri: 18.00-21.30 Saturday: 09.00-18.00 Sunday: 09.00-18.00	Mon-Thurs: 18.00-21.00- 12 hours Fri: 18.00-19.00- 1 hour Sat: 09.00-17.00- 8 hours Sun:09.00-17.00- 8 hours Total: 29 hours in the peak period	Main home ground for Upminster HC and accommodates all of its teams. Midweek bookings tend to be for football training.
11	Drapers Academy	Mon-Fri: 18.00-21.00 Saturday: 09.00-16.00 Sunday: Closed	Mon-Thurs: 18.00-21.00- 12 hours Fri: 18.00-19.00- 1 hour Sat:09.00-16.00- 7 hours Total: 20 house in the peak period	Due to the quality issues at the site there is no hockey use. Any community bookings are for football training.
12	Emerson Park Academy	Mon-Fri: 18.00-21.00 Saturday: 09.00-16.00 Sunday: 09.00-16.00	Mon-Thurs: 18.00-21.00- 12 hours Fri: 18.00-19.00- 1 hour Sat:09.00-16.00- 7 hours Sun:09.00-16.00- 7 hours Total: 27 hours in the peak period	Used as a second venue for Upminster HC when necessary due to fixture clashes at Coburn School. Midweek bookings tend to be for football training.
34	The Brittons Academy Trust	Mon-Fri: 18.00-21.00 Saturday: 09.00-16.00 Sunday: 09.00-16.00	Mon-Thurs: 18.00-21.00- 12 hours Fri: 18.00-19.00- 1 hour Sat: 09.00-16.00- 7 hours Sun: 09.00-16.00- 7 hours Total: 27 hours in the peak period	Used largely for football for midweek training.

Site ID	Site name	Hours available for community use	Hours available in the peak period	Comments
35	The Campion School	Mon-Fri: 17.30-21.30 Weekend: 09.00-17.00	Mon-Thurs: 17.30-21.00- 14 hours Fri: 17.30-19.00- 1.5 hours Sat: 09.00-17.00- 8 hours Sun: 09.00-17.00- 8 hours Total: 31.5 hours in the peak period	Home ground to Havering HC and also used by numerous football teams midweek for training. Currently running at capacity for hockey and cannot accommodate any further bookings.
36	The Frances Bardsley School for Girls	N/A	N/A	No official opening times, available on an ad hoc basis only.

5.4 Supply and demand analysis

A full size floodlit hockey AGP is able to accommodate up to four hockey matches at senior peak time (Saturday). Given that there are 19 senior teams currently playing in Havering, a minimum of three pitches are required to accommodate current demand, taking into account a home and away fixture basis. As there are currently seven full size pitches, supply is deemed sufficient to meet demand.

In addition, Romford HC currently play outside of Havering but would be keen to utilise an accessible pitch near its clubhouse. This club has five senior teams, taking the number of teams in Havering to 24, meaning the total number of teams currently servicing Havering can still be accommodated on three AGPs.

In quantity terms existing supply is also adequate to accommodate current demand; however, access and quality issues result in only three AGPs currently being used for hockey in Havering.

England Hockey is keen that Emerson Park Academy AGP is protected as an overspill when necessary for Upminster HC. However, there may be opportunity for discussion for it to also accommodate Romford HC. In addition the pitch at the Frances Bardsley School for Girls would not be suitable for training sessions as there are no floodlights, however, there may be some opportunity to negotiate regular access for match play.

Future demand from population growth could increase the potential number of senior teams to 28, therefore increasing the requirement to four pitches.

Hockey summary

- There are seven full size sand based AGPs located in Havering, all located on school sites.
- Two AGPs are rated as good, three are standard and two are assessed as poor quality with Drapers Academy and The Brittons Academy Trust being poor.
- The general stock of AGPs in Havering is aging and will need resurfacing in the next few years. At least three of the AGPs have no sinking funds in place for future replacement.
- The Frances Bardsley School for Girls AGP has no regular opening hours available for community access. Further to this, the Draper Academy and the Britton Academy Trust have no hockey use due to poor quality.
- Upminster Hockey Club and Havering Hockey Club both currently play in Havering and provide a total of 33 teams, including 19 senior teams.
- Romford HC with five senior teams is displaced to Barking and Dagenham, despite having a clubhouse in Havering. This is due to a perceived lack of accessible pitches in Havering.
- Given that there are 19 senior teams currently playing in Havering, a minimum of three pitches are required to accommodate current demand. To accommodate displaced demand from Romford HC this would stay at three pitches.
- Team generation rates indicate that population increases are significant enough to result in the likely creation of two senior teams and four junior teams. This is a potential increase of six hockey teams.
- In quantity terms existing supply is adequate to accommodate current and future demand for hockey; however, access and quality issues result in only three AGPs currently being used for hockey in Havering.

PART 6: RUGBY UNION

6.1: Introduction

The Rugby Football Union (RFU) is the governing body for the sport across England. A full-time development officer is responsible for Essex, in which Havering falls for the RFU, and works with all the clubs to maximise their potential. This work involves developing club structures, including working towards the RFU accreditation (Clubmark) and the development of school-club structures. The rugby union playing season operates from September to May.

Club consultation

There are four clubs based within Havering which are listed below. These were all offered an opportunity for consultation through either through face to face interviews, phone consultations or online surveys.

- Campion RFC
- Old Cooperians RFC
- Romford and Gidea Park RFC
- Upminster RFC

6.2: Supply

There are 31 rugby union pitches in Havering located across 16 sites, whilst there are no World Rugby compliant AGPs. There are 23 senior and eight mini pitches, just two pitches are unavailable for community use, listed below. Neither site is available due to site management issues.

- The Albany (one senior pitch)
- The Royal Liberty School (one senior pitch)

It should be noted that the senior pitch at The Albany School is usually marked out in the winter months; however, the configuration of pitches on this site is interchangeable.

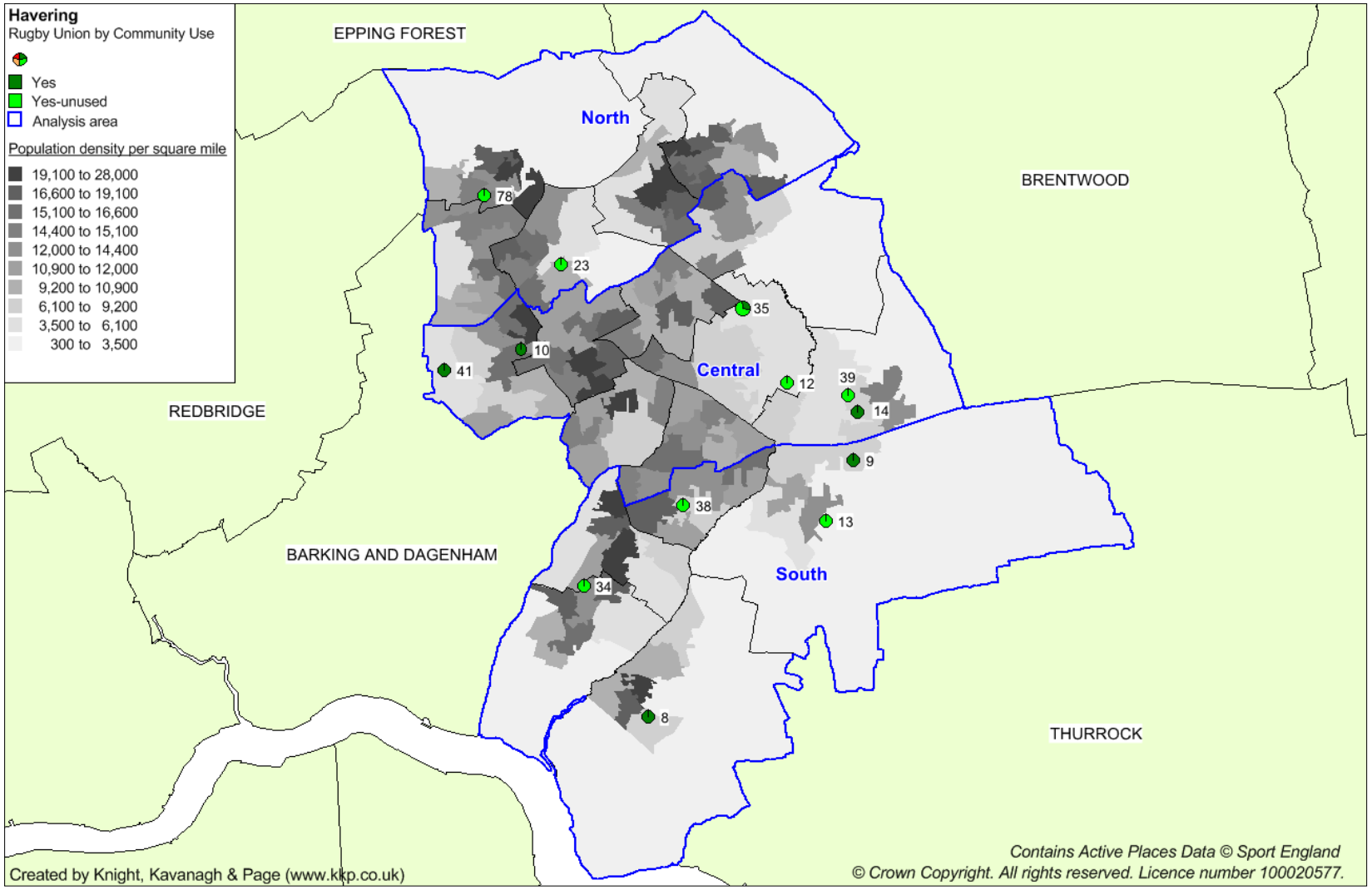
The majority of provision is in the Central Analysis Area, where 13 senior pitches and six mini pitches are available. There are no mini pitches in the South Analysis Area, as shown below. The nature of rugby union play in this area is very much focused around the main club sites.

Table 6.1: Summary of grass rugby union pitches available for community use

Analysis area	No. of senior pitches	No. of mini pitches
North	1	2
Central	13	6
South	7	0
Havering	**21**	**8**

Eight schools report the pitches to be available but currently unused due to lack of demand.

Figure 6.1: Location of rugby union pitches within Havering



Accessibility

The majority of clubs state that most players travel between two and five miles to access their facilities.

Pitch quality

The methodology for assessing rugby pitch quality looks at two key elements; the maintenance programme and the level of drainage on each pitch. An overall quality based on both drainage and maintenance can then be generated.

The agreed rating for each pitch type also represents actions required to improve pitch quality. A breakdown of actions required based on the ratings can be seen below:

Table 6.2: Definition of maintenance categories

Category	Definition
M0	Action is significant improvements to maintenance programme
M1	Action is minor improvements to maintenance programme
M2	Action is no improvements to maintenance programme

Table 6.3: Definition of drainage categories

Category	Definition
D0	Action is pipe drainage system is needed on pitch
D1	Action is pipe drainage is needed on pitch
D2	Action is slit drainage is needed on pitch
D3	No action is needed on pitch drainage

Table 6.4: Quality ratings based on maintenance and drainage scores

		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	Poor	Poor	Standard
	Natural Adequate (D1)	Poor	Standard	Good
	Pipe Drained (D2)	Standard	Standard	Good
	Pipe and Slit Drained (D3)	Standard	Good	Good

The figures are based upon a pipe drained system at 5m centres that has been installed in the last eight years and a slit drained system at 1m centres completed in the last five years.

The table below shows the agreed quality ratings for each of the sites in Havering based on a combination of non-technical site assessment scores as well as user ratings.

Table 6.5: Site quality ratings (available for community use)

Site ID	Site name	Club using facilities	No. of pitches	Community use?	Analysis area	Pitch type	Quality rating	Quality score	Comments
8	Chafford Sports Complex	-	1	Yes	South	Senior	M1 / D0	Poor	-
9	Coopers Company & Coborn School	Old Cooperians RFC	3	Yes	South	Senior	M1 / D0	Poor	School employs groundsmen to maintain pitches.
10	Cottons Park	Campion RFC	1	Yes	Central	Senior	M0 / D0	Poor	-
12	Emerson Park Academy	-	2	Yes-unused	Central	Mini Senior	M0 / D3	Standard	Grass pitches suffer some mild drainage issues. Regularly maintained by sub-contractor employed by school
13	Gaynes School Language College	-	1	Yes-unused	South	Senior	M0 / D1	Poor	External contractor performs basic maintenance programme
14	Hall Mead School	-	1	Yes	Central	Senior	M1 / D1	Standard	-
23	Marshalls Park School		1	Yes-unused	North	Senior	M0 / D0	Poor	Pitch is overmarked with football and suffers drainage issues. Maintained by Council but to a poor standard. Is available but limited bookings due to damage caused and has to refuse bookings.

Site ID	Site name	Club using facilities	No. of pitches	Community use?	Analysis area	Pitch type	Quality rating	Quality score	Comments
34	The Brittons Academy Trust		1	Yes-unused	South	Senior	M0 / D1	Poor	Pitches are located on Brittons Playing Field which is a public park and suffer vandalism
35	The Campion School	Campion RFC	5	Yes	Central	Mini	M0 / D0	Poor	Some drainage problems. The school is in the process of bidding for funding from the RFU for drainage improvements.
			2	Yes		Senior			
38	The Sanders Draper School And Specialist Science College		1	Yes-unused	South	Senior	M0 / D2	Poor	Poor drainage reported by the Club, potential that old verti drain system does not work.
39	Upminster Hall Playing Fields	Upminster RFC	2	Yes	Central	Senior	M0 / D0	Poor	-
41	Westlands Playing Fields		2	Yes	Central	Senior	M1 / D1	Standard	-
78	Clockhouse Primary School		2	Yes-unused	North	Mini	M0 / D1	Poor	-
84	Romford and Gidea Park RFC	Romford and Gidea Park RFC	4	Yes	Central	Senior	M2 / D1	Good	Club maintain own pitches with own equipment.

Table 6.6: Quality of all rugby union pitches with community use

Total pitches - senior and mini		
Good	**Standard**	**Poor**
4	5	20

Overall in Havering there are 29 pitches available for community use, four are rated as good, and these are all at Romford and Gidea RFC. Of these, 21 pitches are senior pitches and are available for community use. Four are rated as good quality, five as standard quality and 12 poor quality. Out of eight mini pitches, seven are rated as poor quality.

Just two pitches are recorded as having pipe and slit drainage; these are the mini and senior pitch at Emerson Park Academy, which are both rated as standard quality. The Sanders Draper School and Specialist Science College has pipe drainage, however, the School report poor drainage and suggest that the old verti drain system is not functioning. No other pitches are recorded as having adequate drainage systems in place.

Security of tenure

Romford and Gidea RFC is the strongest club in the area in terms of security with facilities, it owns its own site.

Campion RFC lease the clubhouse at Cottons Park from Havering Council and discussions are in progress regarding the renewal of this. The Club also has a lease on the pitch until 2026. To secure the long term future of the Club the length of the lease should be extended where possible, to allow the Club to apply for funding.

Old Cooperians lease facilities at Coopers Company and Coborn School, however, there is no detail on the length of this lease. The Club forms part of the School's alumni so the relationship is good between the two organisations.

Havering Council own the pitches at Upminster Halls Playing Fields and although it was discussed about a potential asset transfer arrangement for Upminster RFC this was then changed to a license instead. The Club also lease the clubhouse on site.

Ancillary facilities

All four clubs in Havering have access to changing room provision for games at their home ground. Though pitches are reported to be available at most school sites, in practice they may not be desirable for use by clubs if there is no access to onsite changing facilities. These may be located within main school buildings and inaccessible at weekends due to a lack of staffing.

Campion RFC is keen to make improvements to the clubhouse leased on the Cottons Park site, funding needs to be confirmed for this to happen. Upminster RFC leases the clubhouse at Upminster Halls Playing Fields. Old Cooperians RFC lease a clubhouse on site at Coopers Company and Coborn School.

With the help of a commercial loan and an RFU grant, Romford and Gidea Park RFC commissioned a £1 million project in 2009 to redevelop the clubhouse on the site.

6.3: Demand

Competitive play

Four rugby union clubs play within Havering fielding a total of consisting of 13 senior, 12 junior and 14 mini teams. There is one women's team at Romford and Gidea RFC and a girls' team at Upminster RFC.

Table 6.7: Summary of rugby union demand in Havering

Club	Analysis area	No. of rugby union teams		
		Senior	Juniors	Mini
Campion RFC	Central	2	-	-
Old Cooperians RFC	South	2	-	-
Romford and Gidea Park RFC	Central	5	5	6
Upminster RFC	Central	4	7	8
Total		**13**	**12**	**14**

Training

Campion RFC trains at Campion School twice a week on the senior pitch. Old Cooperians train twice a week at Coopers Colborn School on the senior pitches.

Romford and Gidea Park teams train at its own ground. The first team pitch is floodlit so this can be used for training; however, this affects the quality of the pitch for matches. Mini and junior teams train and play matches on the senior pitches midweek, as well as matches on a Sunday morning.

Upminster RFC train twice a week and use the senior pitches at Upminster Hall Playing Fields and Emerson Park School to use the senior and mini pitches. The junior and mini teams also use the senior pitches at Upminster Hall Playing Fields.

Casual use

There is casual use reported at both Campion School and Cooper Colborn School rugby pitches, due to the nature of the site, on school playing fields. The clubs often have to pick up litter as a result. However, the relationships between the schools and rugby clubs are good.

Future demand

Team generation rates are used below as the basis for calculating the number of teams likely to be generated in the future based on population growth.

Table 6.8: Team generation rates

Age group	Current population within age group (2016)[13]	Current no. of teams	Team Generation Rate	Future population within age group (2031)[13]	Predicted future number of teams	Additional teams that may be generated from the increased population
Senior Mens (19-45)	34,849	12	1:2,904	36,586	12.6	0.6
Senior Women (19-45)	36,908	1	1:36,908	38,769	1.1	0.1
Junior Boys (13-18)	6,738	0	0	8,440	0.0	0.0
Junior Girls (13-18)	6,561	0	0	8,489	0.0	0.0
Mini rugby mixed (7-12)	12,560	0	0	15,688	0.0	0.0

Future population projections forecast an increase of one senior team. Any new players for senior women and junior girl's teams are likely to be accommodated within current squads.

6.4: Capacity analysis

The capacity for pitches to regularly accommodate competitive play, training and other activity over a season is most often determined by quality. As a minimum, the quality, and therefore the capacity, of a pitch affect the playing experience and people's enjoyment of playing rugby. In extreme circumstances it can result in the inability of the pitch to cater for all or certain types of play during peak and off peak times. To enable an accurate supply and demand assessment of rugby pitches, the following assumptions are applied to site by site analysis:

- All sites that are used for competitive rugby matches (regardless of whether this is secured community use) are included on the supply side.
- All competitive play is on senior sized pitches (except for where mini pitches are provided).
- From U13 upwards, teams play 15 v15 and use a full pitch.
- Where mini pitches are not provided, mini (U7-12) teams play on half of a senior pitch i.e. two teams per senior pitch.
- For senior and youth teams the current level of play per week is set at 0.5 for each match played based on all teams operating on a traditional home and away basis (assumes half of matches will be played away).
- For mini teams, play per week is set at 0.25 for each match played across half of one senior pitch, based on all teams operating on a traditional home and away basis.
- All male adult club league rugby takes place on a Saturday afternoon.
- U13-18 rugby generally takes place on a Sunday morning.

[13] Data source: GLA 2015 round ward population projections - SHLAA-based; Capped Household Size model

- Training that takes place on club pitches is reflected by the addition of team equivalents.
- Team equivalents have been calculated on the basis that 30 players (two teams) train on the pitch for 90 minutes (team equivalent of one) per night.

As a guide, the RFU has set a standard number of matches that each pitch should be able to accommodate. Capacity is based upon a basic assessment of the drainage system and maintenance programme ascertained through a combination of the quality assessment and the club survey as follows:

Table 6.9: Pitch capacity (matches per week) based on quality assessments

		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	0.5	1.5	2
	Natural Adequate or Pipe Drained (D1)	1.5	2	3
	Pipe Drained (D2)	1.75	2.5	3.25
	Pipe and Slit Drained (D3)	2	3	3.5

This guide should only be used as a very general measure of potential pitch capacity and does not account for specific circumstances at time of use and assumes average rainfall and an appropriate end of season rest and renovation programme.

The figures are based upon a pipe drained system at 5m centres that has been installed in the last eight years and a slit drained system at 1m centres completed in the last five years.

The peak period

In order to fully establish actual spare capacity, the peak period needs to be established. Peak time for senior rugby union matches in Havering is Saturday afternoons; however, peak time demand for senior sized pitches is actually Sunday mornings. This due to the large number of junior and mini teams which regularly play on senior pitches on Sundays.

Table 6.10: Rugby union provision and level of community use

Site ID	Site name	Community use?	Analysis area	Pitch type	No. of pitches	Floodlit?	Quality rating	Agreed capacity rating	Current play	Site Capacity	Capacity rating	Comments
8	Chafford Sports Complex	Yes	South	Senior	1	N	M1 / D0 (Poor)	1.5	0	1.5	-1.5	Spare capacity discounted due to poor quality.
9	Coopers Company & Coborn School	Yes	South	Senior	3	N	M1 / D0 (Poor)	0.5	1	1.5	-0.5	Spare capacity discounted due to poor quality.
10	Cottons Park	Yes	Central	Senior	1	N	M0 / D0 (Poor)	0.5	1	0.5	0.5	Overplayed.
12	Emerson Park Academy	Yes	Central	Mini	1	N	M0 / D3 (Standard)	2	1	2	-1	Used for training by Upminster RFC. Has some capacity.
				Senior	1							
13	Gaynes School Language College	Yes-unused	South	Senior	1	N	M0 / D1 (Poor)	1.5	0	1.5	-1.5	Spare capacity discounted due to poor quality.
14	Hall Mead School	Yes	Central	Senior	1	N	M1 / D1 (Standard)	2	0	2	-2	Some spare capacity.
23	Marshalls Park School	Yes-unused	North	Senior	1	N	M0 / D0 (Poor)	0.5	0	1.5	-1.5	Pitch is over marked with football and ancillary facilities very poor.
34	The Brittons Academy Trust	Yes-unused	South	Senior	1	N	M0 / D1 (Poor)	1.5	0	1.5	-1.5	Spare capacity discounted due to poor quality.
35	The Campion School	Yes-unused	Central	Mini	5	N	M0 / D0 (Poor)	0.5	0	2.5	-2.5	Spare capacity discounted due to poor quality.
		Yes		Senior	2	N	M0 / D0 (Poor)	0.5	0	1	-1	
38	The Sanders Draper School And Specialist Science College	Yes-unused	South	Senior	1	N	M0 / D1 (Poor)	1.75	0	1.75	-1.75	Spare capacity discounted due to poor quality.
39	Upminster Hall Playing Fields	Yes	Central	Senior	2	N	M0 / D0 (Poor)	0.5	7.5	1	6.5	Overplayed. No spare capacity
41	Westlands Playing Fields	Yes	Central	Senior	2	N	M1 / D1 (Standard)	2	0	4	-4	Some spare capacity
78	Clockhouse Primary School	Yes-unused	North	Mini	2	N	M0 / D1 (Poor)	1.5	0	3	-3	Spare capacity discounted due to poor quality.
84	Romford and Gidea Park RFC	Yes	Central	Senior	1	Y	M2 / D1 (Good)	3	6.5	8	-1.5	Spare capacity discounted as no actual capacity during peak period.
					3	N	M2 / D1 (Good)					

6.5: Supply and demand analysis

Spare capacity

The next step is to ascertain whether or not any identified 'potential capacity' can be deemed 'actual capacity'. There may be situations where, although a site is highlighted as potentially able to accommodate some additional play, this should not be recorded as spare capacity against the site. For example, a site may be managed to regularly operate slightly below full capacity to ensure that it can cater for a number of regular friendly matches and activities that take place but are difficult to quantify on a weekly basis.

The following sites are discounted as having spare capacity due to the poor quality of the pitches:

- Chafford Sports Complex
- Coopers Company and Coborn School
- Gaynes School Language College
- The Brittons Academy Trust
- The Campion School
- Clockhouse Primary School
- The Sanders Draper School And Specialist Science College

Marshalls Park School is discounted as the pitch is overmarked and overplayed for football. Romford and Gidea Park RFC has no actual spare capacity in the peak period. This leaves three standard quality pitches with some spare capacity for additional play. These are listed below.

Table 6.11: Actual spare capacity for rugby pitches

Site ID	Site name (club name)	Pitch type	No. of pitches	Quality rating	Current play	Site Capacity	Capacity rating
12	Emerson Park Academy	Mini	1	M0 / D3 (Standard)	1	2	-1
		Senior	1				
14	Hall Mead School	Senior	1	M1 / D1 (Standard)	0	2	-2
41	Westlands Playing Fields	Senior	2	M1 / D1 (Standard)	0	4	-4

These pitches are all in the Central Analysis Area and are not floodlit, so would not be available for training but could be accessible within the peak period.

Overplay

The two sites showing overplay are Cottons Park and Upminster Hall Playing Fields, recording a total overplay of seven match equivalent sessions each week. This overplay is all on senior pitches.

Overplay at Cottons Park is due to the poor quality of the pitch. This site is used by Campion RFC. Most overplay is recorded at Upminster Halls Playing Fields (six match equivalent sessions per week) and is due to the large number of teams fielded by Upminster RFC coupled with poor quality pitches.

Further to this the mini and junior teams all play on the senior pitches.

6.6: Conclusions

At present, Havering appears to have a sufficient supply of senior rugby union pitches to accommodate current demand, although future demand will result in demand for pitches increasing. It is therefore recommended that suitable sites are identified, where possible, to develop mini pitches for the two large clubs with big junior and mini sections. This will enable mini play to be transferred away from senior pitches and will thus alleviate the pressure of senior pitches that are currently used to capacity or overplayed. One possible option would be to explore the facilities at currently unused school sites; however, ancillary facilities must be appropriate.

Alternatively, an improvement in pitch quality is necessary to increase the capacity of pitches. Additional training facilities could also help cater for future demand, to allow grass pitches additional capacity for match use.

Romford and Gidea RFC owns its own ground, the other clubs lease facilities. The lengths of these leases are not clear and priority should be given to secure the future of the clubs by securing long term leases on sites if they do not exist already.

Rugby union summary

- There are 31 rugby union pitches in Havering located across 16 sites, whilst there are no World Rugby compliant AGPs. There are 23 senior and eight mini pitches, two senior pitches are unavailable for community use.
- Overall in Havering there are 21 senior pitches available for community use, four of which were rated as good quality and 12 are poor quality. Out of eight mini pitches, seven are rated as poor quality.
- Of nine school sites with rugby union pitches, seven are recorded as having poor quality pitches.
- Upminster RFC has a licence on the pitches at Upminster Hall Playing Fields, Campion lease the pitch at Cotton Park and Old Cooperians hire school facilities at Cooper and Colborn School. Renegotiating long term leases for sites is important and should be a priority.
- Romford and Gidea RFC owns its own ground and facilities.
- Four rugby union clubs play within Havering; Romford and Gidea RFC, Upminster RFC, Old Cooperians RFC and Campion RFC. Between them they field a total of 13 senior, 12 junior and 14 mini teams.
- Future population projections forecast an increase of one senior team.
- 13 sites show potential spare capacity, however, in actual spare capacity terms, this is three sites with spare capacity, with an equivalent of seven match sessions available.
- Both Cottons Park (Campion RFC) and Upminster Playing Fields (Upminster RFC) are overplayed, resulting in total overplay of seven match equivalents each week. However, the majority of this is recorded at Upminster Playing Fields (six match sessions) due to a variety of reasons including poor quality pitches and the amount of junior teams playing on the senior pitches.
- Although spare capacity exists at three sites and equates to seven match sessions, these sites are not necessarily adequate to meet the needs of the clubs expressing the demand. Some school sites for example do not currently have appropriate ancillary facilities to support activity.

PART 7: TENNIS

7.1: Introduction

The Lawn Tennis Association (LTA) is the organisation responsible for the governance of tennis and administers the sport locally in Havering.

Consultation

There are eight tennis clubs in Havering, seven of which were consulted resulting in an 88% response rate. Hylands Tennis Club, Gidea Park Tennis Club and Cranston Park Tennis Club were met with face-to-face, whilst Havering Tennis Club, Elm Park Tennis Club, Spring Farm Tennis Club and Raphael Park Tennis Club completed an online survey. Grosvenor Tennis Club was unresponsive to consultation requests.

The LTA has also been consulted with as part of this study. Havering is not currently a priority area for the LTA; however, it is willing to support clubs with any developments.

7.2: Supply

Quantity

There are a total of 109 tennis courts identified in Havering located across 27 sites including sports clubs, parks and schools. Of the courts, 91 (83%) are categorised as being available for community use across 22 sites. The only courts unavailable for community use are located within schools.

Please note that for the purposes of this report, being available for community use refers to courts in public, voluntary, private or commercial ownership or management (including education sites) recorded as being available for hire by individuals, teams or clubs.

Table 7.1: Summary of the number of courts by analysis area

Analysis area	Courts (sites) available for community use	Courts (sites) unavailable for community use
Central	43	2
North	24	4
South	24	12
Havering	**91**	**16**

Indoor facilities

There are seven indoor courts available at David Lloyd (Gidea Park). Other indoor courts are located in Redbridge (eight indoor courts), and Lea Valley Hockey and Tennis Centre is 12 miles away and home to four new indoor courts. The LTA state that there is no geographical need for additional indoor provision in Havering.

Floodlit courts

The following courts have floodlights and are therefore available for evening training and matches. All floodlit courts are available for community use and the majority are rated as good quality.

Table 7.2: Tennis courts with floodlights in Havering

ID	Site name	Analysis area	No. of courts	Flood-lit?	Court type	Court quality[14]
6	Central Park, Rainham	South	2	Yes	Macadam	Good
33	The Albany	Central	6	Yes	Polymeric	Good
45	Cranston Park Lawn Tennis & Social Club	South	2	Yes	Macadam	Good
			6	Yes	Artificial Turf	Good
46	David Lloyd Club (Gidea Park)	Central	1	Yes	Artificial Turf	Good
54	Gidea Park Lawn Tennis Club	North	4	Yes	Artificial Turf	Good
55	Grosvenor Lawn Tennis Club	Central	3	Yes	Artificial Turf	Good
56	Elm Park Tennis Club	South	2	Yes	Macadam	Standard

Future supply

Development plans are in place for the creation of four new, floodlit, macadam courts at Noak Hill Sports Complex, which will replace the sites existing two courts (non-floodlit).

[14] Assessed using a non technical site assessment proforma and also takes account of user comments.

Figure 7.1: Distribution of tennis courts in Havering

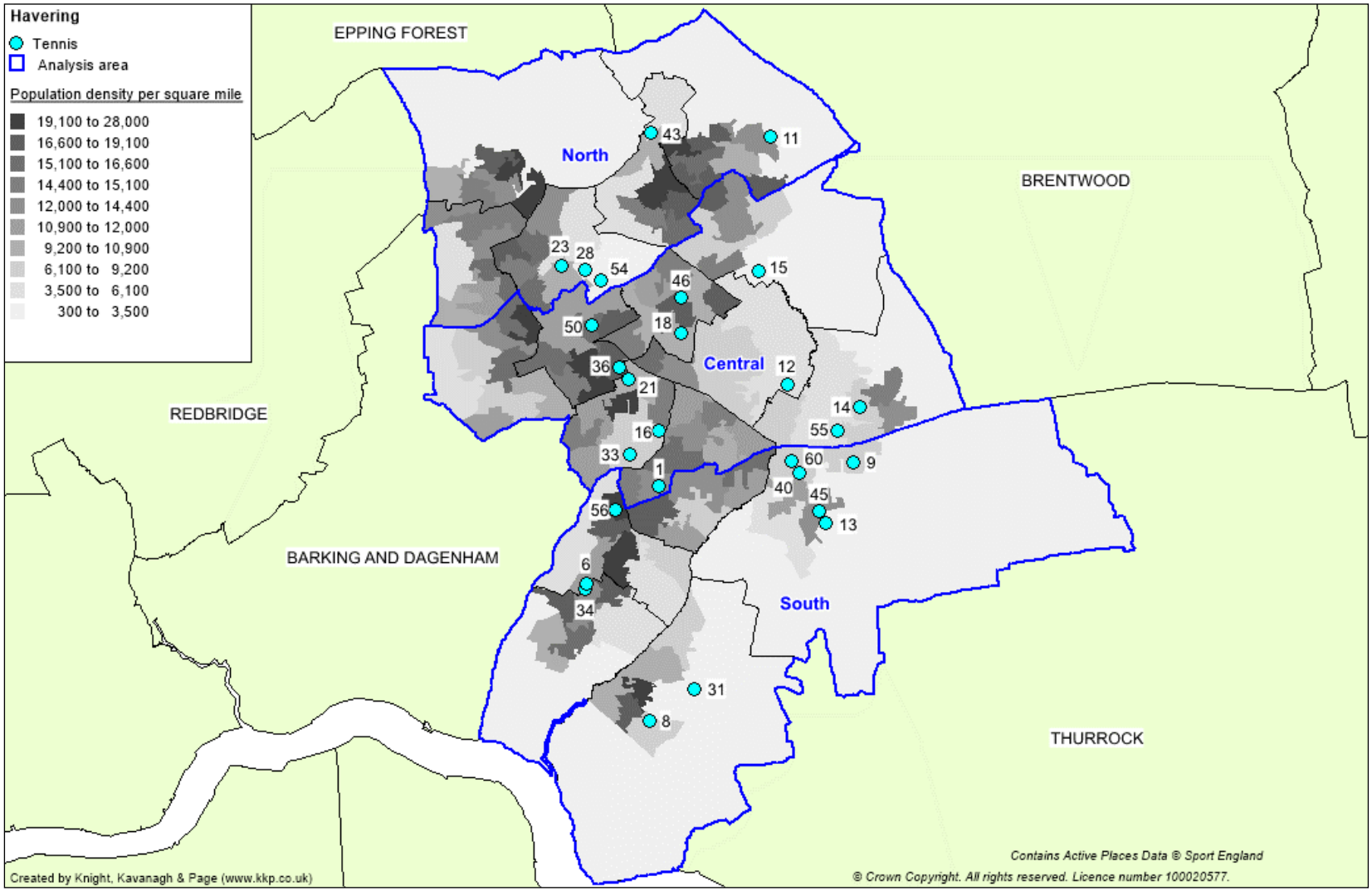


Table 7.2: Tennis courts in Havering

ID	Site name	Ownership	Analysis area	Availability for community use?	No. of courts	Floodlit?	Court type	Court quality[15]
1	Abbs Cross Academy & Arts College	School	Central	Yes	4	No	Macadam	Standard
6	Central Park, Rainham	Council	South	Yes	2	Yes	Macadam	Good
8	Chafford School	School	South	No	3	No	Macadam	Standard
9	Coopers Company & Coborn School	School	South	Yes	2	No	Macadam	Good
					2	No	Macadam	Standard
11	Drapers Academy	School	North	No	4	No	Macadam	Good
12	Emerson Park Academy	School	Central	Yes	3	No	Macadam	Standard
13	Gaynes School Language College	School	South	Yes	1	No	Macadam	Good
14	Hall Mead School	School	Central	No	2	No	Macadam	Standard
15	Harold Wood Park	Council	Central	Yes	3	No	Macadam	Standard
16	Harrow Lodge Park	Council	Central	Yes	3	No	Artificial Turf	Standard
18	Haynes Park	Council	Central	Yes	3	No	Macadam	Poor
21	Hylands Park	Council	Central	Yes	6	No	Macadam	Poor
23	Marshalls Park School	School	North	Yes	3	No	Macadam	Standard
28	Raphael Park	Council	North	Yes	12	No	Macadam	Standard
31	Spring Farm Park	Council	South	Yes	4	No	Macadam	Poor
33	The Albany	School	Central	Yes	6	Yes	Polymeric	Good
34	The Brittons Academy Trust	School	South	No	5	No	Macadam	Good
36	The Frances Bardsley School For Girls	School	Central	Yes	4	No	Macadam	Standard
40	Upminster Park	Council	South	Yes	3	No	Macadam	Standard
43	Noak Hill Sports Complex	Council	North	Yes	2	No	Macadam	Standard
45	Cranston Park Lawn Tennis & Social Club	Club	South	Yes	2	Yes	Macadam	Good
					6	Yes	Artificial Turf	Good

[15] Assessed using a non technical site assessment proforma and also takes account of user comments.

ID	Site name	Ownership	Analysis area	Availability for community use?	No. of courts	Floodlit?	Court type	Court quality[15]
46	David Lloyd Club (Gidea Park)	Private	Central	Yes	1	Yes	Artificial Turf	Good
					4	No	Artificial Turf	Good
50	Lodge Park Farm	Council	Central	Yes	2	No	Macadam	Standard
54	Gidea Park Lawn Tennis Club	Club	North	Yes	3	No	Acrylic	Standard
					4	Yes	Artificial Turf	Good
55	Grosvenor Lawn Tennis Club	Club	Central	Yes	3	Yes	Artificial Turf	Good
					1	No	Artificial Turf	Good
56	Elm Park Tennis Club	Club	South	Yes	2	Yes	Macadam	Standard
9903	Sacred Heart of Mary Girls School	School	South	No	4	No	Macadam	Standard

Quality

Of provision that is available for community use, 32 courts (35%) are assessed as good quality, 46 (51%) are deemed standard and 13 are rated as poor (14%).

Table 7.3: Summary of the quality of courts by analysis area

Analysis area	Good	Standard	Poor
Central	15	19	8
North	4	20	-
South	13	7	4
Havering	**32**	**46**	**12**

The courts assessed as poor quality are located at the following sites:

- Haynes Park
- Hylands Park
- Spring Farm Park

All of these courts are managed by the Council, with no regular maintenance programme in place and are open access. Issues surrounding the courts include poor grip underfoot, worn line markings and loose gravel. As well as this, all courts rated as poor are without floodlighting and changing accommodation. Consultation with the LTA confirms that the majority of Council owned courts within Havering are considered to be poor or standard quality at best.

Club consultation discovered that the majority of clubs are satisfied with the quality of their courts and rate them as good, with the exception of Spring Farm Tennis Club and Havering Tennis Club. Spring Farm Tennis Club reports that quality at Spring Farm Park is poor due the age of the courts and a lack of maintenance, whilst Havering Tennis Club deems Noak Hill Sports Complex to be standard quality due to weeds growing through the court and the surface breaking up. As previously mentioned, however, plans are in place for the courts to be replaced which will rectify all issues. The courts are owned by the Council but managed by Havering Tennis Club.

Of remaining club managed courts, Elm Park Tennis Club reports that its courts have had quality issues in the past, but having them cleaned and repainted in the last 12 months has led to significant improvements. Cranston Park Tennis Club and Gidea Park Tennis Club report no issues with their respective courts.

All school courts are assessed as either standard or good quality, with no major problems reported during consultation. The courts at The Albany School are considered to be particularly key, however, as the School is also the home facility for Hylands Tennis Club. Although the courts are relatively new and considered to be good quality, the Club reports that it has worries over the lack of maintenance the courts receive.

The majority of tennis courts within schools are over marked by netball courts. Courts which are over marked tend to receive higher levels of use which can result in a quicker deterioration in quality.

Accessibility

The majority of clubs state that most players travel between two and five miles to access their facilities. LTA insight has shown that most players that play in parks walk to the courts with a 10-15min travel time being the norm.

Ownership/management

The table below highlights the ownership of community available courts within each analysis area. Council owned sites contain the most community available courts (42%).

Table 7.2: Courts available for community use by ownership/type

Analysis area	No. of club/private courts	No. of parks courts	No. of educational courts
Central	9	17	17
North	7	14	3
South	10	9	5
Havering	**26**	**40**	**25**

Ancillary provision

All clubs responding to consultation report access to changing facilities, with the exception of Spring Farm Tennis Club, users of Spring Farm Park, which has no changing facilities to service its courts.

Raphael Park Tennis Club and Elm Park Tennis Club report that changing accommodation servicing their clubs is poor quality, which in turn is negatively affecting membership and participation. All remaining clubs are satisfied with changing provision.

7.3: Demand

Competitive tennis

There are eight clubs in Havering collectively providing a total of 568 senior members and 7161 junior members. The clubs vary in size, with Cranston Park Tennis Club containing the most members (358) and Spring Farm Tennis Club catering for the least (15).

Table 7.4: Summary of club membership

Name of club	Number of members		
	Seniors	Juniors	Total
Cranston Park Tennis Club	148	210	358
Elm Park Tennis Club	27	43	70
Gidea Park Tennis Club	144	156	300
Grosvenor Tennis Club	115	120	235
Havering Tennis Club	24	82	106
Hylands Tennis Club	11	77	88
Raphael Park Tennis Club	86	26	112
Spring Farm Tennis Club	13	2	15

Name of club	Number of members		
	Seniors	Juniors	Total
Total	**568**	**716**	**1284**

In correlation to a national reduction in tennis participation, Hylands Tennis Club, Spring Farm Tennis Club, Gidea Park Tennis Club and Elm Park Tennis Club all report that senior membership has reduced over the previous three years, with rising costs cited as the most common attributing factor. Elm Park Tennis Club also reports a reduction in junior membership over the same time period, stating that it is becoming increasingly difficult to retain members between the ages of 14-18.

Conversely, Havering Tennis Club reports that both senior and junior membership has increased over the past three years, whereas Spring Farm Tennis Club reports that junior membership has increased. Havering Tennis Club attributes its growth to offering a free tennis weekend to all potential new members, whilst Spring Farm Tennis Club has only recently began offering a membership package to juniors.

Future demand

Each consulted club expresses plans to increase their membership. When asked to quantify potential growth, clubs report plans to increase membership by 115 seniors and 138 juniors, as seen in the table below.

Table 7.5: Summary of future demand

Name of club	Number of members	
	Seniors	Juniors
Cranston Park Tennis Club	10	20
Elm Park Tennis Club	10	30
Gidea Park Tennis Club	15	15
Grosvenor Tennis Club	-	-
Havering Tennis Club	15	20
Hylands Tennis Club	20	20
Raphael Park Tennis Club	40	28
Spring Farm Tennis Club	5	5
Total	**115**	**138**

Hylands Tennis Club, Havering Tennis Club and Raphael Park Tennis Club all have written sports development plans which state that increasing membership is a priority. It is believed by the clubs that increased advertising, facility improvements and a better standard of coaching is the key to attracting new members.

All clubs confirm that the number of courts available is adequate to meet the needs of current and potential future membership, with the exception of Havering Tennis Club. The Club expresses a need for more outdoor, floodlit courts in order to meet its needs, which will be provided with the aforementioned development at Noak Hill Sports Complex.

Latent demand

No clubs in Havering report current latent demand in that no clubs operate a waiting list and no clubs are turning away members due to a lack of available courts.

Sport England's Segmentation Tool enables analysis of 'the percentage of adults that would like to participate in tennis but 'are not currently doing so'. The tool identifies latent demand of 4,328 people within Havering who would like to play tennis. The most dominant segment is 'Tim – settling down males' of which 548 (13%) would like to participate in tennis.

Informal tennis

Improving park courts is a national priority for the LTA, however, it reports that unless tennis courts are supported by changing facilities, a café and floodlighting, it becomes harder to run a sustainable tennis programme, which therefore makes it harder to generate external investment. No park courts within Havering satisfy the above criteria.

As park courts are available free of charge in Havering the majority of use is not recorded, although it is assumed that courts are generally busier throughout the summer months. A coaching programme has been in place at Raphael Park for over ten years and a small coaching programme is also in place at Upminster Park. Coaches associated with Gidea Park Tennis Club recently showed an interest in developing a similar programme at Hylands Park, however, decided against the idea due to a lack of ancillary facilities at the site.

The majority of clubs do not readily allow for casual use of their courts by the community, with clubs preferring to remain strictly private, whilst others report that pay and play is difficult to manage.

No education sites which are available for community use report any regular demand from the community, other than The Albany School which is used by Hylands Tennis Club. It is believed that the lack of demand is a direct result of council courts being available for free, meaning the community is less likely to pay a hire charge for using school courts.

7.4: Supply and demand analysis

Based on LTA guidelines, a floodlit court provides capacity for 60 members and a non-floodlit court provides capacity for 40 members. Using this calculation in Havering, only Noak Hill Sports Complex is running above capacity as two non-floodlit courts (with capacity for 80 members) are currently servicing 87 members from Havering Tennis Club, in addition to expressed future demand totalling 35 members. The proposed developed of four replacement floodlit courts, however, will result in all demand being accommodated. It is therefore important to ensure that the courts are provided to a high quality.

As all remaining courts are deemed to have spare capacity, priority should be placed on improving current facilities, in particular relating to park courts which are assessed as poor quality.

Tennis summary

- There are a total of 109 tennis courts identified in Havering with 80 (83%) categorised as being available for community use.
- Development plans are in place for the creation of four new, floodlit, macadam courts at Noak Hill Sports Complex, which will replace the sites existing two courts.
- Of provision that is available for community use, 32 courts (35%) are assessed as good quality, 46 (51%) are deemed standard and 13 are rated as poor (14%).
- The courts assessed as poor quality are located at Haynes Park, Hylands Park and Spring Farm Park, all of which are council owned sites.
- Raphael Park Tennis Club and Elm Park Tennis Club report that changing accommodation servicing their club is poor quality.
- There are eight clubs in Havering collectively providing a total of 571 senior members and 621 junior members.
- The LTA reports that unless tennis courts are supported by changing facilities, a café and floodlighting, it becomes harder to run a sustainable tennis programme.
- No education sites which are available for community use report any regular demand from the community, other than The Albany School which is used by Hylands Tennis Club
- Based on LTA guidelines, Noak Hill Sports Complex is running above capacity. The proposed developed of four replacement courts, however, will result in all demand being accommodated.
- As all remaining courts are deemed to have spare capacity, priority should be placed on improving current facilities, in particular relating to park courts which are assessed as poor quality.
- A resolution to poor quality ancillary provision servicing Raphael Park Tennis Club and Elm Park Tennis Club is also required.

PART 8: BOWLS

8.1: Introduction

Outdoor bowls in Havering is played on flat greens. Bowls England is the National Governing Body with overall responsibility for ensuring effective governance of the sport. Locally, it is administered by the Essex Bowling Association. The bowling season runs from May to September.

Consultation

There are ten clubs identified as using bowling greens in Havering. Of these, seven replied to an online survey resulting in a response rate of 70%. The table below highlights the clubs which replied and the clubs which did not.

Table 8.1: Summary of consultation

Name of club	Responded?
Clockhouse Bowls Club	No
Elm Park Bowls Club	Yes
Harold Hill Bowls Club	Yes
Haynes Park Bowls Club	Yes
Gidea Park Bowls Club	Yes
King George's Playing Field Bowls Club	No
Liberty of Havering Bowls Club	Yes
Rainham Bowls Club	No
Romford Bowls Club	Yes
Upminster Bowls Club	Yes

8.2: Supply

There are ten flat green bowling greens in Havering provided across nine sites. There are two greens located at Lodge Park Farm. One of these however has recently been mothballed due to cost of maintenance.

Table 8.2: Summary of the number of greens by analysis area

Analysis area	Number of greens
Central	5
North	3
South	2
Havering	**10**

Figure 8.1: Distribution of bowling greens

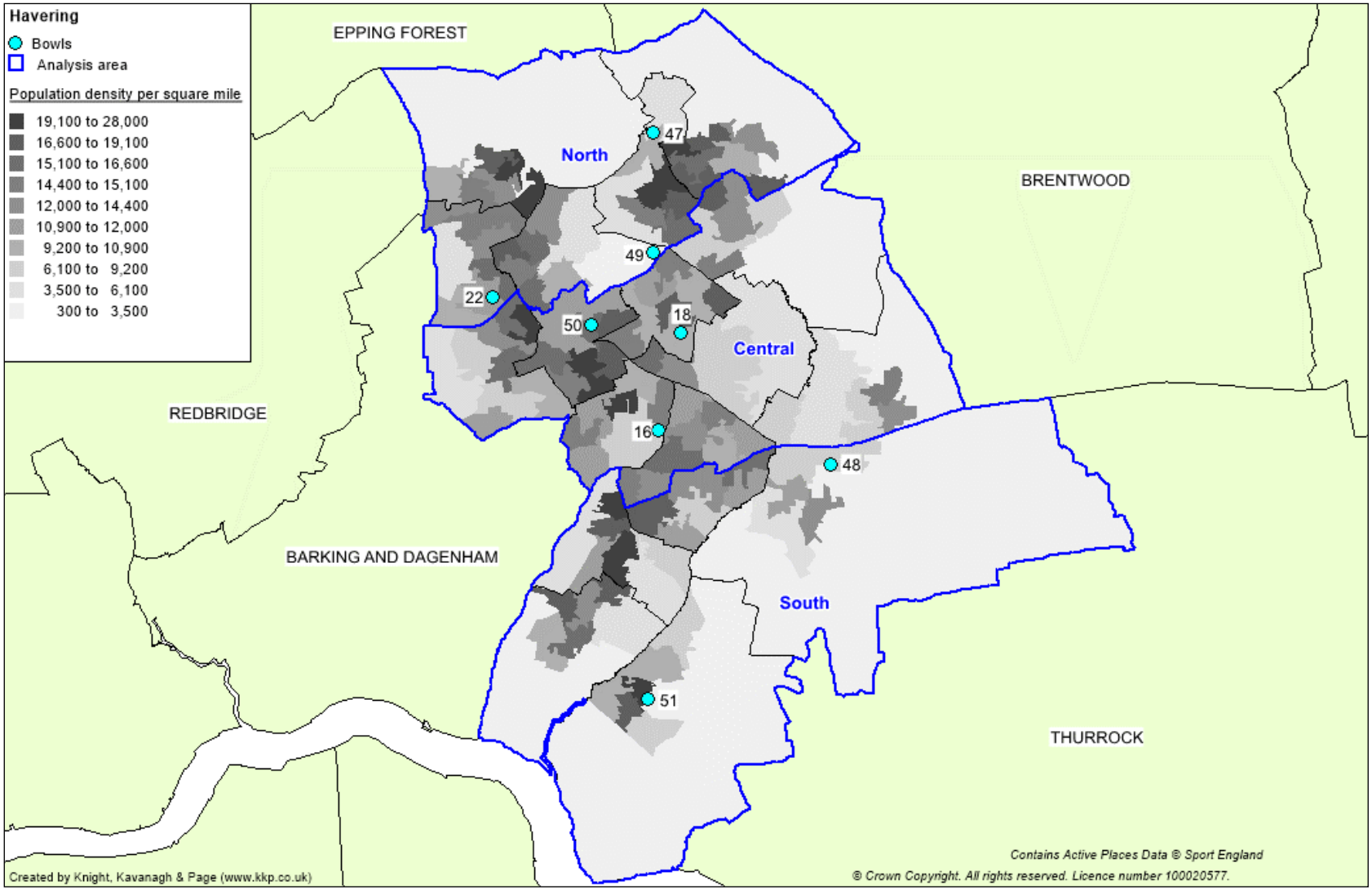


Table 8.3: Key to map

Site ID	Site	Analysis area	No. of greens	Quality
16	Harrow Lodge Park	Central	1	Good
18	Haynes Park	Central	1	Standard
22	King George Playing Field	North	1	Good
47	Harold Hill Bowls Club	North	1	Good
48	Clockhouse Bowling Club	South	1	Good
49	Gidea Park Sports Ground	North	1	Good
50	Lodge Park Farm	Central	1	Good
			1	Poor
51	Rainham Bowls Club	South	1	Good
61	Upminster Bowling Club	Central	1	Good

Accessibility

The majority of clubs state that most players travel between two and five miles to access their facilities.

Quality

As seen in the table above, of the ten bowling greens within Havering, eight are assessed as good quality, one as standard and one as poor. One of the greens at Lodge Park Farm is assessed as poor quality as it has recently been mothballed. The other green was assessed as good, however, Romford Bowls Club stated it is standard condition, possibly due to user experience and the disposal of the other green on the same site.

The green at Haynes Park is assessed as standard quality due to signs of wear and tear. The Club based here do not see this as a major issue and still rated Haynes Park as good quality.

Of clubs responding to consultation, Upminster, Liberty of Havering, Harold Hill and Haynes Park bowls clubs assess the overall quality of their home greens to be good quality, whereas Gidea Park and Romford bowls clubs rate theirs as standard. No clubs assess quality as poor.

Gidea Park Bowls Club cites drainage as its main issue at Gidea Park Sports Ground, whilst Romford Bowls Club reports poor green gradient at Lodge Farm Park. Both clubs also report that green quality has worsened since last season due to maintenance issues. All remaining clubs report that green quality has improved.

Ancillary provision

Harold Hills Bowls Club is in the process of submitting a funding application for modernising and refurbishing its clubhouse, whilst Romford Bowls Club reports that its clubhouse is dated and in need of refurbishment. All remaining clubs are able to access changing accommodation and report no issues.

8.3: Demand

Current demand

There are ten clubs using bowling greens in Havering. Membership of the seven consulted clubs amounts to 354 men, 155 women and nine junior members. Elm Park Bowls Club was the only responding club was not willing to disclose its membership information during consultation.

Table 8.4: Summary of club membership

Club name	Members		
	Men	Women	Juniors
Clockhouse Bowls Club	-	-	-
Elm Park Bowls Club	-	-	-
Harold Hill Bowls Club	53	22	0
Haynes Park Bowls Club	55	25	0
Gidea Park Bowls Club	60	24	0
King George's Playing Field Bowls Club	-	-	-
Liberty of Havering Bowls Club	27	25	0
Rainham Bowls Club	-	-	-
Romford Bowls Club	94	25	9
Upminster Bowls Club	65	34	0
Havering	**354**	**155**	**9**

Despite a national trend of declining membership, both Romford Bowls Club and Elm Park Bowls Club report that senior membership has increased over the previous three years. Elm Park Bowls Club attributes this to green quality and facility improvements, whilst Romford Bowls Club states that the increase is due to reducing membership fees and running open days. Only Gidea Park Bowls Club reports that membership has decreased in the last three years, with all remaining clubs reporting that numbers have remained static.

There are a high percentage of people in Havering (34.4%) aged 50-84 when compared to neighbouring local authorities and Greater London (24.6%) as a whole. It is people within this age band which are more likely to be playing bowls, which may therefore account for the strong participation trends in the area.

Future demand

All seven consulted clubs have plans to increase their number of members in the future and state that improved advertising, links with local schools and green quality improvements are the key factors to attracting more people. When asked to quantify potential growth, clubs report plans to increase membership by a combined 175 senior members and 25 junior members.

Harold Hill Bowls Club is particularly keen on increasing its membership and has recently introduced a social membership to its club. This enables members to take full advantage of the facility and it is hoped that this will in turn encourage more bowlers.

Latent demand

No clubs suggest that an additional bowling green at their ground or in the area would lead to an increase in club membership. In effect, the perception is that any planned increases can be accommodated on existing greens. No clubs currently have a waiting list and the majority would welcome new members.

Sport England's Segmentation Tool enables analysis of 'the percentage of adults that would like to participate in bowls but are not currently doing so'. The tool identifies latent demand of 439 people who would like to participate in the sport within Havering. The most dominant segment is 'Frank' – Twilight Year Gents' (23%).

8.4 Supply and demand analysis

Generally, through consultation, it is considered that most bowling greens in Havering have spare capacity, meaning current membership and any increase in membership is sustainable. No clubs report a demand for additional green space and all clubs report that identified future demand can be accommodated on greens currently available to them.

The average club membership in Havering is 86 (per one green). As Haynes Park, Harold Hill, Gidea Park and Liberty of Havering bowls clubs are operating below this average, it is likely that they have further capacity to increase use of their home green. Priority should therefore be placed on ensuring green quality and ancillary provision at those sites is sustained and improved where necessary in order to allow for continued use.

Romford Bowls Club (119 members) and Upminster Bowls Club (99 members) are both operating above the average club membership and it is therefore important to ensure the clubs are supported to enable growth as planned. It is also important to ensure maintenance is appropriate to accommodate current levels of use.

It is also recommended that each club which was unresponsive to consultation is further communicated with in order to better understand their needs.

Although there is no demand for addition greens to be provided across Havering, this does not translate to a surplus in provision. As all greens are currently used, it is clear that existing provision needs to be retained or mitigated.

Alternatively, there is scope to amalgamate clubs onto a lesser number of greens, especially those clubs with the lowest membership numbers in areas provided by multiple greens. This particularly relates to clubs using greens maintained by the Council as less greens will free up resources for the Council to improve quality and sustainability of remaining greens through improved maintenance.

Bowls summary

- There are ten flat green bowling greens in Havering across nine sites.
- One of the greens at Lodge Park Farm has recently been mothballed and is no longer in use. Haynes Park is assessed as standard quality. All remaining greens are assessed as good quality which generally matches the club ratings.
- Harold Hills Bowls Club is in the process of submitting a funding application for modernising and refurbishing its clubhouse, whilst Romford Bowls Club reports that its clubhouse is dated and in need of refurbishment.
- There are ten clubs using bowling greens in Havering. Membership of the six consulted clubs amounts to 354 men, 155 women and nine junior members.
- Despite a national trend of declining membership, both Romford Bowls Club and Elm Park Bowls Club report that senior membership has increased over the previous three years. Only Gidea Park Bowls Club reports a reduction in membership.
- All seven responding clubs have plans to increase their number of members in the future. When asked to quantify potential growth, clubs report plans to increase membership by a combined 175 senior members and 25 junior members.
- Priority should therefore be placed on ensuring green quality and ancillary provision at is sustained and improved where necessary in order to allow for continued use.
- Romford Bowls Club and Upminster Bowls Club are operating above the average club membership and it is therefore important to ensure the clubs are supported to enable growth as planned.
- It is also recommended that each club which was unresponsive to consultation is further communicated with in order to better understand their needs.
- Generally, it is considered that most bowling greens in Havering have spare capacity, meaning current membership and an increase in membership is sustainable and no additional facilities are necessary.

PART 9: SOFTBALL

9.1: Introduction

BaseballSoftballUK (BSUK) is the development agency for baseball and softball in the UK. Since 2,000, BSUK has provided services to the sports' governing bodies, the British Baseball Federation (BBF) and British Softball Federation (BSF) with the aim of developing and increasing the levels of participation, skill and achievement in UK baseball and softball. This occurs at both junior and adult levels, from school and grassroots through domestic adult clubs up to the Great Britain national teams.

League consultation

There is a new softball league currently (2015) being set up in Havering and two sites that have been identified to initiate activity are Raphael Park and the Noak Hill Sports Complex which are both local authority sites. The League has received a Sport England small grants award to develop activity in Havering.

9.2: Supply

There are two sites identified by the Softball League in Havering that will be marked with softball pitches; at Raphael Park and the Noak Hill Sports Complex. The League suggests that both sites are suitable and ancillary facilities will meet the needs of the development programme.

9.3 Demand

The Havering Softball League has been developed to create an initial target of five teams; however, this figure has since been revised to two. It is estimated that there will be approximately ten participants per venue/team.

9.4: Supply and demand analysis

Demand for softball has been identified by the Havering Softball League in order to secure funding to develop the programme. The League suggests that a potential two teams would initially be created from this programme and the two sites identified have been deemed appropriate by the League to mark pitches. These two pitches will be sufficient to cater for the generated demand expected.

Softball summary

- There are two sites identified to mark new softball pitches in Havering. They are both located on local authority sites.
- Both sites are deemed to be suitable by the league.
- Demand is estimated to increase to two teams in the area. The identified pitches will be sufficient to cater for this demand.

APPENDIX 1: SPORTING CONTEXT

National context

The provision of high quality and accessible community outdoor sports facilities at a local level is a key requirement for achieving the targets set out by the Government and Sport England. It is vital that this strategy is cognisant of and works towards these targets in addition to local priorities and plans.

Sport England: A Sporting Habit for Life (2012-2017)

In 2017, five years after the Olympic Games, Sport England aspires to transforming sport in England so that it is a habit for life for more people and a regular choice for the majority. Launched in January 2012 the strategy sets out how Sport England will invest over one billion pounds of National Lottery and Exchequer funding during the five year plan period. The investment will be used to create a lasting community sport legacy by growing sports participation at the grassroots level following the 2012 London Olympics. The strategy will:

- See more people starting and keeping a sporting habit for life
- Create more opportunities for young people
- Nurture and develop talent
- Provide the right facilities in the right places
- Support local authorities and unlock local funding
- Ensure real opportunities for communities

The vision is for England to be a world leading sporting nation where many more people choose to play sport. There are five strategic themes including:

- Maximise value from current NGB investment
- Places, People, Play
- Strategic direction and market intelligence
- Set criteria and support system for NGB 2013-17 investment
- Market development

The aim by 2017 is to ensure that playing sport is a lifelong habit for more people and a regular choice for the majority. A specific target is to increase the number of 14 to 25 year olds playing sport. To accomplish these aims the strategy sets out a number of outcomes:

- 4,000 secondary schools in England will be offered a community sport club on its site with a direct link to one or more NGBs, depending on the local clubs in a school's area.
- County sports partnerships will be given new resources to create effective links locally between schools and sport in the community.
- All secondary schools that wish to do so, will be supported to open up, or keep open, their sports facilities for local community use and at least a third of these will receive additional funding to make this happen.
- At least 150 further educational colleagues will benefit from a full time sports professional who will act as a College Sport Maker.
- Three quarters of university students aged 18-24 will get the chance to take up a new sport or continue playing a sport they played at school or college.
- A thousand of our most disadvantaged local communities will get a Door Step Club.
- Two thousand young people on the margins of society will be supported by the Dame Kelly Holmes Legacy Trust into sport and to gain new life skills.

- Building on the success of the Places People Play, a further £100 million will be invested in facilities for the most popular sports.
- A minimum of 30 sports will have enhanced England Talent Pathways to ensure young people and others fulfil their potential.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

The 'promoting healthy communities' theme identifies that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies or surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite the NPPF states existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken, which has clearly shown that the open space, buildings or land is surplus to requirements.
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In order for planning policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities.

The FA National Game Strategy (2015 – 2019)

The Football Association's (FA) National Game Strategy provides a strategic framework that sets out key priorities, expenditure proposals and targets for the national game (i.e., football) over a four year period. The main issues facing grassroots football are identified as:

- Sustain and Increase Participation.
- Ensure access to education sites to accommodate the game.
- Help players to be the best that they can be and provide opportunities for them to progress from grassroots to elite.
- Recruit, retain and develop a network of qualified referees
- Support clubs, leagues and other competition providers to develop a safe, inclusive and positive football experience for everyone.
- Support Clubs and Leagues to become sustainable businesses, understanding and serving the needs of players and customers.

- Improve grass pitches through the pitch improvement programme to improve existing facilities and changing rooms.
- Deliver new and improved facilities including new Football Turf Pitches.
- Work with priority Local Authorities enabling 50% of mini-soccer and youth matched to be played on high quality artificial grass pitches.

Champion Counties – England and Wales Cricket Board (ECB) Strategic Plan (2013 – 2017)

"Champion Counties" - continues to focus on the four pillars, as identified in the ECB's previous strategy: "Grounds to Play". The pillars are:

- **E**nergising people and partnerships through effective leadership and governance
- Building a **V**ibrant domestic game through operational excellence and delivering a competition structure with appointment to view
- **E**ngaging participants through the maintenance of existing facilities, supporting club/school links , supporting volunteers and expanding women's and disabilities cricket
- Delivering **S**uccessful England teams and world class global events

The key measures for the life span of the plan are as follows:-

- Increase the subset of participation measured by Sport England's Active People Survey from 183,400 to 197,500.
- Increase attendances at LV= CC, YB50 and FLT20 by 200,000.
- Complete sponsorship and broadcasting agreements through 2019.
- Win the World Test Championship and Women's
- World Cup in 2017.
- Win The Ashes and World Cup in 2015.
- Expand the number of clubs participating in NatWest Cricket Force from 2,000 to 2,200.
- Complete co-operation agreements for each of the 39 County Boards with their First Class County or Minor County partner.
- Deliver two world class global events in 2017 which exceed budget and exceed customer satisfaction targets.
- Increase the number of cricket's volunteers to 80,000 by 2017.
- Expand the number of participants in women's and disabilities cricket by 10% by 2017.
- Award all Major Matches through 2019 by December 2014.
- To increase the number of TwelfthMan members from 220,000 to 250,000 by 2017.
- Complete an approved Community Engagement programme with all 18 First Class Counties and MCC.
- Provide First Class Counties with total fee payments of £144m between 2014 and 2017.
- For each £1 provided in facility grants through the Sport England Whole Sport Plan grant programme ensure a multiplier of 3 with other funding partners.
- Provide a fund of £8.1m of capital investment to enhance floodlights, sightscreens, replay screens, power sub-stations and broadcasting facilities at First Class County venues.
- Provide an interest-free loan fund to community clubs of £10 million.
- Leverage the 2014 tour by India to engage with a minimum of 10,000 cricket supporters of Asian origin. Qualify and engage 50 Level 4 coaches to support the development of professional cricketers.
- Expand the number of coaches who have received teacher level 1, 2 or 3 qualifications to 50,000.
- Deliver an annual fixture for the Unicorns against a touring (Full, A or U19) ICC member nation.

- Provide a fund of £2 million for community clubs to combat the impact of climate change.
- Introduce a youth T20 competition engaging 500 teams by 2017.

The Rugby Football Union National Facilities Strategy (2013-2017)

The recently launched RFU National Facility Strategy 2013-2017 provides a framework for development of high-quality, well-managed facilities that will help to strengthen member clubs and grow the game in communities around them. In conjunction with partners, this strategy will assist and support clubs and other organisations, so that they can continue to provide quality opportunities for all sections of the community to enjoy the game. It sets out the broad facility needs of the sport and identifies investment priorities to the game and its key partners. It identifies that with 470 grass root clubs and 1500 players there is a continuing need to invest in community club facilities in order to:

- Create a platform for growth in club rugby participation and membership, especially with a view to exploiting the opportunities afforded by RWC 2015.
- Ensure the effectiveness and efficiency of rugby clubs, through supporting not only their playing activity but also their capacity to generate revenue through a diverse range of activities and partnerships.

In summary the priorities for investment which have met the needs of the game for the Previous period remain valid:

- Increase the provision of changing rooms and clubhouses that can sustain concurrent adult and junior male and female activity at clubs
- Improve the quality and quantity of natural turf pitches and floodlighting
- Increase the provision of artificial grass pitches that deliver wider game development

It is also a high priority for the RFU to target investment in the following:

- Upgrade and transform social, community and catering facilities, which can support the generation of additional revenues
- Facility upgrades, which result in an increase in energy-efficiency, in order to reduce the running costs of clubs
- Pitch furniture, including rugby posts and pads, pitch side spectator rails and grounds maintenance equipment

England Hockey (EH) - A Nation Where Hockey Matters (2013-2017)

EH have a clear vision, a powerful philosophy and five core objectives that all those who have a role in advancing Hockey can unite behind. With UK Sport and Sport England's investment, and growing commercial revenues, EH are ambitious about how they can take the sport forward in Olympic cycles and beyond.

"The vision is for England to be a 'Nation Where Hockey Matters'. A nation where hockey is talked about at dinner tables, playgrounds and public houses, up and down the country. A nation where the sport is on the back pages of our newspapers, where children dream of scoring a goal for England's senior hockey team, and where the performance stirs up emotion amongst the many, not the few"

England Hockey aspires to deepen the passion of those who play, deliver and follow sport by providing the best possible environments and the best possible experiences. Whilst

reaching out to new audiences by making the sport more visible, available and relevant and through the many advocates of hockey.

Underpinning all this is the infrastructure which makes the sport function. EH understand the importance of volunteers, coaches, officials, clubs and facilities. The more inspirational people can be, the more progressive Hockey can be and the more befitting the facilities can be, the more EH will achieve. The core objectives are as follows:

- Grow our Participation
- Deliver International Success
- Increase our Visibility
- Enhance our Infrastructure
- Be a strong and respected Governing Body

England Hockey has a Capital Investment Programme (CIP) that is planned to lever £5.6 million investment into hockey facilities over the next four years, underpinned by £2m million from the National Governing Body. With over 500 pitches due for refurbishment in the next 4-8 years, there will be a large focus placed on these projects through this funding stream. The current level of pitches available for hockey is believed to be sufficient for the medium term needs, however in some areas, pitches may not be in the right places in order to maximize playing opportunities

'The right pitches in the right places[16]'

In 2012, EH released its facility guidance which is intended to assist organisations wishing to build or protect hockey pitches for hockey. It identifies that many existing hockey AGPs are nearing the end of their useful life as a result of the installation boom of the 90's. Significant investment is needed to update the playing stock and protect the sport against inappropriate surfaces for hockey as a result of the rising popularity of AGPs for a number of sports. EH is seeking to invest in, and endorse clubs and hockey providers which have a sound understanding of the following:

- Single System – clubs and providers which have a good understanding of the Single System and its principles and are appropriately places to support the delivery.
- ClubsFirst accreditation – clubs with the accreditation are recognised as producing a safe effective and child friendly hockey environment
- Sustainability – hockey providers and clubs will have an approved development plan in place showing their commitment to developing hockey, retaining members and providing an insight into longer term goals. They will also need to have secured appropriate tenure.

16 http://englandhockey.co.uk/page.asp?section=1143&sectionTitle=The+Right+Pitches+in+the+Right+Places

England Hockey Strategy

Vision: For every hockey club in England to have appropriate and sustainable facilities that provide excellent experiences for players.
Mission: More, Better, Happier Players with access to appropriate and sustainable facilities.
Our club market is well structured and clubs are required to affiliate to England Hockey to play in community leagues. As a result only relatively few occasional teams lie outside our affiliation structure. Schools and Universities are the other two areas where significant hockey is played.

The 3 main objectives of the facilities strategy are:

1. **PROTECT: To conserve the existing hockey provision**

We currently have over 800 pitches that are used by hockey clubs (club, school, universities.) We need to retain the current provision where appropriate to ensure that hockey is maintained across the country.

2. **IMPROVE: To improve the existing facilities stock (physically and administratively).**

The current facilities stock is ageing and there needs to be strategic investment into refurbishing the pitches and ancillary facilities. There needs to more support for clubs to obtain better agreements with facilities providers & education around owning an asset.

3. **DEVELOP: To strategically build new hockey facilities where there is an identified need and ability to deliver and maintain. This might include consolidating hockey provision in a local area where appropriate.**

The research has identified key areas across the country where there is a lack of suitable Hockey provision and there is a need for additional pitches. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.

2015-2018 British Tennis Strategy

The new strategy is presented in a concise one page framework that includes key strategies relating to three participation "focus" areas, six participation "drivers" and three participation "enablers". To achieve success, the 12 strategy areas will need to work interdependently to stem the decline and unlock sustainable growth:

The three participation “focus” areas are where tennis is consumed:

- Deliver great service to clubs
- Build partnerships in the community, led by parks
- Enhance the tennis offer in education

The six participation "drivers" are the areas that will make the biggest difference where tennis is consumed. They must all be successful on a standalone and interconnected basis and include:

- Becoming more relevant to coaches
- Refocusing on recreational competition
- Providing results orientated facility investment
- Applying best in class marketing and promotion
- Jump starting the peak summer season
- Establishing a "no compromise" high performance programme with focus

The final layer is comprised of three participation "enablers" that underpin our ability to be successful. These enablers are rooted in how the LTA will get better; how the entire network of partners must be harnessed to work together and the need to raise more financial resources to fund our sport's turnaround. They include:

- Becoming a more effective and efficient LTA
- Harnessing the full resource network
- Generating new revenue

For further information and more detail on the framework please go to *http://www.lta.org.uk/about-the-lta/structure-vision*

Bowls England: Strategic Plan 2014-2017

Bowls England will provide strong leadership and work with its stakeholders to support the development of the sport of bowls in England for this and future generations.

The overall vision of Bowls England is to:

- Promote the sport of outdoor flat green bowls.
- Recruit new participants to the sport of outdoor flat green bowls.
- Retain current and future participants within the sport of flat green bowls.

In order to ensure that this vision is achieved, ten key performance targets have been created, which will underpin the work of Bowls England up until 31st March 2017.

- 115,000 individual affiliated members.
- 1,500 registered coaches.
- Increase total National Championship entries by 10%.
- Increase total national competition entries by 10%.
- Medal places achieved in 50% of events at the 2016 World Championships.
- County development officer appointed by each county association.
- National membership scheme implemented with 100% uptake by county associations.
- Secure administrative base for 1st April 2017.
- Commercial income to increase by 20%.

Despite a recent fall in affiliated members, and a decline in entries into National Championships over the last five years, Bowls England believes that these aims will be attained by following core values. The intention is to:

- Be progressive.
- Offer opportunities to participate at national and international level.
- Work to raise the profile of the sport in support of recruitment and retention.
- Lead the sport.
- Support clubs and county associations.

APPENDIX 2: REQUIREMENTS OF FA STEP SYSTEM

Step/ Grade	Min Capacity	Pitch Barrier	Technical area	Floodlights	Turnstiles	Spectator Accommodation	Press seating	Toilets within ground	Players Changing	Match Officials Changing
7	No minimum and no boundary fencing required	Post and rope around all sides that accommodate spectators. Minimum of 1.83m (ideally 2m) away from touchline and if hard standing exists (not compulsory) it should be minimum of 0.9 metres width.	Not essential but its desirable that a technical area exists within the laws of the game	Not compulsory	Not required, however where one exists it must be fixed and fully operational	No specific requirements for accommodation	None Required	Provision should be made for adequate toilet facilities	Existing must be 12m2, with 4 shower heads and adequate toilets for players .New build 18m2.	Minimum 4m2,1 shower and access to toilets (not necessarily inside the changing room). New build 6m2. Provision for both male and female officials required.

Step/ Grade	Min Capacity	Pitch Barrier	Technical area	Floodlights	Turnstiles	Spectator Accommodation	Press seating	Toilets within ground	Players Changing	Match Officials Changing
Entry to Step 6/ H	No minimum, but ground must be enclosed with fencing 1.83m high	1.1m high and 1.83 m away from touchline (ideally 2m). Hard standing width of 0.9m on spectator side of barrier on a minimum of 2 adjacent sides from the entrance.	Same side of pitch, ideally 3m apart and seat 8 people or 4m in length	Average lux of 120 for existing or 180 lux must be provided for new	1 required or a pay box.	Can be on 1 side only. 50 minimum covered. No allocation required for Directors	None Required	2 WC's should be required	Existing must be 12m2, with 4 shower heads, 1 wash hand basin, 1 WC. New build 18m2.	Minimum 4m2,1 shower, 1 WC (exclusive use but not necessarily en suite)and 1 wash hand basin. New build 6m2. Provision for both male and female officials required.
6/ G	No minimum, but ground must be enclosed with fencing 1.83m high	1.1m high and 1.83 m away from touchline (ideally 2m). Hard standing width of 0.9m on spectator side of barrier on a minimum of 2 sides on adjacent sides from the entrance.	Same side of pitch, ideally 3m apart and seat 8 people or 4m in length	Average lux of 120 for existing or 180 lux must be provided for new	1 required or a pay box.	Can be on 1 side but preferably 2 sides. 100 minimum covered of which 50 must be seated and located in one stand. No allocation required for Directors	None Required	Male: 2 urinals or equivalent and 1 WC. Female: 2WC's	Existing must be 12m2, with 4 shower heads, 1 wash hand basin, 1 WC. New build 18m2.	Minimum 4m2,1 shower, 1 WC and 1 wash hand basin. New build 6m2. Provision for both male and female officials required.

Step/ Grade	Min Capacity	Pitch Barrier	Technical area	Floodlights	Turnstiles	Spectator Accommodation	Press seating	Toilets within ground	Players Changing	Match Officials Changing
5/ F	No minimum, but ground must be enclosed with fencing 1.83m high	1.1m high and 1.83 m away from touchline (ideally 2m). Hard standing width of 0.9m on spectator side of barrier on a minimum of 3 sides.	Same side of pitch, ideally 3m apart and seat 8 people or 4m in length	Average lux of 120 for existing or 180 lux must be provided for new	1 required or a pay box.	Can be on 1 side but preferably on 2 sides of ground. 200 minimum covered of which 100 must be seated (can be 2 stands each 50) 16 seats allocated to Directors. Public address system required.	None Required	Male: 2 urinals or equivalent and 1 WC. Female: 2WC's	Existing must be 12m2, with 4 shower heads, 1 wash hand basin, 1 WC. New build 18m2.	Minimum 4m2, 1 shower, 1 WC and 1 wash hand basin. New build 6m2. Provision for both male and female officials required.

Step/ Grade	Min Capacity	Pitch Barrier	Technical area	Floodlights	Turnstiles	Spectator Accommodation	Press seating	Toilets within ground	Players Changing	Match Officials Changing
Seeking promotion from 5-4/ E	1,000	1.1m high and 1.83 m away from touchline (ideally 2m). Must be in filled so ball can't pass through. 0.9m hard standing on all 4 areas of the ground	Same side of pitch, ideally 3m apart and seat 8 people or 4m in length	Average lux of 120 for existing or 180 lux must be provided for new	2 required with 0.9m hard standing to all spectator areas.	Preferably on at least 2 sides of ground. 250 minimum covered of which 150 must be seated in not more than 2 stands (no stand can have less than 50 seats). 16 seats allocated to Directors. Also need separate Directors room for hospitality serving minimum 16 people. Separate medical room required, not accessed through changing rooms. Public address system required.	Minimum 2 with lights and writing facilities	Male: 2 urinals or equivalent and 1 WC. Female: 2WC's	Existing must be 12m2, with 4 shower heads, 1 wash hand basin, 1 WC. New build 18m2.	Minimum 4m2, 1 shower, 1 WC and 1 wash hand basin. Bell buzzer required. New build 6m2. Provision for both male and female officials required.

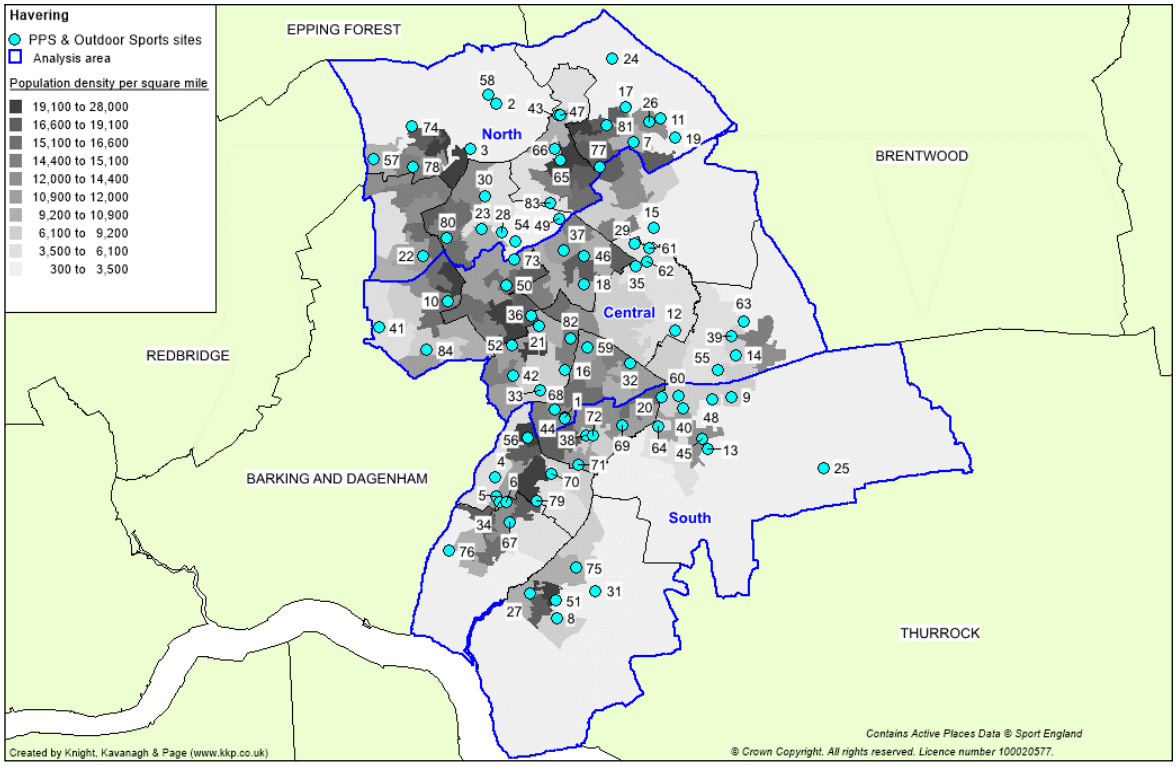
Step/ Grade	Min Capacity	Pitch Barrier	Technical area	Floodlights	Turnstiles	Spectator Accommodation	Press seating	Toilets within ground	Players Changing	Match Officials Changing
4/ D	1,300 with potential to increase to 1,950	1.1m high and 1.83 m away from touchline (ideally 2m). Must be in filled so ball can't pass through. 0.9m hard standing on all 4 areas of the ground	Same side of pitch, ideally 3m apart and seat 8 people or 4m in length	Average lux of 120 for existing or 180 lux must be provided for new	2 required with 0.9m hard standing to all spectator areas.	Preferably on at least 2 sides of ground. 300 minimum covered of which 150 must be seated in not more than 2 stands (no stand can have less than 50 seats). 24 seats allocated to Directors. Also need separate Directors room for hospitality serving minimum 24 people. Separate medical room required, not accessed through changing rooms. Public address system required.	Minimum 2 with lights and writing facilities	Male: 2 urinals or equivalent and 1 WC. Female: 2WC's	Existing must be 12m2, with 4 shower heads, 1 wash hand basin, 1 WC. New build 18m2.	Minimum 4m2, 1 shower, 1 WC and 1 wash hand basin. Bell buzzer required. New build 6m2. Provision for both male and female officials required.

Step/ Grade	Min Capacity	Pitch Barrier	Technical area	Floodlights	Turnstiles	Spectator Accommodation	Press seating	Toilets within ground	Players Changing	Match Officials Changing
3/ C	1,950, with potential to increase to 3,000	1.1m high and 1.83 m away from touchline (ideally 2m). Must be in filled so ball can't pass through. 0.9m hard standing on all 4 areas of the ground	Same side of pitch, ideally 3m apart and seat 8 people or 4m in length	Average lux of 120 for existing or 180 lux must be provided for new	3 required with 0.9m hard standing to all spectator areas.	Preferably on 2 sides of ground. 500 minimum covered of which 250 must be seated (no more than 2 stands, minimum of 50 per stand). 24 seats allocated to Directors. Also need separate Directors room for hospitality serving minimum 24 people. Separate medical room required, not accessed through changing rooms. Public address system required.	4 with lights and writing facilities	Male: 4 urinals or equivalent and 2 WC's. Female: 2WC's	Existing must be 12m2, with 4 shower heads, 1 wash hand basin, 1 WC. New build 18m2.	Minimum 4m2, 1 shower, 1 WC and 1 wash hand basin. Bell buzzer required. New build 6m2. Provision for both male and female officials required.

Step/ Grade	Min Capacity	Pitch Barrier	Technical area	Floodlights	Turnstiles	Spectator Accommodation	Press seating	Toilets within ground	Players Changing	Match Officials Changing
2/ B	3,000, with potential to increase to 4,000	1.1m high and 1.83 m away from touchline (ideally 2m). Must be in filled so ball can't pass through. 0.9m hard standing on all 4 areas of the ground	Same side of pitch, ideally 3m apart and seat 11 people or 5.5m in lengt h	Average lux of 180	6 required with 0.9m hard standing to all spectator areas.	Preferably on 2 sides of ground. 500 minimum covered of which 250 must be seated and located in one stand. 24 seats allocated to Directors. Also need separate Directors room for hospitality serving minimum 24 people. Separate medical room required, not accessed through changing rooms. Public address system required	6 with lights and writing facilities	Male: 4 urinals or equivalent and 2 WC's. Female: 2WC's	Must be 18m2, with 4 shower heads, 1 wash hand basin, 1 WC.	Minimum 4m2, 1 shower, 1 WC and 1 wash hand basin. Bell buzzer required. New build 6m2. Provision for both male and female officials required.

Step/ Grade	Min Capacity	Pitch Barrier	Technical area	Floodlights	Turnstiles	Spectator Accommodation	Press seating	Toilets within ground	Players Changing	Match Officials Changing
1/ A	4,000, with potential to increase to 5,000	1.1m high and 2.25 m away from touchline (ideally 2.75m). Must be in filled so ball can't pass through. 1m hard standing on all 4 areas of the ground	Same side of pitch, ideally 3m apart and seat 11 people or 5.5m in length	Average lux of 250	8 required with 1m hard standing to all spectator areas.	Preferably on 2 sides of ground. 500 minimum covered of which 250 must be seated and located in one stand. 24 seats allocated to Directors. Also need separate Directors room for hospitality serving minimum 24 people. Separate medical room required, not accessed through changing rooms. Public address system required	12 with lights and writing facilities	Male: 4 urinals or equivalent and 2 WC's. Female: 2WC's	Must be 18m2, with 4 shower heads, 1 wash hand basin, 1 WC and 2 urinals.	Minimum 6m2, 1 shower, 1 WC and 1 wash hand basin. Bell buzzer required. New build 6m2. Provision for both male and female officials required.

APPENDIX 3: ALL PLAYING PITCHES & OUTDOOR SPORTS SITES



Site ref	Site	Analysis area
1	Abbs Cross Academy & Arts College	Central
2	Bedfords Park	North
3	Bower Park School	North
4	Bretons Outdoor Recreation Centre	South
5	Brittons Playing Field	South
6	Central Park	South
7	Central Park, Romford	North
8	Chafford Sports Complex	South
9	Coopers Company & Coborn School	South
10	Cottons Park	Central
11	Drapers Academy	North
12	Emerson Park Academy	Central
13	Gaynes School Language College	South
14	Hall Mead School	Central
15	Harold Wood Park	Central
16	Harrow Lodge Park	Central
17	Havering College of Further And Higher Education	North
18	Haynes Park	Central
19	Hendersons Sports and Social Club	North
20	Hornchurch Stadium	South
21	Hylands Park	Central
22	King George Playing Field (Mawney Park)	North

Site ref	Site	Analysis area
23	Marshalls Park School	North
24	Noak Hill Sports Ground	North
25	North Ockendon Playing Fields	South
26	Pyrgo Priory School	North
27	Rainham Village Primary School	South
28	Raphael Park	North
29	Redden Court School	Central
30	Rise Park	North
31	Spring Farm Park	South
32	St Andrews Park	Central
33	The Albany	Central
34	The Brittons Academy Trust	South
35	The Campion School	Central
36	The Frances Bardsley School for Girls	Central
37	The Royal Liberty School	Central
38	The Sanders Draper School and Specialist Science College	South
39	Upminster Hall Playing Fields	Central
40	Upminster Park	South
41	Westlands Playing Fields	Central
42	Wykeham Primary School	Central
43	Noak Hill Sports Complex	North
44	Abbs Cross Health & Fitness	Central
45	Cranston Park Lawn Tennis & Social Club	South
46	David Lloyd Club (Gidea Park)	Central
47	Harold Hill Bowls Club	North
48	Clockhouse (Upminster) Bowling Club	South
49	Gidea Park Sports Ground	North
50	Lodge Park Farm	Central
51	Rainham Bowls Club	South
52	Park Lane Recreation Ground	Central
54	Gidea Park Lawn Tennis Club	North
55	Grosvenor Lawn Tennis Club	Central
56	Elm Park Tennis Club	South
58	Havering-atte-Bower CC	Central
59	Fielders Sports Ground	Central
60	Sacred Heart of Mary Girls School	South
57	Forest Row	North
61	Harold Wood Primary School	Central
62	Prospect Road Playing Field	Central
63	Engayne School	Central
64	Branfil Primary School	South
65	Hilldene Primary School	North
66	St Ursula's Catholic Junior School	North
67	Whybridge School	South
68	Benhurst Primary School	Central
69	Hacton Primary School	South

Site ref	Site	Analysis area
70	R J Mitchell Primary School	South
71	Scotts Primary School	South
72	Suttons Primary School	South
73	Gidea Park Primary School	Central
74	Oasis Academy	North
75	Parsonage Farm Primary School	South
76	Newtons Primary School	South
77	Broadford Primary School	Central
78	Clockhouse Primary School	North
79	St Albans Catholic Primary School	South
80	Parklands Junior School	North
81	Drapers Brookside Junior School	North
82	Towers Junior School	Central
83	The Gallows	North
84	Romford and Gidea Park RFC	Central

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

PLAYING PITCH STRATEGY AND ACTION PLAN 2016

KNIGHT, KAVANAGH & PAGE

LONDON BOROUGH OF HAVERING
FINAL PLAYING PITCH STRATEGY & ACTION PLAN

2016-2021

NOVEMBER 2016

Quality, Integrity, Professionalism

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS
Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF
T: 0161 764 7040 **E:** mail@kkp.co.uk www.kkp.co.uk

CONTENTS

PART 1: INTRODUCTION 1

PART 2: SPORT SPECIFIC SUMMARIES, SCENARIOS AND RECOMMENDATIONS .. 7

PART 3: AIMS 19

PART 4: STRATEGIC RECOMMENDATIONS 20

PART 5: ACTION PLAN 37

PART 6: KEEP THE STRATEGY ROBUST AND UP TO DATE 65

APPENDIX ONE: STRATEGIC CONTEXT 69

APPENDIX TWO: FUNDING PLAN 75

APPENDIX THREE: GLOSSARY OF TERMS 80

LIST OF ABBREVIATIONS

3G	Third Generation (artificial turf)
AGP	Artificial Grass Pitch
CIL	Community Infrastructure Levy
CSP	County Sports Partnership
ECB	England and Wales Cricket Board
EH	England Hockey
FA	Football Association
FE	Further Education
FIT	Fields in Trust
FPM	Facilities Planning Model
GIS	Geographical Information Systems
HE	Higher Education
KKP	Knight, Kavanagh and Page Ltd
LBH	London Borough of Havering
NGB	National Governing Body
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
RFU	Rugby Football Union
SE	Sport England
S106	Section 106
TGR	Team Generation Rate

PART 1: INTRODUCTION

This is the Playing Pitch Strategy (PPS) for the London Borough of Havering. Building upon the preceding Assessment Report, it provides a clear, strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2016 and 2021. The population projections used will be in accordance with the Greater London Authority (GLA) figures and run to 2031[1]. The PPS covers the following playing pitches and outdoor pitch sports:

- Football pitches (grass and third generation turf (3G))
- Cricket pitches
- Hockey pitches (artificial grass pitches (AGPs))
- Rugby union pitches
- Tennis courts
- Bowling greens
- Softball pitches

The Strategy is capable of:

- Forming part of the evidence base for the emerging Local Plan that will stand up to independent examination in public.
- Providing a clear investment strategy for playing pitch provision.
- Providing a clear framework for all facility providers.
- Clearly addressing the needs of playing pitches and participants within the local area, picking up particular local demand issues.
- Informing funding applications and targeting improvements via S106 contributions/CIL.
- Taking account of population increases that result from housing development.
- Understanding the implications and impact on playing fields from related school or academy development.
- Provide a clear hierarchy of sites that ensures protection from development pressures.

Objectives

The Strategy has been developed from research and analysis of playing pitch provision and usage within LBH to meet the following objectives:

- Integration with other strategic work streams and regeneration activity to ensure a co-ordinated and strategic approach to outdoor sports facilities and provision for the Borough.
- Providing a clear investment strategy for outdoor sports facility provision within the local authority area.
- Providing a clear framework for all outdoor sports facility providers, including the public, private and third sectors.
- Clearly addressing the needs of pitch sports within the local area and picking up particular local demand issues and deficiencies in provision, both in distribution and in relation to gaps in provision identified through community consultation.
- Being future proof and addressing issues of population growth, and or major growth/regeneration areas. The ability for regular monitoring and update processes (in accordance with Stage E of the guidance to enable changes to be identified and assessed against population growth etc.).
- Addressing issues of cross boundary facility provision.

[1] Data source: GLA 2015 round ward population projections - SHLAA-based; Capped Household Size model.

- Addressing issues of surplus and deficiency with particular reference to overplay and spare capacity, accessibility, quality and management with regard to facility provision. Note: consideration also needs to be given to the leagues requirements where changing accommodation is specified as essential and our ability to meet this need particularly in relation to the key sports.
- Being robust, and capable of adoption as a technical document, standing up to scrutiny at a public inquiry and compliant with the National Planning Policy Framework.
- The project brief has been agreed which sets out clearly the roles and responsibilities of all partners (Borough Council, NGBs / SE and consultants) for each element of the study.

The Strategy and Action Plan recommends a number of priority projects for LBH which should be implemented from 2016 to 2021. It provides a framework for improvement and, although resources may not currently be in place to implement it, potential partners and possible sources of external funding need to be explored and developed as appropriate (see Appendix Two: Funding Plan).

The recommendations that come out of this strategy may inform local planning policy and can support the local planning evidence base so there is a policy mechanism to support delivery and secure provision/investment where the opportunity arises.

There is a need to build key partnerships between the Council, National Governing Bodies of Sport (NGBs), Sport England, schools, further education providers, community clubs and private landowners to maintain and improve playing pitch provision. In these instances, the potential for the Council to take a strategic lead is more limited (except in terms of Section 106 Agreements/future Community Infrastructure Levy). This document will provide clarity about the way forward, and allow key organisations to focus on the key issues that they can directly influence and achieve.

Context

The National Planning Policy Framework March 2012 (NPPF) recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

NPPF requires that planning policies are based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

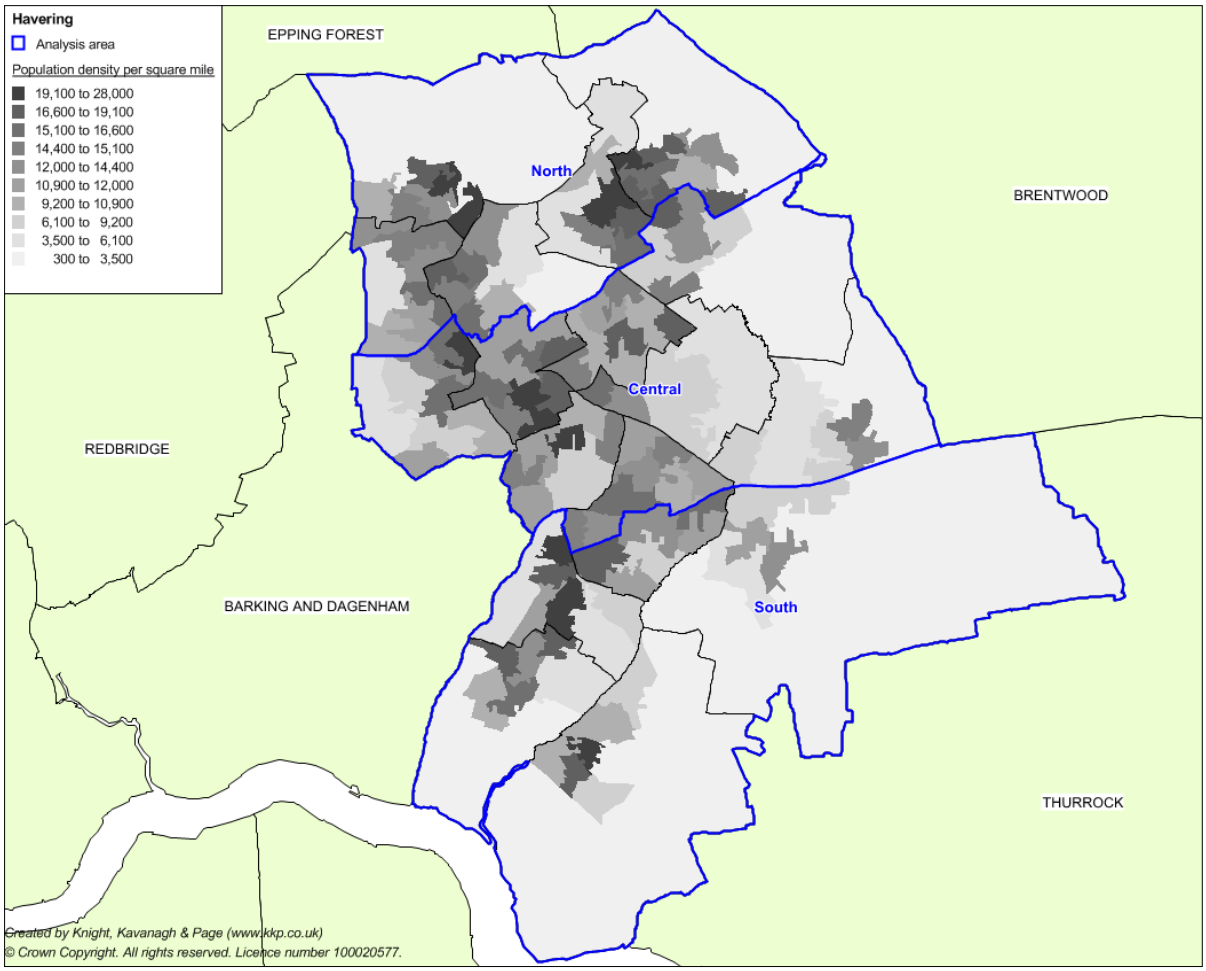
The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.

Paragraph 74 of NPPF is concerned with the protection of existing open space, sports and recreational buildings and land, including playing fields. One of the matters set out is that such buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements. Planning Practice Guidance (PPG) (March 2014) refers local authorities to Sport England's guidance on how to assess the need for sport and recreation facilities.

Study area

The study area is the London Borough of Havering (LBH) boundary area. Further to this sub areas or analysis areas have been created to allow a more localised assessment of provision and examination of playing pitch supply and demand at a local level. Use of analysis areas also allows local circumstances and issues to be taken into account. LBH is divided into three analysis areas, North, Central and South.

Figure 1.1: PPS analysis areas



Further to this, there is a level of imported demand and sports teams from outside the study area that use pitches within Havering. In addition, it is likely that sports teams from inside Havering use facilities outside of the Borough, for example in Thurrock. This cross-boundary movement is taken into consideration within each sports section where relevant following consultation with neighbouring authorities and National Governing Bodies of Sport.

Vision

Therefore, this study has been developed on the basis of the above strategic drivers in order to ensure that it reflects the Council's wider ambitions. A vision has been agreed with the Steering Group to provide a clear focus with desired outcomes for the LB Havering Playing Pitch Strategy:

> *"To ensure that there is a sound evidence base upon which to make informed decisions about the provision of quality and adequate sports playing pitches in Havering for the life of the strategy."*

Headline findings

The table below highlights the quantitative headline shortfalls from the LB Havering Playing Pitch Assessment Report.

Sport	Analysis area	Current demand shortfall[2]	Future demand shortfall (2031)[3]
Football (grass pitches)	Central	Shortfall of 4.5 match sessions on adult and 0.5 on youth 11v11 pitches.	Shortfall of 6.5 match sessions on adult, 3 on youth 11v11, 2.5 on 9v9, 1.5 on 7v7 and 1.5 on 5v5 pitches.
	North	Shortfall of two match sessions on adult, 2.5 on 9v9 and 0.5 on 7v7 pitches.	Shortfall of 4.5 match sessions on adult, 2 on youth 11v11, 5.5 on 9v9 and 2 on 7v7 pitches.
	South	Shortfall of 4.5 match sessions on 9v9 and two on 5v5 pitches.	Shortfall of 0.5 match sessions on adult, 1 on youth 11v11, 8 on 9v9 and 3 on 5v5 pitches.
Football (3G AGPs)[4]	Central	Shortfall of three 3G pitches based on FA training model.	Shortfall of three 3G pitches; pitch/s will require resurface and FA testing.
	North	Shortfall of three 3G pitches based on FA training model.	Shortfall of four 3G pitches; pitch/s will require resurface and FA testing.
	South	Shortfall of three 3G pitches based on FA training model.	Shortfall of three 3G pitches; pitch/s will require resurface and FA testing.
Cricket	Central	Shortfall of 0.5 pitches.	Shortfall of two pitches.
	North	Current demand is being met.	Shortfall of one pitch.
	South	Shortfall of 0.1 pitches.	Shortfall of 0.6 pitches.
Hockey (Sand AGPs)	Havering	Current demand is being met.	Future demand can be met; pitch/s will require resurface.
Rugby union	Havering	Upminster Hall Playing Fields	Shortfall exacerbated by seven

[2] *Current demand is calculated from an analysis of overplay and spare capacity only.*
[3] *Please note that this is demand that will exist in 2031 if the current demand is not met and also includes latent and displaced demand identified.*
[4] *Based on accommodating 42 teams to one full size pitch for training.*

Sport	Analysis area	Current demand shortfall[2]	Future demand shortfall (2031)[3]
		overplayed by 6.5 match sessions and Cottons Park overplayed by 0.5 match sessions.	match sessions.
Tennis	Havering	Noak Hill Sports Complex (Havering Tennis Club) is above capacity.	Future demand can be met with development of Noak Hill Sports Complex.
Bowls	Havering	Current demand is being met.	Future demand can be met.
Softball	Havering	Two sites identified to mark new softball pitches.	Future demand can be met by the new pitches being marked out.

Conclusions

The existing position for all pitch sports is either demand is being met or there is a shortfall. The future position shows exacerbation of current shortfalls. In addition, some sports and some areas where demand is currently being met will experience shortfalls. As such, there is a need to protect all existing playing pitch provision and create access to school sites or bring some disused sites back into use if feasible.

Definitions

Match sessions

Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is likely to be for matches, it is appropriate for the comparable unit to be match equivalent sessions but may for example include training sessions.

Based on how they tend to be played this unit for football and rugby union pitches relate to a typical week within the season for each sport. For cricket pitches it is appropriate to look at the number of match equivalent sessions over the course of a season.

Pitch capacity

The capacity for pitches to regularly provide for competitive play, training and other activity over a season is most often determined by quality. As a minimum, the quality and therefore the capacity of a pitch affects the playing experience and people's enjoyment of playing football. In extreme circumstances it can result in the inability of the pitch to cater for all or certain types of play during peak and off peak times. Pitch quality is often influenced by weather conditions and drainage.

As a guide, each NGB has set a standard number of matches that each grass pitch type should be able to accommodate without adversely affecting its current quality (pitch capacity):

Sport	Pitch type	No. of matches per week		
		Good quality	Standard quality	Poor quality
Football	Adult pitches	3	2	1
	Youth pitches	4	2	1
	Mini pitches	6	4	2
Rugby union*	Natural Inadequate (D0)	2	1.5	0.5
	Natural Adequate (D1)	3	2	1.5
	Pipe Drained (D2)	3.25	2.5	1.75
	Pipe and Slit Drained (D3)	3.5	3	2
Cricket	One grass wicket	5 per season	N/A	N/A
	One synthetic wicket	60 per season	N/A	N/A

Shortfalls

Please note that shortfalls are expressed in match sessions rather than converted to pitches. To convert match sessions into pitches, the number of match sessions should be halved (to take account of teams playing on a home and away basis).

For example, match equivalent sessions is an appropriate comparable unit for pitch usage. For football, rugby union and rugby league, pitches should relate to a typical week within the season and one match = one match equivalent session if it occurs every week or 0.5 match equivalent sessions if it occurs every other week (i.e. reflecting home and away fixtures). For cricket pitches it is appropriate to look at the number of match equivalent sessions over the course of a season and one match = one match equivalent session.

For a full Glossary of terms please refer to Appendix Three.

PART 2: SPORT SPECIFIC SUMMARIES, SCENARIOS AND RECOMMENDATIONS

In order to help develop the recommendations/actions and to understand their potential impact, a number of relevant scenario questions are tested against the key issues in this section for the playing pitch sports resulting in the sport specific recommendations. The section below highlights the summary boxes from each sports section within the Assessment Report:

Football – grass pitches

Summary

- The audit identifies a total of 170 football pitches across 63 sites in Havering. Of these, 151 are available, at some level, for community use.
- Of the pitches available for community use, six pitches are assessed as good quality, 108 as standard quality and 37 as poor quality.
- Of sites serviced by changing facilities, 24% have good quality facilities, 43% have standard quality facilities and 33% have poor quality facilities. Additionally, clubs report that a lack of changing facilities is causing an issue at some sites.
- Essex Minors of Hornchurch FC reports an issue with security of tenure at Gaynes School, Collier Row FC requires its lease extending at Forest Row and Romford FC requires a long term lease at Westlands Playing Fields in order to build a stadia pitch.
- There is a large football participation base within Havering with a total of 306 teams recognised across 55 clubs. This consists of six veterans, 51 men's, one women's, 124 youth boys', seven youth girls' and 117 mini teams.
- There has been an increase in mini and youth teams over the past three years, with 25% of clubs reporting an increase in mini teams and 21% reporting an increase in youth teams. Only 15% of clubs report an increase in adult teams, whilst 19% report a decrease.
- There are 64 teams (not included in the above figure of 306) registered to Havering that currently play outside of the local authority. Reasons for the displaced demand varies. For example, Romford Dynamos FC and Rowham FC report that they both access pitches in Dagenham due to cheaper pitch hire costs, whilst Goodmayes FC reports that it accesses pitches in Redbridge as the quality is perceived to be better. Jets FC and Romford Boro FC report that no available sites in Havering have the capacity to accommodate all their teams (seven and 14 respectively), meaning they instead choose to play on larger sites in Dagenham and Ilford respectively.
- There is latent demand equating to 1.5 adult, two youth 11v11, 1.5 9v9, one 7v7 and one 5v5 match equivalent session.
- Team generation rates predict there will be an increase of four adult teams (two match equivalents), 40.5 youth teams (20 match equivalents) and 21 mini teams (10.5 match equivalents).
- There is a total of nine match equivalent sessions of actual spare capacity across Havering, the majority of which is on 5v5 pitches and in the North Analysis Area.
- There are 61 pitches overplayed across 16 sites by a total of 49.5 match equivalent sessions.
- There is either minimal current spare capacity or shortfalls across all pitch types. Further to this future demand results in shortfalls across each pitch type.

Scenarios

Improving pitch quality

Improving pitch quality on overplayed pitches (i.e. through increased maintenance or drainage improvements) to either standard or good quality will increase pitch capacity and therefore help to accommodate expressed overplay. Each overplayed pitch identified could accommodate its current demand if quality became good, with the exception of a 9v9 pitch at Gaynes School Language College and Hilldene Primary School, two adult pitches at Westlands Playing Fields and one adult pitch at Henderson's Sports & Social Club.

Further to this, there are currently six match equivalents sessions of spare capacity discounted across Havering due to poor quality. Improving pitch quality at these sites will therefore provide actual spare capacity. This can be used to accommodate demand from currently overplayed sites as well as displaced, latent and future demand.

First and foremost, the Council should identify key sites where pitch quality needs to be improved to increase carrying capacity. The FA Pitch Improvement Programme (PIP) can then support a co-ordinated effort alongside the Council's maintenance team to review maintenance programs and schedules to see where quality improvements can be made.

However, given the costs of improving pitch quality, alternatives also need to be considered that can offer a more sustainable model for the future of football. The alternative to grass pitches is the use of 3G pitches for competitive matches.

Returning displaced demand

As a breakdown, displaced demand equates to 7.5 match equivalent sessions on adult pitches (15 teams), eight match equivalents on youth 11v11 pitches (16 teams), seven match equivalents on 9v9 pitches (14 teams), five match equivalents on 7v7 pitches (10 teams) and 4.5 match equivalents on 5v5 pitches (nine teams).

Providing security of tenure

The table below highlights unsecure sites that currently contain football pitches.

Table 2.1: Unsecured sites with football pitches

Site ID	Site name	Security of tenure	Community use?	Club users
1	Abbs Cross Academy & Arts College	No	Yes	Elite Colts YFC
3	Bower Park School	No	No	-
9	Coopers Company & Coborn School	No	Yes	Old Cooperians FC Royal Alexandra FC Crumpled Horn FC
11	Drapers Academy	No	No	-
13	Gaynes School Language College	No	Yes	Essex Minors Hornchurch FC
14	Hall Mead School	No	Yes	Upminster Park Rovers FC
17	Havering College	No	Yes-unused	-
23	Marshalls Park School	No	Yes	Elite Colts YFC
26	Pyrgo Priory School	No	Yes-unused	-

Site ID	Site name	Security of tenure	Community use?	Club users
27	Rainham Village Primary School	No	Yes	Rainham WMC FC
29	Redden Court School	No	Yes	Brymans Park YFC
33	The Albany	No	No	-
35	The Campion School	No	No	-
37	The Royal Liberty School	No	No	-
38	The Sanders Draper School And Specialist Science College	No	Yes	Sanders Cross United FC
42	Wykeham Primary School	No	Yes-unused	-
49	Gidea Park Sports Ground	No	Yes	Bryon Red Star FC Raphael Park Rovers JFC
61	Harold Wood Primary School	No	Yes-unused	-
63	Engayne School	No	Yes	Upminster Park Rovers FC
64	Branfil Primary School	No	Yes	Upminster Park Rovers FC
65	Hilldene Primary School	No	Yes	Romford Colts FC
66	St Ursula's Catholic Junior School	No	Yes	Romford Colts FC
67	Whybridge School	No	Yes	Upminster Park Rovers FC
68	Benhurst Primary School	No	Yes-unused	-
69	Hacton Primary School	No	Yes-unused	-
70	R J Mitchell Primary School	No	Yes-unused	-
71	Scotts Primary School	No	No	-
72	Suttons Primary School	No	Yes-unused	-
73	Gidea Park Primary School	No	Yes-unused	-
74	Oasis Academy	No	No	-
75	Parsonage Farm Primary School	No	No	-
76	Newtons Primary School	No	No	-
77	Broadford Primary School	No	No	-
78	Clockhouse Primary School	No	Yes-unused	-
79	St Albans Catholic Primary School	No	No	-
80	Parklands Junior School	No	No	-
81	Drapers Brookside Junior School	No	No	-
82	Towers Junior School	No	No	-

There are currently 41 match equivalent sessions played on unsecured pitches across these sites. Removing them from calculations would therefore exacerbate shortfalls across pitch type.

A total of 33 match equivalent sessions are played at unsecured education sites. Creating community use agreements at these sites will ensure that these match equivalents can continue to be provided for in the long-term.

Should unsecured sites be permanently lost in the future, replacement provision of an equal or greater quantity and quality at a suitable location is required elsewhere within Havering.

Conclusions

If pitch quality, overplay and security of tenure is addressed, and if access to existing pitches is maximised (and no pitches are permanently lost), there would be no requirement for new grass pitch provision.
However, when this model is run on an area by area basis within Havering, there may be isolated areas which do generate enough demand for new pitches to be provided in the future.

Recommendations

- Explore opportunities for access to 3G pitches to cater for grass pitch shortfalls.
- Protect existing quantity of pitches (unless replacement provision is provided).
- Ensure all teams are playing on the correct pitch sizes and explore pitch reconfiguration to accommodate more youth 11v11 pitches where possible.
- Where pitches are overplayed and assessed as poor or standard quality, prioritise investment and review maintenance regimes to ensure it is of an appropriate standard to sustain use and improve quality.
- Transfer play from sites which remain overplayed to alternative sites with spare capacity or sites which are not currently available for community use.
- Work to accommodate displaced, latent and future demand at sites which are not operating at capacity or at sites which are not currently available for community use.
- Provide security of tenure for all clubs using education sites through community use agreements.
- Where appropriate, develop partnerships and/or lease arrangements with large, sustainable, development-minded clubs to manage their own sites.
- Seek to improve ancillary provision at key strategic sites.

Football – 3G pitches

Summary

- Since the completion of the assessment report, there is now one full size 3G pitch at Frances Bardsley School for Girls after it was converted from a sand-based pitch. The pitch is FA tested to host competitive matches.
- Another full size 3G pitch is also under development at Broxhill Sports Centre.
- There are smaller sized 3G pitches located at Brittons Academy Trust and King Georges (PlayFootball).
- Most clubs either train on sand based pitches or access 3G pitches in neighbouring local authorities. Alternatively, some clubs continue to access grass pitches for winter training.
- The FA's long term ambition is to provide every affiliated team in England the opportunity to train once per week on a floodlit 3G surface and it is estimated that one full size AGP can service 42 teams. Using this calculation in Havering, there is a current need for eight 3G pitches based on demand from 306 teams.
- If each team were to train within the respective analysis area that they play, there is a shortfall of three 3G pitches each in the North and South analysis areas and a shortfall of two 3G pitches in the Central Analysis Area (following the development at Frances Bardsley School for Girls).

Scenarios

Accommodating all training demand would require eight full size 3G pitches overall and nine 3G pitches if each team was to remain within their respective analysis area (based on one full size 3G pitch being able to accommodate 42 teams per week).

Should all displaced teams also train within Havering, as the majority would prefer, an additional one full size 3G pitch is required.

Moving all mini teams to play on 3G pitches would require seven full size 3G pitches based on 54 teams playing 5v5 football (requiring seven pitches) and 63 teams playing 7v7 football (requiring six pitches).

Moving all 9v9 teams to play on 3G pitches would require five full size 3G pitches based on 53 teams playing 9v9 football.

Moving all youth 11v11 teams to play on 3G pitches would require 13 full size 3G pitches based on 78 teams playing youth 11v11 football.

Recommendations

- Ensure Broxhill Sports Centre is FA tested and seek to maximise usage for competitive football.
- Ensure Frances Bardsley School for Girls remains on the FA register and ensure a sinking fund is in place for long term sustainability.
- Identify feasible sites to increase provision of 3G pitches in Havering to meet training and competitive demand.
- Consider FA Park Life programme as a possible opportunity to address the shortfall in 3G pitches.
- Carry out consultation with leagues/clubs to gauge acceptance of moving competitive play to 3G pitches in the future.
- Encourage all providers to have a sinking fund in place to ensure the long term sustainability of pitches.
- Measure the impact of the 3G pitches at Frances Bardsley School for Girls and Broxhill Sports Centre within the PPS Annual Review to support the strategic planning of additional 3G pitches.
- Explore funding opportunities to resurface sand-based pitches assessed as poor quality, i.e. Drapers Academy and the Brittons Academy Trust, possibly as 3G in line with the aforementioned.
- Explore weekend community use options at Bower Park School, and, if successful, the feasibility for 3G conversion.
- Explore options for a World Rugby compliant AGP in line with RFU investment plans.

Rugby union

Summary

- There are 31 rugby union pitches in Havering located across 16 sites, whilst there are no World Rugby compliant AGPs. There are 23 senior and eight mini pitches, two senior pitches are unavailable for community use.
- Overall in Havering there are 21 senior pitches available for community use, four of which were rated as good quality and 12 are poor quality. Out of eight mini pitches, seven are rated as poor quality.
- Of nine school sites with rugby union pitches, seven are recorded as having poor quality pitches.

- Upminster RFC has a licence on the pitches at Upminster Hall Playing Fields, Campion RFC lease the pitch at Cotton Park and Old Cooperians RFC hire school facilities at Cooper and Coborn School. Renegotiating long term leases for sites is important and should be a priority.
- Romford and Gidea RFC owns its own ground and facilities.
- Campion RFC need to identify funding to invest in the clubhouse facilities.
- New pitches are to be created at Upminster Hall Playing Fields as the cricket square will be replaced.
- Four rugby union clubs play within Havering; Romford and Gidea RFC, Upminster RFC, Old Cooperians RFC and Campion RFC. Between them they field a total of 13 senior, 12 junior and 14 mini teams.
- Future population projections forecast an increase of one senior team.
- 13 sites show potential spare capacity, however, in actual spare capacity terms; this is three sites with spare capacity, with an equivalent of seven match sessions available.
- Both Cottons Park (Campion RFC) and Upminster Playing Fields (Upminster RFC) are overplayed, resulting in total overplay of seven match equivalents each week. However, the majority of this is recorded at Upminster Playing Fields (six match sessions) due to a variety of reasons including poor quality pitches and the amount of junior teams playing on the senior pitches.
- Although spare capacity exists at three sites and equates to seven match sessions, these sites are not necessarily adequate to meet the needs of the clubs expressing the demand. Some school sites for example do not currently have appropriate ancillary facilities to support activity.

Scenarios

Improving pitch quality

Significant improvements are required to the maintenance programme and drainage at Upminster Hall Playing Fields and Cottons Park, with all pitches assessed as poor quality (M0/D0). This would assist in addressing overplay.

Upminster Hall Playing Fields pitches are used by Upminster RFC and are overplayed by 6.5 match sessions. Increasing the pitch quality to standard (M1/D2) would reduce overplay to 2.5 match sessions.

Cotton Park is used by Campion RFC and is overplayed by 0.5 match sessions. Improving the pitch quality to standard (M1/D2) would alleviate overplay and provide 1.5 match sessions of spare capacity.

Securing access to additional grass pitches (preferably floodlit) or a 3G World Rugby AGP would address the remaining shortfalls.

Creating new pitches

Suitable sites should be identified, where possible, to develop mini pitches for the two large clubs with significant mini and junior sections. This will enable mini play to be transferred away from senior pitches and will alleviate pressure on senior pitches. One possible option would be to explore the facilities at the currently unused school sites; however, ancillary facilities must be appropriate. Potential sites that may be logical, in terms of distance, are Upminster RFC to further utilise the pitches at Emerson Park Academy. Romford and Gidea Park RFC to consider working with Hall Mead School to reconfigure and access pitches for mini activity.

Recommendations

- Where possible, improve quality through increased maintenance of pitches to help address overplay.
- Ensure adequate security of tenue for all clubs at their main home ground.
- Support Campion RFC identify funding and develop clubhouse.
- Support Campion School in bid for funding to improve pitches.
- Review maintenance on currently unused school pitches (Hall Mead School and Marshalls Park School) to improve quality and make available for demand. Encourage these schools to establish community use in order to accommodate current and predicted future demand.
- Explore options for a World Rugby compliant AGP in line with RFU investment plans.

Hockey

Summary

- There are six full size sand based AGPs (reduced since the assessment report as Frances Bardsley School has been converted to 3G) located in Havering, the majority of which are located on school sites and all floodlit.
- Two AGPs are rated as good; three are standard and two as poor quality. The AGP at Drapers Academy is poor quality as it suffers from frequent vandalism and consequently the goal posts and carpet have been damaged. Brittons Academy Trust is poor quality as it also suffers from vandalism and its goal posts and surface are frequently damaged.
- The general stock of AGPs in Havering is aging and will need resurfacing in the next few years. At least three of the AGPs have no sinking funds in place for future replacement.
- No hockey use is recorded at the Draper Academy or Brittons Academy Trust.
- Bower Park School is not available for community use at weekends and receives no hockey demand.
- Upminster Hockey Club (Coopers Company & Coborn School and Emerson Park Academy) and Havering Hockey Club (The Campion School) both currently play in Havering and provide a total of 33 teams, including 19 senior teams.
- Team generation rates indicate that population increases are significant enough to result in the likely creation of two senior teams and four junior teams. This is a potential increase of six hockey teams.
- Romford HC with five senior teams is displaced to Barking and Dagenham, despite having a clubhouse in Havering. This is due to a perceived lack of accessible pitches in Havering after it previously used The Frances Bardsley School.
- Peak time demand for senior hockey is Saturdays, whereas for junior hockey it is Sundays.

Scenarios

Accommodating current and future demand

Based on a floodlit AGP being able to accommodate a maximum of four matches on one day, and based on teams playing home and away (i.e. accommodates eight teams), there is a current requirement for three full size, floodlit AGPs in Havering (based on 19 senior teams playing at peak time). To accommodate displaced (five teams at peak time) and future demand (four teams at peak time); this increases to a requirement for four full size, floodlit AGPs.

As there are currently six pitches servicing Havering, supply is deemed sufficient to meet demand both currently and in the future in terms of quantity; however, quality issues and access issues result in only three pitches currently being used for hockey, meaning an improvement is required to meet demand.

Converting pitches to 3G

Providing enough accessible sand-based pitches are retained throughout Havering, there is scope to convert some of the existing stock to a 3G surface in order to reduce 3G shortfalls. This, however, only implies to pitches that have no current or future demand for hockey i.e. Draper Academy.

Recommendations

- Retain at least four (including all pitches currently used for hockey), good quality, accessible, sand-based AGPs to meet current and future hockey demand.
- Seek to prevent vandalism issues at Brittons Academy Trust and explore transfer of hockey demand to the site.
- The FA and England Hockey to work together to identify the feasibility of converting Drapers Academy.
- Encourage providers to put sinking funds (formed by periodically setting aside money over time ready for surface replacement when required) in place to maintain AGP pitch quality in the long term.

Cricket

Summary

- There are 17 grass wicket cricket pitches in Havering all of which are available for community use and used.
- Upminster Hall Playing Fields will no longer be used from next season as the cricket pitch is to be replaced by rugby pitches.
- It is recommended that lease agreements are extended where possible to provide clubs with greater security of tenure.
- The audit of grass wicket pitches found three pitches to be good quality and the remaining 14 pitches to be standard quality.
- All clubs have access to changing room facilities at their home ground and all clubs rate the overall quality of their clubhouse/pavilion as being good or acceptable.
- Four clubs report a demand for additional training facilities.
- In total, the 11 clubs consist of 46 men's, one women's and 35 junior boys' teams.
- Four clubs report that their number of senior teams has decreased over the previous three years, whilst only one club reports an increase. Three clubs report a decrease in junior teams and one club reports an increase.
- Last Man Stands is played at Harold Wood Primary School and consists of seven teams.
- St Andrews CC will become displaced out of Havering next season whilst the third team from Havering-atte-Bower CC will be without a home pitch.
- Based on application of population growth to team generation rates an increase of one senior and nine junior teams is to be expected. Further to this, clubs express demand to grow by six senior and 14 junior teams.
- Despite 15 grass wicket pitches in Havering showing potential spare capacity, only Emerson Park Academy is considered to have actual spare capacity.
- Central Park is overplayed by three match equivalent sessions.
- As junior teams can play on non-turf wickets and generally play mid-week on a variety of days spare capacity is considered to exist for junior matches both now and in the future.
- Taking into account current demand there is a shortfall of pitches for senior cricket in the Central and South analysis areas, whilst the North Analysis Area is played to capacity.
- Future demand results in a shortfall in each analysis area.

Scenarios

Improving pitch quality

In most instances overplay is minimal (Central Park is overplayed by three match equivalent sessions), therefore increased club management and maintenance of the square is likely to improve pitch quality and as required sustain current levels of overplay through greater time and cost able to be invested in relation to current regimes.

Developing new pitches

Noak Hill Taverners CC has expressed demand for the development of a non-turf pitch at Noak Hill Sports Ground. Working in partnership with Gidea Park and Romford CC, this could also provide additional capacity for this club to expand, as they are in the locality.

Harold Wood CC has a grant in place for the installation of practice nets at Harold Wood Park. This would provide added value for this club and potentially other local clubs for training.

These new pitches, alongside utilising non-turf wickets that are currently underused, should address any current and future shortfalls.

Accommodating displaced demand

It is planned that there will be a loss of a cricket pitch at Upminster Hall Playing Fields. If disposal of the site is inevitable it must meet the requirements of the second criterion of paragraph 74 of NPPF. This requires replacement provision of an equivalent or better quantity and quality in a suitable location.

Emerson Park Academy is the only cricket pitch with spare capacity during the peak period, enough for one additional team. The Council owned Upminster Hall Playing Fields are due to remove the cricket pitch from next season, leaving Havering atte Bower 3rd team and St Andrews CC without a venue. The relocation of Havering atte Bower to close by Emerson Park Academy would be most logical, as St Andrews CC already has secured usage of a pitch outside of Havering in Billericay; this pitch has capacity to accommodate the team. It must be noted that the Club wish to play in Havering and are hoping that this move is a short term solution.

Recommendations

- Protect current levels of provision to accommodate current and future demand.
- Work with clubs to review quality issues on those pitches assessed as standard quality and to address quality issues through increased maintenance.
- Support clubs to develop and improve 'off pitch' practice facilities or additional access to training provision elsewhere.
- Support Harold Wood CC and Noak Hill Taverners CC to develop additional pitches/facilities.
- Support clubs such as Gidea Park and Romford CC, Harold Wood CC, Havering-atte-Bower CC and Upminster CC, in securing long term tenure on pitches.

Tennis

Summary

- There are a total of 109 tennis courts identified in Havering with 80 (83%) categorised as being available for community use.
- Development plans are in place for the creation of four new, floodlit, macadam courts at Noak Hill Sports Complex, which will replace the sites existing two courts.
- Of provision that is available for community use, 32 courts (35%) are assessed as good quality, 46 (51%) are deemed standard and 13 are rated as poor (14%).
- The courts assessed as poor quality are located at Haynes Park, Hylands Park and Spring Farm Park, all of which are council owned sites.
- Raphael Park Tennis Club and Elm Park Tennis Club report that changing accommodation servicing their club is poor quality.
- There are eight clubs in Havering collectively providing a total of 571 senior members and 621 junior members.
- The LTA reports that unless tennis courts are supported by changing facilities, a café and floodlighting, it becomes harder to run a sustainable tennis programme.
- No education sites which are available for community use report any regular demand from the community, other than The Albany School which is used by Hylands Tennis Club.
- Based on LTA guidelines, Noak Hill Sports Complex is running above capacity. The proposed development of four replacement courts, however, will result in all demand being accommodated.
- As all remaining courts are deemed to have spare capacity, priority should be placed on improving current facilities, in particular relating to park courts which are assessed as poor quality.

Recommendations

- Improve court quality at sites assessed as poor or standard quality.
- Seek to improve offering at council sites through improved ancillary facilities.
- Utilise technology to better manage community tennis offering that promotes a greater level of sustainability.
- Support Havering Tennis Club to ensure the development at Noak Hill Sports Complex supports its needs.
- Support Raphael Park Tennis Club and Elm Park Tennis Club in their aspirations to improve their changing facilities.

Bowls

Summary

- There are ten flat green bowling greens in Havering across nine sites.
- One of the greens at Lodge Park Farm has recently been mothballed and is no longer in use. Haynes Park is assessed as standard quality. All remaining greens are assessed as good quality which generally matches the club ratings.
- Harold Hills Bowls Club is in the process of submitting a funding application for modernising and refurbishing its clubhouse, whilst Romford Bowls Club reports that its clubhouse is dated and in need of refurbishment.
- There are ten clubs using bowling greens in Havering. Membership of the six consulted clubs amounts to 354 men, 155 women and nine junior members.
- Despite a national trend of declining membership, both Romford Bowls Club and Elm Park Bowls Club report that senior membership has increased over the previous three years. Only Gidea Park Bowls Club reports a reduction in membership.

- All seven responding clubs have plans to increase their number of members in the future. When asked to quantify potential growth, clubs report plans to increase membership by a combined 175 senior members and 25 junior members.
- Priority should therefore be placed on ensuring green quality and ancillary provision is sustained and improved where necessary in order to allow for continued use.
- Romford Bowls Club and Upminster Bowls Club are operating above the average club membership and it is therefore important to ensure the clubs are supported where possible to enable growth as planned.
- It is also recommended that each club which was unresponsive to consultation is further communicated with in order to better understand their needs.
- Generally, it is considered that most bowling greens in Havering have spare capacity, meaning current membership and an increase in membership is sustainable and no additional facilities are necessary.

Recommendations

- Support those clubs wishing to develop ancillary facilities on site.
- Support and encourage junior bowls development in order to grow and sustain future participation levels in the sport.
- Address spare capacity and maximise the availability of bowling greens for pay and play in order to raise the profile of the game, increase levels of membership and the revenue generated by sites.
- Ensure appropriate maintenance regime to improve/sustain quality of green as appropriate.

Softball

Summary

- There are two sites, Raphael Park and Noak Hill Sports Complex, which are identified to be marked out, to support the development of a new softball league.
- Since the Assessment report, Westlands Playing Fields now has softball/baseball with a club based there.
- The sites are both suitable and can accommodate predicted current and future demand.

Recommendations

- Support the new league development with the marking of a softball pitch at Raphael Park.
- Support and encourage junior bowls development in order to grow and sustain future participation levels in the sport.
- Ensure appropriate maintenance regime to improve/sustain quality of green as appropriate.

PART 3: AIMS

The Havering PPS a strategy not just for the local authority, but holistically for sport across the Borough as a whole. Delivery of the Strategy is the responsibility of and relies on, *all* stakeholders.

The following overarching objectives are based on the three Sport England themes (see Figure 1 below). It is recommended that the following are adopted by the Council and its partners to enable it to achieve the overall vision of the Strategy and Sport England planning objectives. Objective specifics and timescales are included within the action plan (Part 5).

AIM 1

Protect playing field sites through local planning policy.

AIM 2

To **enhance** playing fields, pitches and ancillary facilities through working in partnership with others to improve the quality and management of sites.

AIM 3

To **provide** new playing pitches where there is current or future demand to do so.

Figure 1: Sport England themes

Source: Sport England 2015

PART 4: STRATEGIC RECOMMENDATIONS

The strategic recommendations have been developed from the key issues cutting across all playing pitch sports and categorised under each of the Strategy Aims. They reflect overarching and common areas to be addressed which apply across outdoor sports facilities and may not be specific to just one sport.

AIM 1
To **protect** the existing supply of playing pitch facilities where it is needed to meet current or future needs.

Recommendations:

a. Protect playing field sites through local planning policy.

b. Assist in securing tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.

c. Maximise community use of outdoor sports facilities where there is a need to do so.

Recommendation a – Protect playing field sites through local planning policy

The PPS Assessment shows that all currently used playing field sites require protection and therefore cannot be deemed surplus to requirements because of shortfalls now and in the future. Therefore, based on the outcomes of the PPS, local planning policy should reflect this situation. Planning policy should either seek to protect sites from development or replace them to an equivalent or better quantity and quality in a suitable location.

NPPF paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Lapsed and disused – playing field sites that formerly accommodated playing pitches but are no longer used for formal or informal sports use within the last five years (lapsed) or longer (disused).

The PPS Assessment shows that all currently used playing field sites require protection or replacement and therefore cannot be deemed surplus to requirements because of shortfalls now and in the future. Lapsed, disused underused and poor quality sites should also be protected from development or replaced as there is a requirement for playing field land to accommodate more pitches to meet the identified shortfalls.

New housing development - where proposed housing development is located within access of a high quality playing pitch, this does not necessarily mean that there is no need for further pitch provision or improvements to existing pitches in that area in order to accommodate additional demand arising from that development. The PPS should be used to help determine what impact the new development will have on the demand and capacity of existing sites in the area, and whether there is a need for improvements to increase capacity or if new provision is required.

The PPS should be used to help inform Development Management decisions that affect existing or new playing fields, pitches and ancillary facilities. All applications are assessed by the Local Planning Authority on a case by case basis taking into account site specific factors. In addition, Sport England as statutory consultee on planning applications that affect or prejudice the use of playing fields will use the PPS to help assess that planning application against their Playing Fields Policy.

Sport England's playing field policy exception E1 only allows for development of lapsed or disused playing fields if a PPS shows a clear excess in the quantity of playing pitch provision at present and in the future across all playing pitch sports types and sizes.

Policy Exception E1:

'A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport'.

Where the PPS cannot demonstrate the site, or part of a site, is clearly surplus to requirements then replacement of the site, or part of a site, will be required to comply with Sport England policy exception E4.

Policy Exception E4:

'The playing field or fields to be lost as a result of the proposed development would be replaced, prior to the commencement of development, by a new playing field site or sites:

- of equivalent or better quality and
- of equivalent or greater quantity;
- in a suitable location and
- subject to equivalent or better management arrangements.

Further to this, all playing fields should be protected or replaced up until the point where all satisfied demand has been met within the study area or each individual sports catchment areas.

Mitigation in the form of qualitative improvements to other sites for the loss of any lapsed/disused playing field sites will only be supported if it is clearly demonstrated that all demand is being met elsewhere. If the site is located in an area of deficiency, then the entire area of playing field needs to be replaced whether that is an extension to an existing site to make it a multi pitch site or large enough to be replaced as a new site.

In the event that all demand is satisfied and the pitch assessment shows significant spare capacity across all pitch types and sizes in excess of that required to meet a strategic reserve, the following factors should be considered when assessing the suitability of lapsed/disused sites proposed for alternative development:

- Location and willingness of LA/club or other party to take on ownership/lease /maintenance.
- Size and quality e.g. single pitch site with no ancillary facilities and poorly located to meet demand.
- History of community access.
- Availability of ancillary facilities.

Local authorities wanting to dispose of school playing field land need consent under Section 77 of the Schools Standards and Framework Act 1998, but consent is now also required for disposal of any land used by a school or academy under Schedule 1 to the Academies Act 2010. Academies also need consent to any leases or disposals under their Funding Agreement.

Havering, in common with the many other London boroughs and urban areas is currently experiencing an increase in demand for school places. This increase in demand is due to rising birth rates in Havering and families moving into the Borough from other parts of London, the UK and abroad. All local authorities including Havering have a statutory duty to ensure that there are enough school places available in the Borough to accommodate all children who live in the Borough and might require one. The increase in demand for school places has meant that in some areas of Havering the demand for places is higher than the number of places available.

To ensure that Havering Council continues to fulfil its statutory duty to secure enough school places, it has already consulted on and successfully implemented expansions at several schools in the Borough, through the first phases of the Primary Expansion Programme. Havering is projecting an increase in demand of secondary school places, as the pressure on places moves from primary to secondary. Due to the sustained and increasing demand for school places, further permanent expansion of schools is required.

As such, the Council may consider in future the creation of additional school places by utilising school playing field land. Any proposal of this kind would be conducted in consultation with Sport England.

It should be noted that consent under Section 77 of the Schools Standards and Framework Act does not necessarily mean subsequent planning approval will be granted. Therefore, any application for planning permission must meet the requirements of the relevant policy, in this case paragraph 74 of NPPF, Local Plan Policy and Sport England policy. Indeed, applicants are advised to engage Sport England before submitting applications. Robust implementation of the statutory obligation will ensure protection of school playing fields for use by pupils (and sometimes the community as a whole) to ensure receipt is ploughed back into sports education.

Recommendation (b) – Assist in securing tenure and access to sites for high quality, development minded clubs through a range of solutions and partnership agreements.

Local sports clubs should be supported by partners including the Council, NGBs or the County Sports Partnership (CSP) to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership working. For example, support club development and encourage clubs to develop evidence of business and sports development plans to generate an income through their facilities. All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)[5]. Clubs should also be encouraged to work with partners locally, such as volunteer support agencies or linking with local businesses.

There are a number of sites in Havering where security of tenure for the club/user needs to be secured, including on education sites where formal community use agreements are not in place. NGBs can often help to negotiate and engage with schools, particularly academies where the local authority may not have direct influence. For further information on this, please refer to Recommendation (c) of Aim 1.

A minimum of 25 years is recommended by Sport England and NGBs to ensure security of a site and enable clubs to apply for external funding. There are a number of clubs that have been identified as having less than this term remaining on its lease and it is recommended that agreements are in place to future proof the sustainability of the clubs:

- Essex Minors of Hornchurch FC (Gaynes School)
- Collier Row FC (Forest Row)
- Romford FC (Westlands Playing Fields)
- Gidea Park and Romford CC (Gidea Park Sports Ground)
- Harold Wood CC (Harold Wood Park)
- Havering-atte-Bower CC (Havering atte Bower)
- Hornchurch Athletic CC (Hylands Park)
- Noak Hill Taverners CC (Noak Hill Sports Ground)
- Upminster CC (Upminster Park)
- Upminster Hockey Club (Coopers Company and Coborn School)
- Havering Hockey Club (Campion School)
- Campion RFC (Cottons Park)
- Old Cooperians RFC (Coopers Company and Coborn School)
- Upminster RFC (Upminster Playing Fields)

Partners should further explore opportunities where security of tenure could be granted to the clubs playing on these sites (minimum 25 years as recommended by Sport England and NGBs) so the clubs are in a position to apply for external funding to improve the ancillary facilities.

Further to this there could be examples where long term leases could be put into place for the continued use of a site. Each club should be required to meet service and/or strategic recommendations. However, an additional set of criteria should be considered, which takes into account the quality of the club, aligned to its long term development objectives and sustainability.

In the context of spending cuts it is increasingly important for pitch providers to work with users in order that they may be able to take greater levels of ownership and support the wider development and maintenance of facilities.

[5] *http://www.cascinfo.co.uk/cascbenefits*

Recommended criteria for lease of sport sites to clubs/organisations:

Club	Site
◂ Clubs should have Clubmark/FA Charter Standard accreditation award. ◂ Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links. ◂ Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players and volunteers. ◂ Ideally, clubs should have themselves already identified (and received an agreement in principle) any match funding required for initial capital investment identified. ◂ Clubs have processes in place to ensure capacity to maintain sites to the existing, or better, standards.	◂ Sites should be those identified as 'Club Sites' (see Part 5, recommendation e) for new clubs (i.e. not those with a Borough wide significance) but which offer development potential. For established clubs which have proven success in terms of self-management 'Key Centres' (see Part 5) are also appropriate. ◂ If required, sites should acquire capital investment via external funding and partnerships to improve quality. ◂ Sites should be leased with the intention that investment can be sourced to contribute towards improvement of the site. ◂ An NGB/Council representative should sit on a management committee for each site leased to a club.

Partners can further recognise the value of ClubMark/Charter Standard by adopting a policy of prioritising the clubs that are to have access to these better quality facilities. This may be achieved by inviting clubs to apply for season long leases on a particular site as an initial trial.

Where clubs are unable to meet the required outcomes of the agreement the Council will consider the continued support and use of the site and an intervention may be required.

Club outcomes for lease agreements

Partners should establish a series of core outcomes to derive from clubs taking on a lease arrangement to ensure that the most appropriate clubs are assigned to sites. As an example, outcomes may include:

- Increasing participation.
- Supporting the development of coaches and volunteers.
- Commitment to quality standards.
- Improvements (where required) to facilities, or as a minimum retaining existing standards.

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields.

Recommendation (c) Maximise community use of outdoor sports facilities where there is a need to do so

Education sites

In order to maximise community use of educational facilities it is recommended to establish a more coherent, structured relationship with schools, regardless of ownership, i.e. academies, independent schools, etc. The ability to access good facilities within the local community is vital to any sports organisation, yet many clubs struggle to find good quality places to play, but especially to train. Pricing policies at facilities can be a barrier to access at some of the education sites but physical access and resistance from schools, especially academies, to open up provision is also an issue for a number of reasons.

It must also be noted, however, that several schools are without such sports facilities and it is therefore equally important to enable them to access provision if there is a demand to do so, either via other schools or via other community facilities.

The following clubs play all of their games on education sites and it is recommended therefore that a formalised community use agreement is negotiated and put in place:

- Brymans Park Youth FC (Redden Court School)
- Campion Old School FC (Campion School)
- Crumpled Horn FC (Coopers Company and Coborn School)
- Elite Colts YFC (Abbs Cross Academy and Arts College, Marshalls Park School, Emerson Park Academy)
- Essex Minors of Hornchurch FC (Gaynes School Language College)
- FC Mexico (Emerson Park Academy)
- Hornchurch Vets FC (Emerson Park Academy)
- Old Cooperians FC (Coopers Company and Coborn School)
- Old Cooperians RFC (Coopers Company and Coborn School)
- Rainham Working Men's Club FC (Rainham Village Primary School)
- Romford Colts FC (St Ursula's catholic Junior School, Hilldene Primary School)
- Royal Alexandra FC (Coopers Company and Coborn School)
- Sanders Cross United FC (Sanders Draper School and Specialist Science College)

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the school/college and the local clubs. The Council and other key partners must work with schools and colleges to develop an understanding of the issues that restrict or affect community access. Support should be provided, where appropriate, to address underlying problems and concerns that schools may have. Consideration should be given to a centralised booking system for community use of schools and colleges to minimise administration and make access easier for the users.

It is not uncommon for school pitch stock not to be fully maximised for community use. Even on established community use sites, access to grass pitches for community use is limited. Consultation identified several issues relating to the use of school facilities:

- Quality of pitches are unable to cater for both school use and community use, so schools prefer to preserve pitches for school use.
- Quality of pitches not good enough to hire out.
- Many schools report that pitches cannot be accessed by the community due to being unable to staff the opening/closing of facilities both during and outside of the school day.
- Community use is limited and often based on informal agreements between individual schools and clubs.

- There is no strategic guidance as to which clubs are allocated the use of playing pitch facilities (i.e. in accordance with a strategic need).
- There are management issues inherent in developing, implementing and managing community use agreements. Advice and guidance can be obtained from Sport England's Schools toolkit and Sports organisations toolkit.
  (www.sportengland.org/facilities-planning)

Where appropriate, it will be important for schools to negotiate and sign formal and long-term agreements that secure community use. This needs to be examined against the following:

- The analysis provides a clear indication of the future pitch requirements and provides a basis for partners to negotiate.
- Community use should not impact on the needs of schools to deliver curricular and extracurricular activities and;
- Community use must not impact on the school's educational budget.
- Community use should not impact on safeguarding during the school day.
- Consideration of "wear and tear" on school premises versus budget available for repairs and maintenance.
- The need for agreement by Governing Bodies responsible for the safe management of school premises.

'Use Our School' is a Sport England resource to support schools in opening their facilities to the community and keeping them open. It provides tried and tested solutions, real life practice, tips from people making it happen and a range of downloadable resources. The information can be accessed here:

http://www.sportengland.org/facilities-planning/use-our-school/

The following schools were reported as being available for community use but currently unused. It is recommended that these schools are prioritised in terms of further exploring the reason pitches are currently unused by the community:

Site ID	Site name	Analysis area	Sport	Pitch type	Pitch Size	No. pitches
1	Abbs Cross Academy & Arts College	Central	Cricket	Senior		1
8	Chafford Sports Complex	South	Football	Adult		1
				Mini	(7v7)	1
				Youth	(9v9)	1
13	Gaynes School Language College	South	Rugby Union	Senior		1
14	Hall Mead School	Central	Rugby Union	Senior		1
23	Marshalls Park School	North	Rugby Union	Senior		1
26	Pyrgo Priory School	North	Football	Mini	(7v7)	1
				Youth	(9v9)	1
29	Redden Court School	Central	Football	Youth	(9v9)	1
34	The Brittons Academy Trust	South	Rugby Union	Senior		1
35	The Campion School	Central	Rugby Union	Mini		5
38	The Sanders Draper School and Specialist Science College	South	Rugby Union	Senior		1
40	Upminster Park	South	Football	Mini	(7v7)	1
41	Westlands Playing Fields	Central	Cricket	Senior		1
42	Wykeham Primary School	Central	Football	Youth	(9v9)	1
61	Harold Wood Primary School	Central	Football	Mini	(7v7)	1

Site ID	Site name	Analysis area	Sport	Pitch type	Pitch Size	No. pitches
				Youth	(9v9)	1
68	Benhurst Primary School	Central	Football	Mini	(7v7)	1
69	Hacton Primary School	South	Football	Mini	(7v7)	1
70	R J Mitchell Primary School	South	Football	Mini	(7v7)	1
72	Suttons Primary School	South	Football	Mini	(7v7)	1
				Youth	(11v11)	1
73	Gidea Park Primary School	Central	Football	Mini	(5v5)	1
78	Clockhouse Primary School	North	Football	Mini	(7v7)	1
			Rugby Union	Mini		2

As detailed earlier, Sport England has also produced guidance, online resources and toolkits to help open up and retain school sites for community use and can be found at: http://www.sportengland.org/facilities-planning/accessing-schools/

Other sites

Given the mix of provider in Havering, including for example, Council and private clubs, there is a need for the Council and NGBs to work with other partners to help maximise use of outdoor sports facilities and in particular grass pitches and AGPs.

Using spare capacity at such sites may help to rectify shortfalls in the current pitch stock and alleviate overplay on other sites within the same analysis area by transferring play, particularly in the shorter terms whilst, for example, quality improvements are made. This may also be a longer term solution on some sites where the use of alternative, adequate secured provision can be achieved.

In terms of non pitch sports, the issue of spare capacity on bowling greens was identified within the Assessment Report. In order to ensure that existing provision is sustained there is a need to maximise the use of bowling greens, which may, for example, include increasing the availability of greens for pay and play in order to raise the profile of the game, increase levels of membership and the revenue generated by sites.

AIM 2

To **enhance** outdoor sports facilities through working in partnership with others to improve the quality and management of sites.

Recommendations:

d. Maintain the quality of pitches and improve where appropriate.

e. Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites.

f. Work in partnership with stakeholders to secure community funding.

g. Secure developer contributions.

Recommendation (d) – Maintain the quality of pitches and improve where appropriate.

There are a number of ways in which it is possible to increase pitch quality, including for example, addressing overplay and improving maintenance. Given that most councils are operating under reducing budgets it is currently advisable to look at improving only poor quality pitches as a priority. However, given such pressures on budgets any direct investment into pitch quality is unlikely and other options for improvements should be considered. This could be via long term lease arrangements as highlighted in recommendation b, for example for cricket; the Club could maintain the square and the Parish Council the outfield. Other options may include equipment banks and the pooling of resources for maintenance.

The FA and ECB all part of the Pitch Improvement Programme (PIP) which has been developed in partnership with Institute of Groundsmanship (IOG) to develop a Grass Pitch Maintenance service that can be utilised by grassroots clubs with the aim of improving the quality of grass pitches. The key principles behind the service are to provide clubs with advice/practical solutions on a number of areas, with the simple aim of improving the clubs' playing surface. Where quality issues are identified the Pitch Improvement Programme should be accessed to help support improvements.

Addressing quality issues

Pitch quality in Havering is variable but on the whole pitches are assessed as poor or standard quality, with a small proportion of good quality pitches. Currently used sites that are of poor quality and require pitch improvements to sustain usage are listed in the table below. Improving pitch quality increases the carrying capacity of pitches and can help to reduce overplay and/or shortfalls.

Currently overplayed sites with poor pitch quality:

PPS site ID	Site name	Analysis area	Sport	Pitch type	Pitch Size	No. of pitches
10	Cottons Park	Central	Rugby union	Senior		1
15	Harold Wood Park	Central	Football	Adult		5
22	King George Playing Field	North	Football	Adult		2
23	Marshalls Park School	North	Football	Adult		2
				Youth	(9v9)	1
				Mini	(7v7)	1
				Mini	(5v5)	1
39	Upminster Hall Playing Fields	Central	Rugby union	Senior		2

For the purposes of the Quality Assessments, the Strategy will refer to pitches and ancillary facilities separately as Good, Standard or Poor quality. For example, some good quality sites have poor quality elements i.e. changing rooms or a specific pitch.

Good quality refers to pitches that have, for example, good grass cover, an even surface, are free from vandalism, litter. In terms of ancillary facilities, good quality refers to access for disabled people, sufficient provision for referees, juniors/women/girls and appropriate provision of showers, toilets and car parking.

Standard quality refers to pitches that have, for example, adequate grass cover, minimal signs of wear and tear, goalposts may be secure but in need of minor repair. In terms of ancillary facilities, standard quality refers to adequately sized changing rooms, storage provision and provision of toilets.

Poor quality refers to pitches that have, for example, inadequate grass cover, uneven surface and damage. Please refer to the Sport England/NGB quality assessments. Sites played beyond capacity may require remedial action to help reduce this.

For improvement/replacement of AGPs refer to Sport England and the NGBs 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' document for a guide as to suitable AGP surfaces:

www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/

In order to improve the quality of pitches and non-pitches all partners should work in a co-ordinated way to address the issues. By working with the NGBs through the key programmes as follows

- Grass pitches – addressing poor quality pitches through the Pitch Improvement Programme.
- Rugby union pitches – addressing quality issues at club sites through the RFU and implementing a groundsman programme.
- Cricket pitches – addressing poor quality wickets through technical assessments of wickets and pitches available through a Performance Quality Standard Assessment (PQS).
- Tennis courts – improve the quality of existing sites, ancillary facilities in particular, with support from the LTA.
- Bowling greens – continue club investment to maintain/improve quality of greens.

Generally, where pitches are assessed as standard or poor quality and/or overplayed, review/improve maintenance regimes to ensure it is of an appropriate standard to sustain/improve pitch quality. Ensuring existing maintenance of good quality pitches continues is also important.

Based on an achievable target using existing quality scoring to provide a baseline, a standard should be used to identify deficiencies and investment should be focused on those sites which fail to meet the proposed quality standard (using the site audit database, provided in electronic format).

In terms of ancillary facilities, poor quality refers to inappropriate size of changing rooms, no showers, no running water and old dated interior. The following sites were highlighted as poor quality and in need of investment:

- Cottons Park
- Harold Wood Park
- Hylands Park
- Rise Park
- Elm Park Tennis Club
- Haynes Park
- Raphael Park Tennis Club
- Upminster Hall Playing Fields

Without appropriate, fit for purpose ancillary facilities, good quality pitches may be underutilised. Changing facilities form the most essential part of this offer and therefore key sites such as those mentioned above should be given priority for improvement.

Addressing overplay

In order to improve the overall quality of the playing pitches stock; it is necessary to ensure that pitches are not overplayed beyond recommended weekly carrying capacity. This is determined by assessing pitch quality (via a non-technical site assessment) and allocating a weekly match limit to each. Each NGB recommends a number of matches that a good quality pitch should take:

Sport	Pitch type	No. of matches
Football	Adult pitches	3 per week
	Youth pitches	4 per week
	Mini pitches	6 per week
Rugby union*	Pipe and Slit Drained and a good level of maintenance (D3/M2)	3.5 per week
	Pipe drained and a good level of maintenance (D2/M2)	3.25 per week
	Natural (adequate) drainage and a good level of maintenance (D1/M2)	3 per week
Cricket	One grass wicket One synthetic wicket	5 per season 60 per season

* Please note that the RFU believes that it is most appropriate to base the calculation of pitch capacity upon an assessment of the drainage system and maintenance programme afforded to a site.

		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	Poor	Poor	Standard
	Natural Adequate (D1)	Poor	Standard	Good
	Pipe Drained (D2)	Standard	Standard	Good
	Pipe and Slit Drained (D3)	Standard	Good	Good

There are also sites that are poor quality but are not overplayed. These sites should not be overlooked as often poor quality sites have less demand than other sites but demand could increase if the quality was to increase. Improving pitch quality should not be considered in isolation from maintenance regimes.

Whilst it works both ways, in so much as, poor pitch condition is a symptom of pitches being over played, potential improvements may make sites more attractive and, therefore, more popular; which in the long run can lead again to poor quality pitches if they are not maintained properly.

There is also a need to balance pitch improvements alongside the transfer of play to alternative pitch sites. Therefore, it is beneficial to work with clubs to ensure that sites are not played beyond their capacity and encourage play, where possible, to be transferred to alternative venues which are not operating at capacity.

Increasing pitch maintenance

Standard or poor grass pitch quality may not just be a result of poor drainage. In some instances ensuring there is an appropriate maintenance for the level/standard of play can help to improve quality and therefore increase pitch capacity. Each NGB can provide assistance with reviewing pitch maintenance regimes.

For example, the FA, ECB, RFL in partnership have introduced a Pitch Advisor Scheme and has been working in partnership with Institute of Groundsmanship (IOG) to develop a Grass Pitch Maintenance service that can be utilised by grassroots clubs with the simple aim of improving the quality of grass pitches. The key principles behind the service are to provide clubs with advice/practical solutions on a number of areas, with the simple aim of improving the club's playing surface.

In relation to cricket, maintaining high pitch quality is the most important aspect of cricket. If the wicket is poor, it can affect the quality of the game and can, in some instances, become dangerous. The ECB recommends full technical assessments of wickets and pitches available through a Performance Quality Standard Assessment (PQS). The PQS assesses a cricket square to ascertain whether the pitch meets the Performance Quality Standards that are benchmarked by the Institute of Groundsmanship. Please note that PQS assessments are also available for other sports.

Recommendation (e) – Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites

To allow for facility developments to be programmed within a phased approach the Steering Group, including key partners such as NGBs should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities. Please refer to Part 5: Action Plan for the proposed hierarchy.

Recommendation (f) – Work in partnership with stakeholders to secure community funding

Partners, led by the Council, should ensure that appropriate funding secured for improved sports provision are directed to areas of need, underpinned by a robust strategy for improvement in playing pitch facilities. Priorities should be identified from the NGBs that can also feed into the overall priorities of Havering.

In order to address the community's needs, to target priority areas and to reduce duplication of provision, there should be a coordinated approach to strategic investment. In delivering this recommendation the Council should maintain a regular dialogue with local partners and through the Playing Pitch Steering Group.

Not all investment in new provision will be made by the Council directly, it is important, however, that the Council seeks to direct and lead a strategic and co-ordinated approach to facility development by education sites, NGBs, sports clubs and the commercial sector to address community needs whilst avoiding duplication of provision.

Please refer to Appendix Two for further funding information which includes details of the current opportunities, likely funding requirements and indicative project costs.

Sport and physical activity can have a profound effect on peoples' lives, and plays a crucial role in improving community cohesion, educational attainment and self-confidence.

However, one of sport's greatest contributions is its positive impact on public health. It is therefore important to lever in investment from other sectors such as health and wellbeing for example.

Recommendation (g) –Secure developer contributions

It is important that this strategy informs policies and supplementary planning documents by setting out the approach to securing sport and recreational facilities through new housing development. Although the Council is currently pursuing CIL, it is recommended that there is still an evidence base for securing and negotiating developer contributions through S106.

The guidance should form the basis for negotiation with developers to secure contributions to include provision and/or enhancement of appropriate playing fields and its subsequent maintenance. Section 106 contributions could also be used to improve the condition and maintenance regimes of the pitches in order to increase pitch capacity to accommodate more matches.

A number of planning policy objectives should be implemented to enable the above to be delivered:

- Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a Section 106 Agreement or equivalent must be completed specifying the amount which will be linked to Sport England's Building Cost Information Service from the date of the Planning Committee, and timing of the Contribution(s) to be paid.
- Contributions should also be secured towards the first ten years of maintenance on new pitches. NGBs and Sport England can provide further and up to date information on the associated costs.
- External funding should be sought/secured to achieve maximum benefit from the investment into appropriate playing pitch facility enhancement and its subsequent maintenance.
- Where new multiple pitches are provided, appropriate changing rooms and associated car parking should be located on site.
- All new or improved playing pitches on school sites should be subject to community use agreements. For further guidance please refer to Sport England: http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-use-agreements/

Sport England reports that housing growth often leads to an increase in school places. S106 contributions are then secured to pay for these places which usually result in an extension to a school, sometimes on playing field. If applicable, this should be identified early in the process and embraced in policy that any replacement of playing fields i.e. compensatory provision, due to school expansion should be negotiated directly with the relevant developer.

AIM 3

To enable the **provision** of new outdoor sports facilities where there is current or future demand to do so.

Recommendations:

h. Seek to address the quantitative shortfalls in the current pitch stock.

i. Identify opportunities to add to the overall pitch stock to accommodate both current and future demand.

Recommendation (h) - Seek to address quantitative shortfalls in the current pitch stock.

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the Assessment Report and the sport by sport specific recommendations.

It is important that the current levels of grass pitch provision are protected, maintained and enhanced to secure provision now and in the future. Maximising use of existing pitches through a combination of the following will help to reduce shortfalls:

- Improving pitch quality in order to improve the capacity of pitches to accommodate more matches.
- The re-designation of pitches for which there is an oversupply.
- Securing long term community use at school sites.
- Working with commercial and private providers to increase usage.

Unmet demand, changes in sport participation and trends, and proposed housing growth should be recognised and factored into future facility planning. Assuming an increase in participation and housing growth occurs, it will impact on the future need for certain types of sports facilities. Sports development work also approximates unmet demand which cannot currently be quantified (i.e., it is not being suppressed by a lack of facilities) but is likely to occur. The following table highlights the main development trends in each sport and their likely impact on facilities. However, it is important to note that these may be subject to change.

Furthermore, retaining some spare capacity allows some pitches to be rested to protect overall pitch quality in the long term. Therefore, whilst in some instances it may be appropriate to re-designate a senior pitch where there is low demand identified, a holistic approach should be taken to re-designation for the reasons cited. The site-by-site action planning will seek to provide further clarification on where re-designation is suitable.

Likely future sport-by-sport demand trends

Sport	Future development trend	Strategy impact
Football	Demand for adult football is likely to be sustained with the FA focusing on retention. There is also likely to be some continued movement towards small sided football for adults.	Additional need for 3G pitches. Sustain current pitch stock but give consideration to pitch reconfiguration to accommodate youth 11v11 football. Qualitative improvements.
	Demand for mini and youth football is likely to increase based on Team Generation Rates and The FA has a key objective to deliver 50% of mini and youth football on 3G AGP's.	Sustain current stock and consideration given to reconfigure pitches if required. Qualitative improvements. Where possible utilise new or existing 3G pitches to accommodate this demand.
3G pitches	Demand for 3G pitches for football is high and will continue to increase as currently there is a shortfall of full size pitches. It is likely that future demand for the use of 3G pitches, especially for training, will increase.	Requirement for new 3G pitches to be provided and a need for community use agreements to be in place for any new pitches as well as sinking funds. Requirement for 3G pitches to be FA/FIFA tested to host competitive matches. Utilise Sport England/NGB guidance on choosing the correct surface: http://www.sportengland.org/media/30651/Selecting-the-right-artificial-surface-Rev2-2010.pdf
Rugby union	The RFU work towards achieving the stated outcomes of its National Facilities Strategy (2013-2017), the RFU National Women and Girls Strategy and the RFU National Male XV-a-side Strategy. Locally the RFU want to ensure access to pitches in Thurrock that satisfies the existing demand and predicted growth. Further, the RFU is aiming to protect and improve pitch quality plus that of ancillary facilities including changing rooms and floodlights as current and future demand requires.	Clubs are likely to field more teams in the future. It is important, therefore, to work with the clubs to maintain the current pitch stock, support facility development where appropriate and increase the number of floodlit pitches where necessary.
	The RFU investment strategy into AGPs considers sites where grass rugby pitches are over capacity and where an AGP would support the growth of the game at the host site and for the local rugby partnership, including local clubs and education sites. To achieve this, the RFU is keen to work locally with partners such as the Council and the FA to look at sites of mutual interest.	Consider requirement for a World Rugby compliant 3G pitch given shortfalls identified on grass pitches and level of training demand on grass pitches.
Hockey	Demand is likely to grow based on team generation rates.	Improving quality on AGPs assessed as poor quality will help to accommodate current and future demand. Sinking funds are required for long term sustainability. An adequate number of pitches (four) need protecting from 3G conversion.

Sport	Future development trend	Strategy impact
Cricket	Demand is likely to remain static in Havering for grass wickets for both junior and adult participation.	Sustain current pitch stock. Isolated pockets of demand for access to additional facilities where pitches are operating at capacity. A need to install non-turf wickets and encourage greater use for junior cricket.
	An increase in casual play, especially from South Asian communities.	Develop cricket within communities that more commonly play informal formats of the game.
	Women's and girls' cricket is a national priority and there is a target to establish two girls' and one women's team in every local authority over the next five years.	Support clubs to ensure access to segregated changing and toilet provision and access to good quality cricket pitches to support growth.
Tennis	No expected net increase in memberships.	Likely that any future increase could be accommodated on existing courts. Please refer to the 2015 LB Havering Indoor Sports and Leisure Facilities Assessment Report for details on indoor courts.
Bowls	No expected net increase in memberships.	Likely that any future increase could be accommodated on existing greens.
Softball	Development of a new league is expected to develop two new teams	Teams will be accommodated at the identified new sites already highlighted. No need for additional facilities at this stage.

Recommendation (i) - Identify opportunities to add to the overall pitch stock to accommodate both current and future demand

The Steering Group should use, and regularly update, the Action Plan within this Strategy for improvements to all pitches whilst recognising the need to support partners. The Action Plan lists improvements to be made to each site focused upon both qualitative and quantitative improvements as appropriate for each area.

Furthermore any potential school sites which become redundant over the lifetime of the Strategy may offer potential for meeting community needs on a localised basis. Where schools are closed their playing fields may be converted to dedicated community use to help address any unmet community needs.

PART 5: ACTION PLAN

Introduction

The site-by-site action plan list seeks to address key issues identified in the accompanying Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement.

It should be reviewed in the light of staff and financial resources in order to prioritise support for strategically significant provision and provision that other providers are less likely to make. Recommendations below explain the hierarchy of priorities on the list. It is imperative that action plans for priority projects should be developed through the implementation of the strategy.

It is imperative to keep the action plan up to date and review regularly as developments take place. With pitch improvements and/or facility developments the status of sites could therefore change, as could any site specific recommendations.

Recommendation (e) - Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites

To allow for facility developments to be programmed within a phased approach partners should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities.

The identification of sites is based on their strategic importance in a Borough-wide context i.e. they accommodate the majority of demand or the recommended action has the greatest impact on addressing shortfalls identified either on a sport by sport basis or across the Borough as a whole.

Recommended tiered site criteria

Strategic sites	Key centres	Local sites
Strategically located. Priority sites for NGB.	Strategically located within the analysis area.	Services the local community. Likely to include education sites.
Accommodates three or more good quality grass pitches. Including provision of at least one AGP.	Accommodates two or more good quality grass pitches.	Accommodates more than one pitch.
Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.
Maintenance regime aligns with NGB guidelines.	Maintenance regime aligns with NGB guidelines.	Standard maintenance regime either by the club or in house maintenance contract.
Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Appropriate access changing to accommodate both senior and junior use concurrently (if required).

Strategic sites are of Borough wide importance where users are willing to travel to access the range and high quality of facilities offered and are likely to be multi-sport. These have been identified on the basis of high impact on addressing the issues identified in the assessment.

The financial, social and sporting benefits which can be achieved through development of strategic sites (also known as hub sites) are significant. Sport England provides further guidance on the development of community sports hubs at:

http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_hubs.aspx

Where development of hub sites includes provision of 3G pitches for football it is recommended that further modelling/feasibility work is carried out to ensure sustainability of new 3G pitches to accommodate competitive fixtures. However, as a priority consultation should be carried out with leagues/clubs to gauge acceptance/buy in of moving competitive play to 3G pitches in the future.

Key centres although these sites are more community focused, some are still likely to service a wider analysis area (or slightly wider). However, there may be more of a focus on a specific sport i.e. a dedicated site.

It is considered that some financial investment will be necessary to improve the ancillary facilities at both Hub sites and Key Centres to complement the pitches in terms of access, flexibility (i.e. single-sex changing if necessary), quality and that they meet the rules and regulations of local competitions.

Local sites refer to those sites which are generally one and two pitch sites and may be Council owned hired to clubs for a season or are sites which have been leased on a long-term basis. However, they are also likely to be private club sites serving one particular sport. This would also likely include education sites used for community use.

The level of priority attached to them for partner-generated investment may be relatively low and consideration should be given, on a site-by-site basis, to the feasibility of a club taking a long-term lease on the site (if not already present), in order that external funding can be sought.

It is possible that sites could be included in this tier which are not currently hired or leased to a club, but have the potential to be leased to a suitable club. NGBs would expect the facility to be transferred in an adequate condition that the club can maintain. In the longer term, the Club should be in a position to source external funding to improve/extend the facilities.

Management and development

The following issues should be considered when undertaking sports related site development or enhancement:

- Financial viability.
- Security of tenure.
- Planning permission requirements and any foreseen difficulties in securing permission.
- Adequacy of existing finances to maintain existing sites.
- Business Plan/Masterplan – including financial package for creation of new provision where need has been identified.
- Analysis of the possibility of shared site management opportunities.

- The availability of opportunities to lease sites to external organisations.
- Options to assist community groups to gain funding to enhance existing provision.
- Negotiation with landowners to increase access to private strategic sites.
- Football investment programme/3G pitches development with The FA.

Action plan columns

Partners

The column indicating Partners refers to the main organisations that the Council would look to work with to support delivery of the actions. Given the extent of potential actions it is reasonable to assume that partners will not necessarily be able to support all of the actions identified but where the action is a priority and resource is available the partner will endeavour to provide support.

Site hierarchy tier and priority level

Strategic sites have a **high** priority level as they have Borough wide importance and have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment.

Key centres are a **medium** priority and have analysis area importance and have been identified on the basis of the impact that the site will have on addressing the issues identified in the assessment.

Low priority sites are club or education sites with local specific importance and have been identified on a site by site basis as issues appertaining to individual sites but that may also contribute to addressing the issues identified in the assessment.

Costs

The strategic actions have also been ranked as low, medium or high based on cost. The brackets in which these sit are:

(L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above. These are based on Sport England's estimated facility costs which can be found at www.sportengland.org/media/198443/facility-costs-4q13.pdf

Timescales

The action plan has been created to be delivered over a five year period. The information within the Assessment Report, Strategy and Action Plan will require updating as developments occur. The timescales relate to delivery times and are not priority based.

Timescales: (S) -Short (1-2 years); (M) - Medium (3-4 years); (L) - Long (5+ years).

Aim

Each action seeks to meet at least one of the three aims of the Strategy; **Enhance, Provide, Protect.**

NORTH ANALYSIS AREA

Football

Summary of pitches required to meet current and future demand[6]

Pitch type	Actual spare capacity[7]	Demand (match equivalent sessions)					
		Overplay	Current total	Latent demand	Displaced demand	Future demand	Total
Adult pitches	1	3	**2**	1	**-**	1.5	**4.5**
Youth pitches 11v11	-	-		-	**-**	2	**2**
Youth pitches 9v9	0.5	3	**2.5**	-	**-**	3	**5.5**
Mini pitches 7v7	0.5	1	**0.5**	-	**-**	1.5	**2**
Mini pitches 5v5	3	0.5	**2.5**	-	**-**	1	**1.5**

- There is a current shortfall of adult pitches equating to two match equivalent sessions and a future shortfall equating to 4.5 match equivalent sessions.
- Youth 11v11 pitches are currently played to capacity, although future demand results in a shortfall of two match equivalent sessions.
- There is a current shortfall of 9v9 pitches equating to 2.5 match equivalent sessions and a future shortfall equating to 5.5 match equivalent sessions.
- There is a current shortfall of 7v7 pitches equating to 0.5 match equivalent sessions and a future shortfall equating to two match equivalent sessions.
- Spare capacity exists on 5v5 pitches both now and in the future.
- Overplay is evident on adult pitches at Havering College, King George Playing Field, Marshalls Park School and Rise Park, on youth pitches at Marshalls Park School, Forest Row, Hildene Primary School and The Gallows and on mini pitches at Marshalls Park School.
- In North Area there is training demand for three 3G pitches, of which, there are currently none, although one is under development at Noak Hill Sports Complex.

Recommendations

- Improve pitch quality to alleviate overplay and shortfalls and increase future capacity.
- Transfer youth 11v11 teams from adult pitches to youth 11v11 pitches. Use resultant spare capacity on adult pitches to create and build future youth pitch capacity.
- Seek use of currently unavailable sites in order to further reduce shortfalls and build future capacity.
- Provide security of tenure for all clubs using education sites through community use agreements.
- Seek to improve poor quality ancillary provision.
- Ensure 3G pitch at Noak Hill Sports Complex is provided to a good quality and ensure FA testing. Also ensure a sinking fund is put into place.
- Measure the impact of the 3G pitch at Noak Hill Sports Complex when it is provided to support the strategic planning of additional 3G pitches.

[6] Key:

	Shortfall		Played to capacity		Spare capacity

[7] *In match equivalent sessions*

Rugby union

- There is one senior and two mini rugby union pitches in the North Analysis Area. All three are assessed as poor quality,
- All three pitches are located at school sites and available but unused by the community.
- There is no identified demand in the analysis area.

Recommendations

- Ensure appropriate maintenance regime for the school to continue use on the pitch.

Hockey

- There are two full size hockey suitable AGPs (Bower Park Academy and Drapers Academy), both of which are available to the community and floodlit.
- Drapers Academy is assessed as poor quality, whilst Bower Park Academy is assessed as standard quality.
- Bower Park Academy is not available to the community during weekends and therefore cannot be accessed for hockey matches.
- Neither AGP has any recorded community hockey use.

Recommendations

- Improve quality at Drapers Academy through resurfacing pitch.
- Ensure a sinking fund is in place for long term sustainability.
- Explore community use options in relation to future weekend use at Bower Park Academy.
- Explore lack of hockey demand and explore future use by teams currently displaced.
- Should no future demand exist, consider converting pitches to a 3G surface in order to reduce 3G shortfalls (providing enough sand-based pitches are retained throughout Havering).

Cricket

- There are five grass wickets on four sites available for community use in this analysis area, all are standard quality.
- There is no actual spare capacity on any of the squares at peak time, suggesting an opportunity for further play mid-week or Sundays.
- Pitches in the North Analysis Area are currently played to capacity. Predicted future demand indicates a demand for one additional pitch to accommodate future demand.
- There is also an artificial turf wicket at Gidea Park Sports Ground.
- Gidea Park and Romford CC intend to increase the club by two senior and one junior team.
- No club has a lease longer than 25 years currently. The shortest is Gidea Park and Romford CC, the lease expires in 2017.
- Noak Hill Taverners CC identifies the need for a non-turf wicket on site.

Recommendations

- Work with clubs to extend leases on current sites to secure long term security of tenure for clubs.
- Work with clubs to review quality issues on those pitches assessed as standard quality and to address quality issues through increased maintenance.
- Support Noak Hill Taverners CC to identify funds to install a non-turf wicket on site.
- Support clubs to develop and improve 'off pitch' practice facilities or additional access to training provision elsewhere.

Tennis

- There are 26 courts available for community use and four courts unavailable for community use.
- There are six floodlit courts; two at Central Park and four at Gidea Park Lawn Tennis Club.
- Of the courts available to the community, six are assessed as good quality and 20 are assessed as standard quality.
- Changing provision at Raphael Park is rated poor.
- Noak Hill Sports Complex is considered to be oversubscribed due to the membership of Havering Tennis Club, although a planned development of the facility is considered to meet its needs.

Recommendations

- Improve and sustain court quality.
- Support Raphael Tennis Club in its aspiration to improve the changing facilities at Raphael Park.
- Further consult with Havering Tennis Club following the development at Noak Hill Sports Complex to understand whether this meets the needs of the Club.

Bowls

- There are three bowling greens, all of which are assessed as good quality.
- Harold Hill Bowls Club has submitted a funding application for modernising the clubhouse.
- Current supply is deemed adequate to service demand, as the majority of bowling greens are considered to have spare capacity.

Recommendations

- Support Harold Hill Bowls Club with its application to modernise facilities.
- Support and encourage junior bowls development in order to grow and sustain future participation levels in the sport.
- Address spare capacity and maximise the availability of bowling greens for pay and play in order to raise the profile of the game, increase levels of membership and the revenue generated by sites.
- Ensure appropriate maintenance regime to improve/sustain quality of green as appropriate.

Softball

- There are two sites, Raphael Park and Noak Hill Sports Complex, which are identified to be marked out, to support the development of a new softball league.
- The sites are both suitable and can accommodate predicted current and future demand.

Recommendations

- Support the new league development with the marking of a softball pitch at Raphael Park.
- Support and encourage junior softball development in order to grow and sustain future participation levels in the sport.
- Ensure appropriate maintenance regime to improve/sustain quality of pitch as appropriate.

.

NORTH ANALYSIS AREA ACTION PLAN

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[8]	Cost[9]	Aim
3	Bower Park School	Football	School	One adult and one 9v9 pitch assessed as poor quality. Unavailable to the community due to drainage and management issues.	Improve pitch quality and explore community use options to reduce local shortfalls. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Local site	S	L	Enhance Provide
		Hockey (Sand AGP)		A full size, floodlit, sand-based AGP assessed as standard quality. The pitch is not available during weekends and therefore cannot be used for hockey matches.	Ensure a sinking fund is in place for long term sustainability. Explore weekend community use options with the School. Consider converting to 3G to reduce local 3G shortfalls.	School EH FA		S	M	Protect Provide
7	Central Park	Cricket	Council	One standard quality pitch, used by Ardleigh Green CC. Pitch is overplayed by 3 match sessions per season. Club identify need for additional training facilities.	Ensure appropriate maintenance to sustain current use. Identify funding to invest in training facilities for club.	Council Club ECB	Local site	M	M	Enhance
		Tennis		Two good quality, floodlit courts with a macadam surface.	Ensure appropriate maintenance to sustain good quality.	Council LTA	Local site	L	L	Protect
11	Drapers Academy	Football	School	Two adult and one 9v9 pitch assessed as standard quality. Unavailable to the community due to drainage issues.	Seek resolution to drainage issues and explore community use options with the School to reduce local shortfalls.	School FA	Local site	S	L	Enhance Provide
		Hockey (Sand AGP)		A full size, floodlit, sand-based AGP assessed as poor quality. Unused for hockey.	Resurface pitch and ensure a sinking fund is in place for long term sustainability. Explore lack of hockey demand and consider converting to 3G to reduce local 3G shortfalls.	School EH FA		S	M	Protect Provide
		Tennis		Four good quality macadam courts. Unavailable for community use.	No local demand, retain for school use.	School		L	L	Protect
17	Havering College of Further and Higher Education	Football	College	One standard quality adult pitch. Overplayed by one match equivalent session.	Improve pitch quality to alleviate overplay or seek transfer of play to sites with actual spare capacity.	College FA	Local site	S	L	Protect
19	Henderson's Sports and Social Club	Football	Club	Three good quality adult pitches that are overplayed by 0.5 match equivalent sessions. One adult pitch is used for Step 7 football. Used by youth 11v11 teams.	Ensure appropriate maintenance to sustain usage. Seek transfer of play to sites with actual spare capacity. Consider pitch re-configuration to better accommodate youth 11v11 users. Ensure club can progress through the football pyramid.	FA	Local site	S	L	Protect

[8] *Timescales: (S) - Timescales: (S) -Short (1-2 years); (M) - Medium (3-4 years); (L) - Long (5+ years).*
[9] *Cost: (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.*

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[8]	Cost[9]	Aim
22	King George Playing Field (Mawney Park)	Football	Council	Two adult, two 9v9, two 7v7 and two 5v5 pitches, all of which are assessed as poor quality. The adult pitch is overplayed by 0.5 match equivalent sessions, whilst actual spare capacity of 0.5 match equivalents on the 5v5 pitches is discounted due to quality issues. Also used for PlayFootball.	Improve pitch quality to alleviate overplay and to provide actual spare capacity. Support Play Football.	Council FA	Key centre	S	L	Enhance
		3G AGP		Nine small sized 3G pitches (seven 5-a-side and two 7-a-side) that are managed by PlayFootball.	Support PlayFootball in sustaining facilities.	Council FA		L	L	Protect
		Bowls		A good quality green.	Ensure appropriate maintenance to sustain green quality.	Council		L	L	Protect
23	Marshalls Park School	Football	School	Two adult, one 9v9, one 7v7 and one 5v5 pitch all assessed as poor quality. Each pitch type is overplayed. The adult pitch is over marked by the 9v9 pitch, whilst the mini pitches over mark a rugby union pitch.	Ensure appropriate maintenance to sustain usage and pitch over markings. Improve pitch quality to alleviate overplay. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Key centre	S	L	Enhance
		Tennis		Three standard quality macadam courts. Available for community use, however, unused.	No local demand, retain for school use.	School		L	L	Protect
		Rugby union		One senior poor quality pitch. Available but unused by the community	Ensure appropriate maintenance to improve quality.	School		S	L	Enhance
24	Noak Hill Sports Ground	Cricket	Sports Club	One standard pitch, no spare peak time capacity. Used by Noak Hill Taverners CC. Club highlight drainage issues on site and the need for a non-turf wicket. Club's lease expires 2035.	Agree new lease for the Club to secure long term tenure on site. Identify funding to invest in pitch drainage. Support the Club to identify funds to install a non-turf wicket on site.	Sports Club Council ECB	Local site	M	M	Enhance
26	Pyrgo Priory School	Football	School	One 9v9 and one 7v7 pitch assessed a standard quality. Available to the community, however, no use is recorded.	Explore community use options with the School to attract increased demand given local shortfalls.	School FA	Local site	S	L	Provide
28	Raphael Park	Football	Council	One 9v9 and one 7v7 pitch assessed as poor quality. Actual spare capacity across both pitch types discounted due to quality issues.	Improve pitch quality to provide actual spare capacity.	Council FA	Key centre	S	L	Enhance
		Tennis		12 standard quality macadam courts.	Review maintenance regime to sustain and improve quality.	Council LTA		S	L	Protect
		Cricket		One standard quality pitch, no spare capacity at peak time. Used by Hornchurch Athletic CC.	Review maintenance regime to sustain and improve quality.	Council ECB		S	L	Enhance
		Softball		Site to be marked with one diamond to support development of new league.	Mark out softball diamond. Review maintenance regime to sustain and improve quality. Support league in developing activity.	Council League		S	L	Provide

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[8]	Cost[9]	Aim
30	Rise Park	Football	Council	Three adult, one 7v7 and one 5v5 pitch assessed as standard quality. Serviced by poor quality changing facilities. Adult pitches are overplayed by 0.5 match equivalents and are well used by youth 11v11 teams. Actual spare capacity of 0.5 match equivalents exists on the 7v7 pitch.	Improve adult pitch quality to alleviate overplay or seek the transfer of play to sites with actual spare capacity. Consider pitch reconfiguration to better accommodate youth 11v11 teams. Improve changing provision.	Council FA	Local site	S	M	Protect Enhance
43	Noak Hill Sports Complex	3G AGP	Council	A full size, floodlit, 3G pitch currently under development.	Ensure pitch is provided to a good quality. Seek FA testing. Measure the impact of the pitch to support strategic planning of future 3G proposals. Ensure a sinking fund is in place for long term sustainability. To maximise community football benefits, agree a pricing policy and programme of use with Essex FA.	Council FA	Key centre	S	H	Provide
		Tennis		Two standard quality macadam courts. Plans are in place to replace the existing courts with four floodlit courts.	Ensure new courts are provided to a good quality and ensure the development meets the needs of Havering Tennis Club.	Council LTA Club		S	M	Enhance
		Softball		Site to be marked with one diamond to support development of new league.	Mark out softball diamond. Review maintenance regime to sustain and improve quality. Support league in developing activity.	Council League		S	L	Provide
47	Harold Hill Bowls Club	Bowls	Council	A good quality green, used by Harold Hill Bowls Club. Site has some spare capacity. The Club is in the process of submitting a funding application for modernising and refurbishing its clubhouse.	Ensure appropriate maintenance to sustain green quality and support the Club with funding application if required.	Council	Local site	L	L	Protect
49	Gidea Park Sports Ground	Football	Club	One youth 11v11, one 9v9 and one 7v7 pitch assessed as standard quality. Actual spare capacity of 0.5 match equivalent sessions exists on both the youth 11v11 and the 9v9 pitch.	Seek transfer of play from overplayed sites to make use of actual spare capacity.	Club FA	Key centre	S	L	Protect
		Bowls		A good quality green. Gidea Park Bowls Club cites drainage as its main issue.	Ensure appropriate maintenance to sustain green quality.	Club		L	L	Protect
		Cricket		Two standard quality pitches, with minimal spare capacity, none at peak time. One artificial turf wicket. Used by Gidea Park and Romford CC. Lease expires in 2017.	Agree new lease for Club on ground to secure long term tenure on site. Work with football club to resolve overlap and quality issues on outfield	ECB		M	L	Provide
54	Gidea Park Lawn Tennis Club	Tennis	Club	Three standard quality (acrylic) courts and four good quality (artificial) courts. The good quality courts are floodlit.	Ensure appropriate maintenance to sustain court quality.	LTA	Local site	L	L	Protect

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[8]	Cost[9]	Aim
57	Forest Row	Football	Club	Four adult, one 9v9, two 7v7 and two 5v5 pitches assessed as standard quality. Adult pitches are well used by youth 11v11 teams and have actual spare capacity of one match equivalent session. The 9v9 pitch is overplayed by 0.5 match equivalent sessions. Lease arrangement with Collier Row FC (from the Council) is close to expiring.	Extend lease agreement to provide greater security of tenure. Relieve overplay of 9v9 pitch through pitch quality improvements or through transfer of play. Consider pitch reconfiguration to better accommodate youth 11v11 teams.	FA Council Club	Key centre	S	L	Protect
		AGP		One third of a pitch, available for junior training.	Ensure appropriate maintenance to sustain pitch quality.					
65	Hilldene Primary School	Football	School	One adult and one 9v9 pitch assessed as standard quality. The adult pitch is used solely by youth 11v11 teams and is played to capacity, whilst the 9v9 pitch is overplayed by 1.5 match equivalent sessions.	Consider pitch reconfiguration to better accommodate youth 11v11 teams. Relieve overplay of 9v9 pitch through pitch quality improvements or through transfer of play. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Local site	S	L	Protect
66	St Ursula's Catholic Junior School	Football	School	One 7v7 and one 5v5 pitch assessed as standard quality. Both pitches are played to capacity during peak time.	Ensure appropriate maintenance regime to sustain usage. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Local site	L	L	Protect
74	Oasis Academy	Football	School	One standard quality 7v7 pitch that is not available for community use.	Explore community use options to reduce local shortfalls.	School FA	Local site	S	L	Provide
78	Clockhouse Primary School	Football	School	One standard quality 7v7 pitch that is available to the community but unused.	Explore community use options to attract demand given local shortfalls.	School FA	Local site	S	L	Provide
		Rugby union		Two poor quality mini rugby union pitches. Available to the community but unused.	Ensure appropriate maintenance to improve quality.	School		S	L	Enhance
80	Parklands Junior School	Football	School	One standard quality 7v7 pitch that is unavailable for community use.	Explore community use options to reduce local shortfalls.	School FA	Local site	S	L	Provide
81	Drapers Brookside Junior School	Football	School	One 7v7 pitch assessed as poor quality. Unavailable for community use.	Improve pitch quality and explore community use options to reduce local shortfalls.	School FA	Local site	S	L	Provide Enhance
83	The Gallows	Football	Club	One 9v9, one 7v7 and one 5v5 pitch assessed as standard quality. The 9v9 pitch is overplayed by 0.5 match equivalent sessions whilst remaining pitches are played to capacity during peak time.	Ensure appropriate maintenance to sustain current usage. Relieve overplay of 9v9 pitch through pitch quality improvements or through transfer of play.	Club FA	Local site	S	L	Protect

CENTRAL ANALYSIS AREA

Football

Summary of pitches required to meet current and future demand[10]

Pitch type	Actual spare capacity[11]	Demand (match equivalent sessions)					
		Overplay	Current total	Latent demand	Displaced demand	Future demand	Total
Adult pitches	0.5	5	**4.5**	1	-	1	**6.5**
Youth pitches 11v11	-	0.5	**0.5**	1.5	-	1	**2**
Youth pitches 9v9	1	-	**1**	1.5	-	2	**2.5**
Mini pitches 7v7	0.5	-	**0.5**	1	-	1	**1.5**
Mini pitches 5v5	1	-	**1**	1	-	1.5	**1.5**

- There is a current shortfall of adult pitches equating to 4.5 match equivalent sessions and a future shortfall equating to 6.5 match equivalent sessions.
- There is a current shortfall of youth 11v11 pitches equating to 0.5 match equivalent sessions and a future shortfall equating to 2.5 match equivalent sessions.
- There is spare capacity currently only 9v9, 7v7 and 5v5 pitches, however, future demand results in shortfalls across each pitch type.
- Overplay is evident on adult pitches at Westlands Playing Fields and Harold Wood Park and on a youth 11v11 pitch at Hall Mead School.
- There is a shortfall of two 3G pitches in the Central Analysis Area (following the development at Frances Bardsley School for Girls).

Recommendations

- Improve pitch quality to alleviate overplay and shortfalls and increase future capacity.
- Transfer youth 11v11 teams from adult pitches to youth 11v11 pitches. Use resultant spare capacity on adult pitches to create and build future youth pitch capacity.
- Seek use of currently unavailable sites in order to further reduce shortfalls and build future capacity.
- Provide security of tenure for all clubs using education sites through community use agreements.
- Seek to improve poor quality ancillary provision.
- Seek resolution to issues preventing Romford FC developing its stadia pitch at Westlands Playing Fields.
- Identify potential sites for 3G pitch provision and ensure any new pitches are FA tested and ensure a sinking fund is put in place.

Rugby union

- There are 13 senior pitches and six mini pitches available for community use. Of these, 6 senior pitches and 5 mini pitches are poor quality.
- The four good quality pitches are located at Romford and Gidea Park RFC with no actual spare capacity.

[10] Key- Shortfall | Played to capacity | Spare capacity

[11] *In match equivalent sessions*

- Cottons Park is overplayed by 0.5 match sessions and Upminster Hall Playing Fields is overplayed by 6.5 match sessions per week.
- Campion School is currently applying for RFU funding to improve pitch quality.
- There is capacity for pitches to meet current demand; future demand will require additional provision.

Recommendations

- Improving pitch quality at Cottons Park to standard (M1/D1) would alleviate overplay and provide capacity for training sessions.
- Improving pitch quality at Upminster Hall Playing Fields would reduce overplay to 3.5 match sessions.
- Improve quality of pitches at Emerson Park Academy and transfer additional training/match play from Upminster Hall Playing Fields. (Upminster RFC).
- Support Campion School in bid for funding to improve pitches.
- Review maintenance on currently unused school pitches (Hall Mead School and Marshalls Park School) to improve quality to protect and keep available for future demand.

Hockey

- There are two full size hockey suitable AGPs (Emerson Park Academy and The Campion School).
- Both Emerson Park Academy and The Campion School are available to the community and are floodlit.
- Emerson Park Academy and The Campion School are assessed as good quality.
- The Campion School is used by Havering HC for all its matches and training.
- Emerson Park Academy is used by Upminster HC as a secondary venue to avoid fixture clashes at Coopers Company & Coborn School.

Recommendations

- Retain The Campion School and Emerson Park Academy for continued future hockey use.
- Also explore return of displaced demand in relation to spare capacity existing for matches at Emerson Park Academy.
- Encourage use of Brittons Academy Trust for hockey purposes.
- Ensure sinking funds are in place for future refurbishment and long term sustainability.

Cricket

- There are eight grass pitches available for community use in the Analysis Area.
- Hylands Park and Havering atte Bower CC are good quality; the remaining pitches are standard quality.
- Upminster Hall Playing Fields will no longer be available as cricket pitch from next season. This site currently accommodates St Andrews CC and Havering-atte-Bower 3rd team.
- St Andrews CC will move to a pitch in Billericay, but want to stay in Havering. There is no confirmed location for Havering-atte-Bower 3rd team currently.
- Emerson Park Academy has capacity for one additional team at peak time. No other site has spare capacity at peak time.
- There are three artificial turf wickets in the Central Analysis Area, at The Campion School, The Royal Liberty School and Westlands Playing Fields.

- Clubs intend to grow by three senior teams and nine junior teams in the Analysis Area.
- Harold Wood CC has secured funding to install practice nets on site.
- There is currently a shortfall of 0.5 pitches in the Central Analysis Area. Predicted future demand indicates a demand for two additional pitches to accommodate future demand.
- No club has a lease longer than 25 years currently.

Recommendations

- Protect current levels of provision to accommodate current and future demand.
- Work with clubs to extend leases on current sites to secure long term security of tenure for clubs.
- Work with clubs to review quality issues on those pitches assessed as standard quality and to address quality issues through increased maintenance.
- Support Harold Wood CC to install practice nets.
- Work with Emerson Park Academy to relocate Havering atte Bower 3rd team to this site.
- Support clubs to develop and improve 'off pitch' practice facilities or additional access to training provision elsewhere.
- Improve/increase training provision, particularly at sites that do not contain practice nets.

Tennis

- There are 43 courts available for community use and two courts unavailable for community use.
- There are 10 floodlit courts; six at The Albany, one at David Lloyd Club (Gidea Park) and three at Grosvenor Lawn Tennis Club.
- Of the courts available to the community, 15 are assessed as good quality and 19 are assessed as standard quality and eight are assessed as poor quality.
- Supply is deemed sufficient to meet demand both now and in the future.

Recommendations

- Improve and sustain court quality, particularly at courts assessed as poor.
- Improve ancillary provision servicing council courts to maximise usage.

Bowls

- There are five bowling greens in the Analysis Area, three of which are assessed as good quality, one is standard and one is poor quality.
- The poor quality green is the second green at Lodge Park Farm and has recently been mothballed due to high maintenance costs.
- Romford Bowls Club states that the clubhouse is in need of investment.
- Current supply is deemed adequate to service demand, most bowling greens are considered to have spare capacity.

Recommendations

- Support and encourage junior bowls development in order to grow and sustain future participation levels in the sport.
- Identify funding opportunities for Romford Park to invest in the club house at Lodge Park Farm.
- Address spare capacity and maximise the availability of bowling greens for pay and play in order to raise the profile of the game, increase levels of membership and the revenue generated by sites.

- Ensure appropriate maintenance regime to improve/sustain quality of green as appropriate.

Softball

- There is one recently marked softball pitch at Westland's Playing Fields, which has been developed to support a new club based there.

Recommendations

- Support the new club development at Westlands Playing Fields.
- Support and encourage junior softball development in order to grow and sustain future participation levels in the sport.
- Ensure appropriate maintenance regime to improve/sustain quality of pitch as appropriate.

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[12]	Cost[13]	Aim
1	Abbs Cross Academy & Arts College	Football	School	Two adult, two 7v7 and two 5v5 pitches assessed as standard quality. Actual spare capacity exists on the 7v7 and 5v5 pitches amounting to 0.5 and one match equivalent sessions respectively.	Ensure appropriate maintenance regime to sustain and improve quality. Seek to utilise spare capacity for future demand given future local shortfalls. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Key centre	L	L	Protect
		Tennis		Four standard quality courts. Available to the community, however, unused.	No local demand. Retain for school use.	School		L	L	
		Cricket		One artificial turf wicket, available but unused by the community.	Ensure appropriate maintenance regime to sustain current school usage.	School		S	L	
10	Cottons Park	Football	Council	A poor quality adult pitch that is played to capacity. Serviced by poor quality changing facilities.	Improve pitch quality to increase carrying capacity of pitch. Seek to improve ancillary provision.	Council FA	Local site	S	L	Protect Enhance
		Rugby union		One poor quality senior pitch, used by Campion RFC. Overplayed by 0.5 match sessions per week.	Improve pitch quality to increase carrying capacity of pitch. Seek to improve ancillary provision. Negotiate extension of lease for club to secure long term tenure.	Council RFU		M	L	
12	Emerson Park Academy	Football	School	One adult, one youth 11v11 and one 9v9 pitch assessed as standard quality. All pitches are played to capacity.	Ensure appropriate maintenance regime to sustain current usage. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Key centre	L	L	Protect Provide
		Hockey (Sand AGP)		A full size, floodlit, sand-based AGP assessed as good quality. Used by Upminster HC as spill-over from Coopers Company & Coborn School.	Ensure a sinking fund is in place for long term sustainability and retain as a hockey suitable surface. Explore use by teams currently displaced.	School EH		S	L	
		Tennis		Three standard quality macadam courts. Available to the community, however, unused.	No local demand. Retain for school use.	School		L	L	
		Rugby union		One mini and one senior pitch. Standard quality. Used by Upminster RFC for some training. Some spare capacity.	Improve pitch quality to increase carrying capacity of pitch. Transfer some additional Upminster RFC training / match play to site.	School Club		S	L	
		Cricket		One standard quality grass pitch, used by Hornchurch CC. Spare capacity for one additional team at peak time.	Havering ate Bower CC 3rd team to negotiate relocation to this site. Review maintenance regime to sustain and improve quality where possible.	School ECB		S	L	

[12] Timescales: (S) - Timescales: (S) -Short (1-2 years); (M) - Medium (3-4 years); (L) - Long (5+ years).
[13] Cost: (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[12]	Cost[13]	Aim
14	Hall Mead School	Football	School	One adult, one youth 11v11 and one 9v9 pitch assessed as standard quality. Actual spare capacity of 0.5 match equivalent sessions exists on the adult and the 9v9 pitch, whilst the youth 11v11 pitch is overplayed by 0.5 match equivalents.	Relieve overplay of youth 11v11 pitch through pitch quality improvements or through transfer of play. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Key centre	S	L	Protect Enhance
		Tennis		Two standard quality macadam courts. Unavailable to the community.	No local demand. Retain for school use.	School		L	L	
		Rugby union		One standard quality senior rugby union pitch, available but unused by the community.	Ensure appropriate maintenance regime to sustain current school usage.	School		S	L	
		Cricket		One non-turf artificial wicket. Available but unused by the community.	Ensure appropriate maintenance regime to sustain current school usage.	School		S	L	
15	Harold Wood Park	Football	Council	Five adult, two 7v7 and two 5v5 pitches assessed as poor quality due to drainage issues. Adult pitches are well used by youth 11v11 and are overplayed by 0.5 match equivalent sessions. One adult pitch is used for Step 7 football. Actual spare capacity of 1.5 match equivalents is discounted on the 5v5 pitches due to quality issues. Serviced by poor quality changing facilities.	Improve pitch quality through improved drainage to alleviate overplay and to provide actual spare capacity. Consider pitch reconfiguration to better accommodate youth 11v11 teams. Ensure club can progress through the football pyramid. Seek to improve changing facilities.	Council FA	Strategic site	S	M	Protect Enhance
		Tennis		Three standard quality macadam courts.	Review maintenance regime to sustain and improve quality where possible.	Council		L	L	
		Cricket		One standard quality grass pitch, used by Harold Wood CC, lease due to expire 2020. No spare capacity at peak time. Club identify need for additional training facilities. Club has a grant and currently working with council to install practice nets.	Agree new lease for the Club on ground to secure long term tenure on site. Support the Club to install practice nets. Work with football club to resolve overlap and quality issues on outfield.	Council ECB		M	M	
16	Harrow Lodge Park	Football	Council	One youth 11v11, one 9v9 and two 5v5 pitches assessed as standard quality. The youth 11v11 and 9v9 pitches are played to capacity and the 5v5 pitches are played to capacity at peak time.	Ensure appropriate maintenance regime to sustain current usage.	Council FA	Strategic site	L	L	Protect
		Bowls		A good quality green, used by Elm Park Bowls Club and the Liberty of Havering BC. Spare capacity at site.	Ensure appropriate maintenance to sustain green quality.	Council		L	L	
		Cricket		One standard quality pitch, used by Hornchurch CC and played to capacity.	Review maintenance regime to sustain and improve quality where possible.	Council ECB		S	L	
		Tennis		Three standard quality courts, available for community use.	Ensure appropriate maintenance to sustain court quality.	Council		S	L	

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[12]	Cost[13]	Aim
18	Haynes Park	Football	Council	Two poor quality adult pitches that are played to capacity at peak time. Serviced by poor quality changing facilities.	Improve pitch quality to sustain usage and increase carrying capacity. Seek to improve changing provision.	Council FA	Key centre	S	L	Protect Enhance
		Tennis		Three poor quality macadam courts.	Seek to improve court quality in order to increase local demand.	Council		S	L	
		Bowls		A standard quality green, used by Haynes Park Bowls Club. Spare capacity exists at this site	Review maintenance regime to sustain and improve green quality.	Council		S	L	
21	Hylands Park	Football	Council	One adult and one 5v5 pitch assessed as poor quality. Actual spare capacity across both pitches is discounted. Serviced by poor quality changing facilities.	Improve pitch quality to provide actual spare capacity and reduce local shortfalls. Improve changing provision.	Council FA	Key centre	S	M	Protect Enhance
		Tennis		Six poor quality macadam courts.	Seek to improve court quality in order to increase local demand.	Council		S	L	
		Cricket		One good quality pitch, used by Hornchurch Athletic CC. No spare capacity at peak time. Lease expires 2037.	Agree new lease for Club on ground to secure long term tenure on site. Ensure appropriate maintenance to sustain pitch quality.	Council Club		S	L	
29	Redden Court School	Football	School	One adult and one 9v9 pitch assessed as standard quality. The adult pitch is played to capacity, whilst 0.5 match equivalent sessions of actual spare capacity exists on the 9v9 as it is unused by the community.	Ensure appropriate maintenance to sustain adult pitch usage and seek transfer of teams from overplayed 9v9 pitches to utilise spare capacity. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Local site	S	L	Protect
32	St Andrews Park	Football	Council	Two standard quality 5v5 pitches played to capacity at peak time.	Ensure appropriate maintenance to sustain usage.	Council FA	Local site	L	L	Protect
33	The Albany	Football	School	One adult and one 9v9 pitch assessed as standard quality. The pitches are unavailable for community use.	Explore community use options with the School to reduce local shortfalls.	School FA	Local site	S	L	Protect
		Tennis		Six good quality, floodlit courts with a polymeric surface. Available to the community and used.	Ensure appropriate maintenance to sustain court quality.	School LTA		L	L	
		Rugby union		One standard quality senior pitch, not available for community use. The configuration of this site is changeable so does not always have a rugby pitch.	Ensure appropriate maintenance to sustain pitch quality for school use.	School		S	L	
35	The Campion School	Football	School	A standard quality adult pitch which is unavailable to the community.	Explore community use options with the School to reduce local shortfalls.	School FA	Strategic site	S	L	Protect Enhance Provide
		Hockey (Sand AGP)		A full size, floodlit, sand-based AGP assessed as good quality. Used by Havering HC for all its match and training demand.	Ensure a sinking fund is in place for long term sustainability and retain as a hockey suitable surface.	School EH		L	L	

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[12]	Cost[13]	Aim
		Rugby union		Five mini pitches and one senior pitch. All poor quality. Mini pitches unused by the community, Senior pitch used for training purposes by Campion RFC. Spare capacity discounted due to poor quality. Currently applying for funding to improve pitch quality.	Review maintenance regime to improve pitch quality. Support school in bid for RFU funding to improve pitch quality.	School Campion RFC RFU		M	M	
		Cricket		One standard quality cricket pitch. Used by Upminster CC. No spare capacity at peak time.	Ensure appropriate maintenance to sustain current use. Encourage users to enter a community use agreement to provide greater security of tenure.	School Club		M	L	
36	The Frances Bardsley School for Girls	3G AGP	School	A full size 3G pitch following conversion from a sand-based pitch. Available to the community and FA tested for competitive matches.	Measure the impact of the pitch to support strategic planning of future 3G proposals. Ensure a sinking fund is in place for long term sustainability. Ensure pitch remains on the FA register and seek transfer of match play. To maximise community football benefits, agree a pricing policy and programme of use with Essex FA.	School FA	Key centre	S	L	Protect Provide
		Tennis		Four standard quality macadam courts, not available for community use.	Ensure appropriate maintenance to sustain pitch quality for school use.	School		S	L	
37	The Royal Liberty School	Football	School	A standard quality adult pitch which is unavailable to the community. Currently developing a 9v9 pitch which will not be available for community use unless site management issues resolved.	Explore community use options with the School to reduce local shortfalls.	School FA	Local site	S	L	Protect Provide Enhance
		Cricket		One artificial non-turf pitch, not available for community use.	Ensure appropriate maintenance regime to sustain current school usage.	School		S	L	
		Rugby union		One standard quality senior pitch, not available for community use.	Ensure appropriate maintenance regime to sustain current school usage.			S	L	
39	Upminster Hall Playing Fields	Football	Council	Three standard quality adult pitches. Well used by youth 11v11 teams. Actual spare capacity of 0.5 match equivalent sessions exists. Serviced by poor quality changing facilities.	Consider pitch reconfiguration to better accommodate youth 11v11 teams. Ensure appropriate maintenance regime to sustain and improve quality. Improve changing provision.	Council FA	Key centre	S	L	Enhance
		Rugby union		Two poor quality senior pitches. Utilised by Upminster RFC, overplayed by 6.5 match sessions.	Review maintenance regime to improve quality where possible. Transfer some additional training / match play to Emerson Park Academy	Council RFU		S	L	

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[12]	Cost[13]	Aim
		Cricket		One standard quality pitch, used by St Andrews CC and Havering ate Bower CC. No spare capacity at peak time.	Site will no longer be available for cricket from next season. Clubs to find alternative venues. If disposal of the site is inevitable it must meet the requirements of the second criterion of paragraph 74 of NPPF. This requires replacement provision of an equivalent or better quantity and quality in a suitable location.	Council ECB		S	L	
41	Westlands Playing Fields	Football	Council	Two adult and two 9v9 pitches assessed as standard quality. Adult pitches are used by youth 11v11 teams and are overplayed by four match equivalent sessions. Planning permission has been granted for the development of a stadia pitch for Romford FC, however, there are complications regarding the lease of the site.	Relieve overplay through pitch quality improvements and the transfer of teams to sites with actual spare capacity. Seek resolution of lease issue so that Romford FC can return to Havering and develop its stadia pitch. Consider suitability for a 3G pitch, possibly as part of the FA's Park Life scheme.	Council School FA Club	Local site	S	H	Protect Provide Enhance
		Cricket		One artificial turf wicket. Available for community use but unused	Ensure appropriate maintenance regime to sustain current school usage.	Council		S	L	
		Rugby union		Two standard quality rugby union pitches, available but unused by the community.	Ensure appropriate maintenance regime to sustain current school usage.	Council		S	L	
		Softball		One pitch marked since the Assessment Report was produced	Ensure appropriate maintenance regime to sustain current usage.	Council		S	L	
42	Wykeham Primary School	Football	School	A standard quality 9v9 pitch available to the community, however, unused.	Explore community use options to attract demand given local shortfalls.	School FA	Local site	S	L	Provide
46	David Lloyd Club (Gidea Park)	Tennis	Commercial	Five good quality artificial courts, four of which are floodlit.	Ensure appropriate maintenance to sustain quality.	LTA	Local site	L	L	Protect
50	Lodge Park Farm	Tennis	Council	Two standard quality courts. Changing facilities rated as poor by club users.	Support users in improving changing facility quality.	Council LTA Club	Local site	S	L	Protect Enhance
		Bowls		One good quality green and one poor quality green. The poor quality green is now disused due to high maintenance costs. Used by Romford Bowls Club. Ancillary facilities in need of investment.	Ensure appropriate maintenance to sustain good quality green. Consider value of poor quality green given lack of local demand. Identify funding to invest in ancillary facilities.	Council Club		L	L	
52	Park Lane Recreation Ground	Football	Council	A 9v9 pitch with 0.5 match equivalent sessions of spare capacity discounted due to poor quality.	Improve pitch quality to provide actual spare capacity.	Council FA	Local site	S	L	Enhance
55	Grosvenor Lawn Tennis Club	Tennis	Club	Four good quality artificial courts, three of which are floodlit.	Ensure appropriate maintenance to sustain court quality.	Club LTA	Local site	L	L	Protect
58	Havering-atte-Bower CC	Cricket	Sports Club	One good quality pitch, used by Havering ate Bower CC. No spare capacity at peak time. Lease due to expire in 2030	Ensure appropriate maintenance to sustain pitch quality. Agree new lease for Club on ground to secure long term tenure on site.	Club Council	Local site	S	L	Protect

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[12]	Cost[13]	Aim
59	Fielders Sports Ground	Cricket	Council	One standard quality pitch, used by Hornchurch CC. No spare capacity during peak time.	Ensure appropriate maintenance to improve/sustain pitch quality.	Council Club	Local site	S	L	Provide
60	Upminster Bowling Club	Bowls	Club	A good quality green with some spare capacity.	Ensure appropriate maintenance to sustain green quality.	Council	Local site	L	L	Protect
61	Harold Wood Primary School	Football	School	One 9v9 and one 7v7 pitch assessed as poor quality. Community use is available; however, no demand is recorded.	Improve pitch quality to create actual spare capacity and to attract demand.	School FA	Local site	S	L	Enhance Provide
		Cricket		One non-turf wicket. Harold Wood CC hires pitch.	Ensure appropriate maintenance to sustain current use. Encourage users to enter a community use agreement to provide greater security of tenure.	School		S	L	
62	Prospect Road Playing Field	Football	Council	Two standard quality 9v9 pitches played to capacity at peak time.	Ensure appropriate maintenance to sustain current use.	Council FA	Local site	L	L	Enhance
63	Engayne School	Football	School	A standard quality 7v7 pitch played to capacity.	Ensure appropriate maintenance to sustain current use. Encourage users to enter a community use agreement to provide greater security of tenure.	Council FA	Local site	L	L	Enhance
68	Benhurst Primary School	Football	School	A poor quality 7v7 pitch available to the community, however, unused due to quality.	Retain for school use and improve quality as necessary.	School	Local site	L	L	Enhance
73	Gidea Park Primary School	Football	School	A poor quality 5v5 pitch available to the community, however, unused due to quality.	Retain for school use and improve quality as necessary.	School	Local site	L	L	Enhance
77	Broadford Primary School	Football	School	A standard quality 7v7 pitch unavailable for community use.	Explore community use options with the School given future local shortfalls.	School FA	Local site	M	L	Provide
82	Towers Junior School	Football	School	A standard quality 7v7 pitch unavailable for community use.	Explore community use options with the School given future local shortfalls.	School FA	Local site	M	L	Provide
84	Romford and Gidea Park RFC	Rugby union	Sports Club	Four good quality senior pitches. No actual spare capacity.	Ensure appropriate maintenance to sustain pitch quality.	Sports Club	Local site	S	L	Protect

SOUTH ANALYSIS AREA

Football

Summary of pitches required to meet current and future demand[14]

Pitch type	Actual spare capacity[15]	Demand (match equivalent sessions)					
		Overplay	Current total	Latent demand	Displaced demand	Future demand	Total
Adult pitches	2.5	2	**0.5**	1	**-**	-	**0.5**
Youth pitches 11v11	1	-	**1**	0.5	**-**	1.5	**1**
Youth pitches 9v9	-	4.5	**4.5**	-	**-**	3.5	**8**
Mini pitches 7v7	2	-	**2**	-	**-**	1.5	**0.5**
Mini pitches 5v5	-	2	**2**	-	**-**	1	**3**

- There is current spare capacity on adult and youth 11v11 pitches, however, future demand results in a shortfall of 0.5 and one match equivalent respectively.
- There is a current shortfall of 9v9 pitches equating to 4.5 match equivalent sessions and a future shortfall equating to eight match equivalent sessions.
- There is current and future spare capacity on 7v7 pitches.
- There is a current shortfall of 5v5 pitches equating to two match equivalent sessions and a future shortfall equating to three match equivalent sessions.
- Overplay is evident on adult pitches at Britons Playing Field, Gaynes School and Upminster Park, on youth pitches at Bretons Outdoor Recreation Centre and Gaynes School and on mini pitches at Bretons Outdoor Recreation Centre.
- In South Area, there is training demand for three 3G pitches, of which, there are currently none.

Recommendations

- Improve pitch quality to alleviate overplay and shortfalls and increase future capacity.
- Transfer youth 11v11 teams from adult pitches to youth 11v11 pitches. Use resultant spare capacity on adult pitches to create and build future youth pitch capacity.
- Seek use of currently unavailable sites in order to further reduce shortfalls and build future capacity.
- Provide security of tenure for all clubs using education sites through community use agreements.
- Provide changing provision at Bretons Outdoor Recreation Centre and seek to improve poor quality ancillary provision elsewhere.
- Identify potential sites for 3G pitch provision and ensure any new pitches are FA tested and ensure a sinking fund is put in place.

[14] Key-

	Shortfall		Played to capacity		Spare capacity

[15] *In match equivalent sessions*

Rugby union

- There are seven senior pitches available for community use; all are assessed as poor quality.
- The sites with recorded use are Coopers Company and Coborn School, which has no spare capacity due to pitch quality.
- There is capacity for pitches to meet current demand; future demand will require additional provision in Havering but not necessarily in the South.

Recommendations

- Formalise the agreement between Old Cooperians and Coopers Company and Coborn School to secure tenure on the site.
- Improve the quality and maintenance of pitches to help increase capacity at Coopers Company and Coborn School.
- Review maintenance on school pitches to improve quality to provide for school use and keep available for future demand.

Hockey

- There are two full size hockey suitable AGPs (Coopers Company & Coborn School and The Brittons Academy Trust), both of which are available to the community and floodlit.
- The Brittons Academy Trust is assessed as poor quality due to vandalism issues, whilst Coopers Company & Coborn School is assessed as standard quality.
- Coopers Company & Coborn School is used by Upminster HC for the majority of its matches and training activity.
- The Brittons Academy Trust receives no hockey demand at present.

Recommendations

- Retain Coopers Company & Coborn School for continued hockey use.
- Seek resolution to vandalism issues at Brittons Academy Trust.
- Ensure a sinking fund is in place for long term sustainability at Coopers Company & Coborn School and ensure sinking fund remains in place at Brittons Academy Trust.
- Explore lack of hockey demand at The Brittons Academy Trust and explore future use by teams currently displaced.
- Should no future demand exist, consider converting pitch to a 3G surface in order to reduce 3G shortfalls (providing enough sand-based pitches are retained throughout Havering).

Cricket

- There are three grass pitches available for community use in the Analysis Area, two are standard quality and Upminster Park is good quality.
- No pitches have any spare capacity during the peak period.
- Clubs intend to grow by one senior and four junior teams in the Analysis Area.
- There is currently a shortfall of 0.1 pitches in the South Analysis Area. Predicted future demand indicates a demand for 0.6 additional pitches to accommodate future demand.
- The shortfall in this analysis area is solely due to overplay at Central Park. The provision of a non-turf wicket at the site, and transferring junior cricket to this, would alleviate overplay and leave spare capacity for growth.
- No club has a lease longer than 25 years currently.

Recommendations

- Work with clubs to extend leases on current sites to secure long term security of tenure for clubs.
- Work with clubs to review quality issues on those pitches assessed as standard quality and to address quality issues through increased maintenance.
- Support clubs to develop and improve 'off pitch' practice facilities or additional access to training provision elsewhere.
- Improve/increase training provision, particularly at sites that do not contain practice nets.

Tennis

- There are 22 courts available for community use and 12 courts unavailable for community use.
- There are ten floodlit courts; eight at Cranston Park Lawn Tennis & Social Club and two at Elm Park Tennis Club.
- Of the courts available to the community, 11 are assessed as good quality, seven are assessed as standard quality and four are assessed as poor quality.
- Changing provision at Elm Park Tennis Club is rated poor, whilst Spring Farm Tennis Club is not serviced by changing provision at all.
- Supply is deemed sufficient to meet demand both now and in the future.

Recommendations

- Improve and sustain court quality, particularly at sites assessed as poor.
- Improve ancillary provision servicing council courts to maximise usage.
- Support Elm Park Tennis Club and Spring Farm Tennis Club in their aspirations to improve changing provision.

Bowls

- There are two bowling greens in the Analysis Area, both of which are assessed as good quality.
- Current supply is deemed adequate to service demand, as the majority of bowling greens are considered to have spare capacity.

Recommendations

- Support and encourage junior bowls development in order to grow and sustain future participation levels in the sport.
- Address spare capacity and maximise the availability of bowling greens for pay and play in order to raise the profile of the game, increase levels of membership and the revenue generated by sites.
- Ensure appropriate maintenance regime to improve/sustain quality of green as appropriate.

Softball

- There are no softball pitches in the Analysis Area and no identified demand.

SOUTH ANALYSIS AREA ACTION PLAN

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[16]	Cost[17]	Aim
4	Bretons Outdoor Recreation Centre	Football	Council	Currently subject to a master planning exercise. Ten adult, six 9v9, three 7v7 and three 5v5 pitches assessed as standard quality. The 9v9 pitches are overplayed by two match equivalent sessions, whilst the remaining pitches are played to capacity at peak time. The adult pitches are used heavily by youth 11v11 teams. Pitches are not serviced by changing facilities, however, Tigers FC have been working with the Football Foundation for the development of facilities.	Link masterplan to the outcome of the PPS in terms of pitch reconfiguration, maintenance and long term operation. Ensure appropriate maintenance to sustain usage. Relieve overplay of 9v9 pitches through pitch quality improvement or the transfer of play to sites with actual spare capacity. Consider pitch reconfiguration to better accommodate youth 11v11 teams. Consider suitability for a 3G pitch, possibly as part of the FA's Park Life scheme. As a high priority, seek to provide changing provision that will support Tigers FC's sustainability with toilet, changing, kitchen and social space.	Council FA	Strategic site	S	H	Protect Enhance Provide
5	Brittons Playing Field	Football	Council	Two adult, one 9v9 and one 7v7 pitch assessed as standard quality. Adult pitches are overplayed by 0.5 match equivalent sessions and are well used by youth 11v11 teams. Remaining pitches are played to capacity at peak time.	Ensure appropriate maintenance to sustain usage. Relieve overplay of adult pitches through pitch quality improvement or the transfer of play to sites with actual spare capacity. Consider pitch reconfiguration to better accommodate youth 11v11 teams.	Council FA	Key centre	S	L	Protect
8	Chafford Sports Complex	Football	School	One adult, one 9v9 and one 7v7 pitch assessed as poor quality. Available to the community, however, unused.	Improve pitch quality and explore community use options in order to attract demand.	School FA	Local site	S	L	Protect Enhance
		Tennis		Three standard quality macadam courts, unavailable to the community.	No local demand. Retain for school use.	School		L	L	
		Rugby union		One senior pitch, poor quality. Available and unused due to poor quality.	Review maintenance to improve quality and provide for school use.	School		S	L	
9	Coopers Company & Coborn School	Football	School	One adult and one youth 11v11 pitch assessed as good quality. Adult pitch is played to capacity at peak time. Youth 11v11 pitch has one match equivalent of actual spare capacity.	Seek transfer of youth 11v11 teams from overplay sites and from adult pitches to utilise spare capacity. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Strategic site	S	L	Protect Enhance
		Hockey (Sand AGP)		A full size, floodlit, sand-based AGP assessed as standard quality. Used for matches and training by Upminster HC.	Ensure a sinking fund is in place for long term sustainability and retain as a hockey suitable surface.	School EH		L	L	
		Tennis		Four macadam courts; two assessed as good quality and two assessed as standard quality. Available to the community, however, unused.	No local demand. Retain for school use.	School		L	L	

[16] *Timescales: (S) - Timescales: (S) -Short (1-2 years); (M) - Medium (3-4 years); (L) - Long (5+ years).*
[17] *Cost: (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.*

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[16]	Cost[17]	Aim
		Rugby union		Three poor quality senior pitches, utilised by Old Cooperians RFC. Spare capacity discounted due to poor quality	Review maintenance to improve quality of pitches.	School RFU		S	L	
		Cricket		One standard quality pitch, used by Upminster CC. No spare capacity at peak time.	Secure usage agreement between school and club. Ensure appropriate maintenance to sustain usage. Work with football club and school to resolve overlap and quality issues on outfield	School ECB		S	L	
13	Gaynes School Language College	Football	School	Two adult, one 9v9, one 7v7 and one 5v5 pitch assessed as standard quality. Adult pitches are used by youth 11v11 teams and are overplayed by 0.5 match equivalent sessions. The 9v9 pitch is overplayed by 2.5 match equivalent sessions and over marks an adult pitch.	Encourage users to enter a community use agreement to provide greater security of tenure. Ensure appropriate maintenance to sustain usage. Relieve overplay of adult and 9v9 pitches through the transfer of play to sites with actual spare capacity. Consider pitch reconfiguration to better accommodate youth 11v11 teams.	School FA	Local site	S	L	Protect Provide
		Tennis		One good quality macadam court. Available to the community, however, unused.	No local demand. Retain for school use.	School		L	L	
		Rugby union		One poor quality senior pitch, unused due to poor quality.	Review maintenance to improve quality and provide for school use.	School		S	L	
20	Hornchurch Stadium	Football	Club	One good quality, floodlit, stadia adult pitch with actual spare capacity of one match equivalent session. Used for Step 4 football.	Retain spare capacity to sustain quality and ensure appropriate maintenance regime. Ensure club can progress through the football pyramid.	Club FA	Local site	L	L	Protect
27	Rainham Village Primary School	Football	School	A standard quality adult pitch played to capacity during peak time.	Ensure appropriate maintenance to sustain usage. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Local site	L	L	Protect
31	Spring Farm Park	Football	Council	Three standard quality adult pitches that are used to capacity during peak time.	Ensure appropriate maintenance to sustain usage.	Council FA	Key centre	L	L	Protect Enhance
		Tennis		Four poor quality macadam courts that are not serviced by changing provision.	Improve court quality and explore ancillary facility improvements.	Council LTA		S	M	
		Cricket		One standard quality cricket pitch, used by Rainham CC. Outfield affected by football pitch usage during crossover of seasons No spare capacity during the peak period.	Ensure appropriate maintenance to sustain usage. Work with football club to resolve overlap and quality issues on outfield.	Council ECB		S	L	

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[16]	Cost[17]	Aim
34	The Brittons Academy Trust	Football	School	Two adult and one 9v9 pitch assessed as standard quality. Both pitch types are played to capacity at peak time. Adult pitches are well used by youth 11v11 teams.	Ensure appropriate maintenance to sustain usage. Consider pitch reconfiguration to better accommodate youth 11v11 teams. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Key centre	L	L	Protect Enhance
		Hockey (Sand AGP)		A full size, floodlit, sand-based AGP assessed as poor quality due to vandalism issues. Unused for hockey.	Improve pitch quality and ensure sinking fund remains in place for long term sustainability. Explore lack of hockey demand.	School EH FA		S	H	
		Tennis		Five good quality macadam courts. Unavailable to the community.	No local demand. Retain for school use.	School		L	L	
		Rugby union		One poor quality senior pitch, unused due to poor quality	Review maintenance to improve quality and provide for school use.	School		S	L	
38	The Sanders Draper School and Specialist Science College	Football	School	Two standard quality adult pitches with 0.5 match equivalent sessions of actual spare capacity. Unsecure tenure.	Ensure users enter a community use agreement to provide greater security of tenure. Ensure appropriate maintenance regime to sustain quality and usage.	School FA	Local site	S	L	Protect Enhance
		Rugby union		One poor quality senior pitch, unused due to poor quality.	Review maintenance to improve quality and provide for school use.	School		S	L	
40	Upminster Park	Football	Council	One adult and one 7v7 pitch assessed as standard quality. Adult pitches are used by youth 11v11 teams and are overplayed by one match equivalent session. Actual spare capacity of one match equivalent exists on 7v7 pitch.	Ensure appropriate maintenance to sustain adult pitch usage. Seek to relieve pitches of overplay through pitch quality improvements or through the transfer of teams to sites with actual spare capacity. Consider pitch reconfiguration to better accommodate youth 11v11 teams. Utilise 7v7 spare capacity to accommodate future demand.	Council FA	Key centre	S	L	Protect Enhance
		Tennis		Three standard quality macadam courts.	Review maintenance regime to sustain and improve quality where possible.	Council LTA		L	L	
		Cricket		One good quality cricket pitch, used by Upminster Park CC. No spare capacity at peak time. Club lease expires in 2035.	Ensure appropriate maintenance to sustain pitch quality. Agree new lease for Club on ground to secure long term tenure on site.	Club Council		M	L	
45	Cranston Park Lawn Tennis & Social Club	Tennis	Club	Eight good quality, floodlit courts, two of which have a macadam surface and six have an artificial surface.	Ensure appropriate maintenance to sustain quality.	Club LTA	Local site	L	L	Protect
48	Clockhouse Bowling Club	Bowls	Club	A good quality green, with some spare capacity	Ensure appropriate maintenance to sustain green quality.	Council	Local site	L	L	Protect
51	Rainham Bowls Club	Bowls	Club	A good quality green, with some spare capacity.	Ensure appropriate maintenance to sustain green quality.	Council	Local site	L	L	Protect
56	Elm Park Tennis Club	Tennis	Club	Two standard quality macadam courts. Changing provision is rated as poor quality.	Review maintenance to sustain and improve quality where possible. Support club in its aspiration for changing facility improvements.	Club LTA	Local site	L	L	Protect Enhance

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales[16]	Cost[17]	Aim
60	Sacred Heart of Mary Girls School	Tennis	School	Four standard quality macadam courts. Unavailable for community use.	No local demand. Retain for school use.	School	Local site	L	L	Protect
64	Branfil Primary School	Football	School	A standard quality 7v7 pitch used to capacity at peak time.	Ensure appropriate maintenance to sustain use. Encourage users to enter a community use agreement to provide greater security of tenure.	School FA	Local site	L	L	Protect
67	Whybridge School	Football	School	A standard quality 7v7 pitch with 0.5 match equivalents of actual spare capacity.	Ensure appropriate maintenance to sustain quality and seek to utilise spare capacity to accommodate future demand.	School FA	Local site	L	L	Protect
69	Hacton Primary School	Football	School	A standard quality 7v7 pitch that is available to the community, however, is unused.	Explore community use options given local shortfalls.	School FA	Local site	S	L	Provide
70	R J Mitchell Primary School	Football	School	A standard quality 7v7 pitch that is available to the community, however, is unused.	Explore community use options given local shortfalls.	School FA	Local site	S	L	Provide
71	Scotts Primary School	Football	School	A standard quality 7v7 pitch which is unavailable for community use.	Explore community use options given local shortfalls.	School FA	Local site	S	L	Provide
72	Suttons Primary School	Football	School	Standard quality 7v7 and 11 v11 pitches that are available to the community, however, are unused.	Explore community use options given local shortfalls.	School FA	Local site	S	L	Provide
75	Parsonage Farm Primary School	Football	School	Two standard quality 7v7 pitches which are unavailable for community use.	Explore community use options given local shortfalls.	School FA	Local site	S	L	Provide
76	Newtons Primary School	Football	School	A standard quality youth 11v11 pitch which is unavailable for community use.	Explore community use options given local shortfalls.	School FA	Local site	S	L	Provide
79	St Albans Catholic Primary School	Football	School	A poor quality 5v5 pitch which is unavailable for community use.	Retain for school use and improve quality as necessary.	School	Local site	L	L	Enhance

PART 6: KEEP THE STRATEGY ROBUST AND UP TO DATE

Delivery

The Playing Pitch Strategy seeks to provide guidance for maintenance/management decisions and investment made across Havering. By addressing the issues identified in the Assessment Report and using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of Havering can be satisfied. The Strategy identifies where there is a deficiency in provision and identifies how best to resolve this in the future.

It is important that this document is used in a practical manner, is engaged with partners and encourages partnerships to be developed, to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities.

The production of this Strategy should be regarded as the beginning of the planning process. The success of this Strategy and the benefits that are gained are dependent upon regular engagement between all partners involved and the adoption of a strategic approach.

Each member of the steering group should take the lead to ensure the PPS is used and applied appropriately within their area of work and influence. The role of the steering group should not end with the completion of the PPS document.

To help ensure the PPS is well used it should be regarded as the key document within the study area guiding the improvement and protection of playing pitch provision. It needs to be the document people regularly turn to for information on the how the current demand is met and what actions are required to improve the situation and meet future demand. In order for this to be achieved the steering group need to have a clear understanding of how the PPS can be applied and therefore delivered. Key uses for the PPS include evidence for supporting funding bids, guidance to inform planning decisions and planning applications and decision making for capital investment.

The process of developing the PPS will hopefully have already resulted in a number of benefits that will help with its application and delivery. These may include enhanced partnership working across different agendas and organisations, pooling of resources along with strengthening relationships and understanding between different stakeholders and between members of the steering group and the sporting community. The drivers behind the PPS and the work to develop the recommendations and action plan will have also highlighted, and helped the steering group to understand, the key areas to which it can be applied and how it can be delivered.

Monitoring and updating

It is important that there is regular annual monitoring and review against the actions identified in the Strategy. This monitoring should be led by the local authority and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery. This should form an on-going role of the steering group. It is possible that in the interim between annual reviews the steering group could operate as a 'virtual' group; prepared to comment on suggestions and updates electronically when relevant.

As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the steering group, then Sport England and the NGBs would consider the PPS and the information on which it is based to be out of date. If the PPS is used as a 'live' document, and kept up to date, the time frame can be extended to five years.

Furthermore, the process of refreshing the PPS would be much less resource intensive if changes and updates have been made throughout the five years. If there are no updates to the document within the period the nature of the supply and in particular the demand for playing pitches is likely to have changed. Therefore, without any form of review and update within this time period it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

Ideally the PPS should be reviewed on an annual basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment that would have been built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.

An annual review should not be regarded as a particularly resource intensive task. However, it should highlight:

- How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others).
- How the PPS has been applied and the lessons learnt.
- Any changes to particularly important sites and/or clubs in the area (e.g. the most used or high quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- Any development of a specific sport or particular format of a sport.
- Any new or emerging issues and opportunities.

Once the PPS is complete the role of the steering group should evolve so that it:

- Acts as a focal point for promoting the value and importance of the PPS and playing pitch provision in the area.
- Monitors, evaluates and reviews progress with the delivery of the recommendations and action plan.
- Shares lessons learnt from how the PPS has been used and how it has been applied to a variety of circumstances.
- Ensures the PPS is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives.
- Maintains links between all relevant parties with an interest in playing pitch provision in the area;
- Reviews the need to update the PPS along with the supply and demand information and assessment work on which it is based. Further to review the group should either:
  - Provide a short annual progress and update paper;
  - Provide a partial review focussing on particular sport, pitch type and/or sub area; or
  - Lead a full review and update of the PPS document (including the supply and demand information and assessment details).

Alongside the regular steering group meetings it is recommended that the Council holds annual sport specific meetings with the pitch sport NGBs and other relevant organisations. These meetings should look to update the key supply and demand information, if necessary amend the assessment work, track progress with implementing the recommendations and action plan and highlight any new issues and opportunities. Things to consider include formation of new teams or loss of teams, any new formats of the sports that would impact on facilities, changes in quality or creation of new facilities.

These meetings could be timed to fit with the annual affiliation process undertaken by the NGBs which would help to capture any changes in the number and nature of sports clubs in the area. Other information that is already collected on a regular basis such as pitch booking records for local authority and other sites could be fed into these meetings. The NGBs will also be able to indicate any further performance quality assessments that have been undertaken within the study area. Discussion with the league secretaries may also indicate annual league meetings which it may be useful to attend to pick up any specific issues and/or enable a review of the relevant club details to be undertaken.

The steering group should regularly review and refresh area by area plans taking account of any improvements in pitch quality (and hence increases in pitch capacity) and also any new negotiations for community use of education or other private sites in the future. Updating the action plans will make the task of updating the PPS much easier.

It is important that the Council maintains the data contained with the accompanying Playing Pitch Database. This will enable it to refresh and update area by area plans on a regular basis. The accompanying databases are intended to be refreshed on a season by season basis and it is important that there is cross-departmental working, including for example, grounds maintenance and sports, to ensure that this is achieved and that results are used to inform subsequent annual sports facility development plans. Results should be shared with partners via a consultative mechanism.

Checklist

To help ensure the PPS is delivered and is kept robust and up to date, the steering group can refer to the new methodology Stage E Checklist: Deliver the strategy and keep it robust and up to date:

http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/

Stage E: Deliver the strategy and keep it robust and up to date	Tick ✓	
	Yes	Requires Attention
Step 9: Apply & deliver the strategy		
1. Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
2. Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work and influence?		
3. Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered and the PPS is being applied?		
Step 10: Keep the strategy robust & up to date		
1. Has a process been put in place to ensure the PPS is kept robust and up to date?		
2. Does the process involve an annual update of the PPS?		
3. Is the steering group to be maintained and is it clear of its on-going role?		
4. Is regular liaison with the NGBs and other parties planned?		
5. Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
6. Have any changes made to the Active Places Power data been fed back to Sport England?		

APPENDIX ONE: STRATEGIC CONTEXT

The recommendations within this Strategy have been developed via the combination of information gathered during consultation, site visits and analysis. They reflect key areas to be addressed over its lifetime. However, implementation must be considered in the context of financial implications and the need for some proposals to also meet planning considerations.

The provision of high quality and accessible community outdoor sports facilities at a local level is a key requirement for achieving the targets set out by the Government and Sport England. It is vital that this strategy is cognisant of and works towards these targets in addition to local priorities and plans.

DCMS (Department for Culture Media & Sport) is currently (2015) consulting on a new strategy for sport. It will seek to address the following challenges:

- How to address the recent decline in the number of people that regularly take part in sport and deliver a long-term sustainable increase in participation;
- What type(s) of participation should be encouraged and how should they be measured;
- How to ensure that funding goes to those who can best deliver results;
- How to specifically target under-represented groups;
- Understanding the role of the private sector, and how public sector bodies,
- National Governing Bodies (NGBs) and other sports bodies should work with the private sector to help deliver an increase in participation;
- How to best support participation in new and/or non-traditional sports and activities;
- How to maximise the potential of new technology to increase participation;
- How to use the power of sport to achieve broader positive social outcomes and whether some funding should specifically be spent for that purpose.

Sport England: Towards an Active Nation (2016-2021)

Sport England has recently released its new five year strategy ‘Towards an Active Nation’. The aim is to target the 28% of people who do less than 30 minutes of exercise each week and will focus on the least active groups; typically women, the disabled and people from lower socio-economic backgrounds.

Sport England will invest up to £30m on a plan to increase the number of volunteers in grassroots sport. Emphasis will be on working with a larger range of partners with less money being directed towards National Governing Bodies.

The Strategy will help deliver against the five health, social and economic outcomes set out in the Government’s Sporting Future strategy.

- Physical Wellbeing
- Mental Wellbeing
- Individual Development
- Social & Community Development
- Economic Development

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

The 'promoting healthy communities' theme identifies that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies or surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite the NPPF states existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken, which has clearly shown that the open space, buildings or land is surplus to requirements.
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In order for planning policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities.

The FA National Game Strategy (2015 – 2019)

The Football Association's (FA) National Game Strategy provides a strategic framework that sets out key priorities, expenditure proposals and targets for the national game (i.e., football) over a four year period. The main aims of the National Games Strategy are:

- Sustain and increase participation.
- Ensure access to education sites to accommodate the game.
- Help players to be the best that they can be and provide opportunities for them to progress from grassroots to elite.
- Recruit, retain and develop a network of qualified referees.
- Support clubs, leagues and other competition providers to develop a safe, inclusive and positive football experience for everyone.
- Support Clubs and Leagues to become sustainable businesses, understanding and serving the needs of players and customers.
- Improve grass pitches through the pitch improvement programme to improve existing facilities and changing rooms.
- Deliver new and improved facilities including new Football Turf Pitches.
- Work with priority Local Authorities enabling 50% of mini-soccer and youth matched to be played on high quality artificial grass pitches.

England and Wales Cricket Board (ECB) Cricket Unleashed 5 Year Plan

The England and Wales Cricket Board unveiled a new strategic five-year plan in 2016 (available at http://www.cricketunleashed.com). Its success will be measured by the number of people who play, follow or support the whole game.

The plan sets out five important headline elements and each of their key focuses, these are:

- ***More Play*** – make the game more accessible and inspire the next generation of players, coaches, officials and volunteers. Focus on:
  - *Clubs and leagues*
  - *Kids*
  - *Communities*
  - *Casual*

- ***Great Teams*** – deliver winning teams who inspire and excite through on-field performance and off-field behaviour. Focus on:
  - *Pathway*
  - *Support*
  - *Elite Teams*
  - *England Teams*

- ***Inspired Fans*** – put the fan at the heart of our game to improve and personalise the cricket experience for all. Focus on:
  - *Fan focus*
  - *New audiences*
  - *Global stage*
  - *Broadcast and digital*

- **Good Governance and Social Responsibility** – make decisions in the best interests of the game and use the power of cricket to make a positive difference. Focus on:
  - *Integrity*
  - *Community programmes*
  - *Our environments*
  - *One plan*

- **Strong Finance and Operations** – increase the game's revenues, invest our resources wisely and administer responsibly to secure the growth of the game. Focus on:
  - *People*
  - *Revenue and reach*
  - *Insight*
  - *Operations*

England Hockey (EH) - A Nation Where Hockey Matters (2013-2017)

EH have a clear vision, a powerful philosophy and five core objectives that all those who have a role in advancing Hockey can unite behind. With UK Sport and Sport England's investment, and growing commercial revenues, EH are ambitious about how they can take the sport forward in Olympic cycles and beyond.

"The vision is for England to be a 'Nation Where Hockey Matters'. A nation where hockey is talked about at dinner tables, playgrounds and public houses, up and down the country. A nation where the sport is on the back pages of our newspapers, where children dream of scoring a goal for England's senior hockey team, and where the performance stirs up emotion amongst the many, not the few"

England Hockey aspires to deepen the passion of those who play, deliver and follow sport by providing the best possible environments and the best possible experiences. Whilst reaching out to new audiences by making the sport more visible, available and relevant and through the many advocates of hockey.

Underpinning all this is the infrastructure which makes the sport function. EH understand the importance of volunteers, coaches, officials, clubs and facilities. The more inspirational people can be, the more progressive Hockey can be and the more befitting the facilities can be, the more EH will achieve. The core objectives are as follows:

- Grow our Participation
- Deliver International Success
- Increase our Visibility
- Enhance our Infrastructure
- Be a strong and respected Governing Body

England Hockey has a Capital Investment Programme (CIP) that is planned to lever £5.6 million investment into hockey facilities over the next four years, underpinned by £2m million from the National Governing Body. With over 500 pitches due for refurbishment in the next 4-8 years, there will be a large focus placed on these projects through this funding stream. The current level of pitches available for hockey is believed to be sufficient for the medium term needs, however in some areas; pitches may not be in the right places in order to maximize playing opportunities.

England Hockey Strategy

Vision: For every hockey club in England to have appropriate and sustainable facilities that provide excellent experiences for players.
Mission: More, Better, Happier Players with access to appropriate and sustainable facilities.

Our club market is well structured and clubs are required to affiliate to England Hockey to play in community leagues. As a result only relatively few occasional teams lie outside our affiliation structure. Schools and Universities are the other two areas where significant hockey is played.

British Tennis Strategy 2015-2018

The new strategy is presented in a concise one page framework that includes key strategies relating to three participation "focus" areas, six participation "drivers" and three participation "enablers". To achieve success, the 12 strategy areas will need to work interdependently to stem the decline and unlock sustainable growth:

The three participation "focus" areas are where tennis is consumed:

- Deliver great service to clubs.
- Build partnerships in the community, led by parks.
- Enhance the tennis offer in education.

The six participation "drivers" are the areas that will make the biggest difference where tennis is consumed. They must all be successful on a standalone and interconnected basis and include:

- Becoming more relevant to coaches.
- Refocusing on recreational competition.
- Providing results orientated facility investment.
- Applying best in class marketing and promotion.
- Jump starting the peak summer season.
- Establishing a "no compromise" high performance programme with focus.

The final layer is comprised of three participation "enablers" that underpin our ability to be successful. These enablers are rooted in how the LTA will get better; how the entire network of partners must be harnessed to work together and the need to raise more financial resources to fund our sport's turnaround. They include:

- Becoming a more effective and efficient LTA.
- Harnessing the full resource network.
- Generating new revenue.

For further information and more detail on the framework please go to *http://www.lta.org.uk/about-the-lta/structure-vision*

Bowls England: Strategic Plan 2014-2017

Bowls England will provide strong leadership and work with its stakeholders to support the development of the sport of bowls in England for this and future generations. The overall vision of Bowls England is to:

- Promote the sport of outdoor flat green bowls.
- Recruit new participants to the sport of outdoor flat green bowls.
- Retain current and future participants within the sport of flat green bowls.

In order to ensure that this vision is achieved, ten key performance targets have been created, which will underpin the work of Bowls England up until 31st March 2017.

- 115,000 individual affiliated members.
- 1,500 registered coaches.
- Increase total National Championship entries by 10%.
- Increase total national competition entries by 10%.
- Medal places achieved in 50% of events at the 2016 World Championships.
- 35 county development plans in place and operational.
- County development officer appointed by each county association.
- National membership scheme implemented with 100% uptake by county associations.
- Secure administrative base for 1st April 2017.
- Commercial income to increase by 20%.

Despite a recent fall in affiliated members, and a decline in entries into National Championships over the last five years, Bowls England believes that these aims will be attained by following core values. The intention is to:

- Be progressive.
- Offer opportunities to participate at national and international level.

- Work to raise the profile of the sport in support of recruitment and retention.
- Lead the sport.
- Support clubs and county associations.

APPENDIX TWO: FUNDING PLAN

Funding opportunities

In addition to using the planning system to lever in contributions through Section 106 or CIL, it is recognised that external partner funding will need to be sought to deliver much of the action plan. Although seeking developer contributions in applicable situations and other local funding/community schemes could go some way towards meeting deficiencies and/or improving provision, other potential/match sources of funding should be investigated. Below is a list of current funding sources that are relevant for community improvement projects involving sports facilities.

In order to deliver much of the Action Plan it is recognised that external partner funding will need to be sought. Although seeking developer contributions in applicable situations and other local funding/community schemes could go some way towards meeting deficiencies and/or improving provision, other potential/match sources of funding should be investigated. Below is a list of current funding sources that are relevant for community improvement projects involving sports facilities.

Awarding body	Description
Big Lottery Fund http://www.biglotteryfund.org.uk/	Big invests in community groups and to projects that improve health, education and the environment.
Sport England: ◂ Improvement Fund ◂ Sportsmatch ◂ Small Grants ◂ Protecting Playing Fields ◂ Inspired Facilities ◂ Strategic Facilities Fund http://www.sportengland.org/funding.aspx http://www.sportengland.org/funding/our-different-funds/strategic-facilities/	Sport England is keen to marry funding with other organisations that provide financial support to create and strengthen the best sports projects. Applicants are encouraged to maximise the levels of other sources of funding, and projects that secure higher levels of partnership funding are more likely to be successful.
Football Foundation http://www.footballfoundation.org.uk/	This trust provides financial help for football at all levels, from national stadia and FA Premier League clubs down to grass-roots local development.
Rugby Football Foundation - The Grant Match Scheme www.rugbyfootballfoundation.org	The Grant Match Scheme provides easy-to-access grant funding for playing projects that contribute to the recruitment and retention of community rugby players. Grants are available on a 'match funding' 50:50 basis to support a proposed project. Projects eligible for funding include: 1. Pitch Facilities – Playing surface improvement, pitch improvement, rugby posts, and floodlights. 2. Club House Facilities – Changing rooms, shower facilities, washroom/lavatory, and measures to facilitate segregation (e.g. women, juniors). 3. Equipment – Large capital equipment, pitch maintenance capital equipment (e.g. mowers).
EU Life Fund http://ec.europa.eu/environment/funding/intro_en.htm	LIFE is the EU's financial instrument supporting environmental and nature conservation projects throughout the EU.

Awarding body	Description
EH Capital Investment Programme (CIP)	The CIP fund is for the provision of new pitches and re-surfacing of old AGPs. It forms part of EH's 4 year Whole Sport's Plan.
National Hockey Foundation http://www.thenationalhockeyfoundation.com/	The Foundation primarily makes grants to a wide range of organisations that meet one of our chosen areas of focus: ◂ Young people and hockey. ◂ Enabling the development of hockey at youth or community level. ◂ Smaller Charities.
Lawn Tennis Association http://www.lta.org.uk/venue-management/	British Tennis has £5.125m million pounds of new funding per annum to enhance tennis facilities, with the aim of getting more people playing more often. The LTA have three funding streams available to support clubs and community projects. ◂ Easy Access Loan Funding Any LTA registered club that can demonstrate that the facility development will retain or grow membership can apply for this funding at any time. ◂ Growing the Game – now closed Any LTA registered venue that can demonstrate sustainable growth through facility development and a tennis development plan can apply for this funding. ◂ The Community Tennis Fund Any registered venue that can demonstrate the ability to grow community participation through tennis facility development. This fund will be allocated throughout the year.

Protecting Playing Fields

Sport England launched a funding programme; Protecting Playing Fields (PPF) as part of its Places People Play Olympic legacy mass participation programme. The programme is being delivered via funding rounds with approximately £4 million being awarded to projects in each round.

Its focus is on protecting and improving playing fields and developing community sport. It will fund capital projects that create, develop and improve playing fields for sporting and community use and offer long term protection of the site for sport. Projects are likely to involve the construction of new pitches or improvement of existing ones that need levelling or drainage works.

The programme is being delivered via five funding rounds (with up to £2 million being awarded to projects in each round). Its focus is on protecting and improving playing fields and developing community sport. It will fund capital projects that create, develop and improve playing fields for sporting and community use and offer long term protection of the site for sport. Projects are likely to involve the construction of new pitches or improvement of existing ones that need levelling or drainage works.

Inspired Facilities

Sport England's 'Inspired Facilities' funding programme is an open programme where clubs, community and voluntary sector groups and local authorities can apply for grants of between £25k and £150k where there is a proven local need for a facility to be modernised, extended or modified to open up new sporting opportunities.

The programmes three priorities are:

- Organisations that haven't previously received a Sport England Lottery grant of over £10k.
- Projects that are the only public sports facility in the local community.
- Projects that offer local opportunities to people who do not currently play sport.

Besides this scheme providing an important source of funding for potential voluntary and community sector sites, it may also providing opportunities for Council to access this funding particularly in relation to resurfacing the artificial sports surfaces.

Strategic Facilities Fund

Facilities are fundamental in providing more people with the opportunity to play sport. The supply of the right facilities in the right areas is key to getting more people to play sport. Sport England recognises the considerable financial pressures that local authorities are currently under and the need to strategically review and rationalise leisure stock so that cost effective and financially sustainable provision is available in the long-term. Sport England has a key role to play in the sector, from influencing the local strategic planning and review of sports facility provision to investing in major capital projects of strategic importance.

The Strategic Facilities Fund will direct capital investment into a number of key local authority projects that are identified through a strategic needs assessment and that have maximum impact on growing and sustaining community sport participation. These projects will be promoted as best practice in the delivery of quality and affordable facilities, whilst demonstrating long-term operational efficiencies. The fund will support projects that bring together multiple partners, including input from the public and private sectors and national governing bodies of sport (NGBs). The fund is also designed to encourage applicants and their partners to invest further capital and revenue funding to ensure sustainability. Sport England has allocated a budget of circa £30m of Lottery funding to award through this fund (2013-17).

Key features which applications must demonstrate are:

- A robust needs and evidence base which illustrates the need for the project and the proposed facility mix
- Strong partnerships which will last beyond the initial development of the project and underpin the long-term sustainability of the facility
- Multi-sport provision and activity that demonstrates delivery against NGB local priorities
- A robust project plan from inception to completion with achievable milestones and timescales.

Lottery applications will be invited on a solicited-only basis and grants of between £500,000 and £2,000,000 will be considered. The Strategic Facilities Fund will prioritise projects that:

- Are large-scale capital developments identified as part of a local authority sports facility strategic needs assessment/rationalisation programme and that will drive a significant increase in community sports participation.
- Demonstrate consultation/support from two or more NGBs and delivery against their local priorities.
- Are multi-sport facilities providing opportunities to drive high participant numbers.
- Are a mix of facility provision (indoor and/or outdoor) to encourage regular & sustained use by a large number of people.
- Offer an enhancement, through modernisation, to existing provision and/or new build facilities.
- Have a long-term sustainable business plan attracting public and private investment.
- Show quality in design, but are fit for purpose to serve the community need.
- Have effective and efficient operating models, combined with a commitment to development programmes which will increase participation and provide talent pathways.

Projects will need to demonstrate how the grant will deliver against Sport England's strategic priorities. The funding available is for the development of the capital infrastructure, which can contribute to the costs of new build, modernisation or refurbishment and purchasing of major fixed equipment as part of the facility development.

Funder's requirements

Below is a list of funding requirements that can typically be expected to be provided as part of a funding bid, some of which will fall directly out of the Playing Pitch Strategy:

- Identify need (i.e., why the Project is needed) and how the Project will address it.
- Articulate what difference the Project will make.
- Identify benefits, value for money and/or added value.
- Provide baseline information (i.e., the current situation).
- Articulate how the Project is consistent with local, regional and national policy.
- Financial need and project cost.
- Funding profile (i.e., who's providing what? Unit and overall costs).
- Technical information and requirements (e.g., planning permission).
- Targets, outputs and/or outcomes (i.e., the situation after the Project/what the Project will achieve).
- Evidence of support from partners and stakeholders.
- Background/essential documentation (e.g., community use agreement).
- Assessment of risk.

Indicative costs

The indicative costs of implementing key elements of the Action Plan can be found on the Sport England website:
http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/cost-guidance/

There are two sets of costs that are highlighted here; facility capital costs and lifecycle costs.

Facility capital costs

- Facility capital costs are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, naturally taking into account varying conditions, inflation and regional adjustments.
- Costs are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) and other Quantity Surveyors.
- The document is often referred to as the Planning Kitbag costs as the figures are often used by planners and developers when reviewing potential planning contributions to site developments.

Lifecycle costs

- Life cycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime.
- It includes costs for major replacement and planned preventative maintenance (PPM) – day to day repairs. The costs are expressed as a percentage of the capital cost.
- You should not underestimate the importance of regular maintenance and the expense in maintaining a facility throughout its life.

APPENDIX THREE: GLOSSARY OF TERMS

Displaced demand generally relates to play by teams or other users of playing pitches from within the study area (i.e. from residents of the study area) which takes place outside of the area. This may be due to issues with the provision of pitches and ancillary facilities in the study area, just reflective of how the sports are played (e.g. at a central venue for the wider area) or due to the most convenient site for the respective users just falling outside of the local authority/study area.

Unmet demand is demand that is known to exist but unable to be accommodated on current supply of pitches. This could be in the form of a team with access to a pitch for matches but nowhere to train or vice versa. This could also be due to the poor quality and therefore limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement. League secretaries may be aware of some unmet demand as they may have declined applications from teams wishing to enter their competitions due to a lack of pitch provision which in turn is hindering the growth of the league.

Latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. This could include feedback from a sports club who may feel that they could set up and run an additional team if they had access to better provision.

Future demand is an informed estimate made of the likely future demand for pitches in the study area. This is generally based on the most appropriate current and future population projections for the relevant age and gender groupings for each sport. Key trends, local objectives and targets and consultation also inform this figure.

Casual use or other use could take place on natural grass pitches or AGPs and include:

- Regular play from non-sports club sources (e.g. companies, schools, fitness classes).
- Infrequent informal/friendly matches.
- Informal training sessions.
- More casual forms of a particular sport organised by sports clubs or other parties.
- Significant public use and informal play, particularly where pitches are located in parks/recreation grounds.

Carrying capacity is the amount of play a site can regularly accommodate (in the relevant comparable unit) for community use without adversely affecting its quality and use. This is typically outlined by the NGB.

Overplay is when a pitch is used over the amount that the carrying capacity will allow, (i.e. more than the site can accommodate). Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected.

Spare capacity is the amount of additional play that a pitch could potentially accommodate in additional to current activity. There may be reasons why this potential to accommodate additional play should not automatically be regarded as actual spare capacity, for example, a site may be managed to regularly operate slightly below its carrying capacity to ensure that it can cater for a number of friendly matches and training activity. This needs to be investigated before the capacity is deemed **actual spare capacity**.

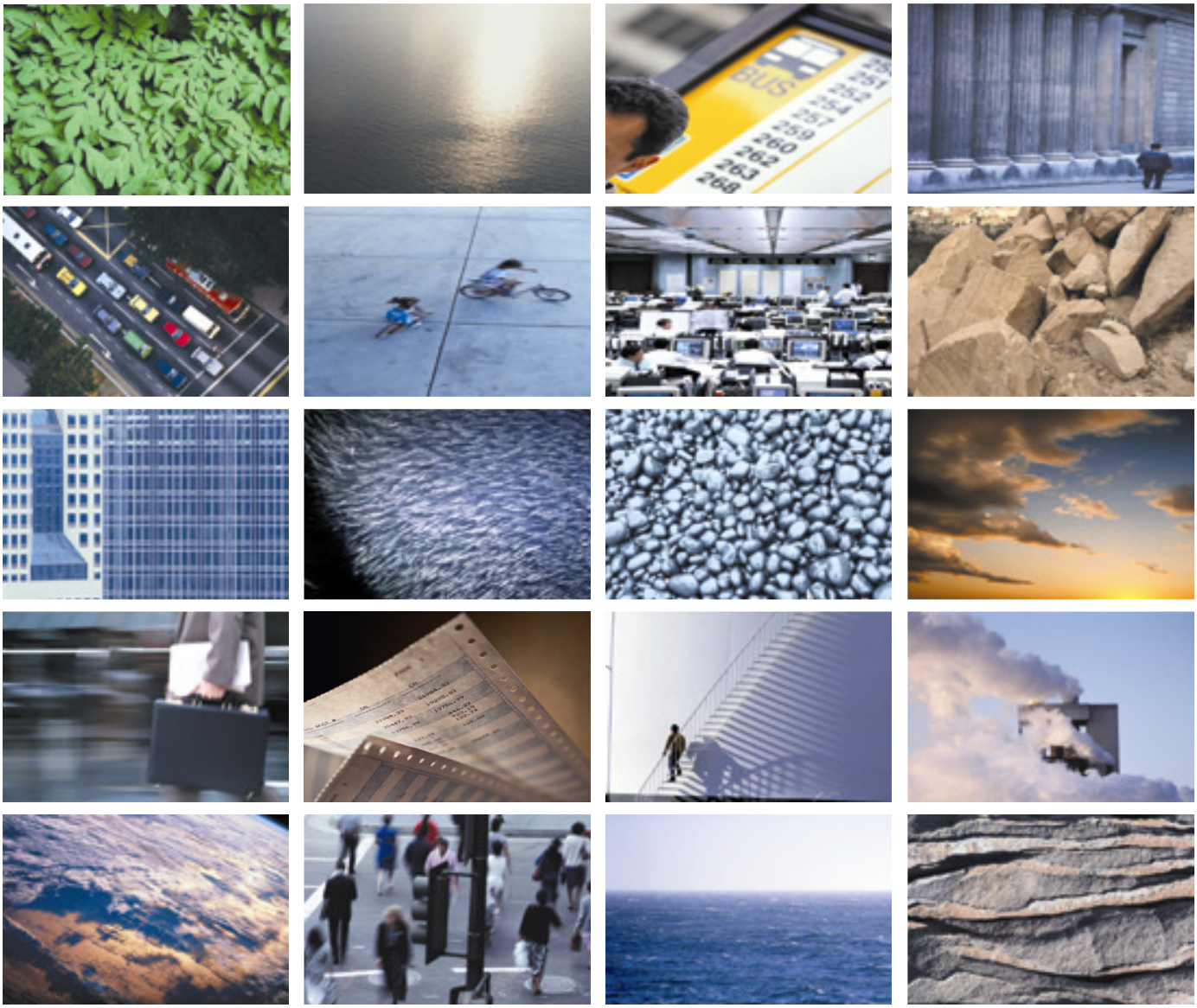
Match equivalent sessions is an appropriate comparable unit for pitch usage. For football, rugby union and rugby league, pitches should relate to a typical week within the season and one match = one match equivalent session if it occurs every week or 0.5 match equivalent sessions if it occurs every other week (i.e. reflecting home and away fixtures). For cricket pitches it is appropriate to look at the number of match equivalent sessions over the course of a season and one match = one match equivalent session.

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

INFRASTRUCTURE DELIVERY PLAN 2017



London Borough of Havering

INFRASTRUCTURE DELIVERY PLAN

June 2017

Prepared by: ERM

LONDON BOROUGH OF HAVERING

INFRASTRUCTURE DELIVERY PLAN

Contents

EXECUTIVE SUMMARY

1	INTRODUCTION	1
2	TYPES OF INFRASTRUCTURE	3
3	INFRASTRUCTURE FUNDING	5
4	CO-ORDINATION CHALLENGES TO INFRASTRUCTURE DELIVERY	9
5	DEVELOPMENT QUANTITIES	12
6	FUTURE INFRASTRUCTURE REQUIREMENTS IN HAVERING	16
7	FUTURE INFRASTRUCTURE ITEMS AND COSTS	38

ANNEX A LIST OF CONTACTS

ANNEX B INFRASTRUCTURE PROVISION AND REQUIREMENTS BY TYPE

LIST OF ABBREVIATIONS

LIST OF TABLES

Table 2.1:	Types of Infrastructure for Assessment	3
Table.5.1:	Dwelling Numbers in Havering Assuming FALP Housing Targets are met, 2015 to 2031	13
Table.5.2:	Population in Havering under GLA 2015 Round SHLAA-based Household Projections, 2016 to 2031	14
Table 6.1:	Primary School Requirements to 2020/2021	20
Table 6.2:	Primary School Requirements by Planning Area in 2020/2021	21
Table 6.3:	Secondary School Requirements to 2022/2023	21
Table 7.1:	Estimated Total Cost of Identified Infrastructure Requirements	39
Table 7.2:	Main Infrastructure Projects in Support of the Local Plan	38

Executive Summary

1 The aim of this Infrastructure Delivery Plan (IDP) is to set out the type and scale of infrastructure required to underpin the Local Plan's vision and framework for the future development of Havering. Provision of adequate infrastructure is essential for maintaining the existing quality of life in the area and to support further development to accommodate growth in population and economic activity.

2 The IDP presents evidence on the scale and cost of infrastructure that will be required to meet the needs of development in Havering over the Local Plan period to 2032. This is of necessity a broad assessment as there are inevitably considerable uncertainties surrounding projections of development and costs over the medium to long term.

3 Infrastructure is planned, provided and funded by a wide range of agencies. The IDP has been compiled in consultation with all the relevant delivery agencies.

Types of Infrastructure

4 The IDP assesses the need for infrastructure in the following categories, with the most costly items listed first:

- Transport;
- Education;
- Health and Well-being;
- Utilities;
- Flood Protection;
- Culture & Community;
- Green Infrastructure;
- Recreation & Leisure;
- Emergency Services;
- Waste;
- Urban Regeneration; and
- Environment.

Funding Sources

5 There is a wide range of potential sources of funding for the provision of infrastructure. The role and relative contribution of these sources vary through time, according to national economic circumstances, government policy, and as new mechanisms are introduced and older ones phased out. There have been very significant cuts to public expenditure and in particular to local government funding in recent years and these are expected to continue in the immediate future, creating a very challenging environment for infrastructure providers.

6 The main funding sources likely to be available to support the Havering IDP comprise:

- London Borough of Havering capital funding;
- Greater London Authority/Transport for London;

- developer contributions;
- Central Government allocations;
- lotteries and charities; and
- direct charges for services, as in the case of utility companies.

Housing Zones

7 Two proposals for Housing Zones (HZ) in Havering have been agreed with the Mayor of London: Rainham and Beam Park Housing Zone, and Romford Housing Zone. The building of homes in these areas is supported by a range of planning and financial measures. HZ programmes are funded by a combination of local authority funding, Greater London Authority (GLA) direct and recoverable grant, and external funding. HZ finance will be used predominately to deliver physical infrastructure in advance or in parallel to developments, which will significantly increase viability and hence improve Community Infrastructure Levy/section 106 contribution potential. In the Local Plan, each Housing Zone forms the focus for a Strategic Development Area (SDA).

Developer Contributions

8 Given the constraints on public sector funding in the coming years, particular emphasis needs to be placed on the potential for developer contributions to raise funds towards investment in essential facilities. The Community Infrastructure Levy (CIL) regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development.

9 As 'pooling' of section 106 (s106) obligations has now been limited to five s106 obligations to pay for a single infrastructure project or type of infrastructure, CIL is now the main mechanism for funding strategic off-site community infrastructure from developer contributions. However, s106 obligations can still be used to deliver affordable housing and certain site-specific infrastructure needs, and mitigation measures. Havering is in the process of developing and implementing its Havering CIL with the objective of this being adopted in 2017 subject to Member approval.

Coordination Challenges

10 The London Borough (LB) of Havering is only one of a large number of agencies involved in delivering infrastructure in Havering (see Annex A). All are pursuing the delivery of their particular service and the Local Plan provides a vital framework to guide their actions towards a common goal. However, if the required infrastructure is to be available to serve new developments as and when they come on stream there needs to be substantial joint working between agencies to ensure their individual plans and programmes are designed and funded to bring this about. Challenging issues include bringing together disparate planning processes and cycles, the need to work with neighbouring agencies/authorities, evolving new models for service delivery, and taking advantage of the potential for co-location of facilities and services.

Development Quantities

11 In order to assess the amount of infrastructure required to support future development in Havering the quantity of future dwellings and population needs to be established. The housing target for Havering in the Further Alterations to the London Plan, published in 2015, is 11,700 for the period 2015 to 2025. Projecting this rate onwards, the total housing target for Havering for the 15 year plan period March 2016 to April 2031 would therefore be 17,550 dwellings. The total population of the borough is projected to increase by some 31,000, from 252,000 in 2016 to 283,000 in 2032.

12 The Rainham and Beam Park SDA and the Romford SDA will each deliver a minimum of 4.000 new dwellings towards that target.

Infrastructure Costs

13 Table ES1 sets out the estimated cost of the main infrastructure items identified as required to support the Local Plan, by broad category. The total of £568m, cannot be taken to be a comprehensive estimate of total costs of all infrastructure for the total Local Plan period, 2016 to 2031. This is because in many cases the relevant agencies have only derived costs for a shorter time period, due to their regular capital programming procedures and the uncertainties of longer term forecasts of requirements. In some other cases, such as police and flood protection, the relevant agencies are still in the process of assessing requirements and forms of provision.

Table ES1: Estimated Total Cost of Identified Infrastructure Requirements

Sector	Total Cost
Education	£218m
Transport	£105m
Health	£73m
Culture & Community	£32m
Green Infrastructure	£49m
Recreation & Leisure	£63m
Urban Regeneration	£24m
Others	£4m
Total	**£568m**
Note: Figures may not sum to Total due to rounding.	

14 In addition to the currently programmed transport improvements, three major transport interventions are currently under active consideration but have not yet been progressed sufficiently for costs to be estimated for inclusion in Table ES1. These are a new north-south public transport route, and re-configuration of the arrangements at Gallows Corner and also the Ring Road west of Romford Town Centre.

Priority Infrastructure

15 This IDP assesses requirements for a wide range of infrastructure types, all of which are important in supporting sustainable communities in that a significant shortfall could limit quality of life in a community and reduce the appeal of Havering to newcomers. However, some infrastructure items have particularly high priority and should be provided within the first five years of the Local Plan. Priority infrastructure comprises:

- infrastructure that would be needed regardless of additional development, ie. to make up existing deficiencies in provision, and

- critical infrastructure needed to allow early development to proceed, without which it might be unacceptable for development and occupation to take place. This relates mainly to areas designated in the Local Plan as locations for substantial growth in the early phases of the Plan, especially the Rainham and Beam Park SDA and the Romford SDA, each of which is expected to deliver over 4,000 new dwellings.

16 Priority projects in the Rainham and Beam Park SDA are as follows:

- Utilities: diversion of electricity cables, sewer and gas main;
- Transport: new Beam Park Station;
- Transport: Beam Parkway, improving connectivity along A1306;
- Education: new and expanded primary and secondary schools;
- Health: New primary care facility near Rainham Town Centre; and
- Flood Protection: opening up culverts and flood storage improvements.

17 Priority projects in the Romford SDA are as follows:

- Transport: Crossrail serving Romford;
- Transport: Romford Station improvements;
- Transport: East West Link and improved accessibility for walking and cycling;
- Education: new and expanded primary and secondary schools in Romford; and
- Health: Primary and community care hub in Romford Town Centre

18 Priority projects elsewhere in the borough are as follows:

- Transport: Crossrail serving Gidea Park and Harold Wood;
- Education: New and expanded primary schools in Harold Hill and South Hornchurch and secondary schools in the Central Area; and
- New primary care hub in Heaton ward.

Major Infrastructure Projects under Consideration

19 LB Havering is currently in the early stages of investigating the feasibility of three major new interventions to bring about transport and public realm improvements in the borough, although these are not yet committed or costed:

- provision of public transport modes such as light rail, tram or guided bus to provide a step change in connectivity between the north and south of the borough and linking to Romford, either on existing highways or outside of the established built up area;

- a substantial re-configuration of the arrangement at Gallows Corner, by which the junction of the A12 and A127 would be decked over to create a space above for new development and safe, convenient movement by pedestrians and cyclists; and

- a similar substantial re-configuration of the Ring Road to the west of Romford town centre which would place the road underground, allowing unrestricted movement for pedestrians and cyclists into the town centre from the west and scope for an improved public realm.

1 INTRODUCTION

Purpose of Report

1.1 The aim of this Infrastructure Delivery Plan (IDP) is to set out the type and scale of infrastructure required to underpin the Local Plan's vision and framework for the future development of Havering. Provision of adequate infrastructure is essential for maintaining the existing quality of life in the area and to support further development to accommodate growth in population and economic activity.

1.2 According to paragraph 157 of the National Planning Policy Framework (NPPF), Local Plans should *"plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies (of the NPPF)"*. The NPPF (paragraph 177) stresses the importance of ensuring that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion and states that "*to facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan"*.

1.3 Paragraph 162 of the NPPF states that*:* "*Local planning authorities should work with other authorities and providers to:*

- *assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*

- *take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."*

1.4 According to paragraph 18 of the Planning Practice Guidance (PPG) on Local Plans: *"the Local Plan should make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development"* (emphasis added). There is a clear requirement to present an assessment of required infrastructure, its location, costs, timing, funding source and implementing agent.

1.5 The PPG on Local Plans also states that: "*the detail concerning planned infrastructure provision can be set out in a supporting document such as an infrastructure delivery programme that can be updated regularly".* The primary purpose of this IDP is to demonstrate that it will be practical to provide sufficient infrastructure to support the quantity of development proposed in the Havering Local Plan.

1.6 This IDP presents evidence on the scale and cost of infrastructure that will be required to meet the needs of development in Havering over the Local Plan period to 2031. This is, of necessity, a broad assessment as there are inevitably considerable uncertainties surrounding projections of development and costs over the medium to long term.

1.7 The PPG recognises that it is difficult to assess infrastructure requirements for the longer term and requires coverage of *"at least the first five years".* While the IDP aims to cover the whole Local Plan period to 2031 as far as possible, some of the requirements and costs can only be assessed in relation to needs over a shorter period of up to ten years or so.

1.8 The PPG states that: *"early discussion with infrastructure and service providers is particularly important to help understand their investment plans and critical dependencies".* This IDP has been compiled in consultation with all the relevant delivery agencies. Contact details for these are contained in Annex A, which also notes which agencies have directly provided information for inclusion in this report.

Structure of Report

1.9 The report contains four sections after this introduction:

- Section 2 sets out the types of infrastructure covered in the assessment;
- Section 3 discusses the potential sources of funding of infrastructure investment;
- Section 4 discusses the challenges of coordinating infrastructure provision;
- Section 5 sets out the assumptions on development quantities in terms of dwellings, population, and commercial floorspace;
- Section 6 provides an assessment of the scale of requirements for each type of infrastructure that will be needed to serve the borough's planned development; and
- Section 7 presents the main infrastructure items that have been identified and the costs of providing them, to the extent that these can be established at present.

2 TYPES OF INFRASTRUCTURE

2.1 Paragraph 156 of the NPPF sets out the main types of infrastructure required to promote healthy communities and for which the Local Plan should include strategic delivery policies. These are:

- infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); and
- health, security, community and cultural infrastructure and other local facilities.

2.2 Also, paragraph 73 of the NPPF requires local authorities to determine requirements for open space, sports and recreational provision.

2.3 Table 2.1 lists the facilities required to support development in Havering and which are covered in this IDP. The last column shows any current plans or strategies which are relevant to the assessment of future requirements.

Table 2.1: Types of Infrastructure for Assessment

	Type		Facility	Plans and Strategies
A	Transport	1	Rail Transport	LB Havering Local Plan Transport Topic Paper (2016) Havering Local Implementation Plan, 2014/2015 – 2016/2017, Three Year Delivery Plan Mayor's Transport Strategy
		2	Other Public Transport	
		3	Highways	
		4	Walking & Cycling	
B	Education	1	Primary school	LB Havering: Commissioning Plan for Education Provision in Havering for 2016-2020
		2	Secondary school	
		3	Post-16	
		4	Early Years	
C	Health & Well-being	1	GP Health Centre/ Intermediate Care	Havering CCG: Havering Primary Care Infrastructure Capacity Plan Havering CCG: Transforming Primary Care in Havering, 2016 to 2021
		2	Acute Hospital	
		3	Mental and Community Health Facility	North East London Foundation Trust Estates Strategy, 2014 to 2019 (March 2016)
		4	Adult Social Care Facility/Children Centre	LB Havering: Adult Social Care and Commissioning Service Plan 2015/2016 (April 2015)
D	Utilities	1	Water Supply	Essex and Suffolk Water: Water Resources Management Plan 2015 to 2040 (2014)
		2	Sewerage	Thames Water: Water Resources Management Plan 2015 to 2040 (2014); Sixth Asset Management Plan 2015 to 2020 (2014)
		3	Electricity	National Grid: Electricity Ten Year Statement 2015 to 2035 (2015)
		4	Gas	
		5	Telecommunications/ Broadband	

	Type		Facility	Plans and Strategies
E	Flood Protection	1	Flood Protection	Environment Agency Thames Estuary 2100 (2012) Havering Local Flood Risk Management Strategy 2015 LB Havering Strategic Flood Risk Assessment Update (Nov 2016) LB Havering Critical Drainage Areas - Detailed Investigations Report (Jan 2016)
F	Culture & Community	1	Library	LB Havering Draft Library Strategy 2015 – 17
		2	Cultural Facility	Havering Culture Strategy 2012-2014, LB Havering Arts Strategy 2013 to 2015
		3	Heritage	Havering Heritage and History Sub-Strategy (2013-2015)
		4	Community Hall/Youth Centre	
		5	Crematorium & Burial Ground	
G	Green Infrastructure	1	Parks	LB Havering Open Space Strategy Draft Assessment Report (January 2016) and Draft Standards Paper (August 2016)
		2	Children's Play Space	
		3	Allotment	
		4	Other Green Space	LB Havering Green Infrastructure Strategy (2016), LB Havering Open Space Strategy Draft Assessment Report (January 2016)and Draft Standards Paper (August 2016)
H	Recreation & Leisure	1	Sports Complex	LB Havering Indoor Sport and Leisure Facility Assessment Report (January 2016)
		2	Playing Pitch	LB Havering Final Playing Pitch Draft Assessment Report, 2016-2021 (January 2016)
I	Emergency Services	1	Police Station	Mayor's Office for Policing and Crime Estate Strategy: 2013- 2016 (2013)
		2	Fire Station	London Fire Brigade: Fifth London Safety Plan 2013 to 2016 (2013)
		3	Ambulance Station	London Ambulance Service: 5 Year Strategy 2014/2015 – 2019/2020
J	Waste Management	1	Waste Management Facilities	East London Waste Authority: Joint Waste Development Plan Document (2012)
K	Urban Regeneration	1	Public Realm	Transport for London Crossrail Complementary Measures Programme – 2015/2016 to 2018/2019 The Rainham and Beam Park Planning Framework (January 2016) Romford Town Centre Development Framework (June 2015)
		2	Employment & Skills	
L	Environment	1	Air quality improvements	LB Havering Draft Air Quality Management Plan, 2017 - 2022 Mayor's Air Quality Strategy, December 2010)

3 INFRASTRUCTURE FUNDING

Funding Sources

3.1 There is a wide range of potential sources of funding for the provision of infrastructure. The role and relative contribution of these sources vary through time, according to national economic circumstances, government policy, and as new mechanisms are introduced and older ones phased out. There have been very significant cuts to public expenditure and in particular to local government funding in recent years and these are expected to continue in the immediate future, creating a very challenging environment for infrastructure providers.

3.2 In the light of these funding constraints, the Mayor of London has stated in the London Plan (paragraph 8.7) that he will be exploring "*the scope for innovative funding techniques such as tax increment funding/ accelerated development zones (allowing future tax income in an area to support local infrastructure and regeneration)"*. He will also support *"the development and implementation of innovative forms of funding and partnership across the public, private and community/voluntary sectors to seek to lever more resources to support London priorities, and to ensure maximum cost effectiveness in their delivery".*

3.3 The main funding sources likely to be available to support the Havering IDP are discussed below. They comprise:

- LB Havering capital funding;
- Greater London Authority/Transport for London;
- developer contributions;
- Central Government allocations;
- lotteries and charities; and
- direct charges for services, as in the case of utility companies.

LB Havering Capital Funding

3.4 LB Havering capital funding is derived from a number of funding streams, predominantly Capital Receipts and Government Grants. In addition it can divert some revenue funding to fund capital items. Revenue funding includes Government Grant, Council Tax, Business Rates, and income from service providers. Due to changes in the way Revenue Support Grant reductions have been allocated, LB Havering will experience a rapid reduction in its grant settlement over the four year period up to 2019/2020, with a large element of this front loaded in the early years. At present it is not possible to foresee how far into the Local Plan period such financial constraints are likely to continue. They will inevitably place severe restrictions on the resources available for services provided by LB Havering.

Greater London Authority (GLA)/Transport for London (TfL)

GLA Housing Zones

3.5 The Mayor introduced Housing Zones (HZs) as a new approach to delivering housing in London. Unlike traditional funding programmes, they are area-focused and bespoke to suit each location to significantly expand and accelerate the number of homes being built. The building of homes in these areas is supported by a range of planning and financial measures.

3.6 Two proposals for HZs in Havering have been agreed with the GLA:

- Rainham and Beam Park (R/BPHZ) Housing Zone is within Phase 2 of the Mayor's Housing Zone Programme; and

- Romford Housing Zone (RHZ) is within Phase 3 of the Programme.

3.7 HZ programmes are funded by a combination of local authority funding, GLA direct and recoverable grant, and external funding. The GLA funding can be used flexibly, from financing infrastructure to supporting individual schemes, with the focus on recovery and recycling investment, rather than conventional grant. HZ finance will be used predominately to deliver physical infrastructure in advance or in parallel to developments, which will significantly increase viability and hence improve CIL/s106 contribution potential.

3.8 Repayable grant is grant that the GLA would expect to be repaid over time. The GLA is demonstrating significant flexibility over the terms of repayment, for example, linking recovery of grant to meeting certain conditions, rather than it being unconditional – these conditions will be set out in the contracts for individual interventions. LB Havering's mechanism for repayment will be through recouping payments from CIL and the sale/development of land acquired through funding provided by the GLA.

3.9 The R/BPHZ programme is funded by a combination of LB Havering funding, GLA direct and recoverable grant and external funding, including £8.8 million contribution from TfL for the new Beam Park Station. The GLA allocation is £30.56m, of which £14.15m is direct grant and £16.41m is repayable grant.

3.10 The GLA allocation for the RHZ programme is £34.9m, of which £22.7m is direct grant and £12.2m repayable grant.

3.11 Some of the infrastructure required in both HZs will have benefited from forward funding from the GLA in the form of GLA recoverable grant. One proposal under consideration is to ring fence CIL payments and developer contributions from development schemes within the R/BPHZ to establish a series of funding pots to assist in the delivery of infrastructure in the HZ. Developer contributions from s106 and CIL would be used from these funding pots to repay the forward funding.

Other GLA/TfL Funding

3.12 The GLA provides funding for the London Fire Brigade. TfL funds most transport provision in Havering through the Local Implementation Plan, although LB Havering funds some road improvements. Each year LB Havering bids to TfL for funding for its transport projects and programmes. It has to spend this money in line with criteria set out by TfL and against a background set out in the Mayor's strategies as well as in accordance with LB Havering's own priorities.

3.13 Other GLA funding programmes are undertaken periodically to boost particular types of improvement to the urban environment, such as the Mayor's Air Quality Fund. The London Regeneration Fund, established by the London Enterprise Panel (LEP), aims to help places in London take advantage of opportunities presented by economic and demographic change and of new technology, and help secure the future of the capital's mixed economy. £20m capital funding has been made available, between April 2016 and April 2018, to specifically help London's high streets and places of work by supporting innovative and place-based projects throughout the city.

3.14 TfL funds the Crossrail Complementary Measures (CCM) a programme of improvements to public areas and interchanges outside all 18 stations in outer London that will eventually form part of the Elizabeth line. TfL is working with LBs, Crossrail Ltd, Network Rail and Rail for London to develop and deliver the schemes.

Developer Contributions

3.15 Given the constraints on public sector funding in the coming years, particular emphasis needs to be placed on the potential for developer contributions to raise funds towards investment in essential facilities.

3.16 The Community Infrastructure Levy (CIL) Regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres. LB Havering has not yet introduced a CIL but it has embarked on the preparation of such a scheme. It published a Preliminary Draft Charging Schedule in 2015 and aims to have its CIL adopted in 2017/2018 subject to Member approval.

3.17 Before the introduction of the CIL, developer contributions were raised mainly through Section 106 (s106) planning obligations linked to individual planning permissions, which require developers to make payments to make acceptable development which would otherwise be unacceptable in planning terms. LB Havering's Planning Obligations Supplementary Planning Document (SPD), adopted in 2013, provided for a 'standard charge' tariff, to apply to new residential development (only), to ensure that development would contribute appropriately, both financially and in-kind, towards the provision of required infrastructure and services.

3.18 However, since April 2016, it has no longer been permissible for local authorities to 'pool' more than five s106 obligations together to pay for a single infrastructure project or type of infrastructure, LB Havering will therefore be introducing CIL alongside the Local Plan. This will specify those types of infrastructure on which CIL can be spent. Following its adoption by LB Havering, CIL will be the main mechanism for funding strategic off-site community infrastructure from developer contributions..

3.19 It will still be admissible to use s106 obligations to deliver affordable housing and certain site-specific infrastructure needs, and mitigation measures. In addition, agreements under section 278 of the Highways Act will continue to be used to require developers to pay for, and sometimes provide, highway improvements that will mitigate the impact of new development.

Central Government Allocations

3.20 A number of major agencies depend heavily on Central Government allocations for funding infrastructure. These include the National Health Service (NHS), including Hospital Trusts and Clinical Commissioning Groups (CCG), and the Police and Ambulance Services.

Lotteries and Charities

3.21 There is a wide range of funds arising from lotteries and charities for which for which agencies compete for funds. These include the National Lottery, Veolia Environmental Trust, etc. The National Lottery is a significant potential source of funds for a number of social and community facilities. In the year to March 2016, the National Lottery Distribution Fund, administered by the Department for Culture, Media and Sport, shared the funds as follows: 40% to health, education, environment and charitable causes, 20% to Sports, 20% to Arts and 20% to Heritage.

Direct Charges for Services

3.22 The main example of direct charges for services being used to fund infrastructure provision is the utility companies, which raise funds for investment in infrastructure through user charges (and also borrowing). Electricity, gas and water prices to the customer are regulated by the government regulators, Ofwat and Ofgem, and set at a level which the regulator considers appropriate to permit the levels of investment the companies indicate are necessary to meet future need. In addition developers may wish to make individual arrangements directly with the utility companies to contribute to the provision of their services.

4 CO-ORDINATION CHALLENGES TO INFRASTRUCTURE DELIVERY

Introduction

4.1 Ensuring appropriate infrastructure is delivered in the right place at the right time to support ongoing development presents a number of significant challenges apart from the issue of securing sufficient funding. A large number of agencies are involved in delivering infrastructure in Havering, of which LB Havering is only one. The others are listed in Annex A. All are pursuing the delivery of their particular service and the Local Plan provides a vital framework to guide their actions towards a common goal. However, if the required infrastructure is to be available to serve new developments as and when they come on stream there needs to be substantial joint working between agencies to ensure their individual plans and programmes are designed and funded to bring this about.

4.2 Important challenges include:

- disparate planning processes of the agencies involved in infrastructure development and provision;
- working with neighbouring agencies/authorities;
- evolving delivery models; and
- taking advantage of co-location potential.

Planning Processes of the Agencies Involved in Infrastructure Development and Provision

4.3 Most agencies periodically undertake some form of review of the suitability and adequacy of their facilities to satisfy their required function. These reviews vary considerably in their scope and detail from ad hoc identification of shortcomings of individual facilities to full estate strategies and comprehensive asset assessments. There is even more variation in the extent to which organisations undertake long term planning of their facilities to meet future requirements. In most cases facility planning covers only the short or medium term, often up to five years or so, rather than the 15 years of the Local Plan. Furthermore, at any one time agencies will have reached different stages in their planning processes, while their planning horizons may well not coincide. These disparate planning processes need to be brought in line to ensure proper implementation of the Local Plan and its supporting infrastructure.

Working with Neighbouring Agencies and Authorities

4.4 Many of the issues addressed in the Local Plan cross administrative boundaries. This is most obviously the case with transport. In many other cases, however, agencies and local authorities are finding it more efficient to plan and undertake their activities by joining together in sub-regional groupings. This is the case for example with health, social care and some police. Therefore, working with neighbouring and sub regional partners will be essential to ensure the effective delivery of Havering's Local Plan, and LB Havering demonstrates the importance of this through meeting its Duty to Cooperate responsibilities.

Transforming Delivery Models

4.5 Many agencies are currently engaged in changing the way they deliver their services, often with significant implications for the geographical distribution of their infrastructure and facilities. These changes are prompted partly by the need to economise on scarce financial resources and partly by the recognition that more recent knowledge and technology have demonstrated more effective approaches to meeting the aims of the organisation.

4.6 There are two clear and complementary tendencies within the variety of delivery models which are emerging: centralisation and decentralisation. Centralisation is aimed primarily at achieving cost efficiencies, often by cutting back on less viable delivery sites, while decentralisation is aimed at improving the convenience of service received by clients and customers. Most new delivery models involve a combination of these two approaches. For example the Mayor's Office on Policing and Crime is reviewing the scope for disposing of under-utilised front counters while increasing the level of local policing directly serving communities. Similarly, the broad aim in health provision is to increase specialisation at acute hospitals while reducing everyday pressure on them by maximising the care and support that can be provided at or close to the patient's home.

4.7 The issue here in terms of ensuring infrastructure delivery is that several important infrastructure agencies are currently still in the process of developing their new delivery models or if they have developed their concept they are still working out how they would be best applied in Havering. A key case here is health and social care. These two areas of service are closely related. Inadequate social care generates greater pressure on the health service, including acute hospitals and Accident and Emergency (A&E) departments. There is now a well-recognised need for close integration of the way the two types of service are delivered to allow them to function seamlessly. The main agencies responsible for these two services, the NHS and LB Havering, are currently jointly engaged in defining coordinated delivery models.

Co-location Opportunities

4.8 One of the key approaches to improving efficiency of provision is to identify opportunities for joint provision of services or the use of shared facilities/co-location in meeting future needs. Many agencies can gain from pursuing synergies in facility provision, both because of the potential economies to be made in capital and running costs, and because of the benefits to be gained in terms of the quality and convenience by linking their service provision. A good example of this approach is Children Centres which are designed to offer a seamless service for children, with care, education, health and wellbeing services all provided under one roof.

4.9 The Local Plan and IDP aim to assist agencies in engaging further with each other to achieve the benefits of sharing locations and facilities. The first step is for agencies to share information on their emerging future proposals and on the locations where they are seeking to provide facilities so that the requirements of different agencies can be matched through joint provision where possible. The potential is particularly high as many decentralised facilities require only limited floorspace and can be co-located with a range of other public or private sector facilities, for example in libraries, health centres and shopping centres.

5 DEVELOPMENT QUANTITIES

Introduction

5.1 Paragraph 156 of the NPPF requires local planning authorities to set out the strategic priorities for their area in the Local Plan, including strategic policies to deliver the homes and jobs needed in the area, and the provision of retail, leisure and other commercial development. In order to assess the amount of infrastructure required to support future development in Havering the quantity of future dwellings and employment floorspace planned to be completed within the relevant appropriate time horizon needs to be established.

Housing

5.2 The minimum housing target for Havering in the Further Alterations to the London Plan[1] (FALP), published in 2015, is 11,700 (an average of 1,170 dwellings pa) for the period 2015 to 2025. This was based on the findings of the GLA's latest 2013 Strategic Housing Land Assessment (Jan 2014). The new Havering Local Plan covers the period 2016 to 2031. The FALP (paragraph 3.24) advises that for Local Development Framework (LDF) purposes its rates should be rolled forward to give an indicative figure for an LDF's 15 year plan period. It is therefore reasonable to assume that the minimum target of 1,170 dwellings per annum for the period 2015 to 2025 should be rolled forward for the period 2025 to 2031 for which there is no specific GLA target. The minimum housing target for Havering for the 15 year plan period 2016 to 2031 would therefore be 17,550 dwellings.

5.3 The total number of dwellings in Havering in April 2011, according to the 2011 census, was 99,184. According to the Havering Annual Monitoring Reports for 2011-2012, 2012-2013, 2013-2014 and 2014-2015, a further 2,419 dwellings were completed in those years, bringing the total dwellings in Havering in March 2015 to around 101,600. Assuming the total housing target for the period 2015 to 2031 is met, the number of dwellings in 2031 will therefore be around 120,300. Table 5.1 sets out the number of dwellings projected in Havering from 2015 to 2031.

Housing Zone Proposals

5.4 Two proposals for HZs have been agreed with the GLA:

- the R/BPHZ is within Phase 2 of the Mayor's Housing Zone Programme and is planned to provide around 3,450 new dwellings by 2025 (Rainham and Beam Park Housing Zone Overarching Legal Agreement [November 2015]); and

[1] The Mayor of London is currently commencing a Full Review of the London Plan but under the current timetable it will be published for consultation in Autumn 2017, with final publication expected in Autumn 2019.

- the RHZ is within Phase 3 of the Programme and is planned to provide around 3,300 new dwellings by 2026 (Overarching Borough Agreement with the GLA to support the reinvigoration of Romford town centre [June 2016]).

Table 5.1: Dwelling Numbers in Havering Assuming FALP Housing Targets are met, 2015 to 2031

Year	Total Dwellings
2015	101,600
2016	102,770
2021	108,620
2026	114,470
2031	120,320
2016 to 2031	*17,550*

5.5 The R/BPHZ forms a contiguous area in the south of the borough which will require some items of infrastructure specifically to serve it, whereas the RHZ comprises pockets of new housing development within areas of existing development.

5.6 The two HZs form the foci of the Local Plan's two Strategic Development Areas (SDAs): Romford SDA and Rainham and Beam Park SDA. The two HZs themselves do not cover all the housing sites that are planned to be delivered within their respective SDAs. Each SDA is expected to deliver over 4,000 new dwellings over the Local Plan period.

Population

5.7 Requirements for infrastructure tend to be more directly related to population (and age structure) than to dwelling numbers so it is important to appreciate the changes in population implied by the scale of additional planned housing. The most up-to-date population projections for Havering are those contained in the GLA's 2015 Round Demographic Projections. There are two Strategic Housing Land Availability Assessment (SHLAA) based projections, ie. projections which assume achievement of the FALP housing targets. These differ according to the household size assumptions. One set takes its household size trends from the Department of Communities and Local Government (DCLG) projections. The other caps household size so as not to assume the indefinite continuation of recent short term trends by which population has increased substantially faster than housing supply. The capped version is adopted here.

5.8 The GLA 2015 Round SHLAA-based household projections are based on the additional dwelling numbers from the 2013 GLA SHLAA, for the periods up to and after 2025, rather than assuming a continuation of the annual target for the period 2015 to 2025 as mentioned above. Their population projections do not therefore tie in directly with the Local Plan Housing target of 17,550 dwellings for the period 2016 to 2031. The latter can be estimated to imply a total private household population in 2031 of 281,750, based on the dwelling

total in Table 5.1, the GLA's projected average household size in 2031 of 2.39, and a vacancy rate of 2%, as in 2011.

5.9 The GLA's projection (capped household size version) gives a total private household population for Havering in 2031 of 281,000. Given the inevitable imprecision of projections over a fifteen year period this figure is close enough to the housing-based estimate above for it to be reasonable to adopt the GLA's projections as a basis for assessing infrastructure requirements in Havering.

5.10 The household and population figures for relevant years are set out in Table 5.2. The total population increase for the Local Plan period of 2016 to 2031 is given as around 31,000.

Table.5.2: Population in Havering under GLA 2015 Round SHLAA-based Household Projections, 2016 to 2031

Year	Households	Private Population	Institutional Population	Total Population
2015	247,235	1,645	248,880	247,235
2016	249,945	1,665	251,611	249,945
2021	263,692	1,755	265,447	263,692
2026	276,254	1,876	278,130	276,254
2031	280,956	2,034	282,990	280,956
2016-2031	*31,010*	*369*	*31,379*	*31,010*

5.11 In order to assess infrastructure needs within the two HZs, their potential future population needs to be estimated. Assuming the average household size of 2.39 in 2031 from the GLA's 2015 Round SHLAA-based household projection with capped household size, and a vacancy rate of 2%, the new dwellings planned for each zone will accommodate around 9,400 persons.

Office Floor Space

5.12 The Havering Employment Land Review (April 2015) forecasts a net demand for B1 office floorspace of between 10,700 m^2 and 17,100 m^2, with a medium forecast of 13,900 m^2 between 2014 and 2031. The most suitable location to accommodate demand forecast for B1 office uses is in Romford Town Centre. The review presents a projection of about 2,300 additional office jobs over the period 2013 to 2031.

Industrial Floor Space

5.13 The Havering Employment Land Review (2015) forecasts a reduction in demand for industrial floorspace of between 21,300 m^2 and 25,900 m^2 over the period 2014 to 2031 and projects a decrease of around 2,000 industrial jobs over the same period.

Retail Floor Space

5.14 The Havering Retail & Commercial Leisure Needs Assessment (April 2015) proposes that provision should be made for between 16,100 m^2 and 21,500 m^2 net additional comparison goods floorspace in the period to 2021, and indicatively between 49,500 m^2 and 62,000 m^2 net by 2031. The assessment also identified a quantitative need for 7,500 m^2 net additional convenience goods floorspace by 2021, increasing to an indicative requirement of 13,200 m^2 net by 2031, as well as a requirement for 15,100 m^2 of gross food and drink floorspace by 2031.

6 FUTURE INFRASTRUCTURE REQUIREMENTS IN HAVERING

Introduction

6.1 This section sets out the scale of additional infrastructure that will be required to meet the needs of development in Havering over the Local Plan period to 2032, as far as can be determined based on currently available evidence. Infrastructure types and facilities are numbered as in Table 2.1.

6.2 Some infrastructure items have particularly high priority and should be provided within the first five years of the plan. These comprise infrastructure required to make up existing deficiencies in provision together with infrastructure needed to allow early development to proceed. The latter relates mainly to areas designated in the Local Plan as locations for substantial growth in the early phases of the Plan. These are the Rainham and Beam Park SDA and the Romford SDA, each of which is expected to deliver over 4,000 new dwellings. If there were to be a significant shortfall in provision in these areas, it might be unacceptable for development and occupation to take place there. Priority infrastructure items are indicated by a (P) in the paragraphs below.

6.3 Fuller information on all infrastructure types is presented in tabular form in Annex B, again numbered as in Table 2.1, under the following headings:

- main provider of the infrastructure;
- level of existing provision;
- adequacy of the existing provision to meet current needs, both quantitative and qualitative;
- assessment of infrastructure required to meet planned future development/population levels, with cost estimates where available (excluding land costs);
- where relevant, basis for estimating costs of required infrastructure; and
- main potential funding sources.

A Transport

A1 Rail

6.4 Havering is well connected to London and Essex by mainland train services, TfL Rail services, London Overground services and the District Underground line. Several major transport infrastructure improvements are currently planned to meet wider strategic needs as well as serving Havering, as follows:

- Crossrail is a new regional east-west railway line, currently under construction, which will connect Heathrow and Maidenhead in the west with Essex and South London in the east. The northern branch of the eastern section will run from Shenfield in Essex through the three Havering stations

of Harold Wood, Gidea Park, and Romford. Crossrail is scheduled to become operational from 2018/2019 (P);

- improvements to the London-Tilbury-Southend (LTS) railway via Rainham and Upminster (c2c Essex Thameside franchise to 2029) will support planned regeneration strategies, and include the provision of 12-car trains on the Tilbury loop and more frequent services (P);
- upgrades to the London Underground District Line are underway to increase peak capacity by 47% by 2018 (P); and
- Upminster Depot, one of the four major depots for London Underground's railway fleet, is being upgraded, with completion planned for early 2017 (P).

6.5 Other proposals are specifically aimed at meeting the future needs of Havering, namely:

- improvements to Romford Station, including potential southern entrance improvements to assist access to all rail services (P) and TfL Crossrail Complementary Measures to enable interchange with Crossrail; and
- a new Beam Park station on the LTS railway line will help maximise the future development potential of the south of the borough and support housing and employment sites at London Riverside (P).

A2 Other Public Transport

6.6 Bus transport in Havering is provided by TfL. New and better north-south bus links are needed to improve connectivity, particularly to Rainham and its railway station and London Riverside Business Improvement District. More frequent services to some more rural parts of the borough would also benefit those in the community who are often dependent on public transport such as young people and the elderly.

6.7 A number of bus-related projects are required to meet future transport needs in the borough:

- a bus bridge over the Beam River on Ford Land will provide a vital link between LB Havering and LB Barking and Dagenham;
- a bus bridge link across Rainham Creek between Ferry Lane and Creek Way will similarly improve connections between Rainham and other employment areas and provide better access to jobs;
- an Orbital Bus service is required to connect Strategic Industrial Locations and Rainham; and.
- TfL is improving bus stop accessibility in the borough (P).

6.8 In addition, LB Havering is currently in the early stages of considering the feasibility of modes such as light rail, tram or guided bus to provide a step change in connectivity between the north and south of the borough, either on existing highways or outside the established built up area.

6.9 The A12, A13 and A127 provide high quality trunk road access to the M25, which in turn provides access to London and the south east, and the borough is served by a full network of other roads. There is an ongoing need to assess and upgrade highway structures, principal roads, distributor roads and bus route roads to deal with existing and projected increased levels of traffic and to improve safety for all users. There is similarly a need to improve accessibility and safety for pedestrians and cyclists to facilitate safer and more convenient 'active' travel choices. Several improvements to cycling and walking provision are included wider green space and public realm proposals.

6.10 Specific measures include:

Borough-wide

- footway improvements borough-wide, including accessibility arrangements for pedestrian dropped kerbs (P);
- upgrades to principal roads, distributor roads and bus route roads (P);
- Highway structure upgrades (P);
- casualty reduction measures P);
- 20 mph zones (P).

Romford SDA

- engineering measures to improve cycling accessibility to Romford Town Centre (P);
- an east-west link to the rail station from the growing residential areas to the west of the town centre (eg. Waterloo Road, Bridge Close and the former Ice Rink site), including wider improvements along the River Rom (P);
- further key measures for the Town Centre discussed below under 'Public Realm';

Rainham & Beam Park SDA

- the Rainham and Beam Park Planning Framework (January 2016), through the TfL Beam Parkway Major Scheme, aims to transform the A1306 in Havering from a traffic dominated road into an attractive green corridor, the Beam Parkway, providing a quality walking and cycling route (P); and
- development of sustainable transport options (walking, cycling, bus, tram) for accessing London Riverside Conservation Park (Wildspace); and
- Rainham Creek cycling/walking bridge.

6.11 In addition, two significant major interventions are under consideration to enhance the public realm, reduce congestion, improve safety for pedestrians and cyclists, improve air quality, and generate development potential. These are:

- a substantial re-configuration of the arrangement at Gallows Corner, by which the junction of the A12 and A127 would be decked over to create a clear space for development and pedestrian movement above; and

- a similar substantial re-configuration of the Ring Road to the west of Romford town centre which would place the road underground, allowing unrestricted pedestrian movement into the town centre from the west and scope for an improved public realm.

Key Implications for the Local Plan

6.12 The Local Plan should provide for the incorporation into the urban fabric of the significant transport infrastructure projects set out above in such a way as to improve the efficiency and convenience of movement within the borough and the quality of public spaces. Priority projects required for completion or to commence implementation within the first five years of the Local Plan include those supporting Crossrail and the two SDAs, as follows:

- Crossrail Complementary Measures to improve Romford, Harold Wood and Gidea Park stations (P);
- improved East-West connectivity for walking and cycling into Romford Town Centre (P);
- new Beam Park Station (P); and
- new Beam Parkway, improving connectivity along A1306 (P).

6.13 In addition, the Local Plan will eventually need to make provision for the three major transport interventions discussed above, which are currently at an early stage of consideration, once their plans have been fully developed and adopted for implementation.

B Education

6.14 Major residential development should only be permitted to go ahead if provision of sufficient educational infrastructure is assured. Local Authorities are under a statutory duty to ensure a sufficiency of school places in their area under section 14 of the Education Act 1996. This applies to all children of compulsory school age resident in the local authority area. Providers come from the private, voluntary, charitable and maintained sectors. LB Havering is the commissioner of education and is also the "provider of last resort" when no other acceptable new provider comes forward.

6.15 Section 6 of the Childcare Act 2006 places a duty on Local Authorities to secure sufficient childcare for working parents. In addition, local authorities are required to secure free early education provision for pre-school children of three and four years old and two year olds from lower income families. This Early Years education is primarily delivered by private, voluntary and independent pre-school providers, accredited childminders, and schools with a maintained nursery provision.

6.16 LB Havering undertakes annually a comprehensive assessment of future demand for school places in the borough by projecting cohorts within the existing schools, taking account of recent future birth rates, and allowing for the impact of committed and planned housing. Allowance is also made for significant cross border flows both into and out of the borough. The latest long term strategic forecast, contained in the Commissioning Plan for Education Provision (2015/2016 to 2019/2020), covers the ten year period from 2015/2016 to 2025/2026.

B1 & B2 Primary and Secondary Places

6.17 The number of primary age pupils in Havering schools, including pupils in existing and planned housing, is expected to increase significantly, by 7,815, during the ten year period from 2015/2016 to 2025/2026, and the number of secondary age pupils by 5,182, leading to shortfalls compared with existing school places of 7,689 and 3,626 respectively.

6.18 The substantial housing development in the Rainham area will require a new 3-form entry primary school, in addition to 4-forms of entry in expanded schools in the area. Existing secondary schools will also need to be expanded in this area to meet the need for places.

6.19 Substantial housing development planned in Romford will require new primary schools and new secondary schools. Sites will need to be identified for the new schools.

6.20 There may be some areas of Havering that will have no available options to expand existing schools if further major housing is brought forward. School place demand arising from such developments will need to be met through new school provision that will require a site to enable delivery.

6.21 The figures given below represent the emerging position. The school roll projections are updated on an annual basis and the latest figures are contained in LB Havering's Commissioning Plan for Education Provision.

Primary School Requirements in First Five Years

6.22 The Commissioning Plan for Education Provision indicates the need for a total of 1,667 additional primary places to meet demand for places for 2020/2021, as indicated in Table 6.1. This is equivalent to an additional 8 Forms of Entry (FE) expansion.1 FE expansion in primary is equivalent to 210 school places.

Table 6.1: Primary School Requirements to 2020/2021

Academic Year	Primary NOR	Permanent Primary Places Available	Surplus/Deficit of Places
2015/2016	21,074	21,200	126
2016/2017	22,150	21,836	-314
2017/2018	23,131	22,584	-547
2018/2019	23,990	23,189	-801
2019/2020	24,831	23,652	-1179
2020/2021	25,677	24,010	-1667

6.23 The need for additional places is mainly in Harold Hill, Romford and Rainham and South Hornchurch planning areas, as shown in Table 6.2.

Table 6.2: Primary School Requirements by Planning Area in 2020/2021

Planning Area	Projected Primary NOR 2020/2021	Permanent Primary Places Available 2020/2021	Surplus/Deficit of Places
Collier Row	3,773	3,825	52
Elm Park	2,838	2,920	82
Harold Hill	4,420	3,900	-520
Hornchurch	5,062	5,040	-22
Rainham & S Hornchurch	2,965	2,370	-595
Romford	3,859	3,510	-349
Upminster	2,759	2,730	-29

6.24 Beyond 2020/2021 the primary pupil numbers are forecast to increase, due to rising birth rates and the level of housing growth planned.

Secondary School Requirements in First Five Years

6.25 For secondary schools, the Commissioning Plan similarly indicates a need for a total of 637 additional Year 7 places by 2022/2023. This is equivalent to an additional 21 FE. As indicated in Table 6.3, this demand is concentrated in the Central Area, with lesser demands elsewhere. In most areas the requirement can be met by school expansions but new provision will also be required to meet needs in the Central Area.

Table 6.3: Secondary School Requirements to 2022/2023

Education Planning Area	Perm'nt Places 2015-2016	Pupil Roll 2015-2016	Surplus Places 2015-2016	Surplus capacity 2015-2016	Perm'nt places 2022-2023	Pupil roll 2022-2023	Surplus places 2022-2023	Surplus capacity 2022-2023
North East	180	179	1	1%	180	269	-89	-49%
North West	180	162	18	10%	180	221	-41	-23%
Central	1578	1532	46	3%	1624	1990	-366	-23%
East	693	621	72	10%	651	755	-104	-16%
South	617	473	144	23%	617	654	-37	-6%

6.26 Beyond 2022/2023 the secondary pupil numbers are forecast to increase due to the higher year 6 primary cohort continuing to transfer to year 7 in secondary and the level of housing growth planned.

B3 Post-16 Places

6.27 It is difficult to be definitive about future requirements for post-16 education in the borough. A range of options is available for pupils in this age group, including sixth forms, colleges, and apprenticeships. The situation is further complicated by the fact that post-16 pupils can travel between local authorities and Havering has traditionally been a net importer of learners post-16. Current data for Havering suggests that over the next few years an expected rise in the participation rate to full participation of 16 and 17 year-olds will to a large

degree be cancelled out by a fall in numbers of young people aged 16-18. However, in the longer term, the number of 16 and 17 year olds in Havering is projected to increase by around 1,300 between 2016/2017 and 2023/2024.

B4 Early Years

6.28 From September 2017 working families will be entitled to up to 30 hours of childcare per week for 3 and 4 year olds, subject to the eligibility criteria for the additional free entitlement. There is already a need for additional Early Years places; with the additional hours being available this could see a further increase in demand.

6.29 The number of two, three and four year olds needing Early Education Entitlement (EEE) places across the borough is expected to increase by over 1,000 between 2015/2016 and 2025/2026, with a deficit of about 300 places for 2, 3 and 4 year olds being projected for the latter date. However, it is not possible to be specific about locations at present. Further details on the future demand for early years places are given in LB Havering's Childcare Sufficiency Report, which is updated on an annual basis.

Special Education Needs Places

6.30 The demand for special school places in line with the overall growing demand for school places with the complexity of the needs of the children increasing and changing over time. Work is ongoing to refine the forecast figure for pupils who have a special education need and will require schools places over the next 10 years.

Key Implications for the Local Plan

6.31 The Local Plan, through the future Detailed Sites Local Plan, should support expansion plans and identify sites for new primary/secondary schools required to support additional residential development in the early years of the Local Plan. Additional primary capacity beyond that currently programmed is required especially in Harold Hill, Rainham and Romford. For secondary schools the main additional requirement is around Romford.

C Health and Wellbeing

C1 & C2 Primary and Acute Health Care

6.32 There are 47 General Practitioner (GP) practices in Havering, with a total of 95 Full Time Equivalent GPs. These currently provide services from around.6,560 m^2 of space to a registered patient population of 255,865. The only acute hospital, operating an Accident &Emergency department, in Havering is Queen's Hospital in Romford, which opened in 2006, and brought together the services previously run at Oldchurch and Harold Wood hospitals.

6.33 The average ratio of patients to FTE GPs in the borough is 2,690, well above the London average of 2,100 and somewhat higher than the national average of 2,000. There are no clinically set standards for the ratio of GPs to patients but the primary healthcare default assumption used for capacity planning purposes is a ratio of 1 GP per 1,800 patients.

6.34 Existing facilities are currently operating at or near capacity. Based on current Department of Health guidance on primary care space standards, the existing population of Havering would require around 18,000 $m^{2,}$ compared with the 7,179 m^2 of space currently provided. Havering has a large number of smaller premises which, by their nature, will have little opportunity for expansion and if feasible, the size of expansion is likely to be relatively small scale. Furthermore, many GP practices are currently using ageing, converted domestic premises, a large number of which are in need of major building works to enable them to comply with required standards.

6.35 The CCG's aims for the development of general practice and the wider primary care family are that it should be accessible, coordinated and proactive. There will be a focus on prevention, support for self-care, active management of long-term conditions and the avoidance of unnecessary hospital admissions. Acute hospital care should be reserved for acutely ill patients with the majority of care delivered nearer home.

6.36 The present assessment concentrates on the primary healthcare requirements arising solely from new housing developments. The NHS Healthy Urban Development Unit (HUDU) has used their model to calculate the population yield from new housing and to assess the subsequent healthcare impacts and floorspace requirements. The HUDU model estimates primary care requirements by locality and phase in terms of full time equivalent (FTE) GPs and primary care floor space, to meet the estimated population growths.

6.37 New, fit-for-purpose premises are needed to cater for the significant population growth, especially in and around the Romford Town Centre and Rainham and Beam Park SDAs, as well as to facilitate primary care at scale, and enable patient access to a wider range of integrated services.

C3 Mental and Community Health

6.38 North East London Foundation Trust (NELFT) provides mental health and community services in Havering. People's health in Havering is changing as more people are living longer and with more complex long term conditions, and so needing more and a wider range of care.

6.39 The NELFT strategy is based on the development of 'agile working', a flexible and mobile workforce, to support care closer to home and early intervention. For adult services a model of care based on locality primary care provision is currently being rolled out within Havering, with community health and social care integrated within these hubs. Some teams will be co-located and clustered around three hubs at Harold Wood, Romford and Cranham.

6.40 NELFT is holding discussions with LB Havering on integrating primary care, community, mental health and social care under a single management structure. Joint use of provision and premises with Social Services and other Local Authority departments has commenced around older people's services.

6.41 Surveys by NELFT in 2015 of all the properties it owns or substantially occupies suggest substantial underuse of both clinical and non-clinical space within a majority of premises. Under the NELFT Estates Strategy 2014 - 2019, the existing estate in Havering will be rationalised to provide new accommodation to meet the needs of new working practices.

6.42 The NELFT has embarked on an ambitious drive to reduce estate costs by developing closure plans for up to six Havering premises and relocating their services within the borough. Estate rationalisation will ensure that the retained premises are in the optimum locations for service delivery within the Borough and in good condition. Any future investment can then be directed towards the retained properties. The Trust is working in partnership with other organisations to maximise the use of the public estate to the overall benefit of the local health economy.

C4 Social Care

6.43 Havering has the highest proportion of older people of any of the LBs and the significant majority of vulnerable people in the borough with a supported housing need are elderly. However, the current provision of residential care homes is more than sufficient to meet current needs. Throughout 2015/2016, of approximately 1,600 available beds, 250 remained vacant each week.

6.44 LB Havering considers that there is no need for more residential or nursing homes within the borough. The policy is to support people in remaining independent and safe at home. However, there is a growing need for supported accommodation within the borough that cannot be entirely met by existing provision. For example, there is currently no supported housing for people with physical disabilities in Havering. The current Housing Strategy recommends converting some existing sheltered schemes to extra care or a retirement village model, due to the high number of asset rich older people in the borough.

6.45 LB Havering has identified potential need for up to three purpose-built six person supported housing schemes for people with learning disabilities and potentially for one purpose built six to eight person supported housing scheme for people with physical disabilities (P). The more adaptable the premises the better (ie. can one building be fit for purpose for people with learning disabilities, physical disabilities, autism etc.). With increasing demands, the supply requirement is having to be reviewed on a regular basis.

6.46 LB Havering currently runs six Children Centres, offering a range of services and activities in partnership with health and other partner agencies to provide a holistic service. Demand for Children Centres is forecast to increase substantially as the young population increases. LB Havering plans to respond to projected substantial increase in demand from the rising young population by increasing the level of services provided by existing centres and by bringing back into operation a Centre in existing premises in Harold Hill, which has not been functioning for some years (P). The aim is to utilise these centres to enable further co-location with partners in the health service.

6.47 As part of the Local Authorities Sufficiency duty there is a need to develop the provision of children's residential care within the borough and semi-independent living accommodation for children, prior to leaving care. The design of these premises could incorporate provision for both, so that move on could be enabled as and when children become more independent.

Key Implications for the Local Plan

6.48 The Local Plan should support the following additional facilities:

Romford SDA

- Primary and community care hub in Romford Town Centre of 4,500 m^2 (P)

Rainham & Beam Park SDA

- New facility of 2,000 m^2 close to Rainham Town Centre for about 21,500 patients (P)

Rest of Borough

- New primary care hub in Heaton ward of 950 m^2 for around 10,000 patients (P);
- Enhanced GP service of 2,800 m^2 at the proposed St. George's Health & Well-Being Centre for around 30,000 patients (P);
- New primary care hub of 1,850 m^2 to be developed in North Locality for around 30,000 patients;
- New primary care hub of 3,200 m^2 to be developed in Central Locality for around 35,000 patients; and
- Supported housing scheme for people with physical disabilities (P).

D Utilities

D1 Water Supply

6.49 Most of Havering is within the water supply area of Essex and Suffolk Water (ESW), although some small areas are supplied by Thames Water. Havering falls within ESW's Essex Water Resource Zone. Following a significant investment in its expansion, Abberton reservoir in Essex has sufficient water to meet forecast demand until at least 2040. Therefore no major infrastructure is needed to meet the increase in housing numbers or commercial development within Havering during the period of the Local Plan.

6.50 The proposed level of development at various locations within Havering could, depending on the size and location, require some minor water mains enhancement prior to development, but this is part of 'business as usual' and would not delay development.

D2 Sewerage

6.51 Thames Water is the statutory sewerage undertaker for most of Havering. A comprehensive upgrading of the Riverside Sewage Treatment Works at Rainham, which treats wastewater from approximately 400,000 people in Havering and other parts of East London, was completed in 2014 as a part of the London Tideway Improvements scheme. This increased its capacity to meet the predicted increase in flows until 2021.

6.52 The water companies' investment programmes are based on a five year cycle known as the Asset Management Plan (AMP) process. The AMP6 period began on 31st March 2015 and covers the period up to 31st March 2020. As part of its five year business plan Thames Water advises Ofwat on the funding required to accommodate growth in its networks and treatment works.

6.53 Limited information is yet available from Thames Water on the capacity of the local sewerage system to accept the additional loads from HZ development in the borough. However, sewer capacity in the R/BPHZ is limited and Thames Water expects infrastructure upgrades to be required for the level of development proposed. Also, the need has been identified to divert a sewer along the northern frontage at Dovers Corner to allow the site to be developed to its full potential capacity (P).

6.54 During heavy rainfall, the sewerage system in the Ravensbourne Valley, which includes much of Havering, has occasionally become overwhelmed resulting in sewer flooding in some local areas. Studies by Thames Water to identify solutions to this problem will be completed during 2017.

D3 Electricity

6.55 National Grid runs the high-voltage electric power transmission network (National Electricity Transmission System (NETS), which connects power stations and major substations and ensures that electricity generated anywhere in Britain can be used to satisfy demand elsewhere. UK Power Networks own and maintain electricity cables and lines across London, the South East and East of England. They maintain and upgrade power equipment, and move and connect new electricity cables.

6.56 There is adequate capacity for a generic load growth for at least ten years at most substations in Havering, with probably some local reinforcement needed at a few sites and to the cable network. Future scenarios are modelled on a regular basis to reflect changes within the network but the potential increase in use of electricity for new technology, such as Data Centres, may impact the available capacity sooner than anticipated.

6.57 Development in the Rainham and Beam Park SDA will necessitate some diversions/alterations to Low Volt and High Volt cables (P). There may also be a need to undertake alterations to 33kv extra high voltage cables.

6.58 The Rainham and Beam Park area has been identified as a target cluster for the deployment of a district heating network in the London Riverside Opportunity Area Rainham & Beam Park Energy Masterplan, 2015. No decision has yet been made on the form of provision.

D4 Gas

6.59 Cadent's distribution network serves the whole borough. However, major pipelines passing through the borough can put constraints on development potential in some location, particularly in the R/BPHZ. Capacity requirements for the entire HZ development can be satisfied by the existing Cadent gas infrastructure but the area is traversed by three high pressure gas pipelines. In order to minimise limitations on development potential there is a need for some pipeline diversion at Dovers Corner (P).

D5 Telecommunications/Broadband

6.60 Advanced, high quality digital infrastructure is essential for sustainable economic growth, allowing Havering's community enhanced freedom of choice about where and how they work, and how they promote and operate their

businesses.

6.61 Superfast Broadband in Havering is provided via one of two networks. The Fibre To The Cabinet (FTTC) network is owned by BT and operated by a range of providers, while Virgin Media owns and operates exclusively a Fibre To The Property (FTTP) network. All exchanges within a five mile radius of Havering are owned and maintained by Openreach and have been fibre broadband enabled. Consequently broadband providers who are reliant on Openreach's broadband network infrastructure can provide fibre broadband to homes in this area. Virgin Media fibre broadband is also available to homes within a 5 mile radius of Havering. Some 98% of Havering users can now order a superfast broadband (speed greater than 24Mbps) connection.

6.62 The Government's support for further broadband roll-out is largely provided through the Superfast Broadband Programme. In September 2015 BT announced plans for an expansion of high-speed fibre broadband in Havering.

6.63 Openreach, BT's local network business, will take the company's total coverage for fibre in the borough to nearly 100,000 premises by 2017. Virgin Media are in year two of an ongoing five year plan for expanding/upgrading their network.

6.64 Providing additional infrastructure in the field as well as in the exchange does not present significant issues. By deploying fibre technology to new build sites there is no need for large multiple copper cables to be provided, building large cable frames in telephone exchanges, or even to build completely new telephone exchanges.

Key Implications for the Local Plan

6.65 The Local Plan should include policies to ensure new development is equipped with all necessary utility infrastructure, including facilities to enable the delivery of high-speed broadband and other digital services.

E Flood Protection

6.66 The Environment Agency (EA) has a strategic overview of all sources of flooding and coastal erosion and is responsible for tidal flood risk management along the Thames Estuary. LB Havering is the Lead Local Flood Authority for Havering, with a strategic role in overseeing the management of local flood risk ie. flood risk from surface water runoff, groundwater and ordinary watercourses such as streams and ditches.

6.67 The EA's Thames Estuary 2100 (TE 2100) (2012) is a strategic flood risk management plan for London and the Thames estuary through to 2100. It reviews how tidal flood risk is likely to change in response to future changes in climate and people and property in the floodplain. It found that many of the existing flood walls, embankments and barriers would need to be raised or replaced to manage rising water levels in the long term (by 2050).

6.68 The EA's current estimates of the costs of maintaining and improving the flood defence system for Havering for the period to 2050 are as follows:

- fixed flood defences - maintenance and repair: £5m;
- fixed flood defences - major repairs and replacements: £26m; and
- flood barriers and outfalls: £5m.

6.69 The Havering Strategic Flood Risk Assessment (SFRA) (Nov 2016) identifies: flood risk zones 1, 2, 3a and 3b (functional floodplain); locations of flood risk from other sources (ordinary watercourses, groundwater, sewers, reservoirs and canals); locations at risk of surface water flooding, termed Havering Critical Drainage Areas (CDA), particularly outside fluvial or tidal risk areas; and areas protected by existing flood defences and that could be at risk should they fail. The SFRA makes recommendations to reduce flood risk but makes no specific infrastructure proposals.

6.70 As part of the Drain London Project, a Draft Surface Water Management Plan (SWMP) was prepared for LB Havering in consultation with key local partners, including Thames Water, the EA and TfL. The Draft SWMP identified the main sources of flood risk in the borough and a number of CDAs. The LB Havering Critical Drainage Areas - Detailed Investigations Report (January 2016) has examined the potential damage from flooding in each CDA, and identified and assessed for viability a set of mitigation options for each.

Romford SDA

6.71 The SFRA Annex A identifies the land immediately adjacent to the River Rom and Blacks Brook within the SDA as predominantly located within fluvial Flood Zone 2, with small areas designated as Flood Zone 3b. There are no specific proposals for flood defence infrastructure.

Rainham & Beam Park SDA

6.72 The SFRA Annex A identifies the southern section of the SDA as located within fluvial Flood Zones 3a and 2, with areas designated as Flood Zone 3b adjacent to the River Beam and Ingrebourne. The Rainham and Beam Park Development Framework proposes a number of interventions to reduce flood risk in the area, comprising opening up culverted channels and upgrading flood attenuation storage, but costs have not yet been estimated for these (P).

Key Implications for the Local Plan

6.73 The Local Plan should include policies to support mitigation measures required to protect key Critical Drainage Areas and to ensure the implementation of interventions that have been identified to reduce flood risk in the Rainham & Beam Park and Romford SDAs.

F Culture and Community

F1 Libraries

6.74 LB Havering is responsible for the management and development of ten libraries, all of which are located in or close to town centres and well served by public transport. Almost all the main residential areas in the borough are included in the catchment area of one of the five most strategically important

libraries: Romford, Hornchurch, Rainham, Harold Hill and Upminster. All ten of Havering's libraries have undergone a programme of building refurbishments over the last few years, including new replacement libraries at Rainham (2014) and Harold Hill (2016) provided as part of wider regeneration initiatives led by LB Havering.

6.75 Under the Draft Library Strategy 2015 – 2017, future needs will be met using the existing facilities, but adopting a new delivery model by which the five strategically most important libraries (Romford, Hornchurch, Rainham, Harold Hill and Upminster) will be open at least 50 hours a week and the remaining five libraries will open at least 24 hours a week. No requirement has been identified for further library facilities to serve the additional population during the lifetime of the Local Plan.

F2 & F3 Cultural Facilities and Heritage

6.76 The main cultural facilities in Havering are the Queen's Theatre and the Fairkytes Arts Centre, both in Hornchurch, Havering Museum in Romford, which opened in 2010, and the Brookside Theatre in Romford, which opened in 2012.

6.77 The Havering Arts Strategy 2013 to 2015 identifies a number of improvements to ensure the borough continues to offer high quality cultural facilities to its increasing population. These include:

- a new high quality visual arts exhibition space at Fairkytes Arts Centre;
- rehearsal space and a cafe area at Queen's theatre; and
- on-going repair and maintenance of the Havering Museum.

6.78 Havering has a rich and varied range of heritage assets and LB Havering is the owner of three heritage sites: Bretons (house, gardens and adjoining open land), Upminster Windmill, and Upminster Tithe Barn, which houses the Museum of Nostalgia. The Havering Heritage and History Sub-Strategy (2013-2015) identifies the following improvements to ensure they can continue to meet the public's expectations:

- improvements to Bretons to restore the historic buildings and gardens and convert them to alternative uses (P); and
- improvements to Upminster Tithe Barn to provide public toilets, re-thatch the roof (rolling programme) and to provide interpretative material inside the Barn (P).

F4 Community Halls/Youth Centres

6.79 Community halls and youth centres provide a valuable recreational and educational resource to the local community. LB Havering currently has nine community halls, eight of which it leases to community associations and the other to an Early Years operator. Seven of the halls are in need of upgrading/refurbishing to bring them up to contemporary standards (P).

6.80 There are three main youth centres in Havering, located in Harold Wood, Hornchurch and Rainham. This leaves a significant gap at Romford which is in need of provision, particularly in view of the additional population planned there under the Local Plan (P).

6.81 The Rainham and Beam Park Development Framework expects that additional social facilities including community halls will be required to serve the additional population in the R/BPHZ but suggests these should be defined according to the expressed needs of the future local population.

F5 Crematorium and Burial Grounds

6.82 Crematorium facilities are provided at the South Essex Crematorium in Upminster, which is considered adequate for current needs.

6.83 There are currently four cemeteries in Havering run by LB Havering: at Rainham, Hornchurch, Romford and Upminster. In addition, Rainham Jewish cemetery was purchased from the local Jewish community in 2016 by a private company and the burial plots are now multi faith/interdenominational. Rainham and Hornchurch cemeteries have no new graves available and capacity for reopen burials only.

6.84 At Romford Cemetery there are currently sufficient new multi faith/interdenominational graves and graves for Muslim burials available to last 11 and 22 years respectively at recent rates of burial. Following the Phase 1 extension to Upminster cemetery in 2014 there are currently sufficient new graves available there for about seven years.

6.85 Assuming recent burial rates, future burial needs for the whole borough can be met by the Phase 2 and 3 expansions of the Upminster Cemetery programmed. Phase 2 will provide burial provision until 2031 at current rates and Phase 3 until 2039. There is therefore expected to be sufficient capacity to accommodate additional demand for multi-faith/interdenominational plots arising from Local Plan population increase in the period to 2032. If required, however, other land is available for possible future Upminster Cemetery extensions, currently used as agricultural tenancy land on lease from the Council. Furthermore, the significant capacity at Rainham Jewish cemetery has not been taken into account within these capacity projections.

6.86 LB Havering has recently granted permission for a new Muslim cemetery at Oak Farm, Harold Wood, following an appeal decision by the Secretary of State. This facility will provide for demands for burials meeting specific Muslim requirements arising from the wider North East London, including Havering, when the remaining capacity of the existing Gardens of Peace Muslim Cemetery in Ilford has been exhausted, in five years or so. The new cemetery is expected to provide capacity to meet the needs of North East London for a further 6 to 7 years at recent death rates, ie. until around 2028.

Key Implications for the Local Plan

6.87 The Local Plan should protect existing cultural and community facilities and support the following:

- provision of a new youth centre in Romford (P);
- protection from other development of land adjacent to Upminster Cemetery to allow possible future expansion of the cemetery if required; and

- planned improvements to various cultural and heritage facilities identified above (P).

G Green Infrastructure

G1 Parks

6.88 The Open Space Strategy Draft Assessment Report (OSSDAR) (January 2016) identifies 24 park and garden sites in Havering, ten of which have Green Flag status. There is generally a good coverage of parks based on a 15 minute walk time, the standard adopted in the OSSDAR. The majority of areas that are densely populated are covered by the walk time catchment. The LB Havering Open Space Study Draft Standards Paper (August 2016) concludes that there is no need for additional park provision on the basis of projected population levels across Havering, the emphasis being on preserving and improving the quality of existing provision.

6.89 The following requirements have been identified to ensure the parks fully meet the needs of the existing and future population:

- Creekside Park improvements and extension;
- London Riverside Conservation Park (Wildspace);
- Rainham to the River - linking Rainham communities to Thames and marshes;
- Harrow Lodge Park, second lake dredging;
- Parks Investment Programme, including parks signage improvements (P);
- Parks Depot Refurbishment Programme (P); and
- Linear park (within Beam Parkway) to connect Rainham to Beam Park (P).

G2 Children's Play Space

6.90 For communities to thrive it is essential for children to have regular access to free, inclusive, opportunities for local play. Children's play space comprises areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, multi-use games areas (MUGA), skateboard areas and teenage shelters.

6.91 Guidance by Fields in Trust suggests an approximate catchment guideline of an approximate 5-10 minute walk to a play space. On this basis there is generally a good coverage of provision across LB Havering with most areas with a greater population density within walking distance of a form of play provision. However, there are a few gaps in the walk time catchment in the centre and south of the borough and there may be a need for some additional play provision to serve these gaps.

6.92 The LB Havering Open Space Study Draft Standards Paper (August 2016) projects a need for additional children and young people's provision totalling approximately 2 ha across the borough to serve the 2031 population. The Rainham and Beam Park Planning Framework identifies the need for a number of children's play areas within a series of local green spaces and pocket parks and in the new Beam Park.

G3 Allotments

6.93 There are 27 allotments sites in Havering: totalling more than 36 hectares. All are owned by LB Havering and self-managed by allotment associations. The LB Havering Open Space Standards Paper (August 2016) projects a need for an additional 5.5 ha of allotment space to serve the 2031 population of the borough, based on current provision standards. However, the Paper recommends that future provision should respond to waiting lists rather than be based on applying National Society Allotments and Leisure Gardens (NSALG) or other quantitative standards.

G4 Other Green Space

6.94 A number of partnerships are engaged in green space projects in the borough, including:

- Land of the Fanns Partnership - A stage 1 Heritage Lottery Fund (HLF) Landscape Partnership scheme led by Thames Chase Trust and LB Havering, with a programme of access and conservation projects;

- Wildspace - a partnership of landowners and conservation organisations (Royal Society for the Protection of Birds [RSPB], Veolia North, Veolia Environmental Services, Thames Trust, Natural England, LB Havering, Port of London Authority [PLA] and the EA) with the objective of delivering a new London Conservation Park: Wildspace for a World City' on Rainham Marshes and the operational landfill site to the south;

- All London Green Grid (ALGG) - established to provide a pan-London strategy for Green Infrastructure (GI) and to deliver a rolling programme of GI projects; and

- Roding, Beam and Ingrebourne Catchment Partnership - works to improve the water environment of the river basin. Managed jointly by Thames 21 and the Thames Chase Trust.

6.95 The Rainham and Beam Park Planning Framework proposes the establishment of a network of green routes and open spaces to connect the strategic open spaces of the London Green Grid on a local level. These will include:

- Beam Parkway - a green and landscaped corridor with pedestrian and cycling facilities and a number of pocket spaces providing amenities for residents and people passing through the area (P);

- Marshway Green Bridge – a green corridor on the eastern side of Marsh Way Bridge providing a strategic cycle and walking connection across the railway to CEME and the River Thames; and

- re-opened Culverts - reopening of the New Havering Sewer and the Drain running beneath the Suttons Industrial site to create a naturalised watercourse. Linear green spaces alongside re-opened and naturalised culverts at the Suttons Industrial site and at Dovers Corner.

Key Implications for the Local Plan

6.96 The Local Plan should support protection of and improvements to existing parks and other green infrastructure within Havering, and assure provision of children's play space in all new development.

H Recreation and Leisure

H1 Sports Complexes

6.97 Access to opportunities for sport and recreation can make an important contribution to the health and well-being of communities. There are 21 sports halls in Havering, and a further new sports pavilion containing a small indoor sports hall is soon to be completed at Broxhill Park. LB Havering's Indoor Sport and Leisure Facility Assessment (ISLFA) (January 2016) found that most residents in Havering have access to a sports hall within one mile of home with the exception of parts of the Rainham area. The existing supply of sports hall accommodation in LB Havering has capacity to meet current demand but LB Havering facilities at Central and at Hornchurch are at capacity during peak times. Furthermore, the quality of the stock is mixed, with Chafford School Sports Complex at the end of its useful life.

6.98 There are 14 swimming pools open to the public in Havering, at ten sites. The ISLFA found that Havering is relatively well provided with swimming pools compared with many London boroughs but that significant areas of the borough remain without access to a publicly accessible swimming pool, particularly in the northwest and south of the borough. Furthermore, the age and condition of the pool at the Chafford Sports Complex, the age of the pool at Hornchurch leisure complex and the lack of provision in Rainham will make it increasingly challenging for a modern swimming offer to be provided without significant investment and/or new provision. The relatively small size of the main pools limits flexibility to accommodate different activities.

6.99 There is currently no ice rink provision in Havering as the former ice rink in Romford closed in 2013 and has been demolished.

6.100 LB Havering's Indoor Sport and Leisure Facility Strategy (ISLFS) (January 2016) indicates a need for the following new facilities in the borough to improve quality of provision and accessibility:

- the new Romford Leisure Centre, to include an eight lane 25m pool and learner pool, a replacement ice rink, and a health and fitness suite (due to open in 2018) (P);

- replacement Hornchurch sports complex, to include a four court sports hall, fitness suite, four dance/multi-purpose studios, eight lane 25m pool and a learner/diving pool; and

- a new sports facility in south Havering (replacing the Chafford Sports Complex), to include a four court sports hall, fitness suite, dance/multi-purpose studios, five lane x 25m pool, learner pool, and splash area (P).

6.101 The ISLFS also proposes investigating the feasibility of upgrading existing or providing new sports hall accommodation with associated office and changing accommodation to facilitate well managed community use at 11 school sports hall sites.

H2 Playing Pitches

6.102 The Playing Pitch Final Strategy and Action Plan 2016-2021 (PPFSAP) (November 2016) identifies significant shortfalls in grass football pitches, third generation synthetic (3G) pitches, cricket pitches and rugby union pitches at present across the borough. These shortfalls will be exacerbated by expected increases in population and participation rates over the period of the Local Plan. However, the PPFSAP finds that if pitch quality, overplay and security of tenure are addressed, and if access to existing pitches is maximised (and no pitches are permanently lost), there would be no requirement for new grass football pitch provision, although there may be isolated areas which generate enough demand for new pitches to be provided in the future.

6.103 With regard to the other facilities, the PPFSAP proposes that LB Havering should:

- identify feasible sites to increase provision of 3G pitches in Havering to meet training and competitive demand;
- support Harold Wood Cricket Club (CC) and Noak Hill Taverners CC in developing additional cricket pitches/facilities; and
- identify suitable sites, where possible, to develop mini pitches for clubs with significant mini and junior sections to alleviate pressure on senior pitches.

Key Implications for the Local Plan

6.104 The Local Plan should support protection of and improvements to existing sports facilities and playing pitches in the borough, including identifying sites for additional facilities where required as discussed above.

6.105 Key projects required to meet expected needs are:

- the new Romford Leisure Centre, which will serve the Romford SDA (P);
- a new sports facility in south Havering to replace the Chafford Sports Complex (P); and
- a replacement Hornchurch sports complex.

I Emergency Services

I1 Police

6.106 There are three operational police bases within Havering, and eighteen ward based Safer Neighbourhood Teams. The Mayor's Office for Policing and Crime (MOPAC) Estate Strategy 2013-2016 aims to streamline the extensive police estate in London and make it fit for purpose. Reforms to the local policing estates will be directed at making the police more visible, accountable

and accessible. The implications for Havering have not yet been worked through and the Commander of Havering's Borough Operational Command Unit (BOCU) is exploring the potential for joint working/sharing of resources and a joined-up approach with Commanders at Barking & Dagenham and Redbridge. Future requirements are therefore unknown at present.

I2 Fire Services

6.107 Havering falls under the Eastern District Command of the London Fire Brigade (LFB). There are four fire stations in the borough: Romford, Hornchurch, Wennington and Harold Hill, all of which are 'fit for purpose' (Harold Hill Fire Station was opened recently, in 2010) and are sufficient to meet the borough's needs. The LFB's Fifth London Safety Plan 2013 to 2016 (2013) maintains the target attendance time of getting a first fire engine to an emergency within an average six minutes and the second fire engine, when needed, within an average of eight minutes.

6.108 The location of the LFB's fire stations is based on modelling of historical data on fires that have occurred to ensure that average attendance times of six minutes for the first appliance and eight for the second can be met, across London. Any new development will meet modern building control standards and will therefore be of a lower risk of fire compared to older buildings. Furthermore, the Fifth London Safety Plan, which includes measures to reduce the number of incidents requiring attendance, projects fewer incidents London-wide in 2031 than in 2010. If, in future years, it is found that fires have increased in particular areas of Havering this will be taken into account in future London Safety Plans. At present LFB do not envisage that the planned new development will require any change in the location of the existing fire stations in Havering.

I3 Ambulance Service

6.109 The London Ambulance Service (LAS) provides a service responding to 999 calls across the whole of London. Three of its 70 ambulance stations are in LB Havering at Romford, Becontree, and Hornchurch. The LAS aims to meet the Government response time targets of 75% of Category A (immediately life-threatening) calls within eight minutes, and 95% of such calls within 19 minutes. The London Ambulance Service 5 Year Strategy 2014/2015 – 2019/2020 contains no proposals to increase the number of ambulance stations. However, the LAS is currently reviewing its Strategy and its Estates Strategy and these are is likely to be finalised in autumn 2016.

Romford Town Centre Development Framework identifies the need to re-provide an ambulance station currently located in a building offering significant redevelopment potential within the Bridge Close area.

Key Implications for the Local Plan

6.110 At present there is no expressed requirement for additional emergency services facilities in the borough, apart from the need to re-provision an ambulance station in Romford. The Local Plan should provide for meeting the needs of emergency services as and when these are defined, with opportunities for co-location and joint provision with other facilities fully explored.

J Waste Management

6.111 The East London Waste Authority (ELWA) was established in 1986 and is responsible for waste disposal in Havering as well as the London boroughs of Barking & Dagenham, Newham and Redbridge. In 2002, ELWA signed a 25 year contract with Shanks Plc, a leading waste management company, to deliver an Integrated Waste Management Strategy for the area.

6.112 Within Havering the main waste management facilities are: Gerpins Lane Re Use and Recycling Centre, and Frog Island Mechanical and Biological Treatment Facility. The Frog Island waste facility handles household waste and recyclable materials from mainly Barking & Dagenham and Havering.

6.113 A Joint Waste Development Plan Document (DPD) was developed in 2010/2011 by the four ELWA London boroughs as part of each borough's LDF and was formally adopted by LB Havering in February 2012. It pools the London Plan's borough level apportionment of municipal solid waste and commercial and industrial waste to be managed for the four boroughs. The DPD sets the sub-regional strategy up to 2021and aims to ensure adequate provision of waste management facilities in appropriate locations for municipal and commercial and industrial waste.

6.114 The Joint Waste DPD identifies three sites in Havering with potential to accommodate additional facilities to meet estimated demand to 2021, through the provision of

- two small scale facilities for biodegradable waste at Ferry Lane North, Havering;
- medium scale composting facility at Gerpins Lane, Havering; and
- large scale composting facility at Hall Farm, Havering.

Key Implications for the Local Plan

6.115 Policies for providing new waste management facilities to serve the borough are set out in the Joint Waste DPD.

K Urban Regeneration

K1 Public Realm

6.116 LB Havering has a number of ongoing regeneration schemes, which are focussed largely on transport and place-making elements, the main ones being Romford Town Centre and Beam Parkway (the latter described above under 'Other Green Space').

6.117 The Romford Town Centre scheme will create a better street environment around the Ring Road, with enhanced crossings for pedestrians, and enhance the environment for pedestrians and cyclists by creating designated cycle routes and planting trees, creating new landscapes, and incorporating public art (P). In addition, Romford Market transformation will produce re-imagined public space with the aim of creating a new heart of the town in the Market Place and acting as a catalyst for the town's future growth (P).

6.118 Three station schemes are covered under TfL's Crossrail Complementary Measures programme of improvements to public areas and interchanges outside all stations in outer London that will eventually form part of the Elizabeth line:

- Harold Wood Station Area Scheme (P);
- Gidea Park Station Scheme (P); and
- Romford Station Scheme (P).

K2 Employment & Skills

6.119 LB Havering will also support new and existing businesses through an incubator hub, offering affordable accommodation and business support to develop businesses to their next level of growth (P).

Key Implications for the Local Plan

6.120 The Local Plan should incorporate the major regeneration schemes in Romford Town Centre, including the Romford Station Scheme and Romford Market transformation, as well as schemes associated with the other Crossrail stations at Harold Wood and Gidea Park. It should also include policies to support the provision of affordable office accommodation within or funded by new commercial and mixed use developments.

L Environment

L1 Air Quality

6.121 The main source of air pollution In Havering is road traffic vehicle emissions. Significant amounts also come from residential and commercial gas use, industry, construction sites and emissions from outside London. The whole area of the borough was declared an Air Quality Management Area in 2006 due to levels of nitrogen dioxide and particulate matter not meeting air quality objectives in many parts of the borough. Air quality improvement projects have been undertaken in Romford, Hornchurch, Upminster and Rainham.

6.122 The latest Air Quality Action Plan for LB Havering covers the period 2017 to 2022. Current projects to improve air quality in the borough comprise:

- green screens: planting of green screens formed of trees and shrubs to take carbon dioxide, ozone and nitrous oxides out of the air and provide protection against particulate pollution; and
- pocket parks: Provision of small areas of inviting public space where people can enjoy relief from busy city streets.

Key Implications for the Local Plan

6.123 The Local Plan should support the provision of interventions aimed at improving air quality, especially for pedestrians and cyclists.

7 FUTURE INFRASTRUCTURE ITEMS AND COSTS

Introduction

7.1 Table 7.1 lists the main infrastructure items which so far have been identified as being required to support development under the Havering Local Plan. These comprise individual projects or types of project. Table 7.1 can be found at the end of this section. For each infrastructure project or type of infrastructure, the following information is given where available:

- location, which may be an individual district or the whole borough;
- type (eg. community facilities, transport);
- facility (eg. school, highway);
- content of project(s);
- estimated total capital cost of the project(s);
- required timing of implementation of the project in five year tranches;
- delivery agency; and
- expected main funding source(s).

Estimated Cost by Sector

7.2 Table 7.2 sets out the estimated cost of the main infrastructure items identified in Table 7.1, grouped by sector. The costs total £568m. However, this does not represent a comprehensive estimate of total costs of all infrastructure for the Local Plan period, 2017 to 2032. This is because in many cases the relevant agencies have only derived costs for a shorter time period, due to their regular capital programming procedures and the uncertainties of longer term forecasts of requirements. In some other cases, such as police and flood protection, the relevant agencies are still in the process of assessing requirements and forms of provision.

Table 7.2: Estimated Total Cost of Identified Infrastructure Requirements

Sector	Total Cost
Education	£218m
Transport	£105m
Health	£73m
Culture & Community	£32m
Green Infrastructure	£49m
Recreation & Leisure	£63m
Urban Regeneration	£24m
Others	£4m
Total	**£568m**
Note: Figures may not sum to Total due to rounding.	

7.3 It should be noted that neither Table 7.1 nor Table 7.2 includes three major transport interventions currently under active consideration but which have not yet been progressed sufficiently for costs to be estimated. These are a new north-south public transport route, and re-configuration of the arrangements at Gallows Corner and also the Ring Road west of Romford Town Centre.

Table 7.1: Main Infrastructure Projects in Support of the Local Plan

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
Borough Wide	Culture & Community	Community Halls	Upgrade/Refurbishment of Community Halls	£2,000	P	Yes	Yes	LBH	LBH, dc Lottery, sponsorship, voluntary
Borough Wide	Culture & Community	Libraries	Libraries investment programme	£1,000	Yes	Yes	Yes	LBH	LBH, dc
Borough Wide	Education	Schools	Additional Primary School Places to 2025/2026 (excluding R/BPHZ)	£103,000	P	Yes	Yes	LBH	DfE, LBH, dc
Borough Wide	Education	Schools	Additional Secondary School Places to 2025/2026	£78,000	P	Yes	Yes	LBH	DfE, LBH, dc
Borough Wide	Education	Schools	Additional Post-16 Places to 2025/2026	£9,500	Yes	Yes		LBH	DfE, LBH EFA, dc
Borough Wide	Education	Schools	Additional Early Years Places to 2025/2026	£3,730	Yes	Yes		LBH	LBH, dc
Borough Wide	Environment	Air quality	Green Screens	£38	Yes			LBH	LBH, GLA
Borough Wide	Environment	Air quality	Pocket Parks	£47	Yes			LBH	LBH, GLA
Borough Wide	Green Infrastructure	Allotments	Allotments Infrastructure Improvement Programme	£1,500	Yes			LBH	LBH
Borough Wide	Green Infrastructure	Children's Play Space	NEAPs to 2031	£1,800	Yes	Yes	Yes	LBH	dc
Borough Wide	Green Infrastructure	Children's Play Space	Playground investment programme	£2,000	Yes	Yes	Yes	LBH	LBH
Borough Wide	Green Infrastructure	Other Green Space	Greenways and All London Green Grid	£5,000	Yes			LBH	various
Borough Wide	Green Infrastructure	Parks	Parks Depot Refurbishment Programme	£3,000	P			LBH	LBH
Borough Wide	Green Infrastructure	Parks	Parks Investment programme (including parks signage improvements)	£6,000	P	Yes	Yes	LBH	LBH
Borough Wide	Health & Social Care	Social Care	Supported Housing	£4,200	P			LBH	GLA

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
Borough Wide	Recreation & Leisure	Playing pitches	Playing pitches to 2037	£6,000	Yes	Yes	Yes	LBH	LBH, voluntary, dc
Borough Wide	Transport	Bus	Bus Stop Accessibility - Supporting borough-wide bus stop accessibility programme.	£3,000	P	Yes	Yes	TfL	TfL, dc
Borough Wide	Transport	Highway	Casualty reduction measures	£5,000	P	Yes	Yes	LBH	TfL LBH
Borough Wide	Transport	Highway	Highway Structures. Supporting borough-wide highway structures upgrades highlighted through inspections and structural reviews.	£5,000	P	Yes	Yes	LBH	TfL LBH
Borough Wide	Transport	Highway	Implementation of 20 mph zones across the borough	£1,000	P			LBH	TfL LBH
Borough Wide	Transport	Highway	Principal roads, distributor roads and bus route roads: structural review, assessment and improvement.	£25,000	P	Yes	Yes	LBH	TfL LBH
Borough Wide	Transport	Walking & Cycling	Footway improvements, including accessibility arrangements for pedestrian dropped kerbs.	£5,000	P	Yes	Yes	LBH	LBH, TfL, dc
Borough Wide	Urban regeneration	Employment & Skills	Affordable Business and Employment Accommodation	£4,000	P	Yes		LBH	dc
Borough Wide	Urban regeneration	Public Realm	Other Area Schemes not listed here	£1,500	Yes	Yes		LBH	TfL
Romford SDA	Culture & Community	Cultural facility	Havering Museum investment	£200	Yes	Yes	Yes	LBH	HLF
Romford SDA	Recreation & Leisure	Sports complex	New Romford Leisure Centre	£28,600	P			LBH	LBH land sale
Romford SDA	Transport	Rail	Romford Station Improvements (Southern Entrance)	£3,500	P			TfL	TfL
Romford SDA	Transport	Rail	Romford Station TfL Crossrail Complementary Measures (CCM)	£1,800	P			TfL	TfL
Romford SDA	Transport	Walking & Cycling	Engineering measures to improve cycling accessibility to Romford town centre.	£4,000	P	Yes	Yes	TfL	TfL
Romford SDA	Transport	Walking & Cycling	Romford Housing Zone East West Link, including River Rom improvements	£1,500	P			LBH	GLA

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
Romford SDA	Transport	Bus	Improved access to Queens Hospital	£200				TfL	TfL
Romford SDA	Urban regeneration	Public Realm	Romford Market Transformation	£6,000	P			LBH	GLA
Romford SDA	Urban regeneration	Public Realm	Romford Town Centre Scheme (Delivery of Romford Public Realm Masterplan)	£10,000	P	Yes		LBH	LBH, TfL
Romford SDA	Health & Wellbeing	Health Centre	New Primary and Community Care Hub	£20,250	P	Yes		CCG	NHS England
Romford SDA	Culture & Community	Youth Centre	Potential Youth Centre in Romford	tbc	P			LBH	LBH
Romford SDA	Education	Schools	New & expanded primary & secondary schools (included in borough-wide)		P	Yes		LBH	DfE, LBH, dc
Rainham & Beam Pk SDA	Education	Schools	Primary school provision for Rainham and Beam Park HZ	£24,000	P	Yes		LBH	DfE, LBH, dc
Rainham & Beam Pk SDA	Health & Wellbeing	Health Centre	New Primary Care Facility	£9,000	P			CCG	NHS England
Rainham & Beam Pk SDA	Recreation & Leisure	Sports complex	New leisure centre in south of the Borough (replacement or refurbishment of Chafford Sports Complex.	£8,400	Yes			LBH	BLF, private sector
Rainham & Beam Pk SDA	Transport	Highway	Beam Parkway - Improved connectivity along A1306 and within London Riverside	£2,750	P			LBH	GLA, LBH
Rainham & Beam Pk SDA	Transport	Rail	Beam Park Station	£19,050	P			TfL	GLA, TfL, LBH
Rainham & Beam Pk SDA	Green Infrastructure	Parks	Linear Park	£1,760	Yes	Yes		LBH	LBH, GLA
Rainham & Beam Pk SDA	Transport	Walking & Cycling	Rainham Creek cycling/walking bridge	£1,000	Yes			LBH	TfL, dc
Rainham & Beam Pk SDA	Utilities	Electricity	Diversion of main cables	£2,000	P			UKPN	tbc
Rainham & Beam Pk SDA	Utilities	Sewerage/ Gas	Diversion of sewer and gas main	£1,500	P			TW, NG	GLA
Rainham & Beam Park SDA	Flood Protection	Flood Protection	Various flood protection schemes	tbc	P			LBH	LBH, EA

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
Gidea Park	Urban regeneration	Public Realm	Gidea Park Station Crossrail Complementary Measures (CCM)	£1,400	P			TfL	TfL
Harold Wood	Urban regeneration	Public Realm	Harold Wood Station Crossrail Complementary Measures (CCM)	£1,400	P			TfL	TfL
Harold Wood	Health & Wellbeing	Health Centre	New Primary Care Hub in Heaton Ward	£4,275	P			CCG	NHS England
Harold Wood	Health & Wellbeing	Social Care	Re-open Hilldene Children Centre	tbc	Yes			LBH	LBH
Hornchurch	Health & Wellbeing	Health Centre	New Primary Care Hub	£14,400		Yes		CCG	NHS England
Hornchurch	Health & Wellbeing	Health Centre	St George's Health and Well-Being Centre	£12,600	P			CCG	NHS England
Hornchurch	Culture & Community	Cultural facility	Fairkytes Arts Centre investment	£1,000	Yes	Yes		LBH	LBH
Hornchurch	Culture & Community	Cultural facility	Queens Theatre investment	£10,000	Yes	Yes		LBH	Arts Council
Hornchurch	Culture & Community	Heritage	Bretons	£15,000	P			LBH	HLF
Hornchurch	Green Infrastructure	Parks	Harrow Lodge Park, second lake dredging	£300	Yes			LBH	LBH, dc
Hornchurch	Recreation & Leisure	Sports complex	Replacement Sports Complex at Hornchurch	£20,000	Yes	Yes		LBH	LBH, Sport England, dc
London Riverside	Green Infrastructure	Other Green Space	London Riverside Conservation Park (Wildspace)	£15,000	Yes			LBH, RSPB	RSPB, Veolia North Thames Trust, Natural England, LBH, PLA, EA
London Riverside	Green Infrastructure	Parks	Rainham to the River - linking Rainham communities to Thames and marshes	£5,000	Yes			LBH	Veolia North Thames Trust, dc
London Riverside	Green Infrastructure	Parks	Creekside Park improvements and extension	£3,000	Yes			LBH	HLF, dc
London Riverside	Transport	Walking & Cycling	London Riverside Conservation Park (Wildspace) - Development of sustainable transport options (walking, cycling, bus, tram)	£5,000	Yes			LBH	TfL, dc

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
London Riverside	Transport	Bus	Rainham Creek bus bridge	£10,000	Yes			TfL	TfL
London Riverside	Transport	Bus	Beam River Bus Bridge - linking LB Havering and LB Barking & Dagenham on Ford Land	£10,000	Yes	Yes		TfL	TfL
London Riverside	Transport	Bus	Orbital Bus service connecting SIL and Rainham, revenue support	£2,000	Yes			TfL	TfL
North West Havering	Health & Wellbeing	Health Centre	New Primary Care Hub	£8,325		Yes		CCG	NHS England
Upminster	Green Infrastructure	Other Green Space	Improvements to Thames Chase Community Forest	£5,000	Yes	Yes		Thames Chase Trust	Thames Chase Trust, Forestry Commission
Upminster	Culture & Community	Burial Grounds & Crematoria	Extension of Upminster Cemetery Phases 2 and 3	£2,000	Yes			LBH	LBH
Upminster	Culture & Community	Heritage	Upminster Tithe Barn	£1,000	Yes			LBH	HLF
Total				**£568,525**					

Note:

EA = Environment Agency
EFA = Education Funding Agency
DfE = Department for Education
HLF = Heritage Lottery Fund
LBH = LB Havering
PLA = Port of London Authority
RSPB = Royal Society for the Protection of Birds
TfL = Transport for London
dc = developer contributions
tbc = to be confirmed

ANNEX A LIST OF CONTACTS

Type	Facility	Organisation	Contacted	Provided information	Email address	Position
Education		LB Havering	✓	✓	pooneeta.mahadeo@havering.gov.uk	School Organisation Manager
Transport		LB Havering	✓	✓	Daniel.douglas@havering.gov.uk	Transport Planning Team Leader
Culture & Community	Cultural Facilities, Heritage & Libraries	LB Havering	✓	✓	magdalene.royer@havering.gov.uk	Interim Head of Culture and Leisure Services
	Community Halls/Youth Centres	LB Havering	✓	✓	Guy.Selfe@havering.co.uk	Health and Wellbeing Manager
Social Care	Social Care facilities	LB Havering	✓	✓	David.mitchell@havering.gov.uk	ASC Procurement Manager, Joint Commissioning Unit, LB Havering
	Children's Centre	LB Havering	✓	✓	helen.harding@havering.gov.uk	Early Help Group Manager
Green Infrastructure		LB Havering	✓	✓	James.Rose@havering.gov.uk	Parks and Open Spaces Manager
Recreation & Leisure		LB Havering	✓	✓	Guy.Selfe@havering.co.uk	Health and Wellbeing Manager
Burial Ground & Crematorium		LB Havering	✓	✓	Lee.Macey@havering.gov.uk	Crematorium Manager
Emergency Services	Police Station	MOPAC/Havering Police	✓	✓	Neil.Adams@met.pnn.police.uk	Staff Officer to Chief Superintendent Jason Gwillim
	Fire Station	London Fire Service	✓	✓	martin.corbett2@london-fire.gov.uk	Borough Commander Havering
	Ambulance Station	London Ambulance NHS Trust	✓	✓	Ian.Johns@lond-amb.nhs.uk	Assistant Director of Operations -North East Sector
Health Services	GP Health Centre/Hospitals	NHS Havering CCG	✓	✓	carolyn.botfield@nhs.net	Associate Director of Estates BHR CCGs
	Mental Health Facility	NELFT	✓	✓	Carol.white@nelft.nhs.uk	Integrated Care Director (Interim)
Waste		LB Havering	✓	✓	Barry.Brandford@havering.gov.uk	Waste and Recycling Manager
Utilities	Water Supply	Essex and Suffolk Water	✓	✓	Martin.lunn@nwl.co.uk	Head of Technical Strategy & Support

Type	Facility	Organisation	Contacted	Provided information	Email address	Position
	Sewerage	Thames Water	✓	✓	CTBell@savills.com	Senior Planner
	Electricity	National Grid	✓		john.p.elsegood@nationalgrid.com	Head of Community and Regional Relations
		UK Power Networks	✓	✓	Stephen.Bradley@ukpowernetworks.co.uk	Head of Major Connections
	Gas	National Grid	✓		richard.walsh2@nationalgrid.com	Regional Stakeholder Manager
	Telecommunications/ Broadband	BT Openreach	✓	✓	Andrew.kniveton@openreach.co.uk	Developer Relations Manager - New Sites
		Virgin Media	✓	✓	chris.wood3@virginmedia.co.uk	National New Development Officer - London East
Urban Regeneration/Public Realm		LB Havering	✓	✓	suzanne.lansley@havering.gov.uk	Projects and Programmes Manager (Economic Development)
Flood Protection		LB Havering	✓	✓	Alan.Clark@havering.gov.uk	Emergency Planning & Business Continuity Manager
Community energy		LB Havering	✓	✓	Mark Lowers@havering.gov.uk	Energy Strategy Team Leader

ANNEX B INFRASTRUCTURE PROVISION AND REQUIREMENTS BY TYPE

A1 Rail Transport	
Main provider	**Network Rail/TfL**
Existing provision	Connections to local surface level trains are provided by stations at Romford, Harold Wood and Gidea Park on the Liverpool Street-Shenfield-Norwich main line, Upminster and Emerson Park on the Romford to Upminster line, and Rainham on the London-Tilbury-Southend (LTS) line. There is access to Underground services (District Line) at Hornchurch, Upminster Bridge, Elm Park and Upminster.
Adequacy of existing provision	Only the surface line between Romford and Upminster provides a north south rail connection as the other facilities have an east - west routing.
Assessment of future needs	Several major transport infrastructure improvements are currently planned to meet wider strategic needs as well as serving Havering, including: • Crossrail – a new regional east-west railway line, currently under construction, will connect Heathrow and Maidenhead in the west with Essex and South London in the east. The eastern branch (north of River Thames) will run from Shenfield in Essex through the three Havering stations of Harold Wood, Gidea Park, and Romford. Crossrail is scheduled to become operational from 2018/2019 at a cost of almost £15 billion; • improvements to LTS railway via Rainham and Upminster (c2c Essex Thameside franchise to 2029) - to support planned regeneration strategies including the provision of 12-car trains on the Tilbury loop and more frequent services; • London Underground District Line – upgrades are underway to increase peak capacity by 47% by 2018. Signal and customer information upgrade of the District Line in 2014; and • Upminster Depot redevelopment – one of the four major depots for London Underground's railway fleet (Metropolitan, Hammersmith & City, Circle and District Lines) to be upgraded, with completion planned for early 2017.

	Proposals specifically to meet the future needs of Havering include: *Romford SDA* • improvements to Romford Station to enable interchange with Crossrail (as part of TfL Crossrail Complementary Measures) and southern entrance improvements (£5.3m); and *Rainham & Beam Park SDA* • a new Beam Park station on the LTS railway line to maximise the future development potential of the south of the borough and to support the housing and employment sites at London Riverside; which is expected to be open by 2020. (£17.6m)
Main funding sources	TfL, Local Implementation Plan (LIP), DfT, Mayoral CIL (minor contribution to Crossrail), developer contributions

A2 Other Public Transport	
Main provider	**TfL**
Existing provision	Bus routes in Havering form part of the London bus network. Bus routes serve the various residential, employment, education and leisure activities and key destinations. Romford is the major destination and most routes provide good links to its railway station in the town centre. Other services connect to Hornchurch and Upminster.
Adequacy of existing provision	New and better north-south bus links are needed in Havering (particularly to Rainham and its railway station and London Riverside Business Improvement District) to improve connectivity. LB Havering is working with TfL to explore the opportunities for this. More frequent services to some more rural parts of the borough (such as Havering-Atte-Bower) would also benefit those in the community who are often dependent on public transport such as young people and the elderly. Reconfiguration of Queens Hospital in Havering and King Georges Hospital in Redbridge has resulted in several key services, including A&E and maternity units, being relocated from King Georges to Queens. This has led to an increase in the numbers of patients at and visits to Queens Hospital. Efforts have been made in recent years to improve bus access to Queens but there are still some pockets of the borough and wider region which would benefit from direct bus access to Queens. This includes access from areas within Havering such as Cranham and Upminster as well as parts of the neighbouring LB of Barking and Dagenham where passengers travelling by bus to Queens need to make one, if not, two bus changes.
Assessment of future needs	The existing problem of a lack of connectivity between the south of the Borough and Romford, including Queens Hospital, and further north to Harold Hill is likely to become an even greater challenge over the next decade given demands arising from the two Housing Zones planned for Romford and Rainham. LB Havering is currently in the early stages of considering the feasibility of modes such as light rail, tram or guided bus to provide a step change in connectivity between the north and south of the borough, either on existing highways or outside of the established built up area. The following bus-related projects are currently identified as required in the borough: *Borough-wide* • improving bus stop accessibility in the borough under TfL Programme (£3m);

A2 Other Public Transport	
	• Improved bus stop provision at Queens Hospital bus interchange to increase capacity (£200k); *Rainham & Beam Park SDA* • Beam River bus bridge - linking LB Havering and LB Barking & Dagenham on Ford Land (£10m); • Rainham Creek bus bridge (£10m); and • revenue support for orbital bus service connecting Strategic Industrial Locations and Rainham (£2m).
Main funding sources	TfL, developer contributions

A3 Highways	
Main provider	**LB Havering** (principal, distributor and minor roads), **TfL** (strategic roads), and **Highways England** (motorways)
Existing provision	The A12, A13 and A127 provide high quality trunk road access to the M25, which in turn provides access to London and the south east. The borough is served by a full network of other roads.
Adequacy of existing provision	There is a continuing need to assess and upgrade highway structures, principal roads, distributor roads and bus route roads. Gallows Corner, a five arm junction linking the A127 with the A12, suffers from delay due to congestion and is an accident 'hotspot' in the borough.
Assessment of future needs	LB Havering is currently exploring with TfL the feasibility of sinking the Gallows Corner road junction underground in order to generate development potential for mixed uses at ground level across the site and to reduce accident rates. LB Havering are working with TfL, Essex County Council and neighbouring District and Unitary Authorities looking at the A127 Corridor in its entirety to see what measures need to be delivered in order to accommodate future growth LB Havering and TfL are also currently considering the possibility of placing the western part of the Romford Ring Road beneath ground so that residential areas to the west of Romford Town Centre (eg. Waterloo Road, Bridge Close and the former Ice Rink site)) can be better integrated and connected with the town centre for cycling and walking, and creating development potential for more new homes. The above projects are at an early stage of consideration and their feasibility has not yet been demonstrated. Future highway improvements that have been firmly identified include: *Borough-wide* • upgrades to principal roads, distributor roads and bus route roads (£25m); • Highway structure upgrades (£5m); • casualty reduction measures (£5m); • 20 mph zones (£1m); and

A3 Highways	
	Rainham & Beam Park SDA • road, carriageway and major junction improvements and cycle ways on the A 1306 (£11.92m).
Main funding sources	TfL, LB Havering, developer contributions

A4 Walking and Cycling	
Main provider	**LB Havering**
Existing provision	Most of Havering's residential areas have a network of well-lit footways providing safe and convenient access to local facilities and services, to parks and open spaces, and to public transport connections. LB Havering has developed a series of Heritage Walks around the borough. Havering also has an extensive network of quiet traffic-free routes suitable for cycling, including National Cycle Network route 136, but they are less well connected, with main roads, railways and rivers presenting significant barriers.
Adequacy of existing provision	There is a continuing need to improve accessibility and safety for pedestrians and cyclists. The Ring Road forms a substantial barrier to pedestrian and cycle access to Romford Town Centre and additional crossing points are required to reduce severance and facilitate active travel.
Assessment of future needs	Numerous improvements to cycling and walking provision are included within highway improvements and wider green space and public realm proposals. Some more specific measures required include: *Borough-wide* • footway improvements, including accessibility arrangements for pedestrian dropped kerbs (£5m); *Romford SDA* • engineering measures to improve cycling accessibility to Romford town centre (£4m); • east-west link, including wider improvements along the River Rom (£1.5m); *Rainham & Beam Park SDA* • The Rainham and Beam Park Planning Framework (January 2016) aims to transform the A1306 in Havering from a traffic dominated road into an attractive green corridor, the Beam Parkway (scheme under Other Green Space below), providing a quality walking and cycling route, and a series of pocket parks, which will transform the image of the area; • the Planning Framework proposes to create a network of walking and cycling routes to connect new local

A4 Walking and Cycling	
	green spaces with the surrounding Marshes and Country Parks; • Rainham Creek cycling/walking bridge (£1m); and *Elsewhere in Borough* • development of sustainable transport options (walking, cycling, bus, tram) for London Riverside Conservation Park (Wildspace) (£5m).
Main funding sources	TfL, LB Havering, GLA, developer contributions

B Education (Primary, Secondary, Post-16 and Early Years)	
Main provider	Local authorities are under a statutory duty to ensure the sufficiency of school places in their area under section 14 of the Education Act 1996. This applies to all children of compulsory school age resident in the local authority area. Providers come from the private, voluntary, charitable and maintained sectors. LB Havering is the commissioner of education and is also the "provider of last resort" when no other acceptable new provider comes forward. Section 6 of the Childcare Act places a duty on local authorities to secure sufficient childcare for working parents. In addition, regulations under the Childcare Act 2006 place duties on all local authorities to secure free early education provision for pre-school children of three and four years old and two year olds from lower income families. This Early Years education is primarily delivered by private, voluntary and independent pre-school providers, accredited childminders, and schools with a maintained nursery provision.
Existing provision	As at 2015/2016 state school provision in Havering comprises 60 primary schools (YrR – Yr6), offering 21,200 places, 18 secondary schools (Yr7 – Yr11), offering 16,140 places, and three special schools, offering 266 places. Post-16 education is currently offered at six secondary schools, Havering College of Further & Higher Education and the Havering Sixth Form College. Havering College of Further & Higher Education has three campuses: Ardleigh Green Campus, Hornchurch, Quarles Campus, Harold Hill, and Rainham Campus Construction Centre. As at April 2016, 448 providers in Havering were offering 7,167 early years and childcare places for statutory and non- statutory school aged children. Of these, 1,058 places are nursery classes within maintained schools and academies.
Adequacy of existing provision	In 2015/2016 there were 21,200 primary school places in Havering, and 21,074 primary pupils, leaving a total of 126 surplus spaces (0.6% of the total). The equivalent figures for secondary schools were 16,140 secondary school places and 14,594 secondary pupils in 2015/2016, leaving a total of 1,546 surplus spaces, or around 10% of capacity.

B Education (Primary, Secondary, Post-16 and Early Years)	
	For 16 to 18 year olds, there were 1,990 places and 1,457 pupils in state school sixth forms in 2015/2016, leaving a total of 533 surplus places. There were additionally 6,701 Education Funding Agency (EFA) funded places at other colleges and academies, including 2,711 at Havering Sixth Form College and 2,268 at Havering College of Further and Higher Education. The Havering Childcare Sufficiency report indicates that there are sufficient Early Education Entitlement (EEE) places in most of the wards in the borough. However, as of July 2016, there are potential shortfalls of places in the Gooshays, Harold Wood, Mawney, Rainham & Wennington, South Hornchurch and Upminster wards, although this situation may change as new providers open and existing providers may close. There are approximately 1000 children who have a statement of Special Educational Need (SEN) that live in Havering. Since September 2014, any requests received for an assessment and agreed could lead to an Education Health Care Plan (EHCP). The majority of these children attend mainstream school where they receive additional support. Some will attend Additionally Resourced Provision units (ARPs) within mainstream schools and the remaining children attend Special schools both within and out of borough.
Assessment of future needs	Planning for school places is a complex process and the future need for school places can be impacted by changes to the key data used to produce school roll projections. Changes to housing delivery in terms of overall numbers and phasing can impact on the demand and timing of school places required. Low birth projections or a sudden increase in the birth rate can also lead to an increase in the number of school places needed. Changes to patterns of movement and migration in and out of the borough can also cause fluctuations in demand for school places. Havering carefully monitors all of the above factors to try and mitigate the impact any changes may have on our ability to plan school places effectively, so far as possible. The Local Authority is unable to open new schools, instead proposers need to be invited to open new schools. However the Local Authority may not be successful in attracting suitable sponsors to open new schools. This may impact on the Local Authority's ability to deliver new schools places on time. LB Havering undertakes annually a comprehensive assessment of future demand for school places in the borough by projecting cohorts within the existing schools, taking account of recent future birth rates, and allowing for the impact of committed and planned housing. Allowance is also made for significant cross border flows both into and out of the borough. The latest long term strategic forecast, contained in the Commissioning

B Education (Primary, Secondary, Post-16 and Early Years)	
	Plan for Education Provision (2015/2016 to 2019/2020), covers the ten year period from 2015/2016 to 2025/2026. *Primary and Secondary Places* The number of primary age pupils in Havering schools, including pupils in existing and planned housing, is expected to increase significantly from 21,074 in 2015/2016 to 28,889 by 2025/2026, and the number of secondary age pupils from 14,584 to 19,766 over the same periods. These represent increases in demand for school places of 7,815 at primary level and 5,182 at secondary level over the ten year period, leading to shortfalls compared with existing school places of 7,689 and 3,626 respectively. The Local Authority will take action to reduce surplus capacity where this exceeds 10%, and will seek to exert a downward pressure on levels of surplus capacity where these are forecast to remain significantly above 5% throughout the forecast period. The demand for special school places in line with the overall growing demand for school places with the complexity of the needs of the children increasing and changing over time. Work is ongoing to refine the forecast figure for pupils who have a special education need and will require schools places over the next 10 years. There may be some areas of Havering that will have no available options to expand existing schools if further major housing is brought forward. School place demand arising from such developments will need to be met through new school provision that will require a site to enable delivery. *Rainham & Beam Park SDA* The Rainham housing zone bid has been approved, with an expected delivery of 3,360 units. The expectation is that four FE of the need will be met by expansion of existing schools in the Rainham and South Hornchurch Primary Planning area (subject to statutory process). A new three FE- school will be needed from 2020/2021. A site within the housing development has been identified and reserved for the new school and discussions are on-going between the developer and the potential sponsor. The need for secondary school places for Rainham Housing Zone is four FE (600 places). This could be delivered by expanding secondary schools in the planning area as we are not projecting a deficit in year 7 places in that area until 2022/2023.

B Education (Primary, Secondary, Post-16 and Early Years)

Romford SDA

The Romford Framework Delivery bid has been approved, with an expected delivery of over 3,304 units and there is also a regeneration programme of over 2,500 units of which the majority of units are within Romford. In the long term, this is likely to result in an increase in the projected pupil numbers and need for additional school places. In order to meet the need for primary school places in the Romford area eight FE will need to be delivered through new schools. A six to eight form entry secondary school in the second phase of the Plan period (5-10 years) will be needed. Both the new primary and secondary schools will need sites in order to deliver the required school places.

Borough-wide Primary School Requirements to 2020/2021

The Commissioning Plan for Education Provision indicates the need for a total of 3,840 additional primary places by 2020/2021 in addition to those already available in 2016/2017. This demand is concentrated in Romford, Harold Hill, and Rainham & South Hornchurch.

Primary School Requirements by 2020/2021

Planning Area	Capacity 2015-2016	Pupil Roll 2015-2016	Surplus Places 2015-2016	Surplus Capacity 2015-2016	Capacity 2020-2021	Pupil Roll 2020-2021	Surplus Places 2020-2021	Surplus Capacity 2020-2021
Collier Row	3525	3387	138	4%	3825	3773	52	1%
Elm Park	2330	2242	88	4%	2920	2838	82	3%
Harold Hill	3435	3395	40	1%	3900	4420	-520	-13%
Hornchurch	4860	4641	219	5%	5040	5062	-22	0%
Rainham and South Hornchurch	2295	2167	128	6%	2370	2965	-595	-25%
Romford	2745	2692	53	2%	3510	3859	-349	-10%
Upminster and Cranham	2572	2550	22	1%	2730	2759	-29	-1%

Beyond 2020/2021 the primary pupil numbers are forecast to increase, due to rising birth rates and the level of housing growth planned.

Borough-wide Secondary School Requirements to 2020/2021

For secondary schools, the Commissioning Plan similarly indicates a need for a total of 637 additional Year 7 places by 2022/2023. This is equivalent to an additional 21 FE. This demand is concentrated in the Central Planning Area, with lesser demands elsewhere. In most areas the requirement can be met by school expansions but new provision will also be required to meet needs in the Central Area and the North East area.

Secondary School Requirements by 2020/2021

Planning Area	Permanent Places 2015-2016	Pupil Roll 2015-2016	Surplus places 2015-2016	Surplus Capacity 2015-2016	Permanent Places 2022-2023	Pupil Roll 2022-2023	Surplus Places 2022-2023	Surplus Capacity 2022-2023
North East	180	179	1	1%	180	269	-89	-49%
North West	180	162	18	10%	180	221	-41	-23%
Central	1578	1532	46	3%	1624	1990	-366	-23%
East	693	621	72	10%	651	755	-104	-16%
South	617	473	144	23%	617	654	-37	-6%

Beyond 2022/2023 the secondary pupil numbers are forecast to increase due to the higher year 6 primary cohort continuing to transfer to year 7 in secondary and the level of housing growth planned.

Borough-wide Post-16 Places

Current data for Havering suggests that an expected rise in the participation rate to full participation of 16 and 17 year-olds from 2015 will to a large degree be cancelled out by a fall in numbers of young people aged 16 to18 in the next few years. However, in the longer term, the number of 16 and 17 year olds in Havering is projected to increase, from 9,043 in 2016/2017 to 10,318 in 2023/2024. There is a range of options for pupils in

B Education (Primary, Secondary, Post-16 and Early Years)	
	this age group, including sixth forms, colleges, and apprenticeships, to which would be pupils can travel from anywhere in the borough. Numbers on roll at Havering College of Further and Higher Education and Havering Sixth Form College are projected to increase by around 200 and 240 over this period, respectively. The situation is complicated by the fact that post-16 pupils can travel between local authorities and Havering has traditionally been a net importer of learners post-16. The number of 16 to19 year-olds in East London and the Thames Gateway is forecast to increase significantly in the coming years, which is also the case in Greater London but at the same time there is a potential increase in the number of 16 to19 providers in the surrounding area, such as the recently established University Technical College (ELUTEC) in Dagenham. It is therefore difficult to be definitive about future requirements. *Borough-wide Early Years Places* From September 2017 working families will be entitled to up to 30 hours of childcare per week for three and four year olds, subject to the eligibility criteria for the additional free entitlement. There is already a need for additional Early Years places; with the additional hours being available this could see a further increase in demand. The number of two, three and four year olds needing EEE places across the borough is expected to increase from 5819 in 2015/2016 to 6857 in 2025/2026. A deficit of about 300 places for two, three and four year olds is projected over that period although it is not possible to be specific about locations at present. Further details on the future demand for early years places are given in LB Havering's Childcare Sufficiency Report, which is updated on an annual basis.
Costs	The DfE is currently funding the Local Authority at the rates of £16.5k per primary pupil and £21.5k per secondary pupil. At these rates the total cost of school places to meet pupil numbers to 2025/2026 will be at least £127m for primary and £78m for secondary, excluding any allowance for providing surplus places to provide flexibility. Assuming post-16 pupils are funded at the same rate as secondary pupils, the equivalent cost of additional places for this age group to 2023/2024 would total around £9.5m. The total cost of Early Years places to meet pupil numbers to 2025/2026 will be of the order of £3.73m
Main funding sources	Department for Education (DfE), LB Havering, Education Funding Agency, developer contributions.

B Education (Primary, Secondary, Post-16 and Early Years)	
	LB Havering receives Basic Need Funding Allocation from the DfE to create additional school places to meet demand arising from increases in births and net in- migration into the borough. However, there is no guarantee of the level of future Basic Need allocation that Havering may receive and the allocation has been significantly reduced in recent years. No grant is allocated to meet demand for places arising from new housing developments. Other sources, including developer contributions, will be needed to provide such places. The Education Funding Agency (EFA) is responsible for managing the Government's 16-19 Demographic Growth Capital Fund, which supports the creation of accommodation for new learners aged 16-19. This demand may arise from either population growth, the increase in participation by young people who are not in education, employment or training, or new learners with learning difficulties and/or disabilities who require provision. Free School provision has been used across the country to meet some of the demand for additional school places. Havering has two new Primary Free Schools. If there are further opportunities to apply for free schools in future waves, Havering will do so. However it is not certain if the Free Schools waves will continue to be used a method of providing additional school places in the future. The Local Authority will need to provide sites for any new school needed in the future. In the case of Free schools/new schools and expansion works, there is an element of risk around the delivery of the school places and whether they can be delivered on time to accommodate the need for additional school places.

C1 & C2 Primary and Acute Health Care	
Main provider	**Havering Clinical Commissioning Group (CCG) and NHS England commission healthcare services. Barking, Havering and Redbridge University Trust provide acute hospital services**
Existing provision	There are 47 GP practices in Havering, with a total of 95 Full Time Equivalent GPs. These currently provide services from around.6,560 m^2 of space to a registered patient population of 255,865. A new Harold Wood Polyclinic of 2,500 m^2 was opened at Harold Hill in 2010, at a construction cost of £4.6m. The only acute hospital, operating an Accident &Emergency department, in Havering is Queen's Hospital in Romford, which opened in 2006, and brought together the services previously run at Oldchurch and Harold Wood hospitals.
Adequacy of existing provision	The average ratio of patients to FTE GPs in the borough is 2,690, well above the London average of 2,100 and somewhat higher than the national average of 2,000. There are no clinically set standards for the ratio of GPs to patients but the primary healthcare default assumption used for capacity planning purposes is set at a ratio of 1 GP per 1,800 patients based on guidance from the Royal College of General Practitioners. The primary care estate data base (SHAPE) indicates that existing facilities are currently operating at or near capacity. Based on current Department of Health guidance on primary care space standards, the existing population of Havering (around 250,000) would require some c.18,000 $m^{2,}$ compared with the 7,179 m^2 of space currently provided. Havering has a large number of smaller premises which, by their nature, will have little opportunity for expansion and if feasible, the size of expansion is likely to be relatively small scale. Furthermore, many GP practices are currently using ageing, converted domestic premises, a large number of which are in need of major building works to enable them to comply with required standards.
Assessment of future needs	The CCG has worked together with the Council to prepare the Havering Primary Care Infrastructure Capacity Plan. The purpose of this plan is to give an indication of additional primary care infrastructure requirements up to 2026. Continued working between the CCG and the Council is required to monitor and update the information in the plan. The CCG's aims for the development of general practice and wider primary care are that it should be accessible, coordinated and proactive. There will be a focus on prevention, support for self-care, active management of long-

term conditions and the avoidance of unnecessary hospital admissions. Acute hospital care should be reserved for acutely ill patients with the majority of care delivered nearer home.

Havering is divided into three healthcare regions, termed “localities”:

- North (including Harold Wood);
- Central (including Romford Town); and
- South (including Rainham and South Hornchurch).

This assessment concentrates on the primary healthcare requirements arising solely from new housing developments. The NHS Healthy Urban Development Unit (HUDU) has used their model to calculate the population yield from new housing and to assess the subsequent healthcare impacts and floorspace requirements. The model produces the following population growth for each locality over the two phases of the development:

Locality	Phase 1 2016/2017-2020/2021	Phase 2 2020/2021-2025/2026	Total
North	1,310	402	2,071
Central	4,665	8,025	15,804
South	3,379	4,617	8,510
Total	**9,354**	**13,044**	**26,385**

This shows that the Central and South localities will need to absorb the majority of the population increase, receiving 60% and 32% of the growth respectively.

The HUDU model estimates primary care requirements by locality and phase in terms of full time equivalent (FTE) GPs and primary care floor space, to meet the estimated population growths. The floor space requirement assumption is derived by HUDU from example schedules of accommodation in Health Building Note 11-01: *Facilities for primary and community care services* (2013), which also includes space for wider primary and community care services. The requirements are as follows:

C1 & C2 Primary and Acute Health Care

Locality	Phase 1 2016/2017-2020/2021		Phase 2 2020/2021-2025/2026		Total	
	FTE GPs	Primary Care m^2	FTE GPs	Primary Care m^2	FTE GPs	Primary Care m^2
North	0.7	118	0.2	36	0.9	**159**
Central	2.6	426	4.5	735	7.0	**1196**
South	1.9	309	2.6	422	4.4	**753**
Total	**5.2**	**853**	**7.2**	**1,193**	**12.4**	**2108**

The CCG has undertaken a preliminary desktop review of current facilities and development sites on offer to determine which might be the most suitable sites to be allocated for health and in which time period they will be required. New, fit-for-purpose premises are needed to cater for the significant population growth, to facilitate primary care at scale, and enable patient access to a wider range of integrated services. In summary, the additional requirements for new facilities could be:

Romford SDA

- primary and community care hub in Romford Town centre of 4,500 m^2 (£20.3m);

Rainham & Beam Park SDA

- new facility of 2,000 m^2 close to Rainham Town Centre for about 21,500 patients (£9m);

Rest of Borough

- new primary care hub in Heaton ward of 950 m^2 for around 10,000 patients (£4.3m);
- enhanced GP service of 2,800 m^2 at the proposed St. George's Health & Well-Being Centre for around 30,000 patients (£12.6m);
- new primary care hub of 1,850 m^2 to be developed in North Locality for around 30,000 patients (£8.3m); and
- new primary care hub of 3,200 m^2 to be developed in Central Locality for around 35,000 patients (£14.4m).

C1 & C2 Primary and Acute Health Care	
	In addition, Harold Hill Health Centre and Harold Wood Polyclinic would be combined into a joint hub and the utilisation of South Hornchurch and Cranham Health centres would be maximised. It should be noted that these proposals reflect the need to provide additional services and space for population increase only. Other pressures may impact these proposals, such as: • the CCG forward vision and future estate rationalisation plans (identified through the 'Transforming Primary Care in Havering' strategy 2016-2021); • re-providing ageing GP practice buildings that may be struggling to meet fit for purpose criteria; and • health and social care integration by creating larger multi use 'hub' facilities.
Costs	The CCG is currently assuming a build cost for primary care facilities of £4,500 per sq m. The costs of individual projects given in Table 7.1 are calculated using this assumption.

C3 Mental and Community Health	
Main provider	**North East London Foundation Trust (NELFT)** provides mental health and community services in Havering.
Existing provision	The NELFT estate in Havering comprises 18 premises. Adult Services in Havering, including Mental Health Services, are organised around 6 GP clusters while Children's Services are organised around three clusters. The NELFT opened the Acorn Centre, a Child Development Centre, in London Road, Havering in February 2015 as a hub facility allowing Child and Adolescent Mental Health Services from various locations within Havering to provide an integrated service to the Borough.
Adequacy of existing provision	NELFT commissioned surveys in 2015 of all properties the Trust owns or substantially occupies. The results suggest substantial underuse of both clinical and non-clinical space within the majority of premises.
Assessment of future needs	People's health in Havering is changing as more people are living longer and with more complex long term conditions, and so needing more and a wider range of care. Future plans will largely be based on demographic information, age, population growth and areas of deprivation. The NELFT strategy is based on the development of 'agile working', a flexible and mobile workforce, to support care closer to home and early intervention. For adult services a model of care based on locality primary care provision is currently being rolled out within Havering, with community health and social care integrated within these hubs. Some teams will be co-located and clustered around three hubs at: Harold Wood, Romford and Cranham. Discussions are taking place with LB Havering on integrating primary care, community, mental health and social care under a single management structure. Joint use of provision and premises with Social Services and other LA departments has commenced around older people's services. Under the NELFT Estates Strategy 2014- 2019, the existing estate in Havering will be rationalised to provide new accommodation to meet the needs of new working practices. The NELFT has embarked on an ambitious drive to reduce estates costs by developing closure plans for up to six Havering premises and relocating their services within the borough. Estate rationalisation will ensure that the retained premises are in the optimum locations for service delivery within the Borough and in good condition. Any future investment can then be directed towards the retained properties. The Trust is working in partnership with other organisations to maximise the use of the public estate to the overall benefit of the local health economy.

C3 Mental and Community Health	
	Crisis teams will be aligned to hospital A&E and other urgent and emergency care hubs while intermediate care services for Havering are being relocated to the King George's Hospital site in Ilford, Redbridge, which provides cohesive patient care and estate rationalisation opportunities.
Main funding sources	NELFT. The Trust has a five year Investment and disposal plan which addresses the operational and strategic expenditure required to accommodate its plans.

C4 Social Care	
Main provider	**LB Havering (and commissioned external private providers)**
Existing provision	There are 39 care homes in Havering (21 residential and 18 with the facility to provide nursing care for older people and people with physical and sensory disabilities). LB Havering purchases approximately a third of the beds. Three commissioned extra care housing schemes for older people are located in Harold Wood, Gidea Park and Harold Hill. There are ten day opportunity services in Havering, located mostly in the north of the borough, and one day centre for people with learning disabilities in Rainham. Adult Social Care statutory and non-statutory functions are largely based in offices in Romford town centre, with adult social work teams co-located with community health services located in Romford, Cranham, Elm Park and Harold Hill. LB Havering currently runs six Children Centres, in Collier Row, Elm Park, Harold Hill, Noak Hill, Rainham and Romford. These centres offer a range of services and activities including family sessions, parenting programmes. In addition, the Children Centres work in partnership with health and other partner agencies to provide a holistic service covering midwifery, child health clinics, foster carers support groups, one to one and group counselling, etc. Children's and Adult Social Care Services are currently working with health and other partners on developing locality based models of care and support, including improving access to prevention and early intervention. The localities will be a mixture of co-located and virtual integrated services.
Adequacy of existing provision	LB Havering's Joint Strategic Needs Assessment (2016) provides a high-level description of population growth, prevalence and pattern of risk factors for ill health, status of health and wellbeing and the patterns of demand for health and social care services in Havering. Havering has the highest proportion of older people of any London Borough and the significant majority of vulnerable people in the borough with a supported housing need are elderly. However, the current provision

C4 Social Care	
	of residential care homes is more than sufficient to meet current needs. Throughout 2015/2016, of approximately 1600 available beds, 250 remained vacant each week. There is currently no supported housing for people with physical disabilities in Havering.
Assessment of future needs	LB Havering is clear that there is no need for more residential or nursing homes within the borough. The policy is to support people in remaining independent and safe at home. However, there is a growing need for supported accommodation within the borough that cannot be entirely met by existing provision. However, detailed knowledge of residents' supported housing needs is required in order to encourage private sector providers and housing associations to build suitable properties and schemes in the borough. Rising pressures on LB Havering to provide suitable housing options for older people means that a specific Older Persons Housing Sub-strategy has been developed to set out to address the issues. The current Housing Strategy recommends converting some existing sheltered schemes to extra care or a retirement village model, due to the high number of asset rich older people in the borough. *Borough-wide* • LB Havering has identified a current need for up to three purpose-built six person supported housing schemes for people with learning disabilities and for one purpose built six to eight person supported housing scheme for people with physical disabilities (combined cost £4.2m); • demand for Children Centres is forecast to increase substantially as the young population increases. LB Havering plans to respond to this demand by increasing the level of services provided by the existing centres and by bringing back into operation Hilldene Children Centre in existing premises in Harold Hill, which has not been functioning for some years; and • Children's Services have also identified the need for the development of borough based residential care facilities for vulnerable children and young people, as well as semi-independent living schemes to support young people leaving care become independent as they move into adulthood.
Main funding sources	LB Havering, GLA

D1 Water supply	
Main provider	Most of Havering is within the water supply area of **Essex and Suffolk Water** (ESW), although some small areas are supplied by **Thames Water.**
Adequacy of existing provision	ESW and Thames Water infrastructure is sufficient to supply the water needs of Havering.
Assessment of future need	All water companies must prepare a Water Resource Management Plan (WRMP) every five years at the same time as they prepare their business plan. A WRMP forecasts water demand over a 25 year planning horizon, taking into account reductions in per capita consumption due to water efficiency activity and the uptake of meters. It then documents how demand will be met over this period. ESW's current Water Resources Management Plan (2014) covers the 25 year period from 2015 to 2040. Havering falls within ESW's Essex Water Resource Zone. Following a significant investment in the expansion of Abberton reservoir, Essex, has sufficient water to meet forecast demand until at least 2040. As such no major infrastructure is needed to meet the increase in housing numbers or commercial development within Havering during the period of their delivery plan. ESW has confirmed that the proposed level of development, depending on the size and location, could require some minor infrastructure (water mains) enhancement prior to development, but this is part of Business as Usual and would not delay development. In particular, the existing water network in the Rainham & Beam Park SDA can provide the required capacity to accept a new mains to serve the HZ development.
Main funding sources	Essex and Suffolk Water and Thames Water are private utility companies.

D2 Sewerage	
Main provider	**Thames Water** is the statutory sewerage undertaker for most of LB Havering
Existing provision	Thames Water's Riverside Sewage Treatment Works at Rainham treats wastewater from approximately 400,000 people in Havering and other parts of East London.
Adequacy of existing provision	A comprehensive upgrading of the Rainham works was completed in 2014 as a part of the London Tideway Improvements scheme. This increased its capacity to meet the predicted increase in flows until 2021, in addition to the construction of a new sludge digestion plant equipped to turn solid waste, left behind after treatment, into enough renewable energy to power the entire site. During heavy rainfall, the sewerage system in the Ravensbourne Valley, which includes much of Havering, has occasionally become overwhelmed, and has been associated with sewer flooding in some local areas.
Assessment of future need	The water companies' investment programmes are based on a five year cycle known as the Asset Management Plan (AMP) process. The AMP6 period began on 31st March 2015 and covers the period up to 31st March 2020. As part of its five year business plan Thames Water advise Ofwat on the funding required to accommodate growth in its networks and treatment works. Thames Water bases its investment programmes on development plan allocations, which form the clearest picture of the shape of the community. Where the infrastructure is not available they may require up to three-year lead in time for provision of extra capacity to drain new development sites. If any large engineering works are needed to upgrade infrastructure the lead-in time could be up to five years. Implementing new technologies and the construction of new treatment works could take up to ten years. *Romford SDA* • Thames Water has no concerns from a wastewater treatment perspective, but no information is yet available on the capacity of the local sewerage system to accept the additional loads from HZ development; *Rainham & Beam Park SDA* • a series of significantly large gravity sewers passing through this area Under the HZ agreement, a GLA grant of £1.5m is allocated to diverting a sewer and high pressure gas main along the northern frontage at Dovers Corner to allow the site to be developed to its full potential capacity; and • sewer capacity in this area is limited and Thames Water expect infrastructure upgrades to be required for the level of development proposed. Thames Water has not quantified the scale and likely cost of these upgrades.

Main funding sources	Thames Water is a private utility company.

D3 Electricity	
Main provider	**National Grid** runs the high-voltage electric power transmission network (National Electricity Transmission System (NETS), which connects power stations and major substations and ensures that electricity generated anywhere in Britain can be used to satisfy demand elsewhere. **UK Power Networks** own and maintain electricity cables and lines across London, the South East and East of England. They maintain and upgrade power equipment, and move and connect new electricity cables.
Existing provision	Havering falls within Boundary 14 (London) of the NETS. The majority of this transmission network is a 275kV route, with the main London feeders being at 400kV. Electricity infrastructure in Havering comprises overhead transmission lines and underground cables and no other major National Grid facilities. UK Power Networks has 18 major substations within Havering.
Adequacy of existing provision	There is ample capacity within major substations to supply Havering.
Assessment of future need	According to the National Grid's "Electricity Ten Year Statement" (2015), high demand in London and interconnector exports drive power through north London and the Thames Estuary, causing heavy circuit loading and voltage depressions. With more interconnectors expected over the next 10 years, an increased draw of power could be seen through the major Midlands to South routes and through London when the interconnectors export, putting these major transmission routes and the circuits connecting the Greater London area close to the thermal capacity limits. The network will have to be developed in order to improve its utilisation or to create new capacity. There is adequate capacity for a generic load growth for at least ten years at most substations in Havering, with probably some local reinforcement needed at a few sites and to the cable network. Future scenarios are modelled on a regular basis to reflect changes within the network but the potential increase in use of electricity for new technology may impact the available capacity sooner than anticipated. For example, localised one-off loads for commercial developments such as Data Centres can adversely impact the infrastructure network and may require substantial reinforcement to enable their connection, and may change the configuration of the higher voltage networks. This may change the available capacities to other future connections.

	Rainham & Beam Park SDA • the new development will require diversions/alterations to Low Volt and High Volt cables. There may also be a need to undertake alterations to 33kv extra high voltage cables. The total cost indication budget figure provided by UKPN for all required diversionary works within the HZ development is £2.0m, although this is a worst case scenario under which large scale diversion is required; and • the Rainham and Beam Park area has been identified as a target cluster for the deployment of a district heating network in the London Riverside Opportunity Area Rainham & Beam Park Energy Masterplan, 2015. No decision has yet been made on the form of provision.
Main funding sources	National Grid and UK Power Networks are privatised utility companies operating commercially within a regulated framework.

D4 Gas	
Main provider	**Cadent** (previously National Grid) is the sole owner and operator of gas transmission infrastructure in the UK. Gas producers supply gas to its National Transmission System (NTS) through reception terminals. Gas is transported from the NTS through eight regional distribution networks for final delivery to consumers. The regional distribution network for North London, including Havering, is run by Cadent.
Existing provision	Candent's gas distribution network serves the whole borough. However, major pipelines passing through the borough can put constraints on development potential in some locations. This is particularly important in the Rainham/Beam Park SDA (see below).
Adequacy of existing provision and assessment of future need	Cadent has confirmed that there is sufficient capacity on the MP/IP (Medium Pressure/Intermediate Pressure) Gas Distribution system to accommodate potential developments within Havering and the surrounding areas. However, Cadent's connections process works on a first come first serve basis. Cadent can therefore not guarantee if capacity is available at the time an official connections request is sent in. *Rainham & Beam Park SDA* • capacity requirements for the entire SDA development can be satisfied by the existing National Grid gas infrastructure. However, the area is traversed by three high pressure gas pipelines which are aligned predominately east to west. The nature of the pipelines affects how the land near them can be developed. A pipeline study has established that the impact of the pipelines on development can be minimised by locating development carefully. Other potential mitigation measures may include pipeline diversion; and • under the HZ agreement, a GLA grant of £1.5m is allocated to diverting a sewer and high pressure gas main along the northern frontage at Dovers Corner to allow the site to be developed to its full potential capacity.
Main funding sources	Cadent is a privatised utility company operating commercially within a regulated framework.

D5 Telecommunications/Broadband	
Main provider	**BT Openreach, Virgin Media**
Existing provision	Superfast Broadband in Havering is provided via one of two networks. The Fibre To The Cabinet (FTTC) network is owned by BT and operated by a range of providers, while Virgin Media owns and operates exclusively a Fibre To The Property (FTTP) network. All exchanges within a five mile radius of Havering are owned and maintained by Openreach and have been fibre broadband enabled. Consequently broadband providers who are reliant on Openreach's broadband network infrastructure (BT, Plusnet, Sky, TalkTalk, etc.) can provide fibre broadband to homes in this area. Virgin Media fibre broadband is also available to homes within a five mile radius of Havering.
Adequacy of existing provision	Some 98% of Havering users can now order a superfast broadband (speed greater than 24Mbps) connection, (although the actual guaranteed minimum contracted speed maybe far less than the speeds quoted).
Assessment of future need	*Borough-wide* Advanced, high quality digital infrastructure is essential for sustainable economic growth, allowing Havering's community enhanced freedom of choice about where and how they work, and how they promote and operate their businesses. The Local Plan therefore expects new development to future-proof developments to accommodate high speed broadband infrastructure. The Government's support for further broadband roll-out is largely provided through the Superfast Broadband Programme. A London-wide programme will increase fibre coverage in every LB. Providing additional infrastructure in the field as well as in the exchange does not present significant issues. By deploying Fibre technology to new build sites there is no need for large multiple copper cables to be provided, building large cable frames in telephone exchanges, or even to build completely new telephone exchanges. In September 2015 BT announced plans for an expansion of high-speed fibre broadband in Havering. Openreach, BT's local network business, will take the company's total coverage for fibre in the borough to nearly 100,000 premises by 2017. The recent Ofcom judgement that BT and Openreach have to formally separate may delay progress of technology delivery. It may also open up the market to other providers. At present Openreach delivery is still FTTC and not FTTD as desired.

	Virgin Media is in year two of an ongoing five year plan for expanding/upgrading its network. *Rainham and Beam Park SDA* To ensure an enriched environment LB Havering will provide suitable infrastructure ducting that will be utilised to deliver digital connectivity services. The aim will be to provide FTTD for all properties and locations as a default and wireless provision will also be provided to commercial areas such as the new railway station.
Main funding sources	UK Government, BT and Virgin Media

E Flood Protection	
Main provider	**LB Havering, Environment Agency (EA)** The EA has a strategic overview of all sources of flooding and coastal erosion. It is also responsible for tidal flood risk management along the Thames Estuary. LB Havering is the Lead Local Flood Authority for Havering, with a strategic role in overseeing the management of local flood risk ie. flood risk from surface water runoff, groundwater and ordinary watercourses such as streams and ditches.
Existing provision	The Havering Strategic Flood Risk Assessment (SFRA) (November 2016) identifies formal flood management assets (features or structures built and maintained specifically for the purpose of flood risk management) in Havering.
Assessment of future needs	The EA's Thames Estuary 2100 (TE 2100) (2012) is a strategic flood risk management plan for London and the Thames estuary through to 2100. It reviews how tidal flood risk is likely to change in response to future changes in climate and people and property in the floodplain. It found that many of the existing flood walls, embankments and barriers would need to be raised or replaced to manage rising water levels in the long term (by 2050). TEAM2100 is the Environment Agency's 10-year programme to refurbish and replace tidal flood defences in London and the Thames estuary. TEAM2100 will improve tidal flood defences in London, Kent and Essex from 2015 to 2025. The EA's current estimates of the costs of maintaining and improving the flood defence system for Havering for the period to 2050 are as follows: • fixed flood defences - maintenance and repair: £5m; • fixed flood defences - major repairs and replacements: £26m; and • flood barriers and outfalls: £5m. The SFRA identifies: flood risk zones 1, 2, 3a and 3b (functional floodplain); locations of flood risk from other sources (ordinary watercourses, groundwater, sewers, reservoirs and canals); locations at risk of surface water flooding, termed Havering Critical Drainage Areas or HCDA, particularly outside fluvial or tidal risk areas; and areas protected by existing flood defences and that could be at risk should they fail. The SFRA makes recommendations to reduce flood risk but makes no specific infrastructure proposals.

E Flood Protection	
	As part of the Drain London Project, a Draft Surface Water Management Plan (SWMP) has been prepared for LB Havering in consultation with key local partners, including Thames Water, the EA and Transport for London. The Draft SWMP identifies the main sources of flood risk in the borough and a number of Critical Drainage Areas (CDAs). *Borough-wide* The LB Havering Critical Drainage Areas - Detailed Investigations Report (Jan 2016) has examined the potential damage from flooding in each (CDA), and identified and assessed for viability a set of mitigation options for each. However, schemes for implementation have not yet been selected nor costs estimated. *Romford SDA* The SFRA Annex A identifies the land immediately adjacent to the River Rom and Blacks Brook within the SDA as predominantly located within fluvial Flood Zone 2, with small areas designated as Flood Zone 3b. There are no specific proposals for flood defence infrastructure. *Rainham & Beam Park SDA* The SFRA Annex A identifies the southern section of the SDA as located within fluvial Flood Zones 3a and 2, with areas designated as Flood Zone 3b adjacent to the River Beam and Ingrebourne. The Rainham and Beam Park Development Framework proposes a number of interventions to reduce flood risk in the area, but costs have not yet been estimated for these: • Dovers Corner/Havering College: open up the culverted section of the Havering New Sewer which flows through the Dovers Corner site, and provide an open channel with a width of 5m; • Suttons Industrial Park: open up the culvert in the Sutton Industrial Park site and provide an open channel with a width of 5m; and • Beam Park: Upgrading the existing Washlands Flood Attenuation Storage to reduce the risk from flooding at the Beam Park site.
Main funding sources	LB Havering, EA's Flood Defence Grant in Aid, developer contributions. Any financial investment in Havering's flood defences throughout the TE 2100 plan will be subject to the Department for Environment, Food & Rural Affairs (Defra) flood and coastal resilience partnership funding policy

E Flood Protection	
	statement. Under these terms financial contributions will be required from partners (including EA, LB Havering, landowners and other key stakeholders) to attract the maximum amount of Flood Defence Grant in Aid funding.

F1 Libraries	
Main provider	**LB Havering**
Existing provision	LB Havering is responsible for the management and development of ten libraries: Collier Row, Elm Park, Harold Hill, Hornchurch, Gidea Park, Harold Wood, Rainham, Romford, South Hornchurch and Upminster.
Adequacy of existing provision	Almost all the main residential areas in the borough are included in the catchment area of one of the five most strategically important libraries: Romford, Hornchurch, Rainham, Harold Hill and Upminster. All ten libraries are located in or close to town centres and are well served by public transport. LB Havering libraries have undergone a programme of building refurbishments over the last few years. A new library has also been built in Rainham (opened July 2014) replacing the old Rainham Library and a new library opened at Harold Hill in September 2016 as a replacement for the existing library. The latter was financed by the sale of Council-owned land at Gooshays.
Assessment of future needs	Under the Draft Library Strategy 2015 – 2017, future needs will be met using the existing facilities, but adopting a new delivery model by which the five strategically most important libraries (Romford, Hornchurch, Rainham, Harold Hill and Upminster) will be open at least 50 hours a week and the remaining five libraries will open at least 24 hours a week. No requirement has been identified for additional library provision to serve the additional population under the Local Plan. *Borough-wide* • under the Library Strategy 2015-2017 there is an ongoing programme of decoration, repairs and maintenance (£1m);and *Rainham & Beam Park SDA* • there is no requirement for additional library facilities in the SDAs as Romford Library and the new Rainham Library have sufficient capacity to serve the new population in the HZs in addition to their current users.
Main funding sources	LB Havering, developer contributions

F2 & F3 Cultural Facilities and Heritage	
Main provider	**LB Havering**
Existing provision	The main cultural facilities in Havering are the Queen's Theatre and the Fairkytes Arts Centre, both in Hornchurch, Havering Museum in Romford, which opened in May 2010 with funding from the Heritage Lottery Fund, and the Brookside Theatre in Romford, which opened in 2012. Havering has a rich and varied range of heritage assets, including140 Listed Buildings of Special Architectural or Historic Interest; three Scheduled Ancient Monument sites, 11 conservation areas and a registered historic garden. LB Havering is the owner of three heritage sites: Bretons (house and gardens), Upminster Windmill, and Upminster Tithe Barn, which houses the Museum of Nostalgia.
Adequacy of existing provision	Refurbishment of the Fairkytes Arts Centre has recently been completed, including the opening of the Fairkytes Live music venue. Queen's theatre is in need of rehearsal space.
Assessment of future needs	*Romford SDA* • there is an ongoing requirement for repair and maintenance of the Havering Museum (£0.2m); *Elsewhere in Borough* • The Havering Arts Strategy 2013 to 2015 identifies a need for new high quality visual arts exhibition space at Fairkytes Arts Centre (£1m); • Queen's theatre is in need of rehearsal space and a cafe area (£10m); • improvements to Upminster Tithe Barn are needed to provide public toilets, re-thatch the roof and to provide interpretative material inside the Barn (£1m); and • improvements to Bretons are required to restore the historic buildings and convert them to alternative uses (to be determined but could include a wedding venue) (£10m).
Main funding sources	LB Havering, Arts Council, Heritage Lottery Fund, developer contributions

F4 Community Halls and Youth Centres	
Main provider	**LB Havering**
Existing provision	LB Havering currently has nine community halls, eight of which it leases to community associations and the other to an Early Years operator. The Halls provide a valuable recreational and educational resource to the local community. There are three main youth centres in Havering. Myplace in Harold Wood and Robert Beard in Hornchurch are run by LB Havering, and Rainham Royals in Rainham is run by the voluntary sector. Myplace was opened in 2012 and Robert Beard in the 1960s, while Rainham Royals was refurbished and extended in 2015.
Adequacy of existing provision	Of the nine halls, seven are in need of some repair and improvement works to bring them up to contemporary standards. The distribution of youth centres in Havering leaves a significant gap at Romford.
Assessment of future needs	*Borough-wide* • all community halls require upgrading/refurbishing (£2m); *Romford SDA* • due to changing demographics as a result of new development it is anticipated that Youth Centre provision will be required in Romford, although a specific need has not yet been identified. *Rainham & Beam Park SDA* • The Rainham and Beam Park Development Framework expects that additional social facilities including community halls will be required, but they should be defined according to the expressed needs of the future local population. As the nearest social hall is on the former Mardyke estate a new hall will most likely be required. The recently improved and extended Rainham Royals Youth Centre lies within the area.
Main funding sources	LB Havering, Lottery, local sponsorship, developer contributions, and in-kind contributions from volunteers.

F5 Crematorium and Burial Grounds	
Main provider	**LB Havering**
Existing provision	Crematorium facilities are provided at the South Essex Crematorium in Upminster. There are currently four cemeteries in Havering run by the Borough Council: at Rainham, Hornchurch, Romford and Upminster. In addition, Rainham Jewish cemetery was purchased from the local Jewish community in 2016 by a private company and the burial plots are now multi faith/interdenominational.
Adequacy of existing provision	The South Essex Crematorium is adequate for current needs. There are currently 295 new multi faith/interdenominational graves available at Romford cemetery and 44 new graves for Muslim burials. At recent burial rates this equates to 11 years and 22 years respectively. Following the Phase 1 extension to Upminster cemetery in 2014 there are currently 925 new graves available there (seven or so years at recent rates of burial). Rainham and Hornchurch cemeteries have no new graves available and capacity for reopen burials only. The significant capacity at Rainham Jewish cemetery is not taken into account within the capacity projections given above.
Assessment of future needs	There is no identified requirement for additional crematorium facilities. Assuming recent burial rates, future burial needs for the whole borough can be met by the Phase 2 and 3 expansions of the Upminster cemetery programmed (£2m). Phase 2 of the Upminster cemetery expansion has a preliminary opening date of 2019 and will provide burial provision for 2350 graves, providing burial provision until 2031, at current rates. Phase 3 has a preliminary opening date of 2025 and will provide provision for 2730 graves, providing burial provision until 2039, at current rates. There is therefore expected to be sufficient capacity to accommodate additional demand for multi-faith/interdenominational plots arising from Local Plan population increase in the period to 2032. If required, however, other land is available for possible future Upminster cemetery extensions, currently used as agricultural tenancy land on lease from the Council. LB Havering has recently granted permission for a new Muslim cemetery at Oak Farm, Harold Wood, following an appeal decision by the Secretary of State. This facility will provide for demands for burials meeting specific Muslim

	requirements arising from the wider North East London, including Havering, when the remaining capacity of the existing Gardens of Peace Muslim Cemetery in Ilford has been exhausted, in five years or so. The new cemetery is expected to provide capacity to meet the needs of North East London for a further 6 to 7 years at recent death rates, ie. until around 2028. Rainham Cemetery has no additional capacity except for re-opened graves. However, the SDA's needs will be served by provision at Upminster Cemetery.
Main funding sources	LB Havering

G1 Parks	
Main provider	**LB Havering**
Existing provision	According to the LB Havering Open Space Assessment Report (OSAR) (April 2016), there are 24 open space sites classified as parks and gardens in Havering, covering 641 hectares. The largest parks are: Dagnam Park (128 ha), Bedford's Park (86 ha), and Havering Country Park (68 hectares) in the north, Harrow Lodge Park (53 ha) in the centre, and Hornchurch Country Park (119 ha) and Belhus Woods Country Park (57 ha) in the south. The latter is an Essex County Council owned site straddling the boundary with Thurrock.
Adequacy of existing provision	Of the 24 park and garden sites in Havering 22 rate above the quality threshold adopted in the OSAR. Ten Parks have Green Flag status: Bedford's Park, Belhus Wood Country Park, Cottons Park, Harold Wood Park, Hylands Park, Lawns Park, Lodge Farm Park, St Andrews Park, Upminster Park and Raphael's Park. There is generally a good coverage of parks based on a 15 minute walk time, the standard adopted in the OSAR. The majority of areas that are densely populated are covered by the walk time catchment. Although there are catchment gaps to the east of the centre and in the south west of the borough, new forms of park provision are not thought to be required to improve accessibility. The OSAR did not identify any issues with regard to deficiency in the amount of parks and gardens either through consultation or via its Communities Survey.
Assessment of future needs	The LB Havering Open Space Study Draft Standards Paper (August 2016) concludes that there is no need for additional park provision on the basis of projected population levels across Havering, the emphasis being on preserving and improving the quality of existing provision. The following requirements have been identified: *Borough-wide* • Parks Investment Programme (including parks signage improvements) (£6m); • Parks Depot Refurbishment Programme (£3m); *Rainham & Beam Park SDA* • linear park to connect Rainham to Beam Park (£1.7m); • Rainham to the River - linking Rainham communities to Thames and marshes (£5m); • Rainham and Beam Park Planning Framework identifies the need for a new multi-functional community park at Beam Park to serve the western part of the neighbourhood;

G1 Parks	
	Elsewhere in Borough • Creekside Park improvements and extension (£0.3m); • London Riverside Conservation Park (Wildspace) (£15m); and • Harrow Lodge Park, second lake dredging (£0.3m).
Main funding sources	LB Havering, Heritage Lottery Fund, developer contributions

G2 Children's Play Space	
Main provider	**LB Havering**
Existing provision	Provision comprises areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, multi-use games areas (MUGAs), skateboard areas and teenage shelters.The 2016 Open Space Strategy Draft Assessment Report identifies 40 sites in Havering with some kind of children's play provision, totalling 6.42 ha with a current standard of 0.03 ha per 1,000 population.22 sites contain facilities for older age ranges and 14 sites are equipped with outdoor gym equipment. A children's play area is included in the committed Broxhill Park improvement which is due to open in late 2016/2017.
Adequacy of existing provision	Guidance by Fields in Trust suggests an approximate catchment guideline of an approximate 5-10 minute walk. On this basis there is generally a good coverage of provision across LB Havering with most areas with a greater population density within walking distance of a form of play provision. However, there are a few gaps in the walk time catchment in the centre and south of the borough and there may be a need for some additional play provision to serve these gaps.
Assessment of future needs	*Borough-wide* • The LB Havering Open Space Study Draft Standards Paper (August 2016) projects a need for additional children and young people's provision in all parts of the borough and totalling approximately 2 ha to serve the 2031 population (£1.8m see below); and • LB Havering has a programme of investment in children's playgrounds but this does not cover requirements to serve new development in the longer term.
Costs	It is assumed that Local Equipped Areas of Play (LEAPs) will be provided directly by developers as part of achieving a good standard of development. Neighbourhood Equipped Areas of Play (NEAP) serve more substantial populations and would be appropriate for funding by developer contributions. Assuming half of the total new requirements will be NEAPs (on the basis that typically the standards of provision for LEAP and NEAP per head of population are similar) and taking the Sport England estimated MUGA cost of £180 per square metre (April 2016), the additional 1 ha requirement will cost around £1.8m.
Main funding sources	LB Havering, developer provision and contributions

G3 Allotments	
Main provider	**LB Havering**
Existing provision	There are 27 allotments sites in LB Havering: totalling more than 36 hectares. All are owned by LB Havering and self-managed by allotment associations.
Adequacy of existing provision	Current provision (0.15 hectares per 1,000 population) is below the National Society of Allotment and Leisure Gardeners recommended standard of 0.25 hectares per 1,000 population, although most meet quality standards. There are waiting lists for allotments across the borough, suggesting that demand for allotments is not currently being met by supply.
Assessment of future needs	The LB Havering Open Space Draft Standards Paper (August 2016) projects a need for an additional 5.5 ha of allotment space to serve the 2031 population of the borough, based on current provision standards. However, the Paper recommends that future provision should respond to waiting lists rather than be based on applying NSALG or other quantitative standards. *Borough-wide* • LB Havering currently has an Allotments Infrastructure Improvement Programme (£1.5m).
Main funding sources	LB Havering

G4 Other Green Space	
Main provider	**LB Havering, the Thames Chase Trust and the Forestry Commission**
Existing provision	According to the GLA's 'All London Green Grid SPG', Green Infrastructure (GI) refers to the multifunctional, interdependent network of open and green spaces and green features (eg. green roofs). Green and open spaces of all sizes can be part of GI provided they contribute to the functioning of the network as a whole. The LB Havering Open Space Assessment Report (OSAR) (April 2016), identifies 22 sites comprising natural and semi-natural greenspace, including woodland, scrub, grassland, heath or moor, wetlands, wastelands, bare rock habitat, and commons. Their areas total over 441 hectares of provision, excluding sites below 0.2 hectares. The largest site is the Thames Chase Community Forest - 158.3 ha of new community woodlands have been planted by the Forestry Commission, increasing woodland coverage in Havering by more than 40%. The OSAR also identifies 54 amenity greenspace sites, equivalent to over 129 hectares of provision. Sites are mostly found within areas of housing and function as informal recreation space or open space along highways to provide a visual amenity. A number of recreation grounds and playing fields are also classified as amenity greenspace.
Adequacy of existing provision	The OSAR adopts a 30 minute drive time accessibility standard, which shows no shortfalls, and a 10 minute walk time standard, for which there are some gaps in the densely populated areas. However, these areas contain other forms of open space; particularly amenity greenspace and parks and gardens with features associated with natural and semi-natural greenspace so new natural sites are not considered to be required.
Assessment of future needs	*Borough-wide* A number of partnerships are engaged in green space projects in the borough, including: • Land of the Fanns Partnership - A stage 1 Heritage Lottery Fund Landscape Partnership scheme led by Thames Chase Trust and LB Havering, with a programme of access and conservation projects. (£5m); • Wildspace - a partnership of landowners and conservation organisations (RSPB, Veolia North, Veolia Environmental Services, Thames Trust, Natural England, LB Havering, PLA and the EA) with the objective of delivering a new London Conservation Park: Wildspace for a World City' on Rainham Marshes and the operational landfill site to the south. The project is active, but timescales are delayed by the extension of the operational life of the landfill, (£15m); • All London Green Grid (ALGG) - established to provide a pan-London strategy for GI and to deliver a rolling programme of GI projects. The partnership is no longer funded but the GLA is promoting GI delivery by other stakeholders (£5m);and

G4 Other Green Space	
	• Roding, Beam and Ingrebourne Catchment Partnership - works to improve the water environment of the river basin. Managed jointly by Thames 21 and the Thames Chase Trust. *Rainham & Beam Park SDA* The Rainham and Beam Park Planning Framework proposes the establishment of a network of green routes and open spaces to connect the strategic open spaces of the London Green Grid on a local level. These will include: • Beam Parkway - a green and landscaped corridor along a two mile section of the A1306 between Dovers Corner roundabout and the Marsh Way junction. This will be achieved by downgrading the road and re-allocating two- way traffic to the northern carriageway, while opening up the southern carriageway as a green space with pedestrian and cycling routes, and "pocket parks" (£1.7m); • Marshway Green Bridge – a green corridor on the eastern side of Marsh Way Bridge providing a strategic cycle and walking connection across the railway to CEME and the River Thames; and • re-opened culverts - reopening of the New Havering Sewer and the Drain running beneath the Suttons Industrial site to create a naturalised watercourse. Linear green spaces alongside re-opened and naturalised culverts at the Suttons Industrial site and at Dovers Corner.
Main funding sources	LB Havering, Heritage Lottery Fund, TfL, Veolia North Thames Trust, Defra, RSPB, developer contributions

H1 Sports Complexes	
Main provider	**LB Havering**
Existing provision	There are 21 sports halls in Havering. A new sports pavilion containing a small indoor sports hall and changing rooms for a range of sports are included in the soon to be completed Broxhill Park improvement. There are 14 swimming pools open to the public in LB Havering, at ten sites. Only two (Hornchurch Sports Complex and Central Park Leisure Complex) have pools of at least 25m in length. Five locations are school site based and two are private health clubs. A new eight lane 25m pool with a learner pool is currently being developed in the new Romford Leisure Centre.
Adequacy of existing provision	LB Havering's Indoor Sport and Leisure Facility Assessment (ISLFA) (January 2016) found that most residents in Havering have access to a sports hall within one mile of home with the exception of parts of the Rainham area. The existing supply of sports hall accommodation in LB Havering has capacity to meet current demand but LB Havering facilities at Central and at Hornchurch are at capacity during peak times. The quality of the stock on school sites is mixed. Chafford School Sports Complex is clearly at the end of its useful life. The ISLFA found that Havering is relatively well provided with swimming pools compared with many London boroughs but that significant areas of the borough remain without access to a publicly accessible swimming pool, particularly in the northwest and south of the borough. Furthermore, the age and condition of the pool at the Chafford Sports Complex, the age of the pool at Hornchurch leisure complex and the lack of provision in Rainham will make it increasingly challenging for a modern swimming offer to be provided without significant investment and/or new provision. The relatively small size of the main pools limits flexibility to accommodate different activities. There is currently no ice rink provision in Havering as the former ice rink in Romford closed in 2013 and has been demolished.
Assessment of future needs	The LB Havering's Indoor Sport and Leisure Facility Strategy (ISLFS) (January 2016) indicates a need for the following new facilities in the borough to improve quality of provision and accessibility: *Romford SDA* • the new Romford Leisure Centre, due to open in April 2018, to include: eight lane 25m pool and learner, a

H1 Sports Complexes	
	56m x 26m replacement ice rink, and 100 station health and fitness suite. (£28.6m); *Rainham & Beam Park SDA* • a new sports facility in south Havering (replacing the Chafford Sports Complex), to include: four court sports hall, 100 station fitness suite, dance/multi-purpose studios, five lane 25m pool, 10m x 20m learner pool, and splash area (£8.4m). The Chafford School has aspirations to replace both its main building and its sports facilities via pursuit of external funding sources so this need may possibly be met by a refurbished Chafford Sports Complex; *Elsewhere in Borough* • replacement Hornchurch sports complex, to include: four court sports hall, 150 station fitness suite, four dance/multi-purpose studios, eight lane 25m pool and 10m x 20m learner/diving pool (around £20m); and • the ISLFS also proposes investigating the feasibility of upgrading existing or providing new sports hall accommodation with associated office and changing accommodation to facilitate well managed community use at 11 school sports hall sites.
Costs	The above cost for facilities at south Havering is derived from Sport England who have assessed the cost for the 2nd Quarter 2016 for the development of a facility offering four court hall, 100 station health and fitness gym plus two studios and a six lane pool, which is broadly similar to that proposed for south Havering in the Strategy at £8.4m.
Main funding sources	LB Havering, Sport England, developer contributions, charitable funding organisations, commercial investment

H2 Playing Pitches	
Main provider	**LB Havering**
Existing provision	The LB Havering Playing Pitch Strategy Assessment Report (April 2016) identifies current totals of: • 170 grass football pitches across 63 sites, of which 151 pitches are available for community use across 48 sites; • 31 rugby union pitches across 16 sites, (although no World Rugby compliant Artificial Grass Pitches), of which 23 senior and eight mini pitches, with only two pitches unavailable for community use; • 16 grass wicket cricket pitches, all of which are available for community use. However, Upminster Hall Playing Fields will no longer be used from next season as the cricket pitch is to be replaced by rugby pitches; and • seven full size sand based artificial grass pitches for hockey. Although there are currently no full size third generation turf (3g) artificial grass pitches within Havering, one is under development at Broxhill Sports Centre. The latter will also include two grass pitches, a multi-use games area including four new tennis courts, basketball and football facilities.
Adequacy of existing provision	The LB Havering Final Playing Pitch Strategy and Action Plan 2016-2021 (PPFSAP) (November 2016) identifies the following shortfalls in pitches at present across the borough: • football grass pitches: adult - 3.25, youth 11v11 - 0.25, 9v9 - 3.5, 7v7 - 0.25, 5v5 - 1.0; • nine 3G pitches (after provision of Broxhill 3G pitch); • 0.6 cricket pitches (in the centre and south of the borough); and • 3.5 rugby union pitches. Existing supply of hockey pitches is adequate to accommodate current demand.
Assessment of future needs	The PPFSAP projects the following future shortfalls (if current shortfalls are not made up), taking account of participation increases and population forecasts to 2037: • football grass pitches: adult - 5.75, youth 11v11 - 3.0, 9v9 - 8.0, 7v7 - 1.75, 5v5 - 1.25;

H2 Playing Pitches	
	• ten 3G pitches (after provision of Broxhill 3G pitch); • 3.6 cricket pitches; and • 3.5 rugby union pitches. Existing supply of pitches for other sports is adequate to accommodate future demand. With regard to grass football pitches, the PPFSAP finds that if pitch quality, overplay and security of tenure are addressed, and if access to existing pitches is maximised (and no pitches are permanently lost), there would be no requirement for new grass football pitch provision, although there may be isolated areas which generate enough demand for new pitches to be provided in the future. However, the Plan does not make specific proposals for such provision. With regard to the other facilities, the PPFSAP proposes that LB Havering: • identifies feasible sites to increase provision of 3G pitches in Havering to meet training and competitive demand; • supports Harold Wood CC and Noak Hill Taverners CC in developing additional cricket pitches/facilities; and • identifies suitable sites, where possible, to develop mini pitches for clubs with significant mini and junior sections to alleviate pressure on senior pitches.
Costs	Sport England estimate the unit cost of pitches as follows (Second Quarter 2016): • football grass: adult - £85k, youth 11v11 and 9v9 – £70k, 7v7 and 5v5 £20k; • football 3G - £900k; • cricket (natural turf) - £265k; and • Rugby Union grass - £115k. Total cost of forecast demand above at these rates is £12.0m but it would be reasonable to suppose that if the recommendations of the PPFSAP set out above were adopted only 50% of this cost would be required, giving a total of £6.0m.

H2 Playing Pitches	
Main funding sources	LB Havering, Mayor's Sports Facilities Fund, Sport England, developer contributions

I1 Police	
Main provider	**Mayor's Office for Policing And Crime (MOPAC); Metropolitan Police, Havering Borough Operational Command Unit**
Existing provision	There are three operational police bases within Havering, and eighteen ward based Safer Neighbourhood Teams. The police stations are: Romford Police Station, Hornchurch Police Station and Romford Patrol Base in Harold Hill. There are Contact Points at Collier Row Road, Rainham Police Office, Tadworth Parade (Hornchurch), Upminster Police Office, St George's Church (Harold Hill), and Hornchurch Police Station.
Adequacy of existing provision and assessment of future needs	The MOPAC Estate Strategy 2013-16 set out MOPAC's intention to ensure their vast and expensive estate is streamlined and made fit for purpose. Reforms to the local policing estate will be part of making the police more visible, accountable and accessible. The implications for Havering have not yet been worked through and the BOCU Commander of Havering is exploring the potential for joint working/sharing of resources and a joined-up approach with Commanders at Barking & Dagenham and Redbridge.
Main funding sources	Central Government grant to MOPAC

I2 Fire Services	
Main provider	**London Fire Brigade** (LFB). Havering falls under the Eastern District Command of the LFB.
Existing provision	There are four fire stations in Havering: Romford, Hornchurch, Wennington and Harold Hill.
Adequacy of existing provision	The existing fire stations are all fit for purpose (Harold Hill Fire Station was opened recently, in 2010) and are sufficient to meet the borough's needs. The LFB's Fifth London Safety Plan 2013 to 2016 (2013) maintains the target attendance time of getting a first fire engine to an emergency within an average six minutes and the second fire engine, when needed, within an average of eight minutes. In Havering, the latest statistics, for 2013/2014, show that this target was achieved, with an average first pump attendance time of 344 seconds. 65% of first pumps arrived at the incident within six minutes and 98% within 12 minutes.
Assessment of future needs	The location of the London Fire Brigade's fire stations is based on modelling of historical data on fires that have occurred to ensure that average attendance times of 6 minutes for the first appliance and 8 for the second can be met, across London. Any new development will meet modern building control standards and will therefore be of a lower risk of fire compared to older buildings. Furthermore, the LFB's Fifth London Safety Plan 2013 to 2016 (2013), which includes measures to reduce the number of incidents requiring attendance, projects fewer incidents London-wide in 2031 than in 2010. If, in future years, it is found that fires have increased in particular areas of Havering this will be taken into account in future London Safety Plans. At present LFB does not envisage that the planned new development will require any change in the location of the existing fire stations in Havering.
Main funding sources	GLA

I3 Ambulance Service	
Main provider	**London Ambulance Service NHS Trust**
Existing provision	The London Ambulance Service (LAS) provides a service responding to 999 calls across the whole of London. Three of its 70 ambulance stations are in LB Havering at Romford, Becontree, and Hornchurch.
Adequacy of existing provision	The LAS aims to meet the Government response time targets of 75% of Category A (immediately life-threatening) calls within eight minutes, and 95% of such calls within 19 minutes. The latest figures for Havering CCG show monthly percentages of Category A calls meeting the eight minute response time ranging between 58% and 70% between March and August 2016.
Assessment of future needs	The London Ambulance Service 5 Year Strategy 2014/2015 – 2019/2020 contains no proposals to increase the number of ambulance stations. However, the LAS is currently reviewing its Strategy and its Estates Strategy and these are is likely to be finalised in autumn 2016. Romford Town Centre Development Framework identifies the need to re-provision an ambulance station currently located in a building offering significant redevelopment potential.
Main funding sources	Direct Government funding

J Waste Management	
Main provider	**East London Waste Authority** (ELWA). The ELWA was established in 1986 and is responsible for waste disposal in Havering as well as the LBs of Barking & Dagenham, Newham and Redbridge. In 2002, ELWA signed a 25 year contract with Shanks Plc**,** a leading waste management company, to deliver an Integrated Waste Management Strategy for the area.
Existing provision	ELWA arranges for the recycling, recovery and disposal over 440,000 tonnes of waste each year in the four boroughs. Within Havering the main waste management facilities are: Gerpins Lane Re Use and Recycling Centre, and Frog Island Mechanical and Biological Treatment Facility. The Frog Island waste facility handles household waste and recyclable materials from mainly Barking & Dagenham and Havering.
Assessment of future needs	A Joint Waste Development Plan Document (DPD) was developed in 2010/2011 by the four ELWA London boroughs as part of each borough's LDF and was formally adopted by LB Havering in February 2012. It pools the London Plan's borough level apportionment of municipal solid waste and commercial and industrial waste to be managed for the four boroughs. The DPD sets the sub-regional strategy up to 2021and aims to ensure adequate provision of waste management facilities in appropriate locations for municipal and commercial and industrial waste. The Joint Waste DPD identifies three sites in Havering with potential to accommodate additional facilities to meet estimated demand to 2021 through the provision of: • two small scale facilities for biodegradable waste at Ferry Lane North, Havering; • medium scale composting facility at Gerpins Lane, Havering; and • large scale composting facility at Hall Farm, Havering. Sites for other facilities needed to serve the ELWA boroughs are identified in Barking & Dagenham and Newham.
Costs	Over the course of its contract with ELWA, Shanks will invest over £100 million in new and improved facilities.
Main funding sources	LBs of Havering, Barking & Dagenham, Newham and Redbridge

K Urban Regeneration	
Main provider	**LB Havering**
Future needs	<u>Public Realm</u> LB Havering has a number of ongoing regeneration schemes, which are focussed largely on transport and place-making elements, the main one being Romford Town Centre. Three station schemes (Romford, Gidea Park and Harold Wood) are covered under TfL's Crossrail Complementary Measures programme of improvements to public areas and interchanges outside all 18 stations in outer London that will eventually form part of the Elizabeth line (see section A1 Rail). *Romford SDA* • The Romford Town Centre scheme will create a better street environment around the Ring Road, with enhanced crossings for pedestrians, and enhance the environment for pedestrians and cyclists by creating designated cycle routes and planting trees, creating new landscapes, and incorporating public art (£10m); • Romford Market. The transformation proposal is to transpform the Market Place into a high quality civic space, accommodating a reconfigured, successful and vibrant market, a new public square and an enhanced restaurant offer (£6m); • Romford Station Scheme (Crossrail Complementary Measures - see section A1 Rail); and *Rainham & Beam Park SDA* • Beam Parkway, described above under 'Other Green Space', will improve connectivity along the A1306 and within London Riverside. <u>Employment & Skills</u> *Borough-wide* • LB Havering will support new and existing businesses through an incubator hub, offering affordable accommodation and business support to develop businesses to their next level of growth (£4m).
Main funding sources	TfL, LB Havering, developer contributions

L Air Quality	
Main provider	**LB Havering**
Existing provision	As discussed in the LB Havering Air Quality Action Plan, 2017- 2022, the main source of air pollution in Havering is road traffic vehicle emissions. Significant amounts also come from residential and commercial gas use, industry, construction sites and emissions from outside London. The whole borough was declared an Air Quality Management Area in 2006 due to levels of nitrogen dioxide and particulate matter not meeting air quality objectives in many parts of the borough. Air quality improvement projects have been undertaken in Romford, Hornchurch, Upminster and Rainham.
Assessment of future needs	The Air Quality Action Plan includes a range of proposals to help control and reduce air pollution within the borough, including the introduction of low emission zones, encouraging walking and cycling, and traffic management. Two infrastructure projects are currently being implemented supported by the Mayor's Air Quality Fund: • green screens: planting of green screens formed of trees and shrubs to take carbon dioxide, ozone and nitrous oxides out of the air and provide protection against particulate pollution (£38k); and • pocket parks: provision of small areas of inviting public space where people can enjoy relief from busy city streets (£38k).
Main funding sources	Mayor's Air Quality Fund

LIST OF ABBREVIATIONS

3G	Third Generation synthetic pitch
A&E	Accident & Emergency
ALGG	All London Green Grid
AMP	Asset Management Plan
BOCU	Borough Operational Command Unit
CC	Cricket Club
CCG	Clinical Commissioning Group
CCM	Crossrail complementary measures
CDA	Critical Drainage Area
CIL	Community Infrastructure Levy
DCLG	Department of Communities and Local Government
Defra	Department for Environment, Food & Rural Affairs
DfE	Department for Education
DPD	Development Plan Document
EA	Environment Agency
EEE	Early Education Entitlement
EFA	Education Funding Agency
ELWA	East London Waste Authority
ESW	Essex and Suffolk Water
FALP	Further Alterations to the London Plan
FE	Forms of Entry
FTTC	Fibre To The Cabinet
FTTP	Fibre To The Property
GI	Green Infrastructure
GLA	Greater London Authority
GP	General Practitioner
HLF	Heritage Lottery Fund
HZ	Housing Zone
IDP	Infrastructure Delivery Plan
ISLFA	Indoor Sport and Leisure Facility Assessment
ISLFS	Indoor Sport and Leisure Facility Strategy
LAS	London Ambulance Service
LB	London Borough
LDF	Local Development Framework
LEP	London Enterprise Panel
LEAP	Local Equipped Area of Play
LFB	London Fire Brigade
LIP	Local Implementation Plan
LTS	London-Tilbury-Southend rail line
MOPAC	Mayor's Office for Policing and Crime
MUGA	Multi Use Games Area
NEAP	Neighbourhood Equipped Area of Play
NELFT	North East London Foundation Trust
NETS	(National Electricity Transmission System

NHS	National Health Service
NPPF	National Planning Policy Framework
NSALG	National Society Allotment and Leisure Gardens
NTS	National Transmission System
OSAR	Open Space Assessment Report
P	Priority Infrastructure Item
PLA	Port of London Authority
PPFSAP	Playing Pitch Final Strategy and Action Plan
PPG	Planning Practice Guidance
R/BPHZ	Rainham and Beam Park Housing Zone
RHZ	Romford Housing Zone
RSPB	Royal Society for the Protection of Birds
s106	Section 106
SDA	Strategic Development Area
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
SWMP	Surface Water Management Plan
TE 2100	Thames Estuary 2100
TfL	Transport for London
WRMP	Water Resource Management Plan
YrR	Reception Year
Yr1	Year 1 of school

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT 2017

Havering

Gypsy and Traveller Accommodation Assessment

Final Report

February 2017

Opinion Research Services | The Strand • Swansea • SA1 1AF | 01792 535300 | www.ors.org.uk | info@ors.org.uk

Opinion Research Services | The Strand, Swansea SA1 1AF
Steve Jarman | Claire Thomas | Ciara Small
enquiries: 01792 535300 · info@ors.org.uk · www.ors.org.uk

© Copyright February 2017

Contains public sector information licensed under the Open Government \licence v 3.0

Contains OS data © Crown Copyright (2017)

Contents

1. Executive Summary 6
Introduction and Methodology 6
Key Findings 7
Additional Pitch Needs – Gypsies and Travellers 7
Additional Plot Needs - Travelling Showpeople 8
Transit Requirements 9

2. Introduction 10
Definitions 10
The Planning Definition in PPTS (2015) 11
Definition of Travelling 12
Legislation and Guidance for Gypsies and Travellers 13
PPTS (2015) 13

3. Methodology 16
Background 16
Glossary of Terms 16
Desk-Based Review 16
Stakeholder Engagement 14
Working Collaboratively with Neighbouring Planning Authorities 14
Survey of Travelling Communities 14
Engagement with Bricks and Mortar Households 15
Timing of the Fieldwork 16
Waiting Lists 16
Calculating Current and Future Need 16
Applying the Planning Definition 17
Unknown Households 17
Households that Do Not Meet the Planning Definition 18
Supply of Pitches 19
Current Need 19
Future Need 19
Pitch Turnover 20
Transit Provision 21

4. Gypsy, Traveller & Travelling Showpeople Sites & Population 22
Introduction 22
Sites and Yards in Havering 23

Caravan Count 23

5. Stakeholder Engagement 24
Introduction 24
Views of Key Stakeholders and Council Officers in Havering 25
Accommodation for Gypsies and Travellers 25
Bricks and Mortar 25
Short-term Roadside Encampments 25
Cross-border Issues 25
Neighbouring Authorities 26
Brentwood Borough Council 26
Epping Forest District Council 27
London Borough of Barking & Dagenham 28
London Borough of Redbridge 29
Thurrock Borough Council 29
Views from Community Representatives 31
Response from the London Gypsy and Traveller Unit (LGTU) 31
Response from the Showmen's Guild (London Section) 32

6. Survey of Travelling Communities 33
Interviews with Gypsies and Travellers 33
Efforts to Contact Bricks and Mortar Households 34

7. Current and Future Pitch Provision 35
Introduction 35
Planning Definition 35
New Household Formation Rates 35
Breakdown by 5 Year Bands 37
Applying the Planning Definition 37
Bricks and Mortar Interviews 38
Gypsies and Travellers 38
Pitch Needs – Gypsies and Travellers that meet the Planning Definition 38
Pitch Needs – Unknown Gypsies and Travellers 39
Waiting Lists 40
Travelling Showpeople 40
Plot Needs – Travelling Showpeople that meet the Planning Definition 40
Plot Needs – Unknown Travelling Showpeople 41
Transit Requirements 41
DCLG Caravan Count 41
Stakeholder Interviews and Local Data 42
Potential Implications of PPTS (2015) 42
Transit Recommendations 42

Appendix A: Glossary of Terms 44

Appendix B: Assessment of Need for Unknown and Households that Do Not Meet the Planning Definition 46

Appendix C: Site and Yards in Havering (July 2016).....48

Appendix D – Technical Note on Household Formation.....49

1. Executive Summary

Introduction and Methodology

1.1 The primary objective of the 2016 Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in the London Borough of Havering. As well as updating previous GTAAs, another key reason for completing the study was the publication of a revised version of Planning Policy for Traveller Sites (PPTS) in August 2015. This included a change to the definition of Travellers for planning purposes. The key change that was made was the removal of the term persons…who have ceased to travel permanently, meaning that those who have ceased to travel permanently will not now fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a GTAA (see Paragraph 2.10 for the full definition).

1.2 The GTAA provides a credible evidence base which can be used to aid the implementation of Development Plan policies and the provision of new Gypsy and Traveller pitches and Travelling Showpeople plots for the period up to 2031. The outcomes of this study supersede the outcomes of any previous Traveller and Travelling Showpeople Accommodation Needs Assessments completed in Havering.

1.3 The GTAA has sought to understand the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in Havering through a combination of desk-based research, stakeholder interviews and engagement with members of the travelling community living on all known sites. A total of 21 interviews were completed with Gypsies and Travellers out of a total of 44 pitches occupied by Gypsies and Travellers, and one interview was completed with Travelling Showpeople living on an authorised yard out of a total of five plots occupied by Showpeople. Despite extensive efforts to identify them it was only possible to interview one Traveller living in bricks and mortar. A total of 10 telephone interviews were completed with Officers from the Council, Officers from neighbouring planning authorities, and other local stakeholders.

1.4 The fieldwork for the study was completed between June and September 2016, which was after the publication of PPTS (2015). As a result of this changes were made to the household interview questions to enable the determination of the travelling status of households to be made.

1.5 The baseline date for the study is **July 2016** which was when the majority of the household interviews were completed.

Key Findings

Additional Pitch Needs – Gypsies and Travellers

1.6 Overall the additional pitch needs for Gypsies and Travellers from 2016-2031 are set out below. Additional needs are set out for those households that meet the planning definition of a Gypsy or Traveller, for those unknown households[1] where an interview was not able to be completed (either due to households refusing to be interviewed, or not being present despite three visits to each site) who may meet the planning definition, and for those households that do not meet the planning definition.

1.7 Only the need from those households who meet the planning definition and from those of the unknown households who subsequently demonstrate that they meet it should be considered as need arising from the GTAA.

1.8 The need arising from households that meet the planning definition should be addressed through site allocation/intensification/expansion policies.

1.9 The Council will need to carefully consider how to address the needs associated with unknown Travellers as it is unlikely that all of this need will have to be addressed through the provision of conditioned Gypsy or Traveller pitches. In terms of Local Plan policies, the Council could consider the use of a criteria-based policy (as suggested in PPTS) for any unknown households that do provide evidence that they meet the planning definition.

1.10 The need for those households who do not meet the planning definition will need to be addressed through other means such as the Strategic Housing Market Assessment (SHMA) or Housing and Economic Development Needs Assessment (HEDNA).

1.11 There were 18 Gypsy or Traveller households identified in Havering that meet the planning definition, 24 unknown households that may meet the planning definition and three households that do not meet the planning definition.

1.12 There is a need for **33 additional pitches** for households that meet the planning definition. This is made up of six unauthorised pitches, nine pitches with temporary planning permission, two concealed or doubled-up households or adults, seven older teenage children in need of a pitch of their own in the next 5 years, and nine from new household formation.

1.13 Need of up to 29 additional pitches for unknown households is made up of 11 pitches with temporary planning permission, 12 unauthorised pitches, and six from new household formation from a maximum of 25 households. If the ORS national average[2] of 10% were applied this could result in a need for three additional pitches. Whilst the proportion of households in Havering that meet the planning definition is higher than 10% this is based on a small household base. Therefore, it is felt that it would be more appropriate to consider the more statistically robust ORS national figure.

1.14 The additional need is over and above the existing four pitches with full planning permission.

[1] See Paragraph 3.22 for further information on unknown households.
[2] Based on over 1,800 interviews completed by ORS across England.

Figure 1 – Additional need for Gypsy and Traveller households in Havering (2016-2031)

Status	Total
Meet Planning Definition	**33**
Unknown	**0-29**
Do not meet Planning Definition	**2**

Figure 2 – Additional need for Gypsy and Traveller households in Havering that meet the Planning Definition by 5 year periods

Years	0-5	6-10	11-15	
	2016-21	2021-26	2026-31	Total
	26	3	4	**33**

Additional Plot Needs - Travelling Showpeople

1.15 Overall the additional plot needs for Travelling Showpeople from 2016 to 2031 are set out below. Additional needs are set out for those households that meet the planning definition of a Travelling Showperson, for those unknown households where an interview was not able to be completed (either due to households refusing to be interviewed, or not being present despite three visits to each site) who may meet the planning definition, and for those households that do not meet the planning definition.

1.16 Only the need from those households who meet the planning definition and from those of the unknown households who subsequently demonstrate that they meet it, should be considered as need arising from the GTAA.

1.17 The need arising from households that meet the planning definition should be addressed through yard allocation/intensification/expansion policies.

1.18 The Council will need to carefully consider how to address the needs associated with unknown Showpeople as it is unlikely that all of this need will need to be addressed through the provision of conditioned Showpeople plots. In terms of Local Plan policies the Council could consider the use of a criteria-based policy (as suggested in PPTS) for any unknown households that do provide evidence that the meet the planning definition.

1.19 The need for those households who do not meet the planning definition will need to be addressed through other means such as the SHMA or HEDNA.

1.20 There was one Travelling Showpeople household identified in Havering that met the planning definition, no unknown households that may meet the planning definition and four households that do not meet the planning definition.

1.21 There is **no need for additional plots** arising from the household that meets the planning definition.

1.22 The interview with the resident that meets the planning definition identified that there was over-crowding on the yard and a need to provide additional plots for older teenage children. It was also stated that the families are looking to expand the yard on to adjacent land that they already own – and that this will meet all of their current and future needs.

Transit Requirements

1.23 It is recommended that whilst there are small numbers[3] of unauthorised encampments in Havering, the situation relating to levels of encampments should be continually monitored whilst any potential changes associated with PPTS (2015) develop.

1.24 A review of the evidence base relating to unauthorised encampments should be undertaken in autumn 2018 once there is a new 3 year evidence base following the changes to PPTS in August 2015 including attempts to try and identify whether households on encampments meet the planning definition. This will establish whether there is a need for investment in more formal transit sites or emergency stopping places.

1.25 In the short-term the Council may wish consider the use of short-term toleration or negotiated stopping agreements to deal with any encampments, as opposed to taking forward an infrastructure-based approach. At this point whilst consideration should be given as to how to deal with households that do and do not meet the planning definition, from a practical point of view it is likely that households on all unauthorised encampments will need to be dealt with in the same way.

[3] On average less than 10 each year.

2. Introduction

2.1 The primary objective of the 2016 Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Havering. The outcomes of this study supersede the outcomes of any previous Traveller and Travelling Showpeople Accommodation Needs Assessments completed in Havering.

2.2 The study provides an evidence base to enable the Council to comply with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, the National Planning Policy Framework (NPPF) 2012, Planning Practice Guidance (PPG) 2014, Planning Policy for Traveller Sites (PPTS) 2015, and the Housing and Planning Act (2016).

2.3 The GTAA provides a robust assessment of need for Gypsy, Traveller and Travelling Showpeople accommodation in the study area. It is a credible evidence base which can be used to aid the implementation of development plan policies and the provision of Traveller pitches and plots in five year increments covering the period 2016 to 2031. As well as identifying current and future permanent accommodation needs, it also seeks to identify any need for the provision of transit sites or emergency stopping places.

2.4 We would note at the outset that the study covers the needs of Gypsies (including English, Scottish, Welsh and Romany Gypsies), Irish Travellers, New (Age) Travellers, and Travelling Showpeople, but for ease of reference we have referred to the study as a Gypsy and Traveller (and Travelling Showpeople) Accommodation Assessment (GTAA).

2.5 The baseline date for the study is July 2016 which was when the majority of the household interviews were completed.

Definitions

2.6 The planning definition for a Gypsy, Traveller or Travelling Showperson is set out in PPTS (2015). The previous definition set out in the Housing Act (2004) was repealed by the Housing and Planning Act (2016).

2.7 In their response to the consultation on Planning and Travellers that resulted in the revised PPTS being published, DCLG stated that the Government will, when parliamentary time allows, seek to amend primary legislation to clarify the duties of local authorities to plan for the housing needs of their residents. This is set out in the Housing and Planning Act (2016) which omits sections 225 and 226 of the 2004 Housing Act.

2.8 Provisions set out in the Housing and Planning Act now include a duty (under Section 8 of the 1985 Housing Act that covers the requirement for a periodical review of housing needs) for local authorities to consider the needs of people residing in or resorting to their district with respect to the provision of sites on which caravans can be stationed, or places on inland waterways where houseboats can be

moored. Draft Guidance[4] related to this section of the Act has been published setting out how the government would want local housing authorities to undertake this assessment and it is the same as the GTAA assessment process. The implication is therefore that the housing needs of any Gypsy and Traveller households who do not meet the planning definition of a Traveller will need to be assessed as part of the wider housing needs of the area through the SHMA or HEDNA process for example, and will form a subset of the wider need arising from households residing in caravans.

2.9 Another key issue is that there may also be Romany, Irish and Scottish Travellers who no longer travel so will not fall under the planning definition, but who may claim that the Council need to meet their needs through the provision of culturally suitable housing.

The Planning Definition in PPTS (2015)

2.10 For the purposes of the planning system, the definition was changed in PPTS (2015). The planning definition is set out in Annex 1 and states that:

> *For the purposes of this planning policy "gypsies and travellers" means:*
>
> *Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*
>
> *In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*
>
> *a) Whether they previously led a nomadic habit of life.*
> *b) The reasons for ceasing their nomadic habit of life.*
> *c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*
>
> *For the purposes of this planning policy, "travelling showpeople" means:*
>
> *Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.*
>
> (Planning Policy for Traveller Sites, Department for Communities and Local Government (DCLG), August 2015)

2.11 The key change that was made to both definitions was the removal of the term *persons…who have ceased to travel permanently,* meaning that those who have ceased to travel permanently will no longer fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a GTAA.

[4] "Draft guidance to local housing authorities on the periodical review of housing needs for caravans and houseboats." (March 2016)

Definition of Travelling

2.12 One of the most important questions that GTAAs will need to address in terms of applying the planning definition is *what constitutes travelling*? This has been determined through case law that has tested the meaning of the term '*nomadic*'.

2.13 **R v South Hams District Council (1994)** – defined Gypsies as "persons who wander or travel for the purpose of making or seeking their livelihood (not persons who travel from place to place without any connection between their movements and their means of livelihood.)" This includes 'born' Gypsies and Travellers as well as 'elective' Travellers such as New Age Travellers.

2.14 In **Maidstone BC v Secretary of State for the Environment and Dunn (2006)**, it was held that a Romany Gypsy who bred horses and travelled to horse fairs at Appleby, Stow-in-the-Wold and the New Forest, where he bought and sold horses, and who remained away from his permanent site for up to two months of the year, at least partly in connection with this traditional Gypsy activity, was entitled to be accorded Gypsy status.

2.15 In **Greenwich LBC v Powell (1989)**, Lord Bridge of Harwich stated that a person could be a statutory Gypsy if he led a nomadic way of life *only seasonally*.

2.16 The definition was widened further by the decision in **R v Shropshire CC ex p Bungay (1990)**. The case concerned a Gypsy family that had not travelled for some 15 years in order to care for its elderly and infirm parents. An aggrieved resident living in the area of the family's recently approved Gypsy site sought judicial review of the local authority's decision to accept that the family had retained their Gypsy status even though they had not travelled for some considerable time. Dismissing the claim, the judge held that a person could remain a Gypsy even if he or she did not travel, provided that their nomadism was held in abeyance and not abandoned.

2.17 That point was revisited in the case of **Hearne v National Assembly for Wales (1999)**, where a traditional Gypsy was held not to be a Gypsy for the purposes of planning law as he had stated that he intended to abandon his nomadic habit of life, lived in a permanent dwelling and was taking a course that led to permanent employment.

2.18 **Wrexham County Borough Council v National Assembly of Wales and Others (2003)** determined that households and individuals could continue to lead a nomadic way of life with a permanent base from which they set out from and return to.

2.19 The implication of these rulings in terms of applying the planning definition is that it will **only include those who travel (or have ceased to travel temporarily) for work purposes and in doing so stay away from their usual place of residence**. It can include those who have a permanent site or place of residence, but that it will not include those who travel for purposes other than work – such as visiting horse fairs and visiting friends or relatives. It will **not cover** those who commute to work daily from a permanent place of residence.

2.20 It will also be the case in our view that a household where some family members travel for nomadic purposes on a regular basis, but where other family members stay at home to look after children in education, or other dependents with health problems etc. the household unit would be defined as travelling under the planning definition.

2.21 Households will also fall under the planning definition if they can demonstrate that they have ceased to travel temporarily as a result of their own or their family's or dependants' educational, health needs

or old age. In order to have ceased to travel temporarily these households will need to demonstrate that they have travelled in the past. In addition, households may also have to demonstrate that they plan to travel again in the future.

2.22 This approach was endorsed by a Planning Inspector in a recent Decision Notice for an appeal in East Hertfordshire (Appeal Ref: APP/J1915/W/16/3145267). A summary can be seen below.

Case law, including the R v South Hams District Council ex parte Gibb (1994) judgment referred to me at the hearing, despite its reference to 'purposive activities including work' also refers to a connection between the travelling and the means of livelihood, that is, an economic purpose. In this regard, there is no economic purpose… This situation is no different from that of many landlords and property investors or indeed anyone travelling to work in a fixed, pre-arranged location. In this regard there is not an essential connection between wandering and work… Whilst there does appear to be some connection between the travel and the work in this regard, it seems to me that these periods of travel for economic purposes are very short, amounting to an extremely small proportion of his time and income. Furthermore, the work is not carried out in a nomadic manner because it seems likely that it is done by appointment… I conclude, therefore, that XX does not meet the definition of a gypsy and traveller in terms of planning policy because there is insufficient evidence that he is currently a person of a nomadic habit of life.

Legislation and Guidance for Gypsies and Travellers

2.23 Decision-making for policy concerning Gypsies, Travellers and Travelling Showpeople sits within a complex legislative and national policy framework and this study must be viewed in the context of this legislation and guidance. For example, the following key pieces of legislation and guidance are relevant when developing policies relating to Gypsies, Travellers and Travelling Showpeople:

- The Housing and Planning Act, 2016
- Planning Policy for Traveller Sites (PPTS), 2015
- National Planning Policy Framework (NPPF), 2012
- Planning Practice Guidance[5] (PPG), 2014

2.24 The primary guidance for undertaking the assessment of housing need for Gypsies, Travellers and Travelling Showpeople is set out in PPTS (2015). It should be read in conjunction with the National Planning Policy Framework (NPPF). In addition, the Housing and Planning Act (2016) makes provisions for the assessment of need for those Gypsy, Traveller and Travelling Showpeople households living on sites and yards who do not meet the planning definition – through the assessment of all households living in caravans.

PPTS (2015)

2.25 PPTS (2015), sets out the direction of Government policy. As well as introducing the planning definition of a Traveller, PPTS is closely linked to the NPPF. Among other objectives, the aims of the policy in respect of Traveller sites are (PPTS Paragraph 4):

- *Local planning authorities should make their own assessment of need for the purposes of planning.*

[5] With particular reference to the sections on Housing and Economic Development Needs Assessments

- *To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.*
- *To encourage local planning authorities to plan for sites over a reasonable timescale.*
- *That plan-making and decision-taking should protect Green Belt from inappropriate development.*
- *To promote more private Traveller site provision while recognising that there will always be those Travellers who cannot provide their own sites.*
- *That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.*
- *For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies.*
- *To increase the number of Traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.*
- *To reduce tensions between settled and Traveller communities in plan-making and planning decisions.*
- *To enable provision of suitable accommodation from which Travellers can access education, health, welfare and employment infrastructure.*
- *For local planning authorities to have due regard to the protection of local amenity and local environment.*

2.26 In practice, the document states that (PPTS Paragraph 9):

- *Local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities.*

2.27 PPTS goes on to state (Paragraph 10) that in producing their Local Plan local planning authorities should:

- *Identify and annually update a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets.*
- *Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.*
- *Consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a Duty-to-Cooperate on strategic planning issues that cross administrative boundaries).*
- *Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density.*
- *Protect local amenity and environment.*

2.28 Local Authorities now have a duty to ensure a 5 year land supply to meet the identified needs for Traveller sites. However, 'Planning Policy for Traveller Sites' also notes in Paragraph 11 that:

- *Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria-based policies should be fair and*

should facilitate the traditional and nomadic life of Travellers, while respecting the interests of the settled community.

3. Methodology

Background

3.1 Over the past 10 years, ORS has continually refined a methodology for undertaking robust and defensible Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessments. This has been updated in light of the introduction of the PPG in 2014, changes to PPTS in August 2015 and the Housing and Planning Act (2016), as well as responding to changes set out by Planning Ministers, with particular reference to new household formation rates. This is an evolving methodology that has been adaptive to changes in planning policy as well as the outcomes of Local Plan Examinations and Planning Appeals.

3.2 PPTS (2015) contains a number of requirements for local authorities which must be addressed in any methodology. This includes the need to pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves); identification of permanent and transit site accommodation needs separately; working collaboratively with neighbouring local planning authorities; and establishing whether households fall within the planning definition for Gypsies, Travellers and Travelling Showpeople.

3.3 The approach currently used by ORS was considered in April 2016 by the Planning Inspector for the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy who concluded:

> *'The methodology behind this assessment included undertaking a full demographic study of all occupied pitches, interviewing Gypsy and Traveller households, including those living in bricks and mortar accommodation, and considering the implications of the new Government policy. On the evidence before me, I am satisfied that the assessment has been appropriately carried out, and there is no reason for me to dispute the figures.'*

3.4 The stages below provide a summary of the methodology that was used to complete this study. More information on each stage is provided in the appropriate sections of this report.

Glossary of Terms

3.5 A Glossary of Terms can be found in **Appendix A**.

Desk-Based Review

3.6 ORS collated a range of secondary data that was used to support the study. This included:

- Census data
- Caravan counts
- Records of unauthorised sites/encampments
- Information on planning applications/appeals
- Information on enforcement actions
- Existing Needs Assessments and other relevant local studies
- Existing national and local policy, guidance and best practice

Stakeholder Engagement

3.7 Engagement was undertaken with key Council Officers and with wider stakeholders through telephone interviews. Three interviews were undertaken with Council Officers from the study area. Members of the Showmen's Guild and the London Gypsy Traveller Unit were also interviewed.

Working Collaboratively with Neighbouring Planning Authorities

3.8 To help support the Duty-to-Cooperate and provide background information for the study, telephone interviews were conducted with Planning Officers in neighbouring planning authorities. These interviews will help to ensure that wider issues that may impact on this project are fully understood. This included interviews with Officers from the Council set out below. Again, a detailed topic guide was agreed with the Council. Despite repeated attempts it was not possible to complete an interview with Essex County Council or the Greater London Authority.

- Brentwood Borough Council
- Epping Forest District Council
- London Borough of Barking and Dagenham
- London Borough of Redbridge
- Thurrock Council

Survey of Travelling Communities

3.9 Through the desk-based research and the stakeholder interviews, ORS sought to identify all authorised and unauthorised sites/yards and encampments in the study area and attempted to complete an interview with the residents on all occupied pitches and plots. In order to gather robust information to use to assess households against the planning definition of a Traveller multiple visits were made to households where it was not initially possible to conduct an interview because they were not in or not available at the time.

3.10 Our experience suggests that an attempt to interview households on all pitches is more robust, as opposed to a sample based approach which often leads to an under-estimate of need - an approach which is regularly challenged by the Planning Inspectorate and at planning appeals.

3.11 ORS worked closely with the Council to ensure that the interviews collected all the necessary information to support the study. The Site Record Form that was used has been updated to take account of recent changes to PPTS and to collect the information ORS feel is necessary to apply the planning definition. All pitches and plots were visited by members of our dedicated team of experienced interviewers who work solely on our GTAA studies across England and Wales. They conducted semi-structured interviews with residents to determine their current demographic characteristics, their current or future accommodation needs, whether there is any over-crowding or the presence of concealed households and travelling characteristics. Interviewers also sought to identify contacts living in bricks and mortar to interview, as well as an overall

assessment of each site to determine any opportunities for intensification or expansion to meet future needs.

3.12 They also sought information from residents on the type of pitches they may require in the future – for example private or socially rented, together with any features they may wish to be provided on a new pitch or site.

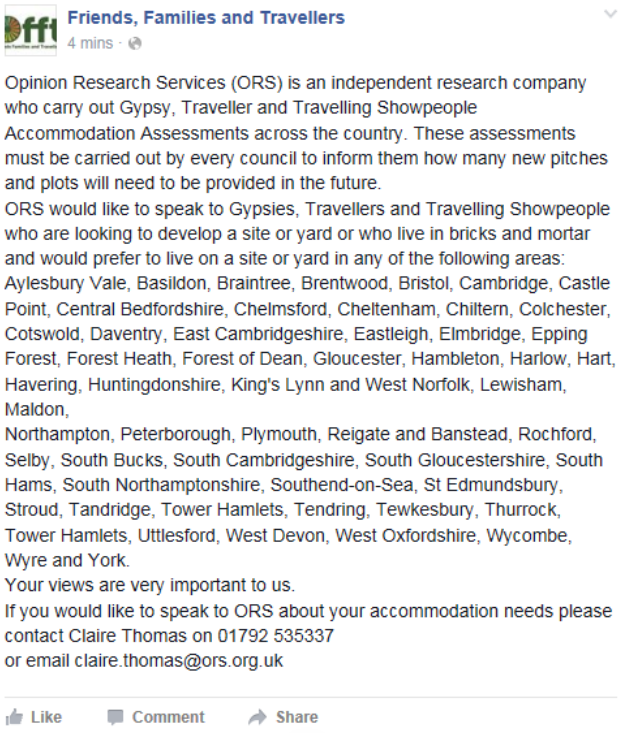
3.13 Where it was not possible to undertake an interview, staff sought to capture as much information as possible about each pitch using a Pitch Outcome Form from sources including neighbouring residents and site management (if present).

Engagement with Bricks and Mortar Households

3.14 ORS apply a rigorous approach to making contact with bricks and mortar households as this is a common issue raised at Local Plan examinations and planning appeals. Contacts were sought through a range of sources including the interviews with people on existing sites and yards, intelligence from the stakeholder interviews, information from housing registers and other local knowledge from stakeholders and adverts on social media (including the Friends, Families and Travellers Facebook group). Through this approach we endeavoured to do everything within our means to give households living in bricks and mortar the opportunity to make their views known to us.

3.15 As a rule, we do not make any assumptions on the overall needs from household in bricks and mortar based on the outcomes of any interviews that are completed as in our experience this leads to a significant over-estimate of the number of households wishing to move to a site or a yard. We work on the assumption that all those wishing to move will make their views known to us based on the wide range of publicity we will put in place. Thus we are seeking to shift the burden of responsibility on to those living in bricks and mortar through demonstrating disproportionate efforts to make them aware of the study. This approach has been supported by Planning Inspectors in Appeal Decision Notices.

Figure 5 – Bricks and Mortar Advert



Timing of the Fieldwork

3.16 ORS are fully aware of the transient nature of many travelling communities and subsequent seasonal variations in site and yard occupancy. As such, all of the fieldwork was undertaken during the non-travelling season, and also avoided days of known local or national events. Fieldwork was completed between June and September 2016.

Waiting Lists

3.17 As there are no public sites in Havering there is no waiting list.

Calculating Current and Future Need

3.18 The primary change introduced by PPTS (2015) in relation to the assessment of need is the change in the definition of a Gypsy, Traveller or Travelling Showperson for planning purposes. Through the site interviews ORS sought to collect information necessary to assess each household against the planning definition. As PPTS (2015) has only recently been issued only a small number of relevant appeal decisions have been issued by the Planning Inspectorate on how the planning definition should be applied – these support the view that households need to be able to demonstrate that they travel for work purposes to meet the planning definition, and stay away from their usual place of residence when doing so.

3.19 To identify need, PPTS (2015) requires an assessment for current and future pitch requirements, but does not provide a methodology for this. However, as with any housing assessment, the underlying calculation can be broken down into a relatively small number of factors. In this case, the key issue is to compare the supply of pitches available for occupation with the current and future needs of the population.

Applying the Planning Definition

3.20 The household survey included a structured section of questions to record information about the travelling characteristics of household members. This included questions on the following key issues:

- Whether any household members have travelled in the past 12 months.
- Whether household members have ever travelled.
- The main reasons for travelling.
- Where household members travelled to.
- The times of the year that household members travelled.
- Where household members stay when they are away travelling.
- When household members stopped travelling.
- The reasons why household members stopped travelling.
- Whether household members intend to travel again in the future.
- When and the reasons why household members plan to travel again in the future.

3.21 When the household survey was completed, the answers from these questions on travelling were used to determine the status of each household against the planning definition in PPTS (2015). Through a combination of responses, households need to provide sufficient information to demonstrate that household members travel for work purposes and in doing so stay away from their usual place of residence, or that they have ceased to travel temporarily due to education, ill health or old age, and plan to travel again for work purposes in the future. The same definition applies to Travelling Showpeople as to Gypsies and Travellers.

3.22 Households that need to be considered in the GTAA fall under one of three classifications that will determine whether their housing needs will need to be assessed in the GTAA. Only those households that meet, or may meet, the planning definition will form the components of need to be included in the GTAA:

- Households that travel under the planning definition.
- Households that have ceased to travel temporarily under the planning definition.
- Households where an interview was not possible who *may* fall under the planning definition.

3.23 Whilst the needs of those households that do not meet the planning definition do not need to be included in the GTAA, they will be assessed to provide the Council with components of need to consider as part of their work on wider housing needs assessments.

Unknown Households

3.24 As well as calculating need for households that meet the planning definition, the needs of the households where an interview was not completed (either due to refusal to be interviewed or households that were not present during the fieldwork period) need to be assessed as part of the GTAA where they are believed to be ethnic Gypsies and Travellers who **may** meet the planning definition. Whilst there is no law or guidance that sets out how the needs of these households should be addressed, an approach has been taken that seeks an estimate of

potential need from these households. This will be a maximum additional need figure over and above the need identified for households that do meet the planning definition.

3.25 The estimate of potential need in unknown households seeks to identify potential current and future need from many pitches known to be temporary or unauthorised, and through new household formation. For the latter, the national rate of 1.50% has been used as the demographics of residents are unknown. This approach is consistent with the outcomes of a recent Planning Appeal where access to a site was not possible but basic information was known about the number of households residing there. (Planning Inspectorate Ref: APP/Z6950/A/14/2212012).

3.26 Should further information be made available to the Council that will allow for the planning definition to be applied, these households could either form a confirmed component of need to be addressed in through the GTAA or the SHMA/HEDNA.

3.27 ORS are of the opinion that it would not be appropriate when producing a robust assessment of need to make any firm assumptions about whether or not households where an interview was not completed meet the planning definition based on the outcomes of households where an interview was completed.

3.28 However, data that has been collected from over 1,800 household interviews that have been completed by ORS since the changes to PPTS in 2015 suggests that overall approximately 10% of households who have been interviewed meet the planning definition – and in some local authorities, particularly London Boroughs, 100% of households do not meet the planning definition.

3.29 ORS are not implying that this is an Official National Statistic - rather a national statistic based on the outcomes of our fieldwork since the introduction of PPTS (2015). It is estimated that there are between 12,000-14,000 Gypsy and Traveller pitches in England and we have spoken to over 12% of them at a representative range of sites and just over 10% meet the planning definition. ORS also asked similar questions on travelling in over 2,000 pre-PPTS (2015) household interviews and also found that 10% of households would have met the PPTS (2015) planning definition. It is ORS' view therefore that this is the most comprehensive national statistic in relation to households that meet the planning definition in PPTS (2015) and should be seen as a robust statistical figure.

3.30 This would suggest that it is likely that only a small proportion of the potential need identified from these households will need conditioned Gypsy and Traveller pitches, and that the needs of the majority will need to be addressed through the SHMA or HEDNA for example.

3.31 In terms of Local Plan policies, the Council could consider the use of a specific site allocation/protection policy for those households that do meet the planning definition, together with a criteria-based policy (as suggested in PPTS) for any unknown households that do provide evidence that they meet the planning definition.

Households that Do Not Meet the Planning Definition

3.32 Whilst households who do not travel fall outside the planning definition of a Traveller, Romany Gypsies, Irish and Scottish Travellers may be able to demonstrate a right to culturally appropriate accommodation under the Equality Act (2010). In addition, provisions set out in the

Housing and Planning Act (2016) now include a duty (under Section 8 of the 1985 Housing Act that covers the requirement for a periodical review of housing needs) for local authorities to consider the needs of people residing in or resorting to their district with respect to the provision of sites on which caravans can be stationed, or places on inland waterways where houseboats can be moored. Draft Guidance[6] related to this section of the Act has been published setting out how the government would want local housing authorities to undertake this assessment and it is the same as the GTAA assessment process. The implication is therefore that the housing needs of any Gypsy and Traveller households who do not meet the planning definition of a Traveller will need to be assessed as part of the wider housing needs of the area, for example through the SHMA or HEDNA process, and will form a subset of the wider need arising from households residing in caravans. An assessment of need for Travellers that do not meet the planning definition can be found in **Appendix B**.

Supply of Pitches

3.33 The first stage of the assessment sought to determine the number of occupied, vacant and potentially available supply in the study area:

- Current vacant pitches.
- Pitches currently with planning consent due to be developed within 5 years.
- Pitches vacated by people moving to housing.
- Pitches vacated by people moving from the study area (out-migration).

Current Need

3.34 The second stage was to identify components of current need, which is not necessarily the need for additional pitches because they may be able to be addressed by space already available in the study area. This is made up of the following. It is important to address issues of double counting:

- Households on unauthorised developments for which planning permission is not expected.
- Households on unauthorised encampments for which planning permission is not expected.
- Concealed, doubled-up or over-crowded households (including single adults).
- Households in bricks and mortar wishing to move to sites.
- Households in need on waiting lists for public sites.

Future Need

3.35 The final stage was to identify components of future need. This includes the following four components:

- Older teenage children in need of a pitch of their own.
- Households living on sites with temporary planning permissions.

[6] "Draft guidance to local housing authorities on the periodical review of housing needs for caravans and houseboats." (March 2016)

- New household formation.
- In-migration.

3.36 Household formation rates are often the subject of challenge at appeals or examinations. We agree with the position set by Ministers from DCLG in a Ministerial Statement in 2014 and firmly believe that any household formation rates should use a robust local evidence base, rather than simply relying on precedent. This is set out in more detail later in this report.

3.37 All of these components of supply and need are presented in easy to understand tables which identify the overall net need for current and future accommodation for both Gypsies and Travellers. This has proven to be a robust model for identifying needs. The residential and transit pitch needs for Gypsies and Travellers are identified separately and the needs are identified in 5 year periods to 2031.

Pitch Turnover

3.38 Some assessments of need make use of pitch turnover as an ongoing component of supply. ORS do not agree with this approach or about making any assumptions about annual turnover rates. This is an approach that usually ends up with a significant under-estimate of need as in the majority of cases vacant pitches on sites are not available to meet any additional need. The use of pitch turnover has been the subject of a number of Inspectors Decisions, for example APP/J3720/A/13/2208767 found a GTAA to be unsound when using pitch turnover and concluded:

West Oxfordshire Council relies on a GTAA published in 2013. This identifies an immediate need for 6 additional pitches. However the GTAA methodology treats pitch turnover as a component of supply. This is only the case if there is net outward migration yet no such scenario is apparent in West Oxfordshire. Based on the evidence before me I consider the underlying criticism of the GTAA to be justified and that unmet need is likely to be higher than that in the findings in the GTAA.

3.39 In addition, a recent GTAA Best Practice Guide produced by a number of organisations including Friends, Families and Travellers, the London Gypsy and Traveller Unit, the York Travellers Trust, the Derbyshire Gypsy Liaison Group, Garden Court Chambers and Leeds GATE concluded that:

Assessments involving any form of pitch turnover in their supply relies upon making assumptions; a practice best avoided. Turnover is naturally very difficult to assess accurately and in practice does not contribute meaningfully to additional supply so should be very carefully assessed in line with local trends. Mainstream housing assessments are not based on the assumption that turnover within the existing stock can provide for general housing needs.

3.40 As such, other than current vacant pitches on sites that are known to be available, or pitches that are known to become available through the household interviews, pitch turnover has not been considered as a component of supply in this GTAA.

Transit Provision

3.41 PPTS also requires an assessment of the need for any transit sites or stopping places. While the majority of Gypsies, Travellers and have permanent bases either on Gypsy and Traveller sites or in bricks and mortar and no longer travel, other members of the community either travel permanently or for part of the year. Due to the mobile nature of the population, a range of sites or management approaches can be developed to accommodate Gypsies and Travellers as they move through different areas, including: -

- Transit sites
- Temporary/Emergency stopping places
- Temporary (seasonal) sites
- Negotiated Stopping Agreements

3.42 In order to investigate the potential need for transit provision when undertaking work to support the study, ORS sought to undertake analysis of any records of unauthorised sites and encampments, as well as information from the CLG Caravan Count. The outcomes of the interviews with Council Officers, Officers from neighbouring planning authorities and other stakeholders was also be taken into consideration when determining this element of need in the study area.

4. Gypsy, Traveller & Travelling Showpeople Sites & Population

Introduction

4.1 One of the main considerations of this study is to provide evidence to support the provision of pitches and plots to meet the current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople. A pitch is an area normally occupied by one household, which typically contains enough space for one or two caravans, but can vary in size. A site is a collection of pitches which form a development exclusively for Gypsies and Travellers. For Travelling Showpeople, the most common descriptions used are a plot for the space occupied by one household and a yard for a collection of plots which are typically exclusively occupied by Travelling Showpeople. Throughout this study the main focus is upon how many extra pitches for Gypsies and Travellers and plots for Travelling Showpeople are required in the study area.

4.2 The public and private provision of mainstream housing is also largely mirrored when considering Gypsy and Traveller accommodation. One common form of a Gypsy and Traveller site is the publicly-provided residential site, which is provided by a Local Authority or by a Registered Provider (usually a Housing Association). Pitches on public sites can be obtained through signing up to a waiting list, and the costs of running the sites are met from the rent paid by the licensees (similar to social housing).

4.3 The alternative to public residential sites are private residential sites and yards for Gypsies, Travellers and Travelling Showpeople. These result from individuals or families buying areas of land and then obtaining planning permission to live on them. Households can also rent pitches on existing private sites. Therefore, these two forms of accommodation are the equivalent to private ownership and renting for those who live in bricks and mortar housing. Generally, the majority of Travelling Showpeople yards are privately owned and managed.

4.4 The Gypsy, Traveller and Travelling Showpeople population also has other forms of sites due to its mobile nature. Transit sites tend to contain many of the same facilities as a residential site, except that there is a maximum period of residence which can vary from a few days or weeks to a period of months. An alternative to a transit site is an emergency or negotiated stopping place. This type of site also has restrictions on the length of time someone can stay on it, but has much more limited facilities. Both of these two types of site are designed to accommodate, for a temporary period, Gypsies, Travellers and Travelling Showpeople whilst they travel. A number of authorities also operate an accepted encampments policy where short-term stopovers are tolerated without enforcement action.

4.5 Further considerations for the Gypsy and Traveller population are unauthorised developments and encampments. Unauthorised developments occur on land which is owned by the Gypsies and Travellers or with the approval of the land owner, but for which they do not have planning permission to use for residential purposes. Unauthorised encampments occur on land which is not owned by the Gypsies and Travellers.

Sites and Yards in Havering

4.6 In Havering, at the base date for the GTAA, there are 4 private sites with permanent planning permission (4 pitches), 7 Private sites with temporary planning permission (21 pitches), and 1 Travelling Showperson yard (5 plots). There are no public sites and no transit sites. See **Appendix C** for further details.

4.7 There are also 15 unauthorised sites (20 pitches)[7] in the borough – a number of these previously had temporary planning consents that have now expired.

Figure 6 - Total amount of authorised provision in Havering (July 2016)

Category	Sites/Yards	Pitches/Plots
Private with permanent planning permission	4	4
Private sites with temporary planning permission	7	21
Public Sites (Council and Registered Providers)	0	0
Public Transit Provision	0	0
Private Transit Provision	0	0
Travelling Showpeople Provision	1	5

Caravan Count

4.8 Another source of information available on the Gypsy, Traveller and Travelling Showpeople population is the bi-annual Traveller Caravan Count which is conducted by each Local Authority in England on a specific date in January and July of each year, and reported to DCLG. This is a statistical count of the number of *caravans* on both authorised and unauthorised sites across England. With effect from July 2013, DCLG has renamed the 'Gypsy and Traveller Caravan Count' as the 'Traveller Caravan Count.'

4.9 As this count is of caravans and not households, it makes it more difficult to interpret for a study such as this because it does not count pitches or resident households. The count is merely a 'snapshot in time' conducted by the Local Authority on a specific day, and any unauthorised sites or encampments which occur on other dates will not be recorded. Likewise, any caravans that are away from sites on the day of the count will not be included. As such it is not considered appropriate to use the outcomes from the Traveller Caravan Count in the calculation of current and future need as the information collected during the site visits is seen as more robust and fit-for-purpose. However, the Caravan Count data has been used to *support* the identification of the need to provide for transit provision and this is set out later in this report.

[7] There were also 3 unauthorised sites with 4 pitches that were not occupied by ethnic Gypsies or Travellers and 1 unauthorised site with 1 pitch that was vacant with no clear sign of recent occupation.

5. Stakeholder Engagement

Introduction

5.1 To be consistent with the guidance set out in PPTS (2015) and the methodology used in other GTAA studies, ORS undertook a stakeholder engagement programme to complement the information gathered through interviews with members of the Travelling Community. This consultation took the form of telephone interviews which were tailored to the role of the individual.

5.2 The aim of these interviews was to provide an understanding of: current provision and possible future need; short-term encampments and transit provision; and cross-border issues. Importantly, stakeholders who are in contact with members of the travelling community (who are in bricks and mortar or who are not known to the Council) were asked if they could inform them that the study is taking place and provide details about how they could participate in a confidential telephone interview with a member of the ORS research team.

5.3 Three interviews were undertaken with Council Officers from the study area. ORS also liaised with the London Gypsy and Traveller Unit throughout the Study. A representative of the Showmen's Guild also took part in the Study.

5.4 As stated in the Planning Policy for Traveller Sites, Local Authorities have a Duty-to-Cooperate on strategic planning issues that cross administrative boundaries (S.110 Localism Act 2011). In order to explore issues relating to cross boundary working, ORS interviewed a planning officer from five of the local authorities that neighbour the Borough:

- Brentwood Borough Council
- Epping Forest District Council
- London Borough of Barking and Dagenham
- London Borough of Redbridge
- Thurrock Council.

5.5 Due to issues surrounding data protection, and in order to protect the anonymity of those who took part, this section presents a summary of the views expressed by interviewees and verbatim comments have not been used.

5.6 The first section provides the response from key stakeholders and council officers from the study area and neighbouring authorities. The views expressed in this section of the report represent a balanced summary of the views expressed by stakeholders, and on the views of the individuals concerned, rather than the official policy of their Council or organisation. Following this section, the response from community and representative organisations are presented.

Views of Key Stakeholders and Council Officers in Havering

Accommodation for Gypsies and Travellers

5.7 There are no Council run sites in the area and there are only four pitches which have permanent planning permission. All the other sites have temporary planning permission; planning permission has expired and is tolerated; or are unauthorised.

5.8 Officers were not aware of any overcrowding in the area. However, it is felt that need is not currently being met because most Gypsies and Travellers are on temporary or tolerated sites.

5.9 The results of this study will inform the new Local Plan.

Bricks and Mortar

5.10 Importantly, stakeholders who are in contact with members of the Traveller community (who are in bricks and mortar or who are not known to the Council) were asked if they could inform them that the study is taking place and provide details about how they could participate in a confidential telephone interview with a member of the ORS research team.

5.11 Twelve Housing Associations, who own properties in Havering, were contacted by ORS to explore whether they record the ethnicity of their tenants. They were also asked if they could identify Gypsy and Traveller tenants living within their properties and, if they did, whether they could contact them to advise them that the study is being undertaken and if they would like to discuss their accommodation needs via a confidential interview with the research team. Of the 12 contacted A2 Dominion, Metropolitan and Genesis provided a response and explained that people are nominated by the Local Authority and they do not record the ethnicity of their tenants once they have started their tenancy and therefore would not be in a position to assist.

Short-term Roadside Encampments

5.12 Some Gypsies and Travellers travel through the area for work purposes and some are known for travelling for social events or visiting family weddings. They usually stay on parks and vacant private land. Encampments also occur on private land.

5.13 There is currently no transit provision and it was felt that Gypsies and Travellers who travel through the area would not want to stay on a formal transit site. However, officers all agreed that there should be a London-wide approach to the provision of transit sites.

Cross-border Issues

5.14 Overall, there are not thought to be any significant cross-border issues. However, it was explained that the public site in Barking & Dagenham is located on the Havering border and a number of those residents will request help and support from Havering Council officers in relation to Council provided services (which they are unable to provide).

5.15 Havering are considered to be working closely with neighbouring boroughs and will carry out stakeholder workshops to consult on Gypsy and Traveller issues and are also in the process of setting-up Duty-to-Cooperate meetings with all the neighbouring boroughs to discuss Gypsy and Traveller issues and wider housing issues.

5.16 In addition, the Borough worked on a SHMA with Barking & Dagenham (LBBD) and Redbridge which is a key piece of joint working and the relationship with LBBD is consider to be positive and it is felt that they are a responsive borough.

5.17 The neighbouring boroughs are said to be meeting their own accommodation need and complying with the Duty-to-Cooperate.

Neighbouring Authorities

Brentwood Borough Council

5.18 With regard to overall accommodation need in Brentwood, the views of the officer interviewed were as follows:

- The Essex-wide GTAA (July 2014 and update in September 2014) identified that Brentwood Borough has eight private sites (10 pitches), eight sites with temporary permission (27 pitches) and three unauthorised developments (17 Pitches). There are no public Gypsy and Traveller sites. These numbers are subject to revision following a forthcoming review of the GTAA.
- There are a number of personal permissions that tend to last for the duration of the family's occupation in the area.
- At the time of the interview, the officer referred to two unauthorised encampments near the boundary with Havering, in Navestock.
- The Essex-wide GTAA (July 2014 and update in September 2014) identified a need for Brentwood for an additional 59 Gypsy and Traveller pitches between 2013 and 2018. It was explained that this is a much higher and more challenging figure than previous targets set out in the former East of England Plan.
- The Essex authorities have commissioned an updated GTAA which will incorporate the change to definition in the revised PPTS and are currently waiting for the revised figures.
- Brentwood have recently updated their emerging Local Plan, which went to consultation at the beginning of 2016. The Brentwood draft Local Plan (2013-2033) contains Policy 7.10, which seeks to provide for Gypsies and Travellers based on the need identified in the 2014 GTAA, though it is acknowledged that those figures may change. Whilst the policy does not identify all the sites necessary to meet that need it does state the Council's aim to ensure identified need is met in full throughout the Plan period despite the Borough's Green Belt constraints.
- Brentwood Council is continuing to redraft emerging policy following representations from the public consultation on the Draft Local Plan and various options are being considered and assessed to develop a strategy that meets identified need.
- A strategic housing-led allocation known as Dunton Hills Garden Village is being progressed through the Local Plan. This strategic allocation is identified as a broad location for future Gypsy and Traveller provision to be planned in an integrated way as part of a mixed use development. It is proposed provision will be made for 20 pitches as part of this strategic allocation. A number of roadside encampments occurred in 2016; on Little Warley Common, Hutton Poplars, Bishop Hall and Seymour Field and Ingatestone. They tend to occur during

the summer, and as the duration is normally no longer than a couple of nights, it is felt that the Travellers are simply travelling through the Borough.

» There is no transit provision in Brentwood. There is believed to be a need across Essex County as a whole, but the best location for such a site would need to be determined by discussions between all local authorities and the County Council.

5.19 With regard to the subject of cross-border issues and the Duty-to-Cooperate, the views of the officer interviewed were as follows:

» The Borough is currently working to have their pre-submission draft of the Local Plan prepared by the end of the year, for consultation at the start of 2017. As that takes place, the officer felt it is imperative that Brentwood has discussions with Havering.

» The officer believed that one issue of key importance was the potential of cumulative impact – specifically, sites on both Epping Forest's and Havering's borders. To attempt to meet their identified need, one avenue being considered by Brentwood is the permanent allocation of pitches currently with temporary or personal permission, so working with Brentwood's neighbours is necessary to identify any potential negative impact or cumulative effect.

» When Brentwood went to consultation on their local draft plan, they received a response from Basildon, who were seeking assistance in meeting their own high need.

» The officer believed Brentwood was complying with the Duty-to-Cooperate, citing the consultations and events that the Borough has been holding for their emerging plan. At the time of the interview, the officer had meetings with Havering scheduled in the near future about shared Duty-to-Cooperate. Brentwood will be attempting to be active in joint-working and discussions throughout the whole process, and the officer believed that Gypsies and Travellers would be high priority as an issue that cannot be looked at individually.

Epping Forest District Council

5.20 With regard to overall accommodation need in Epping Forest, the views of the officer interviewed were as follows:

» The GTAA (2014) identified a need of 112 additional pitches. Most of the identified need is due to overcrowding and concealed households, rather than new populations coming to the district.

» The number of unauthorised sites and temporary permissions has reduced in recent years, due to more sites being granted permanent planning permission. At the time of the interview, the officer believed there were approximately six temporary permissions and one or two unauthorised sites.

» Epping Forest will meet this need by attempting to standardise permissions, granting permanent authorisation where possible and considering temporary permissions. Other attempts to meet the need involve the identification of new sites, meeting it through the SHMA, and potential discussions with RSLs. A new Local Plan consultation draft should be complete by the end of October 2016 which will set out how the District will meet the need.

» The District is currently updating the GTAA to take into account the revision to PPTS and the change to the travelling definition.

- In regards to transit provision, there is an identified County-wide need for such provision, but there are no available sites within the district for that purpose.
- The officer believed a major issue to be the spatial distribution of sites across the District. There has been traditionally a concentration of Gypsies and Travellers, in two of the twenty-four parish and town councils. The officer highlighted the problem with deciding whether to seek a more even distribution across the district or allowing the concentration to continue by seeking to extend or intensify use on existing sites.

5.21 With regard to the subject of cross-border issues and the Duty-to-Cooperate, the views of the officer interviewed were as follows:

- Epping Forest have been in dialogue with their ten neighbouring authorities. They share issues with neighbouring authorities such as Brentwood, as both districts are around 90% greenbelt land, with Epping Forest's percentage being slightly larger. Harlow has issues with unauthorised encampments. The officer believed that the main difficulty is locating sites that are neither too urban nor too rural. Sites on the edge of or just outside settlements were thought to be preferred by Gypsy and Traveller populations.
- The officer was not fully aware of how other local authorities are meeting their own need, though the officer did reference a recent meeting with Broxbourne, who said their need was being met.
- The officer felt that Epping Forest and its neighbouring local authorities are complying with the Duty-to-Cooperate and explained that Epping Forest have a well-established system in place and an officer forum for discussion of cross boundary issues which are also debated at a member's board. Havering is a member of this grouping

London Borough of Barking & Dagenham

5.22 With regard to overall accommodation need in Barking & Dagenham, the views of the officer interviewed were as follows:

- There is one public site with 12 pitches and no private sites.
- The officer was not aware of any overcrowding issues.
- It has been estimated that the borough is home to 200-300 people of Gypsy and Traveller living in bricks and mortar, though the officer cannot be certain of the reliability of that figure. There is very little demand from that community to deliver extra sites or pitches.
- The GTAA (2008) identified a need of between two and nine additional pitches. Since the GTAA one additional pitch was added to the original 11 pitches.
- There are approximately sixteen on the waiting list – the majority of them are from one Irish Traveller family.
- The Borough has undertaken a call for sites and examined about five areas, all of which proved to be unsuitable because of the financial viability and mainly because of the remediation works required or planning policy conflicts. The officer explained that a more strategic assessment of sites is required through the Local Plan.
- In general, demand and need is relatively low, but the officer believes Barking & Dagenham must be prepared for any emerging need, particularly from the Irish Traveller community.

- The officer was aware of a recent illegal encampment on Abbey Green, in Barking Town Centre, although they are historically quite rare. The officer believes that this is due to Barking being quite built up, with little available space for such incursions to happen. Havering is more open, which probably contributes to their higher number of issues.
- The officer does not believe that there is any need for transit provision, as it has never featured as high priority.

5.23 With regard to the subject of cross-border issues and the Duty-to-Cooperate, the views of the officer interviewed were as follows:

- The officer was not aware of any cross-border issues. Mainly, Gypsies and Travellers stop in Newham or Havering, as opposed to Barking & Dagenham.

London Borough of Redbridge

5.24 With regard to overall accommodation need in Redbridge, the views of the officer interviewed were as follows:

- There is one public site for Gypsy and Travellers and no Travelling Showpeople yards in the Borough.
- The Borough has recently undertaken a GTAA which identified a need for an additional seven pitches on the public site (2015-2030). Two of which can be provided in the first five years of the Local Plan. The officer felt the Borough is meeting the accommodation needs of the Gypsy and Traveller community.
- There are said to be a small number of unauthorised encampments and the officer referred to the 2012 study which did not identify a need for any transit provision.

5.25 With regard to the subject of cross-border issues and the Duty-to-Cooperate, the views of the officer interviewed were as follows:

- The officer was not aware of any cros-border issues, and was of the view that neighbouring boroughs (including the Study area) is meeting the Duty-to-Cooperate.
- The officer was confident that neighbouring boroughs could meet their own assessed need and referred to conversations with neighbouring authorities which demonstrated that Redbridge would not have to deal with issues arising from neighbouring boroughs and would be able to meet its own local need.

Thurrock Borough Council

5.26 With regard to overall accommodation need in Thurrock, the views of the officer interviewed were as follows:

- There are 90 approved Gypsy and Traveller pitches within the Borough, the majority being public. There are also a number of long established tolerated sites, and a smaller number of unauthorised sites.
- The Borough is home to the Buckles Lane site, one of the largest Travelling Showpeople sites in Europe, of which a large number are unauthorised or temporary permission.
- The Essex-wide GTAA (July 2014 and update in September 2014) identified a need for Thurrock for an additional 104 Gypsy and Traveller pitches and 61 Travelling Showpeople

Plots up to 2030. The Essex authorities have commissioned an updated GTAA which will incorporate the change to definition in the revised PPTS and are currently waiting for the revised figures.

- The GTAA (2014) also identified a need of six for bricks and mortar. Compared to many areas in the East of England, Thurrock has traditionally had a higher number of older members of the Gypsy and Traveller community who have moved to live in bricks and mortar. There is a long history of members of the Gypsy & Traveller community being integrated in to the settled community. The updated GTAA will further assess the needs of Bricks and Mortar travellers.
- Part of the existing need is on longstanding tolerated sites – the officer explained that this this need is probably met on the existing sites which may remain as tolerated. The Council will look at a small amount of unauthorised site needs and future needs going forward.
- Due to the size of the Travelling Showpeople community, the number of plots required to meet current and future need is high. On the approved sites, the traditional Thurrock Travelling Showpeople families have become overcrowded as new households form. On the temporary sites, overcrowding tends to be due to Travelling Showpeople coming into the area from elsewhere. Thurrock Council will need to consider the approach to meeting current and future needs for Travelling Showpeople through the local plan process and Duty-to-Cooperate.
- The Local Plan is in very early preparative stages, and future stages of its preparation will need to take into account further public consultations and new technical evidence. The Local Plan is unlikely to be submitted until 2018/19 due to the impact on the timetable of the Lower Thames crossing route announcement.

5.27 With regard to the subject of cross-border issues and the Duty-to-Cooperate, the views of the officer interviewed were as follows:

- The officer referenced Basildon's high Gypsy and Travellers need and explained that Thurrock is unlikely to take into account the needs of any other areas due to its own high need.
- The officer had some concerns about the approach of Basildon Borough Council in its draft local plan proposing to redistribute a large amount of their unauthorised population to neighbouring authorities, and Thurrock Council had made representations on the Basildon Local plan to this effect. It is understood that some of this unauthorised need may have since moved elsewhere. In the officer's experience, other local authorities have been unwilling to accommodate adjoining authorities need. However, Thurrock Council's previously stated position is that it believes there needs to be a fairer distribution, as Thurrock and Basildon have much larger populations of Gypsies, Travellers and Travelling Showpeople than other neighbouring authorities. The officer believes authorities in Greater Essex need to have discussions regarding this.
- Indeed, after taking advice from the Showman's Guild, Thurrock will need to discuss whether some of the future Travelling Showpeople population need should be redistributed to other parts of Essex. Part of the Buckles Lane site began as an unauthorised site including Travelling Showpeople coming from other areas of the country – including London – so the officer felt that it is not technically a local need. The Showman's Guild have recognised that

the population did not necessarily need to be located in Thurrock and the rest of Essex should be attempting to make provision for the needs of Travelling Showpeople.

- The Essex Planning Officers Association has produced the evidence base on Gypsies and Travellers (2014) and has recognised potential strategic and cross-boundary issues, but further discussion is required following the updated GTAA
- Duty-to-Cooperate is ongoing with Thurrock, amongst others. The South Essex Group of local authorities are all working together on Duty-to-Cooperate. However, many local plans are at the early stages of preparation.
- Thurrock will be focussing on accommodating its own need going forward, and the officer believes it would be an issue should Thurrock be expected to accommodate the need of any other area. They may need to seek assistance from neighbouring authorities with the future need for the Travelling Showpeople population in Thurrock. The officer believes they should be seeking a fair and equitable agreement with neighbouring authorities with regards to distribution.
- There is a concern about whether the Greater London Authority plan addresses the issue, as traditionally there have been Gypsies and Travellers moving into the Thurrock area who have lost sites in London. The officer believes that London Plan Review needs to play its part in seeking to accommodate Gypsies and Travellers and Travelling Showpeople, and not get lost in the drive to regenerate and build houses all over London.
- Transit provision in Greater Essex may be an issue relating to the Duty-to-Cooperate, as there is still no agreement in regards to providing these sites. Whether there is a need or not will be resolved during the planning process.
- Thurrock would be seeking to engage with Havering one-on-one to discuss cross-boundary issues and their plan.

Views from Community Representatives

Response from the London Gypsy and Traveller Unit (LGTU)

5.28 ORS interviewed a representative of the LGTU, who supports Gypsies and Travellers across London to:

- Influence decisions affecting their lives.
- Improve their quality of life and the opportunities available to them.
- Challenge the discrimination they routinely experience.

5.29 The representative of the LGTU expressed concern that the Council doesn't have any policy or site allocation in place and that they have not done anything since the Gypsy and Traveller Development Plan Document was withdrawn in 2015. However, the representative acknowledged that the GTAA should provide an evidence base for their general Local Plan.

5.30 If there are issues around unauthorised encampments, the representative felt that priority should be to identify suitable pieces of land for either negotiated stopping or transit sites, or sites that are available to be acquired by Travellers if they wish to develop their own site in the borough.

Response from the Showmen's Guild (London Section)

5.31 As part of the stakeholder engagement, ORS spoke with a representative of the Showman's Guild of Great Britain who is aware of four families living in the Borough. The representative explained that the Borough is adjacent to Thurrock and South Ockendon which has the largest Travelling Showpeople site in Europe (Buckles Lane) and the representative was of the view that Havering should take into account their needs in their Local Plan.

5.32 ORS have undertaken GTAAs across the UK and regularly consult with organisations which promote and support Travelling Showpeople. Across the country, Traveling Showpeople sites are said to be overcrowded with a requirement for small expansions for family growth and most sites have reached maximum capacity.

5.33 The Guild feel there is a lack of site accommodation in the south east of England and where sites meet the site criteria, the local planning authority should base any decision on the need for additional sites regionally not locally. The key factors should be suitability of sites, sustainability, and access to transport links and not whether or not families can prove a specific local link. The representative called for a London-wide approach.

5.34 The representative agreed that it is difficult to source sites which are both affordable and suitable. The Guild's view is that it is less onerous to look at existing sites and to explore whether surrounding land can be purchased to enable a small expansion. This will have the least impact on local communities and would allow families to remain together.

5.35 The Guild suggested that new yards ideally contain between six to eight plots. Any smaller and this would become unsustainable as people could be left isolated when people are away, any larger and it can be intrusive and puts additional demands on local services. The average size of each plot is ½ an acre per plot and the Showmen's Guild has designed a model design for both a smaller and larger site which is available on its website.

6. Survey of Travelling Communities

Interviews with Gypsies and Travellers

6.1 One of the major components of this study was a detailed survey of the Gypsy and Traveller population living in the study area, and also efforts to engage with the bricks and mortar community.

6.2 Through the desk-based research and stakeholder interviews ORS identified four private sites with planning permission, seven private sites with temporary planning permission, 14 unauthorised sites and one Travelling Showpersons yard. The majority of interviews were completed between June and July 2016 and up to three attempts were made to interview each household where they were not present when interviewers visited. In addition to this, a further attempt was made to contact those where no contact was possible during the first three attempts, after the summer holidays during September. The table below sets out the number of pitches, the number of interviews that were completed, and the reasons why interviews were not completed.

Figure 7 - Sites and yards visited in Havering

Public Sites	Pitches/Plots	Interviews	Reasons for not completing interviews
None	-	-	-
Private Sites			
Railway Sidings, North Ockendon	1	1	-
The Old Forge, Hubbards Chase	1	1	-
The View, Hornchurch	1	1	-
Willow Tree Lodge	1	0	1 x no contact possible
Temporary Sites			
Benskins Lane (west)	3	0	3 x no contact possible
Gravel Pit Coppice, Benskins Lane	6	5	1 x non-Travellers
Hogbar Farm West	3	2	1 x refusal
Laburnham Stables	1	0	1 x no contact possible
Meadow Rise, Church Road	1	0	1 x refusal
Tyas Stud Farm	2	2	1 x no contact possible (2 interviews on 1 pitch)
Vinegar Hill	5	1	4 x no contact possible
Unauthorised Sites			
Ashleigh View, Tomkyns Lane	1	1	-
Crow Lane (r/o 21)	1	0	1 x refusal
Crow Lane (r/o 24)	1	0	1 x no contact possible
Fairhill Rise	2	2	-
Haunted House Wood	1	1	-

Hogbar Farm East	1	1	-
Land Off Church Road	4	0	4 x refusals
Lower Bedfords Road	1	1	-
Meadow View & Willow View, Church Road	2	0	2 x refusals
Springfield, Church Road	1	0	1 x refusal
The Caravan Park, Putwell Bridge	1	1	-
The Grove, Prospect Road[8]	1	0	1 x no contact possible
White House, Benskins Lane	1	0	1 x refusal
Willoughby Drive (Adj No 1)	1	1	-
Willow Tree Lodge	1	0	1 x no contact possible
Travelling Showpeople Yards			
Fairoaks, St Mary's Lane, Upminster	5	1	4 x no contact possible
TOTAL	**50**	**22**	

Efforts to Contact Bricks and Mortar Households

6.3 ORS attempted to make identify with bricks and mortar households by asking residents that were interviewed if they knew of any friend or family who were looking to move to a site; through the stakeholder interviews; and through adverts in the Traveller press and on social media. As a result of this one household was identified to be interviewed.

[8] This site was granted temporary planning permission for 36 months after the base date for the GTAA.

7. Current and Future Pitch Provision

Introduction

7.1 As on the additional pitch provision which is needed in the study area currently and to 2031. This includes both current unmet need and need which is likely to arise in the future[9]. This time period allows for robust forecasts of the requirements for future provision, based upon the evidence contained within this study and also secondary data sources. Whilst the difficultly in making accurate assessments beyond 5 years has been highlighted in previous studies, the approach taken in this study to estimate new household formation has been accepted by Planning Inspectors as the most appropriate methodology to use.

7.2 We would note that this section is based upon a combination of the on-site surveys, planning records and stakeholder interviews. In many cases, the survey data is not used in isolation, but instead is used to validate information from planning records or other sources.

7.3 This section concentrates not only upon the total additional provision which is required in the area, but also whether there is a need for any transit sites and/or emergency stopping place provision.

Planning Definition

7.4 As well as assessing housing need, the revised version of PPTS (2015) requires a GTAA to determine whether households living on sites, yards, encampments and in bricks and mortar fall within the planning definition of a Gypsy, Traveller or Travelling Showperson. Only households that fall within the planning definition, and those who *may* meet the planning definition (households where an interview was not completed), will have their housing needs assessed separately from the wider population in the GTAA. The planning definition now excludes those households who have ceased to travel permanently.

New Household Formation Rates

7.5 Nationally, a household formation and growth rate of 3.00% net per annum has been commonly assumed and widely used in local Gypsy and Traveller assessments, even though there is no statistical evidence of households growing so quickly. The result has been to inflate both national and local requirements for additional pitches unrealistically. In this context, ORS has prepared a *Technical Note on Household Formation and Growth Rates (2015)*. The main conclusions are set out here and the full paper is in **Appendix D**.

7.6 Those seeking to provide evidence of high annual net household growth rates for Gypsies and Travellers have sometimes sought to rely on increases in the number of caravans, as reflected in

[9] See Paragraphs 3.32 and 3.33 for details of comparison current and future need.

caravan counts. However, caravan count data is unreliable and erratic – so the only proper way to project future population and household growth is through demographic analysis.

7.7 The Technical Note concludes that in fact, the growth in the national Gypsy and Traveller population may be as low as 1.25% per annum – much less than the 3.00% per annum often assumed, but still greater than in the settled community. Even using extreme and unrealistic assumptions, it is hard to find evidence that net Gypsy and Traveller population and household growth rates are above 2.00% per annum nationally.

7.8 The often assumed 3.00% per annum net household growth rate is unrealistic and would require clear statistical evidence before being used for planning purposes. In practice, the best available evidence supports a national net household growth rate of 1.50% per annum for Gypsies and Travellers (in addition research by ORS has identified a national growth rate of 1.00% for Travelling Showpeople) and this has also been adjusted locally based on site demographics.

7.9 This view has been supported by Planning Inspectors in a number of Decision Notices. The most recent was in relation to an appeal in Doncaster that was issued in November 2016 (Ref: APP/F4410/W/15/3133490) where the agent acting on behalf of the appellant claimed that a rate closer to 3.00% should be used. The Inspector concluded:

> *In assessing need account also needs to be taken of likely household growth over the coming years. In determining an annual household growth rate the Council relies on the work of Opinions Research Services (ORS), part of Swansea University. ORS's research considers migration, population profiles, births & fertility rates, death rates, household size data and household dissolution rates to determine average household growth rates for gypsies and travellers. The findings indicate that the average annual growth rate is in the order of 1.50% but that a 2.50% figure could be used if local data suggest a relatively youthful population. As the Council has found a strong correlation between Doncaster's gypsy and traveller population age profile and the national picture, a 1.50% annual household growth rate has been used in its 2016 GTANA. Given the rigour of ORS's research and the Council's application of its findings to the local area I accept that a 1.50% figure is justified in the case of Doncaster.*

7.10 In addition, the Technical Note has recently been accepted as a robust academic evidence base and has been published by the Social Research Association in its journal Social Research Practice. The overall purpose of the journal is to encourage and promote high standards of social research for public benefit. It aims to encourage methodological development by giving practitioners the space and the incentive to share their knowledge – see link below.

http://the-sra.org.uk/journal-social-research-practice/

7.11 ORS assessments take full account of the net local household growth rate per annum for each local authority, calculated on the basis of demographic evidence from the site surveys, and the 'baseline' includes all current authorised households, all households identified as in current need (including concealed households, movement from bricks and mortar and those on waiting lists not currently living on a pitch or plot), as well as households living on tolerated unauthorised pitches or plots who are not included as current need. The assessments of future need also take account of modelling projections based on birth and death rates, and in-/out-migration.

7.12 Overall, the household growth rate used for the assessment of future needs has been informed by local evidence. This demographic evidence has been used to adjust the national growth rate of 1.50% up or down based on the proportion of those aged under 18 (by travelling status).

7.13 In certain circumstances where the numbers of households and children are low it may not be appropriate to apply a percentage rate for new household formation. In these cases a judgement will be made on likely new household formation based on the age and gender of the children. This will be based on the assumption that 50% of likely households to form will stay in the area. This is based on evidence from other GTAAs that ORS have completed across England and Wales.

Breakdown by 5 Year Bands

7.14 In addition to tables which set out the overall need for Gypsies and Travellers, the overall need has also been broken down by 5 year bands as required by PPTS (2015). The way that this is calculated is by including all current need (from unauthorised pitches, pitches with temporary planning permission, concealed and doubled-up households, 5 year need from older teenage children, and net movement from bricks and mortar) in the first 5 years. In addition the total net new household formation is split across the 5 year bands based on the compound rate of growth that was applied – as opposed to being spread evenly.

Applying the Planning Definition

7.15 The outcomes from the questions in the household survey on travelling were used to determine the status of each household against the planning definition in PPTS (2015). This assessment was based on the verbal responses to the questions given to interviewers as it is understood that oral evidence is capable of being sufficient when determining whether households meet the planning definition. Only those households that meet the planning definition, in that they were able to demonstrate that they travel for work purposes, and stay away from their usual place of residence when doing so – or that they have ceased to travel temporarily due to education, ill health or old age, form the components of need that will form the baseline of need in the GTAA. Households where an interview was not completed who **may** meet the planning definition have also been included as a potential additional component of need from unknown households.

7.16 Information that was sought from households where an interview was completed allowed each household to be assessed against the planning definition of a Traveller. This included information on whether households have ever travelled; why they have stopped travelling; the reasons that they travel; and whether they plan to travel again in the future. The table below sets out the travelling status of households living on the public site in in Havering.

Figure 8 – Planning status of households in Havering

Site Status	Meets Planning Definition	Does Not Meet Planning Definition	Unknown
Gypsies and Travellers			
Private Sites	2	1	1
Temporary Sites	10	-	11
Unauthorised Sites	6	2	12

Sub-Total	**18**	**3**	**24**
Travelling Showpeople			
Private Yards	1	-	4
Sub-Total	**1**	**0**	**4**
TOTAL	**19**	**3**	**28**

7.17 Figure 8 shows that for Gypsies and Travellers 18 households and for Travelling Showpeople, one household met the planning definition of a Traveller in that they were able to provide information demonstrating that they travel for work purposes and stay away from their usual place of residence, or have ceased to travel temporarily. A total of three Gypsy and Traveller households did not meet the planning definition as they were not able to demonstrate that they travel away from their usual place of residence for the purpose of work, or that they have ceased to travel temporarily due to children in education, ill health or old age. Some did travel for cultural reasons to visit fairs, relatives or friends, and others had ceased to travel permanently – these households did not meet the planning definition.

7.18 The number of households where an interview was not possible are recorded as unknown. The reasons for this included households that refused to be interviewed and households that were not present during the fieldwork period – despite up to three visits (and four visits in some cases).

Bricks and Mortar Interviews

7.19 Whilst the 2011 Census identified 46 households living in bricks and mortar in Havering who identified as a Gypsy or Irish Traveller, it was only possible to complete one interview, despite all of the efforts that were made. Whilst this household does meet the planning definition, they stated that they live in bricks and mortar through choice and have no plans or wishes to move to a site.

Gypsies and Travellers

Pitch Needs – Gypsies and Travellers that meet the Planning Definition

7.20 There were 18 households that met the planning definition. Analysis of the household interviews indicated that there is current need for two additional pitches as a result of concealed or doubled up households or adults, seven additional pitches for older teenage children in need of a pitch of their own in the next 5 years, six pitches on unauthorised developments, and nine pitches with temporary planning permission. The household demographics suggest that a new household formation rate of 1.80% should be used. This gives a total of nine additional pitches through new household formation over the 15 year GTAA period to 2031.

7.21 Therefore, the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller is for **33 additional pitches** over the 15 year GTAA period.

Figure 9 – Additional need for Gypsy and Traveller households in Havering that meet the Planning Definition (2016-31)

Gypsies and Travellers - Meeting Planning Definition	Pitches
Supply of Pitches	
Additional supply from vacant public and private pitches	0
Additional supply from pitches on new sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
Total Supply	**0**
Current Need	
Households on unauthorised developments	6
Households on unauthorised encampments	0
Concealed households/Doubling-up/Over-crowding	2
Movement from bricks and mortar	0
Households on waiting lists for public sites	0
Total Current Need	**8**
Future Need	
5 year need from older teenage children	7
Households on sites with temporary planning permission	9
In-migration	0
New household formation	9
(Base number of households 27 and formation rate 1.80%)[10]	
Total Future Needs	**25**
Net Pitch Need = (Current and Future Need – Total Supply)	**33**

Figure 10 – Additional need for Gypsy and Traveller households in Havering that meet the Planning Definition by 5 year periods

2016-21	2021-26	2026-31	Total
26	3	4	**33**

Pitch Needs – Unknown Gypsies and Travellers

7.22 Whilst it was not possible to determine the travelling status of a total of 24 households as they either refused to be interviewed, or were not on site at the time of the fieldwork, the needs of these households still need to be recognised by the GTAA as they are believed to be ethnic Gypsies and Travellers and **may** meet the planning definition.

7.23 ORS are of the opinion that it would not be appropriate when producing a robust assessment of need to make any firm assumptions about whether or not households where an interview was not completed meet the planning definition based on the outcomes of households in that local authority where an interview was completed.

7.24 However, data that has been collected from over 1,800 household interviews that have been completed by ORS since the changes to PPTS in 2015 suggests that nationally approximately 10% of households that have been interviewed meet the planning definition.

[10] See Paragraph 7.10 for the components that make up the household base.

7.25 This would suggest that it is likely that only a small proportion of the potential need identified from these households will need new Gypsy and Traveller pitches, and that the needs of the majority will need to be addressed through other means.

7.26 Should further information be made available to the Council that will allow for the planning definition to be applied to the unknown households, the overall level of need could rise by up to 11 from pitches with temporary planning consents, by up to 12 from unauthorised pitches, and by up to six pitches from new household formation (this uses a base of the 24 households and a net growth rate of 1.5%[11]). Therefore, additional need could increase by up to a further 29 pitches, plus any concealed adult households or 5 year need arising from older teenagers living in these households (if all 24 unknown pitches are deemed to meet the planning definition). However, as an illustration, if the ORS national average of 10% were to be applied this could be as few as three additional pitches.

7.27 Whilst the proportion of households in Havering that meet the planning definition is higher than 10% this is based on a small household base. Therefore, it is felt that it would be more appropriate to consider the more statistically robust national figure.

7.28 Tables setting out the components of need for unknown households can be found in **Appendix B**.

Waiting Lists

7.29 There are no public sites in Havering so there is no waiting list.

Travelling Showpeople

Plot Needs – Travelling Showpeople that meet the Planning Definition

7.30 The one household that was interviewed that met the planning definition was found on a private yard. Analysis of the household interview indicated that there is no current or future need for additional plots.

7.31 Therefore, the overall level of additional need for those households who meet the planning definition of a Travelling Showperson is for **no additional plots** over the 15 year GTAA period.

Figure 11 – Additional need for Travelling Showpeople households in Havering that meet the Planning Definition (2016 - 31)

Travelling Showpeople - Meeting Planning Definition	Plots
Supply of Plots	
Additional supply from vacant public and private plots	0
Additional supply from plots on new yards	0
Plots vacated by households moving to bricks and mortar	0
Plots vacated by households moving away from the study area	0
Total Supply	**0**
Current Need	
Households on unauthorised developments	0

[11] The ORS *Technical Note on Population and Household Growth (2015)* has identified a national growth rate of 1.50% for Gypsies and Travellers which has been applied in the absence of further demographic information about these households.

Households on unauthorised encampments	0
Concealed households/Doubling-up/Over-crowding	0
Movement from bricks and mortar	0
Households on waiting lists for public yards	0
Total Current Need	**0**
Future Need	
5 year need from older teenage children	0
Households on yards with temporary planning permission	0
In-migration	0
New household formation	0
(No new household formation)	
Total Future Needs	**0**
Net Plot Need = (Current and Future Need – Total Supply)	**0**

Figure 12 – Additional need for Travelling Showpeople households in Havering that meet the Planning Definition by 5 year periods

2016-21	2021-26	2026-31	Total
0	0	0	**0**

Plot Needs – Unknown Travelling Showpeople

7.32 It was not possible to determine the travelling status of a total of four households as they were not on site at the time of the fieldwork. However, the needs of these households still need to be recognised by the GTAA as they are believed to be Travelling Showpeople and may meet the planning definition as defined in PPTS.

7.33 The interview with the resident that does meet the planning definition identified that there was over-crowding on the yard and a need to provide additional plots for older teenage children. It was also stated that the families are looking to expand the yard on to adjacent land that they already own – and that this will meet all of their current and future needs.

Transit Requirements

7.34 When determining the potential need for transit provision the assessment has looked at data from the DCLG Caravan Count, the outcomes of the stakeholder interviews and records on numbers of unauthorised encampments, and the potential wider issues related to changes made to PPTS in 2015.

DCLG Caravan Count

7.35 Whilst it is considered to be a comprehensive national dataset on numbers of authorised and unauthorised caravans across England, it is acknowledged that the Caravan Count is a count of caravans and not households. It also does not record the reasons for unauthorised caravans. This makes it very difficult to interpret in relation to assessing future need because it does not count pitches or resident households. The count is also only a twice yearly (January and July) 'snapshot in time' conducted by local authorities on a specific day, and any caravans on unauthorised sites or encampments which occur on other dates are not recorded. Likewise any caravans that are away from sites on the day of the count are not included. As such it is not considered appropriate to use the outcomes from the Traveller Caravan Count in the

assessment of future transit provision. It does however provide valuable historic and trend data on whether there are instances of unauthorised caravans in local authority areas.

7.36 Data from the Caravan Count shows that apart from one large encampment in July 2015, there have been no non-tolerated unauthorised caravans on land not owned by Travellers recorded in the study area in recent years.

Stakeholder Interviews and Local Data

7.37 Information from the stakeholder interviews also identified that there are low levels of unauthorised encampments in Havering, and that the majority were short-term visiting family or friends, transient and simply passing through.

7.38 There is currently no formal transit provision and it was felt by officers that Gypsies and Travellers who travel through the area would not want to stay on a formal transit site. However, officers all agreed that there should be a London-wide approach to the provision of transit sites.

Potential Implications of PPTS (2015)

7.39 It has been suggested that there will need to be an increase in transit provision across the country as a result of changes to PPTS leading to more households travelling. This may well be the case but it will take some time for any changes to pan out. As such the use of historic evidence to make an assessment of future transit need is not recommended at this time. Any recommendation for future transit provision will need to make use of a robust post-PPTS (2015) evidence base and there has not been sufficient time yet for this to happen at this point in time.

Transit Recommendations

7.40 It is recommended that whilst there may be relatively high numbers of encampments in some areas, the situation relating to levels of unauthorised encampments should be continually monitored whilst any potential changes associated with PPTS (2015) develop.

7.41 A review of the evidence base relating to unauthorised encampments should be undertaken in autumn 2018 once there is a new 3 year evidence base following the changes to PPTS in August 2015 – including attempts to try and identify whether households on encampments meet the planning definition. This will establish whether there is a need for investment in more formal transit sites or emergency stopping places.

7.42 In the short-term the Council should consider the use of short-term toleration or negotiated stopping agreements to deal with any encampments, as opposed to taking forward an infrastructure-based approach. At this point whilst consideration should be given as to how to deal with households that do and do not meet the planning definition, from a practical point of view it is likely that households on all unauthorised encampments will need to be dealt with in the same way.

7.43 The term ‘negotiated stopping’ is used to describe agreed short term provision for Gypsy and Traveller caravans. It does not describe permanent ‘built’ transit sites but negotiated agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal

and toilets. Agreements are made between the authority and the (temporary) residents regarding expectations on both sides.

7.44 Temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations that are attended by Gypsies and Travellers. A charge may be levied as determined by the local authority although they only need to provide basic facilities including: a cold water supply; portaloos; sewerage disposal point and refuse disposal facilities.

Appendix A: Glossary of Terms

Amenity block/shed	A building where basic plumbing amenities (bath/shower, WC, sink) are provided.
Bricks and mortar	Mainstream housing.
Caravan	Mobile living vehicle used by Gypsies and Travellers. Also referred to as trailers.
Chalet	A single storey residential unit which can be dismantled. Sometimes referred to as mobile homes.
Concealed household	Households, living within other households, who are unable to set up separate family units.
Doubling-Up	Where there are more than the permitted number of caravans on a pitch or plot.
Emergency Stopping Place	A temporary site with limited facilities to be occupied by Gypsies and Travellers while they travel.
Green Belt	A land use designation used to check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging into one another; assist in safeguarding the countryside from encroachment; preserve the setting and special character of historic towns; and assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Household formation	The process where individuals form separate households. This is normally through adult children setting up their own household.
In-migration	Movement into or come to live in a region or community
Local Plans	Local Authority spatial planning documents that can include specific policies and/or site allocations for Gypsies, Travellers and Travelling Showpeople.
Negotiated Stopping	Mutually agreed short term provision for Gypsy and Traveller caravans which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets.

Out-migration	Movement from one region or community in order to settle in another.
Personal planning permission	A private site where the planning permission specifies who can occupy the site and doesn't allow transfer of ownership.
Pitch/plot	Area of land on a site/development generally home to one household. Can be varying sizes and have varying caravan numbers. Pitches refer to Gypsy and Traveller sites and Plots to Travelling Showpeople yards.
Private site	An authorised site owned privately. Can be owner-occupied, rented or a mixture of owner-occupied and rented pitches.
Site	An area of land on which Gypsies, Travellers and Travelling Showpeople are accommodated in caravans/chalets/vehicles. Can contain one or multiple pitches/plots.
Social/Public/Council Site	An authorised site owned by either the local authority or a Registered Housing Provider.
Temporary planning permission	A private site with planning permission for a fixed period of time.
Temporary Stopping Places	Short-term temporary sites made available at times of increased demand due to fairs or cultural celebrations that are attended by Gypsies and Travellers.
Tolerated site/yard	Long-term tolerated sites or yards where enforcement action is not expedient and a certificate of lawful use would be granted if sought.
Transit provision	Site intended for short stays and containing a range of facilities. There is normally a limit on the length of time residents can stay.
Unauthorised Development	Caravans on land owned by Gypsies and Travellers and without planning permission.
Unauthorised Encampment	Caravans on land not owned by Gypsies and Travellers and without planning permission.
Waiting list	Record held by the local authority or site managers of applications to live on a site.
Yard	A name often used by Travelling Showpeople to refer to a site.

Appendix B: Assessment of Need for Unknown and Households that Do Not Meet the Planning Definition

Assessment of need for unknown Gypsy and Traveller households in Havering (2016-31)

Gypsies and Travellers - Unknown	Pitches
Supply of Pitches	
Additional supply from vacant public and private pitches	0
Additional supply from pitches on new sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
Total Supply	**0**
Current Need	
Households on unauthorised developments	12
Households on unauthorised encampments	0
Concealed households/Doubling-up/Over-crowding	0
Movement from bricks and mortar	0
Households on waiting lists for public sites	0
Total Current Need	**12**
Future Need	
5 year need from older teenage children	0
Households on sites with temporary planning permission	11
In-migration	0
New household formation	6
(Base number of households 24 and formation rate 1.50%)	
Total Future Needs	**17**
Net Pitch Need = (Current and Future Need – Total Supply)	**29**

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

2016-21	2021-26	2026-31	Total
25	2	2	**29**

Engagement with Travelling Showpeople that were interviewed suggested that need for unknown households as a result of over-crowding and future household formation can be met through expanding the current yard on to adjacent land already owned by the residents.

It is not now a requirement to include details of need from Gypsies and Travellers that do not meet the planning definition in the GTAA. However, an assessment of this need has been made to support the Council with its SHMA or HEDNA. There were no Travelling Showpeople in Havering that do not meet the planning definition.

Assessment of need for Gypsy and Traveller households in Havering that do not meet the Planning Definition (2016-31)

Gypsies and Travellers - Not Meeting Planning definition	Pitches
Supply of Pitches	
Additional supply from vacant public and private pitches	0
Additional supply from pitches on new sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
Total Supply	**0**
Current Need	
Households on unauthorised developments	2
Households on unauthorised encampments	0
Concealed households/Doubling-up/Over-crowding	0
Movement from bricks and mortar	0
Households on waiting lists for public sites	0
Total Current Need	**2**
Future Need	
5 year need from older teenage children	0
Households on sites with temporary planning permission	0
In-migration	0
New household formation	0
(No new household formation from 3 households)	
Total Future Needs	**0**
Net Pitch Need = (Current and Future Need – Total Supply)	**2**

Additional Need for households that do not meet the Planning Definition by 5 Year Periods

2016-21	2021-26	2026-31	Total
2	0	0	**2**

Appendix C: Site and Yards in Havering (July 2016)

Site/Yard	Authorised Pitches or Plots	Unauthorised Pitches or Plots
Public Sites		
None	-	-
Private Sites with Permanent Permission		
Railway Sidings, North Ockendon	1	-
The Old Forge, Hubbards Chase	1	-
The View, Hornchurch	1	-
Willow Tree Lodge	1	-
Private Sites with Temporary Permission		
Benskins Lane (west)	3	-
Gravel Pit Coppice, Benskins Lane	5	-
Hogbar Farm West	3	
Laburnham Stables	1	
Meadow Rise, Church Road	1	
Tylas Farm Stud	2	
Vinegar Hill	5	
Tolerated Sites – Long-term without Planning Permission		
None	-	-
Unauthorised Developments		
Ashleigh View, Tomkyns Lane	-	1
Crow Lane (r/o 21)	-	1
Crow Lane (r/o 24)	-	1
Fairhill Rise	-	2
Haunted House Wood	-	1
Hogbar Farm East	-	1
Land Off Church Road	-	4
Lower Bedfords Road	-	1
Meadow View & Willow View, Church Road	-	2
Springfield, Church Road	-	1
The Caravan Park, Putwell Bridge	-	1
The Grove, Prospect Road[12]	-	1
White House, Benskins Lane	-	1
Willoughby Drive (Adj No 1)	-	1
Willow Tree Lodge	-	1
TOTAL PITCHES	**25**	**20**
Authorised Travelling Showpeople Yards		
Fairoaks, Upminster	5	-
TOTAL PLOTS	**5**	**0**
Transit Provision		
None	-	-

12 This site was granted temporary planning permission for 18 months after the base date for the GTAA.

Appendix D – Technical Note on Household Formation

Technical Note

Gypsy and Traveller Household Formation and Growth Rates

September 2015

Opinion Research Services
Spin-out company of Swansea University

As with all our studies, this research is subject to Opinion Research Services' Standard Terms and Conditions of Contract.

Any press release or publication of this research requires the advance approval of ORS. Such approval will only be refused on the grounds of inaccuracy or misrepresentation.

© Copyright September 2015

Contents

Abstract and conclusions 4
Introduction 4
Compound growth 6
Caravan counts 7
Modelling population growth 8
Household growth 12
Household dissolution rates 14
Summary conclusions 14

Household Growth Rates

Abstract and conclusions

1. National and local household formation and growth rates are important components of Gypsy and Traveller accommodation assessments, but little detailed work has been done to assess their likely scale. Nonetheless, nationally, a net growth rate of 3% per annum has been commonly assumed and widely used in local assessments – even though there is actually no statistical evidence of households growing so quickly. The result has been to inflate both national and local requirements for additional pitches unrealistically.

2. Those seeking to provide evidence of high annual net household growth rates for Gypsies and Travellers have sometimes sought to rely on increases in the number of caravans, as reflected in caravan counts. However, caravan count data are unreliable and erratic – so the only proper way to project future population and household growth is through demographic analysis (which, of course, is used to assess housing needs in the settled community).

3. The growth in the Gypsy and Traveller population may be as low as 1.25% per annum – a rate which is much less than the 3% per annum often assumed, but still at least four times greater than in the general population. Even using extreme and unrealistic assumptions, it is hard to find evidence that net Gypsy and Traveller population and household growth rates are above 2% per annum nationally.

4. The often assumed 3% per annum net household growth rate is unrealistic and would require clear statistical evidence before being used for planning purposes. In practice, the best available evidence supports a national net household growth rate of 1.5% per annum for Gypsies and Travellers.

5. Some local authorities might perhaps allow for a household growth rate of up to 2.5% per annum, to provide a 'margin' if their populations are relatively youthful; but in areas where on-site surveys indicate that there are fewer children in the Gypsy and Traveller communities, the lower estimate of 1.5% per annum should be used for planning purposes.

Introduction

6. The rate of household growth is a key element in all housing assessments, including Gypsy and Traveller accommodation assessments. Compared with the general population, the relative youthfulness of many Gypsy and Traveller populations means that their birth rates are likely to generate higher-than-average population growth, and proportionately higher *gross* household formation rates. However, while their *gross* rate of household growth might be high, Gypsy and Traveller communities' future accommodation needs are, in practice, affected by any reduction in the number of households due to dissolution and/or by movements in/out of the area and/or by transfers into other forms of housing. Therefore, the *net* rate of household growth is the *gross* rate of formation *minus* any reductions in households due to such factors. Of course, it is the *net* rate that is important in determining future accommodation needs for Gypsies and Travellers.

7. In this context, it is a matter of concern that many Gypsy and Traveller accommodation needs assessments have not distinguished *gross* and *net* growth rates nor provided evidence for their assumed rates of household increase. These deficiencies are particularly important because when assumed growth rates are unrealistically high, and then compounded over a number of planning years, they can yield exaggerated projections of accommodation needs and misdirect public policy. Nonetheless, assessments and guidance documents have assumed 'standard' *net* growth rates of about 3% without sufficiently recognising either the range of factors impacting on the *gross* household growth rates or the implications of unrealistic assumptions when projected forward on a compound basis year by year.

8. For example, in a study for the Office of the Deputy Prime Minister ('Local Authority Gypsy and Traveller Sites in England', 2003), Pat Niner concluded that *net* growth rates as high as 2%-3% per annum should be assumed. Similarly, the Regional Spatial Strategies (RSS) (which continued to be quoted after their abolition was announced in 2010) used *net* growth rates of 3% per annum without providing any evidence to justify the figure (For example, 'Accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England: A Revision to the Regional Spatial Strategy for the East of England July 2009').

9. However, the guidance of the Department of Communities and Local Government ('Gypsy and Traveller Accommodation Needs Assessments: Guidance', 2007) was much clearer in saying that:

> *The 3% family formation growth rate is used here as an example only. The appropriate rate for individual assessments will depend on the details identified in the local survey, information from agencies working directly with local Gypsy and Traveller communities, and trends identified from figures previously given for the caravan count.* [In footnote 6, page 25]

10. The guidance emphasises that local information and trends should always be taken into account – because the *gross* rate of household growth is moderated by reductions in households through dissolution and/or by households moving into bricks and mortar housing or moving to other areas. In other words, even if 3% is plausible as a *gross* growth rate, it is subject to moderation through such reductions in households through dissolution or moves. It is the resulting *net* household growth rate that matters for planning purposes in assessing future accommodation needs.

11. The current guidance also recognises that assessments should use local evidence for *net* future household growth rates. A letter from the Minister for Communities and Local Government (Brandon Lewis MP), to Andrew Selous MP (placed in the House of Commons library on March 26th 2014) said:

> *I can confirm that the annual growth rate figure of 3% does not represent national planning policy.*
>
> *The previous Administration's guidance for local authorities on carrying out Gypsy and Traveller Accommodation Assessments under the Housing Act 2004 is unhelpful in that it uses an illustrative example of calculating future accommodation need based on the 3% growth rate figure. The guidance notes that the appropriate rate for individual assessments will depend on the details identified in the local authority's own assessment of need. As such the Government is not endorsing or supporting the 3% growth rate figure,'*

12. Therefore, while there are many assessments where a national Gypsy and Traveller household growth rate of 3% per annum has been assumed (on the basis of 'standard' precedent and/or guidance), there is little to justify this position and it conflicts with current planning guidance. In this context, this document seeks to integrate available evidence about *net* household growth rates in order to provide a more robust basis for future assessments.

Compound growth

13. The assumed rate of household growth is crucially important for Gypsy and Traveller studies because for future planning purposes it is projected over time on a compound basis – so errors are progressively enlarged. For example, if an assumed 3% *net* growth rate is compounded each year then the implication is that the number of households will double in only 23.5 years; whereas if a *net* compound rate of 1.5% is used then the doubling of household numbers would take 46.5 years. The table below shows the impact of a range of compound growth rates.

Table 1
Compound Growth Rates and Time Taken for Number of Households to Double

Household Growth Rate per Annum	Time Taken for Household to Double
3.00%	23.5 years
2.75%	25.5 years
2.50%	28 years
2.25%	31 years
2.00%	35 years
1.75%	40 years
1.50%	46.5 years

14. The above analysis is vivid enough, but another illustration of how different rates of household growth impact on total numbers over time is shown in the table below – which uses a baseline of 100 households while applying different compound growth rates over time. After 5 years, the difference between a 1.5% growth rate and a 3% growth rate is only 8 households (116 minus 108); but with a 20-year projection the difference is 46 households (181 minus 135).

Table 2
Growth in Households Over time from a Baseline of 100 Households

Household Growth Rate per Annum	5 years	10 years	15 years	20 years	50 years	100 years
3.00%	116	134	156	181	438	1,922
2.75%	115	131	150	172	388	1,507
2.50%	113	128	145	164	344	1,181
2.25%	112	125	140	156	304	925
2.00%	110	122	135	149	269	724
1.75%	109	119	130	141	238	567
1.50%	108	116	125	135	211	443

15. In summary, the assumed rate of household growth is crucially important because any exaggerations are magnified when the rate is projected over time on a compound basis. As we have shown, when compounded and projected over the years, a 3% annual rate of household growth implies much larger future Gypsy and Traveller accommodation requirements than a 1.5% per annum rate.

Caravan counts

16. Those seeking to demonstrate national Gypsy and Traveller household growth rates of 3% or more per annum have, in some cases, relied on increases in the number of caravans (as reflected in caravan counts) as their evidence. For example, some planning agents have suggested using 5-year trends in the national caravan count as an indication of the general rate of Gypsy and Traveller household growth. For example, the count from July 2008 to July 2013 shows a growth of 19% in the number of caravans on-site – which is equivalent to an average annual compound growth rate of 3.5%. So, *if plausible*, this approach could justify using a 3% or higher annual household growth rate in projections of future needs.

17. However, caravan count data are unreliable and erratic. For example, the July 2013 caravan count was distorted by the inclusion of 1,000 caravans (5% of the total in England) recorded at a Christian event near Weston-Super-Mare in North Somerset. Not only was this only an estimated number, but there were no checks carried out to establish how many caravans were occupied by Gypsies and Travellers. Therefore, the resulting count overstates the Gypsy and Traveller population and also the rate of household growth.

18. ORS has applied the caravan-counting methodology hypothetically to calculate the implied national household growth rates for Gypsies and Travellers over the last 15 years, and the outcomes are shown in the table below. The January 2013 count suggests an average annual growth rate of 1.6% over five years, while the July 2013 count gives an average 5-year rate of 3.5%; likewise a study benchmarked at January 2004 would yield a growth rate of 1%, while one benchmarked at January 2008 would imply a 5% rate of growth. Clearly any model as erratic as this is not appropriate for future planning.

Table 3
National CLG Caravan Count July 1998 to July 2014 with Growth Rates (Source: CLG)

Date	Number of caravans	5 year growth in caravans	Percentage growth over 5 years	Annual over last 5 years.
Jan 2015	20,123	1,735	9.54%	1.84%
July 2014	20,035	2,598	14.90%	2.81%
Jan 2014	19,503	1,638	9.17%	1.77%
July 2013	20,911	3,339	19.00%	3.54%
Jan 2013	19,359	1,515	8.49%	1.64%
Jul 2012	19,261	2,112	12.32%	2.35%
Jan 2012	18,746	2,135	12.85%	2.45%
Jul 2011	18,571	2,258	13.84%	2.63%
Jan 2011	18,383	2,637	16.75%	3.15%
Jul 2010	18,134	2,271	14.32%	2.71%
Jan 2010	18,370	3,001	19.53%	3.63%
Jul 2009	17,437	2,318	15.33%	2.89%
Jan 2009	17,865	3,503	24.39%	4.46%
Jul 2008	17,572	2,872	19.54%	3.63%
Jan 2008	17,844	3,895	27.92%	5.05%

Jul 2007	17,149	2,948	20.76%	3.84%
Jan 2007	16,611	2,893	21.09%	3.90%
Jul 2006	16,313	2,511	18.19%	3.40%
Jan 2006	15,746	2,352	17.56%	3.29%
Jul 2005	15,863	2,098	15.24%	2.88%
Jan 2005	15,369	1,970	14.70%	2.78%
Jul 2004	15,119	2,110	16.22%	3.05%
Jan 2004	14,362	817	6.03%	1.18%
Jul 2003	14,700			
Jan 2003	13,949			
Jul 2002	14,201			
Jan 2002	13,718			
Jul 2001	13,802			
Jan 2001	13,394			
Jul 2000	13,765			
Jan 2000	13,399			
Jan 1999	13,009			
Jul 1998	13,545			

19. The annual rate of growth in the number of caravans varies from slightly over 1% to just over 5% per annum, but if longer time periods are used the figures become more stable. Over the 36-year period from 1979 (the start of the caravan count) to 2015, the average compound growth rate in caravan numbers has been 2.5% per annum.

20. However, there is no reason to believe that the widely varying annual rates correspond with similar rates of increase in the household population. In fact, the highest rates of caravan growth occurred between 2006 and 2009, when the first wave of Gypsy and Traveller Accommodation Needs Assessments were being undertaken – so it is likely that the assessments prompted the inclusion of additional sites and caravans (which may have been there, but not counted previously). In reality, counting caravans is a poor indicator of Gypsy and Traveller household growth rates, for caravans are not always occupied by Gypsy and Traveller families; and the number of caravans held by families may increase with affluence and as economic conditions improve, but without a corresponding growth in the number of households.

21. Therefore, caravan counts are not appropriate planning guides: the only proper way to project future population and household growth is through demographic analysis – which should consider both population and household growth rates.

Modelling population growth

Introduction

22. The basic equation for calculating the rate of Gypsy and Traveller population growth seems simple: start with the base population and then calculate the average increase/decrease by allowing for births, deaths and in-/out-migration. Nevertheless, deriving satisfactory estimates is difficult because the evidence is often tenuous – so, in this context, ORS has modelled the growth of the national Gypsy and Traveller population based on the most likely birth and death rates, and by using PopGroup (the leading software for population and household forecasting). To do so, we have supplemented the available national statistical sources with data derived locally (from our own surveys) and in some cases from international research.

None of the supplementary data are beyond question, and none will stand alone; but, when taken together they have cumulative force. In any case the approach we adopt is more critically self-aware than simply adopting 'standard' rates on the basis of precedent.

Migration effects

23. Population growth is affected by national net migration and local migration (as Gypsies and Travellers move from one area to another). In terms of national migration, the population of Gypsies and Travellers is relatively fixed, with little international migration. It is in principle possible for Irish Travellers (based in Ireland) to move to the UK, but there is no evidence of this happening to a significant extent and the vast majority of Irish Travellers were born in the UK or are long-term residents. In relation to local migration effects, Gypsies and Travellers can and do move between local authorities – but in each case the in-migration to one area is matched by an out-migration from another area. Since it is difficult to estimate the net effect of such movements over local plan periods, ORS normally assumes that there will be nil net migration to/from an area. Nonetheless, where it is possible to estimate specific in-/out- migration effects, we take account of them, while distinguishing between migration and household formation effects.

Population profile

24. The main source for the rate of Gypsy and Traveller population growth is the UK 2011 Census. In some cases the data can be supplemented by ORS's own household survey data which is derived from more than 2,000 face-to-face interviews with Gypsies and Travellers since 2012. The ethnicity question in the 2011 census included for the first time 'Gypsy and Irish Traveller' as a specific category. While non-response bias probably means that the size of the population was underestimated, the age profile the census provides is not necessarily distorted and matches the profile derived from ORS's extensive household surveys.

25. The age profile is important, as the table below (derived from census data) shows. Even assuming zero deaths in the population, achieving an annual population growth of 3% (that is, doubling in size every 23.5 years) would require half of the "year one" population to be aged under 23.5 years. When deaths are accounted for (at a rate of 0.5% per annum), to achieve the same rate of growth, a population of Gypsies and Travellers would need about half its members to be aged under 16 years. In fact, though, the 2011 census shows that the midway age point for the national Gypsy and Traveller population is 26 years – so the population could not possibly double in 23.5 years.

Table 4
Age Profile for the Gypsy and Traveller Community in England (Source: UK Census of Population 2011)

Age Group	Number of People	Cumulative Percentage
Age 0 to 4	5,725	10.4
Age 5 to 7	3,219	16.3
Age 8 to 9	2,006	19.9
Age 10 to 14	5,431	29.8
Age 15	1,089	31.8
Age 16 to 17	2,145	35.7
Age 18 to 19	1,750	38.9
Age 20 to 24	4,464	47.1

Age 25 to 29	4,189	54.7
Age 30 to 34	3,833	61.7
Age 35 to 39	3,779	68.5
Age 40 to 44	3,828	75.5
Age 45 to 49	3,547	82.0
Age 50 to 54	2,811	87.1
Age 55 to 59	2,074	90.9
Age 60 to 64	1,758	94.1
Age 65 to 69	1,215	96.3
Age 70 to 74	905	97.9
Age 75 to 79	594	99.0
Age 80 to 84	303	99.6
Age 85 and over	230	100.0

Birth and fertility rates

26. The table above provides a way of understanding the rate of population growth through births. The table shows that surviving children aged 0-4 years comprise 10.4% of the Gypsy and Traveller population – which means that, on average, 2.1% of the total population was born each year (over the last 5 years). The same estimate is confirmed if we consider that those aged 0-14 comprise 29.8% of the Gypsy and Traveller population – which also means that almost exactly 2% of the population was born each year. (Deaths during infancy will have minimal impact within the early age groups, so the data provides the best basis for estimating of the birth rate for the Gypsy and Traveller population.)

27. The Total Fertility Rate (TFR) for the whole UK population is just below 2 – which means that on average each woman can be expected to have just less than two children who reach adulthood. We know of only one estimate of fertility rates of the UK Gypsy and Traveller community, in 'Ethnic identity and inequalities in Britain: The dynamics of diversity' by Dr Stephen Jivraj and Professor Ludi Simpson (published May 2015). The authors use 2011 Census data to estimate the TFR for the Gypsy and Traveller community as 2.75.

28. At ORS we have used our own household survey data[1] to investigate the fertility rates of Gypsy and Traveller women. The ORS data shows that on average Gypsy and Traveller women aged 32 years have 2.5 children (but, because the children of mothers above this age point tend to leave home progressively, full TFRs were not completed). On this basis it is reasonable to infer an average of three children per woman during her lifetime, which is broadly consistent with the estimate of 2.75 children per woman derived from the 2011 Census. In any case, the TFR for women aged 24 years is 1.5 children, which is significantly short of the number needed to double the population in 23.5 years – and therefore certainly implies a net growth rate of less than 3% per annum.

Death rates

29. Although the above data imply an annual growth rate through births of about 2%, the death rate has also to be taken into account – which means that the *net* population growth cannot conceivably achieve 2% per

[1] Approximately 2,000 household interviews across approximately 950 sites in England and Wales

annum. In England and Wales there are nearly half-a-million deaths each year – about 0.85% of the total population of 56.1 million in 2011. If this death rate is applied to the Gypsy and Traveller community then the resulting projected growth rate is in the region of 1.15%-1.25% per annum.

30. However, the Gypsy and Traveller population is significantly younger than average and may be expected to have a lower percentage death rate overall (even though a smaller than average proportion of the population lives beyond 68 to 70 years). While there can be no certainty, an assumed death rate of around 0.5% to 0.6% per annum would imply a net population growth rate of around 1.5% per annum.

31. Even though the population is younger and has a lower death rate than average, Gypsies and Travellers are less likely than average to live beyond 68 to 70 years. Whereas the average life expectancy across the whole population of the UK is currently just over 80 years, a Sheffield University study found that Gypsy and Traveller life expectancy is about 10-12 years less than average (Parry et al (2004) 'The Health Status of Gypsies and Travellers: Report of Department of Health Inequalities in Health Research Initiative', University of Sheffield). Therefore, in our population growth modelling we have used a conservative estimate of average life expectancy as 72 years – which is entirely consistent with the lower-than-average number of Gypsies and Travellers aged over 70 years in the 2011 census (and also in ORS's own survey data). On the basis of the Sheffield study, we could have supposed a life expectancy of only 68, but we have been cautious in our approach.

Modelling outputs

32. If we assume a TFR of 3 and an average life expectancy of 72 years for Gypsies and Travellers, then the modelling projects the population to increase by 66% over the next 40 years – implying a population compound growth rate of 1.25% per annum (well below the 3% per annum often assumed). If we assume that Gypsy and Traveller life expectancy increases to 77 years by 2050, then the projected population growth rate rises to nearly 1.5% per annum. To generate an 'upper range' rate of population growth, we have assumed a TFR of 4 and an average life expectancy rising to 77 over the next 40 years – which then yields an 'upper range' growth rate of 1.9% per annum. We should note, though, that national TFR rates of 4 are currently found only in sub-Saharan Africa and Afghanistan, so it is an implausible assumption.

33. There are indications that these modelling outputs are well founded. For example, in the ONS's 2012-based Sub-National Population Projections the projected population growth rate for England to 2037 is 0.6% per annum, of which 60% is due to natural change and 40% due to migration. Therefore, the natural population growth rate for England is almost exactly 0.35% per annum – meaning that our estimate of the Gypsy and Traveller population growth rate is four times greater than that of the general population of England.

34. The ORS Gypsy and Traveller findings are also supported by data for comparable populations around the world. As noted, on the basis of sophisticated analysis, Hungary is planning for its Roma population to grow at around 2.0% per annum, but the underlying demographic growth is typically closer to 1.5% per annum. The World Bank estimates that the populations of Bolivia, Cambodia, Egypt, Malaysia, Pakistan, Paraguay, Philippines and Venezuela (countries with high birth rates and improving life expectancy) all show population growth rates of around 1.7% per annum. Therefore, in the context of national data, ORS's modelling and plausible international comparisons, it is implausible to assume a net 3% annual growth rate for the Gypsy and Traveller population.

Household growth

35. In addition to population growth influencing the number of households, the size of households also affects the number. Hence, population and household growth rates do not necessarily match directly, mainly due to the current tendency for people to live in smaller (childless or single person) households (including, of course, older people (following divorce or as surviving partners)). Based on such factors, the CLG 2012-based projections convert current population data to a projected household growth rate of 0.85% per annum (compared with a population growth rate of 0.6% per annum).

36. Because the Gypsy and Traveller population is relatively young and has many single parent households, a 1.5% annual population growth could yield higher-than-average household growth rates, particularly if average household sizes fall or if younger-than-average households form. However, while there is evidence that Gypsy and Traveller households already form at an earlier age than in the general population, the scope for a more rapid rate of growth, through even earlier household formation, is limited.

37. Based on the 2011 census, the table below compares the age of household representatives in English households with those in Gypsy and Traveller households – showing that the latter has many more household representatives aged under-25 years. In the general English population 3.6% of household representatives are aged 16-24, compared with 8.7% in the Gypsy and Traveller population. Because the census includes both housed and on-site Gypsies and Travellers without differentiation, it is not possible to know if there are different formation rates on sites and in housing. However, ORS's survey data (for sites in areas such as Central Bedfordshire, Cheshire, Essex, Gloucestershire and a number of authorities in Hertfordshire) shows that about 10% of Gypsy and Traveller households have household representatives aged under-25 years.

Table 5
Age of Head of Household (Source: UK Census of Population 2011)

Age of household representative	All households in England		Gypsy and Traveller households in England	
	Number of households	Percentage of households	Number of households	Percentage of households
Age 24 and under	790,974	3.6%	1,698	8.7%
Age 25 to 34	3,158,258	14.3%	4,232	21.7%
Age 35 to 49	6,563,651	29.7%	6,899	35.5%
Age 50 to 64	5,828,761	26.4%	4,310	22.2%
Age 65 to 74	2,764,474	12.5%	1,473	7.6%
Age 75 to 84	2,097,807	9.5%	682	3.5%
Age 85 and over	859,443	3.9%	164	0.8%
Total	22,063,368	100%	19,458	100%

38. The following table shows that the proportion of single person Gypsy and Traveller households is not dissimilar to the wider population of England; but there are more lone parents, fewer couples without children, and fewer households with non-dependent children amongst Gypsies and Travellers. This data suggest that Gypsy and Traveller households form at an earlier age than the general population.

Table 6
Household Type (Source: UK Census of Population 2011)

Household Type	All households in England		Gypsy and Traveller households in England	
	Number of households	Percentage of households	Number of households	Percentage of households
Single person	6,666,493	30.3%	5,741	29.5%
Couple with no children	5,681,847	25.7%	2345	12.1%
Couple with dependent children	4,266,670	19.3%	3683	18.9%
Couple with non-dependent children	1,342,841	6.1%	822	4.2%
Lone parent: Dependent children	1,573,255	7.1%	3,949	20.3%
Lone parent: All children non-dependent	766,569	3.5%	795	4.1%
Other households	1,765,693	8.0%	2,123	10.9%
Total	22,063,368	100%	19,458	100%

39. ORS's own site survey data is broadly compatible with the data above. We have found that: around 50% of pitches have dependent children compared with 45% in the census; there is a high proportion of lone parents; and about a fifth of Gypsy and Traveller households appear to be single person households. One possible explanation for the census finding a higher proportion of single person households than the ORS surveys is that many older households are living in bricks and mortar housing (perhaps for health-related reasons).

40. ORS's on-site surveys have also found more female than male residents. It is possible that some single person households were men linked to lone parent females and unwilling to take part in the surveys. A further possible factor is that at any time about 10% of the male Gypsy and Traveller population is in prison – an inference drawn from the fact that about 5% of the male prison population identify themselves as Gypsies and Travellers ('People in Prison: Gypsies, Romany and Travellers', Her Majesty's Inspectorate of Prisons, February 2004) – which implies that around 4,000 Gypsies and Travellers are in prison. Given that almost all of the 4,000 people are male and that there are around 200,000 Gypsies and Travellers in total, this equates to about 4% of the total male population, but closer to 10% of the adult male population.

41. The key point, though, is that since 20% of Gypsy and Traveller households are lone parents, and up to 30% are single persons, there is limited potential for further reductions in average household size to increase current household formation rates significantly – and there is no reason to think that earlier household formations or increasing divorce rates will in the medium term affect household formation rates. While there are differences with the general population, a 1.5% per annum Gypsy and Traveller population

growth rate is likely to lead to a household growth rate of 1.5% per annum – more than the 0.85% for the English population as a whole, but much less than the often assumed 3% rate for Gypsies and Travellers.

Household dissolution rates

42. Finally, consideration of household dissolution rates also suggests that the net household growth rate for Gypsies and Travellers is very unlikely to reach 3% per annum (as often assumed). The table below, derived from ORS's mainstream strategic housing market assessments, shows that generally household dissolution rates are between 1.0% and 1.7% per annum. London is different because people tend to move out upon retirement, rather than remaining in London until death. To adopt a 1.0% dissolution rate as a standard guide nationally would be too low, because it means that average households will live for 70 years after formation. A 1.5% dissolution rate would be a more plausible as a national guide, implying that average households live for 47 years after formation.

Table 7
Annual Dissolution Rates (Source: SHMAs undertaken by ORS)

Area	Annual projected household dissolution	Number of households	Percentage
Greater London	25,000	3,266,173	0.77%
Blaenau Gwent	468.2	30,416	1.54%
Bradford	3,355	199,296	1.68%
Ceredigion	348	31,562	1.10%
Exeter, East Devon, Mid Devon, Teignbridge and Torbay	4,318	254,084	1.70%
Neath Port Talbot	1,352	57,609	2.34%
Norwich, South Norfolk and Broadland	1,626	166,464	0.98%
Suffolk Coastal	633	53,558	1.18%
Monmouthshire Newport Torfaen	1,420	137,929	1.03%

43. The 1.5% dissolution rate is important because the death rate is a key factor in moderating the *gross* household growth rate. Significantly, applying a 1.5% dissolution rate to a 3% *gross* household growth formation rate yields a *net* rate of 1.5% per annum – which ORS considers is a realistic figure for the Gypsy and Traveller population and which is in line with other demographic information. After all, based on the dissolution rate, a *net* household formation rate of 3% per annum would require a 4.5% per annum *gross* formation rate (which in turn would require extremely unrealistic assumptions about birth rates).

Summary conclusions

44. Future Gypsy and Traveller accommodation needs have typically been over-estimated because population and household growth rates have been projected on the basis of assumed 3% per annum net growth rates.

45. Unreliable caravan counts have been used to support the supposed growth rate, but there is no reason to suppose that the rate of increase in caravans corresponds to the annual growth of the Gypsy and Traveller population or households.

46. The growth of the national Gypsy and Traveller population may be as low as 1.25% per annum – which is still four times greater than in the settled community. Even using extreme and unrealistic assumptions, it is hard to find evidence that the net national Gypsy and Traveller population and household growth is above 2% per annum nationally. The often assumed 3% net household growth rate per annum for Gypsies and Travellers is unrealistic.

47. The best available evidence suggests that the net annual Gypsy and Traveller household growth rate is 1.5% per annum. The often assumed 3% per annum net rate is unrealistic. Some local authorities might allow for a household growth rate of up to 2.5% per annum, to provide a 'margin' if their populations are relatively youthful; but in areas where on-site surveys indicate that there are fewer children in the Gypsy and Traveller population, the lower estimate of 1.5% per annum should be used.

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

GYPSY AND TRAVELLER POSITION STATEMENT 2017

Havering Proposed Submission Local Plan

Gypsy and Traveller Accommodation Position Statement

July 2017

Introduction

This position statement has been prepared to support the Proposed Submission Local Plan.

The purpose of this paper is set out the Council's approach to meeting Gypsy and Traveller accommodation needs within Havering.

This statement should be read alongside the Havering Gypsy and Traveller Needs Accommodation Assessment 2017 which forms a key part of the evidence base for the Havering Local Plan.

Policy context

Planning Policy for Traveller Sites (PPTS)

The Planning Policy for Traveller Sites was published in 2012 (and updated in 2015) to accompany the NPPF. It sets out the direction of Government policy as well as introducing the planning definition of a Traveller.

The overarching aim of the Government is to ensure fair and equal treatment for travellers in a way that facilitates the traditional and nomadic way of life while respecting the interests of the settled community.

The policy document states that Local Planning Authorities should set pitch targets for gypsies and travellers which address the likely permanent and transit site accommodation needs of travellers in their area. The Government recognise the importance of informing the plan making process with a robust evidence base which assesses accommodation needs.

The Policy aims to protect the Green Belt from inappropriate development and protect local amenity and the environment. It also seeks to reduce the number of unauthorised development and encampments and reduce tensions between the settled and traveller communities. The Government also recognise the importance of private traveller site provision while acknowledging that there will always be those travellers who cannot provide their own sites.

The London Plan

Policy 3.8 of the London Plan recognises that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for difference sizes and types of dwellings. Taking account of housing requirements identified at regional, sub-regional and local levels, boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that the accommodation requirements of Gypsies and Travellers (including travelling show people) are identified and addressed in line with national policy.

The Mayor does not consider it appropriate to include detailed policies for the provision of sites for Gypsies and Travellers and Travelling Show People in the London Plan because of the level of locally-specific detail involved and the scale of the issue. Local authorities are responsible for determining the right level of site provision in their areas in consultation with local communities and setting targets for provision based on robust evidence of local need.

The Mayor believes that the boroughs are best placed to assess the needs and make provision for these groups through new pitch provision, protection or enhancement of existing pitches, or by other means.

Gypsy and Traveller Accommodation Needs

The Havering Gypsy and Traveller Accommodation Assessment (GTAA) 2017 provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation in the borough up to 2031. The Assessment identifies a need for 33 additional pitches for the Gypsy and Traveller households who meet the planning definition as set out in the National Planning Policy for Traveller Sites. Of the 33 pitches needed, 26 pitches are required within the first 5 year period of the Plan (2016 – 2021), and the remaining 7 pitches in the latter part of the plan period. No additional need has been identified for plots for Travelling Showpeople over the 15 year plan period (2016-2031). Refer to the GTAA for further details.

Havering's approach to meeting need

The GTAA demonstrates that all gypsy and traveller families living in the borough currently occupy privately owned sites within the Green Belt.

In accordance with National Planning Policy Gypsy and Traveller pitches are inappropriate development in the Green Belt and can only be permitted in very special circumstances.

The Council has considered whether there are any deliverable sites outside of the Green Belt which could accommodate gypsy and traveller pitches. However, it has not been possible to identify any suitable sites for the following reasons:

There are no publically owned/operated gypsy and traveller sites within the Borough. Havering is therefore dependant on privately owned sites to accommodate the identified need.

A review of Council owned land has been undertaken but no sites that are surplus to requirements or suitable for gypsy and traveller sites have been identified.

The Council has considered whether any privately owned potential housing sites (outside of the green belt) could be identified for gypsy and traveller use. A key concern when considering any such sites is their deliverability. The Council has had to consider whether private land owners would bring these sites forward and whether existing gypsy and traveller families living in the borough could purchase such sites particularly in light of the land values in Havering.

The gypsy and traveller families that form part of the overall need (as identified in the GTAA) have all lived in the borough, on their sites within the Green Belt, for a number of years and many of the sites have children living on them. Consideration has been given the provision of stable, safe and secure places to live and the benefits of enabling settled children continued access to the schools they currently attend.

The Council is of the view that, in light of the information set out above and the unmet need for gypsy and traveller accommodation there are, in this situation, very special circumstances that outweighs the harm to the Green Belt.

The Council's proposed approach to meeting Gypsy and Traveller needs wihin the Local Plan is therefore to formalise and where appropriate intensify the existing occupied sites within the green belt. The sites have been identified based on whether the occupants meet the planning definition of a Traveller and therefore contribute to the overall need set out in the GTAA. These sites are:

- Tyas Stud Farm rear of Latchford Farm
- Vinegar Hill
- Hogbar Farm West
- Ashlea View, Tomkyns Lane
- Benskins Lane
- Fairhill Rise
- Hogbar Farm East
- Lower Bedfords Road
- The Caravan Park, Putwell Bridge

Annex 1 Site Assessments

	Tyas Stud Farm rear of Latchford Farm	Vinegar Hill	Hogbar Farm West	Ashlea View, Tomkyns Lane Lane	Benskins Lane	Fairhill Rise	Hogbar Farm East	Lower Bedfords Road	The Caravan Park, Putwell Bridge
Location	Upminster	Harold Hill	Harold Hill	Upminster	Noak Hill	Harold Hill	Harold Hill	Chase Cross /Collier Row	Harold Park
Site Area	1.653	0.518	0.192	2.316	1.382	0.133	0.395	0.101	0.115
Ownership	Private	Private	Private	Private	Private	Private	Private	Private	Private
Green Belt	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SSI	No	No	No	No	No	No	No	No	No
Heritage Area	No	No	No	No	No	No	No	No	No
Flood Zone	No	No	No	No	No	No	No	No	Yes
Contaminated Land	No	No	No	No	No	No	No	No	Yes
Within 250m of a Landfill site	No	No	No	No	No	No	No	No	No
Within high pressure gas Pipeline safeguarding zone	No	No	No	No	No	No	No	No	No
Mains water and electricity available on site or easily provided	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Appropriate sanitation available on site or capable of being provided?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Provision for surface water and storm water drainage on site?	No	Yes	No	No	No	No	No	No	No
Access to road network	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Primary school within 2km	Yes	Yes	Yes	No (2.5km's)	Yes	Yes	Yes	Yes	Yes
GP surgery within 2km of the site	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Basic shopping	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

facilities (e.g. food shop) within 2km of the site									
Site located within 800m of a public transport route	Yes	Yes	Yes	No (1.25km's)	No (1.9km's)	Yes	Yes	Yes	Yes
Impact of the site on local character and appearance of the surrounding area?	Low Impact. Site set well away from the road- no detrimental impact when seen from the M25, trains or footpath to the east.	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.	Low impact. Residential development on the site is set back from Tomkyns Lane, is screened by vegetation and has a low impact on the local character, appearance and general openness of the area.	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.	Low impact. While the north side of Lower Bedfords Road is open countryside leading to Bedfords Park, the south side contains ribbon development of mostly bungalows, although the neighbouring properties to the east are a pair of semi-detached houses.	Low impact, site set well away from the road and residential properties and as such, has low impact on the local character, appearance and general open-ness of the area.
What is the impact of the site on the amenity of nearby residents?	Low Impact. Latchford Farm and Wyngards Farm situated to the east of the site are the only neighbouring properties and the site does not have any detrimental impact on the amenity of these residents.	Low impact on the residents of Stanwyck Gardens and Straight Road to the rear of the site. Noise from site residents no different to neighbouring houses.	Low impact. Site is situated to the west of Stanwyck Gardens and does not border these residential properties.	Low impact. Sporadic residential development along Tomkyns Lane and no adjoining properties.	Low impact- Sporadic residential development along Benskins Lane and no adjoining properties.	Low impact on the residents of Stanwyck Gardens owning to the distance between the location of accommodation on the site and the rear of the residential properties. Noise from site residents no different to neighbouring houses.	Low-medium impact. The properties on Stanwyck Gardens are situated at a lower level in relation to those on this site. However, this can be addressed through landscaping to the rear of the site. Noise from site residents no different to neighbouring houses.	Low impact. The residential area of the site is set back from the road and does not directly over-look any neighbouring properties.	Low impact owning to the distance between the location of accommodation on the site and the nearest residential properties which are some distance away.
Can the site provide site	The site has visual privacy	Yes. Fencing around site	Yes. Fencing and tree cover	The residential area is set back	Each of the six sites is	Yes. Fencing around site	Yes. Fencing around site	Wall and entrance gate	Yes. Fencing around site

residents with visual and acoustic privacy?	from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant.	provides visual and acoustic privacy.	around site provides visual and some acoustic privacy.	from Tomkyns Lane and provides visual and acoustic privacy.	enclosed by fencing which affords visual and acoustic privacy.	provides visual and acoustic privacy.	provides visual and acoustic privacy.	onto Lower Bedfords Road and fencing to the side and rear of the site provide visual and acoustic privacy.	provides visual privacy. Some noise from the A12 but not significant.
Are there any environmental health concerns (particularly air quality and noise) relating to the site?	Potential air quality and noise issues from M25.	No known issues.	No known issues.	No known issues.	Potential air quality and noise issues from M25.	No known issues.	No known issues.	No known issues.	Potential air quality and noise issues from the A12.
Are there any constraints on the design and layout of the site?	Details of the proposed design and layout of the site with the residential area clearly defined would be required.	No constraints although details of proposed design and layout of the residential area would be required	No constraints although details of proposed design and layout of the residential area would be required. This includes boundary treatment onto Lower Bedfords Road.	The residential area should be located at the end of the driveway (as current) in order to maintain the character, openness and visual amenity of the area.	No constraints although details of proposed design and layout of the residential area would be required	No constraints although details of proposed design and layout of the residential area would be required.	No constraints although details of proposed design and layout of the residential area would be required.	Details of the proposed design and layout of the residential area would be required.	No constraints although details of proposed design and layout of the residential area would be required.

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

TOWN CENTRE POSITION STATEMENT 2017

Havering
LONDON BOROUGH

TOWN CENTRE POSITION STATEMENT

JULY 2017

1. INTRODUCTION

1.1 This position statement has been prepared to support the Proposed Submission Local Plan.

1.2 The purpose of the statement is to:

- Outline the key findings of a town centre audit that was carried out and completed in August 2016 as part of the evidence base for the Local Plan, and to;

- Demonstrate how the town centre audit has informed the policy approach in the Proposed Submission Local Plan.

1.3 The town centre audit provides a greater understanding of the composition of uses that exist within the Boroughs Metropolitan Centre of Romford, 6 District Centres of Hornchurch, Upminster, Collier Row, Harold Hill, Rainham and Elm Park and the Boroughs diffuse network of Local Centres.

1.4 This statement should be considered alongside the Havering Retail and Commercial Leisure Needs Assessment 2015 which also forms part of the evidence base for the Local Plan.

2. HAVERING'S TOWN CENTRE AUDIT

2.1 The objective of the town centre audit was to provide evidence and justification in support of the Proposed Submission Local Plan, specifically in relation to:

- The suitability of the current town centre boundaries and whether any amendments are needed to the primary and secondary frontages;

- Identifying an appropriate percentage of A1 units within the primary and secondary frontages required to maintain a sustainable mix of uses within town centres; and

- Identifying over-concentrations of particular uses and how this can be managed.

3. HAVERING'S TOWN CENTRE AUDIT

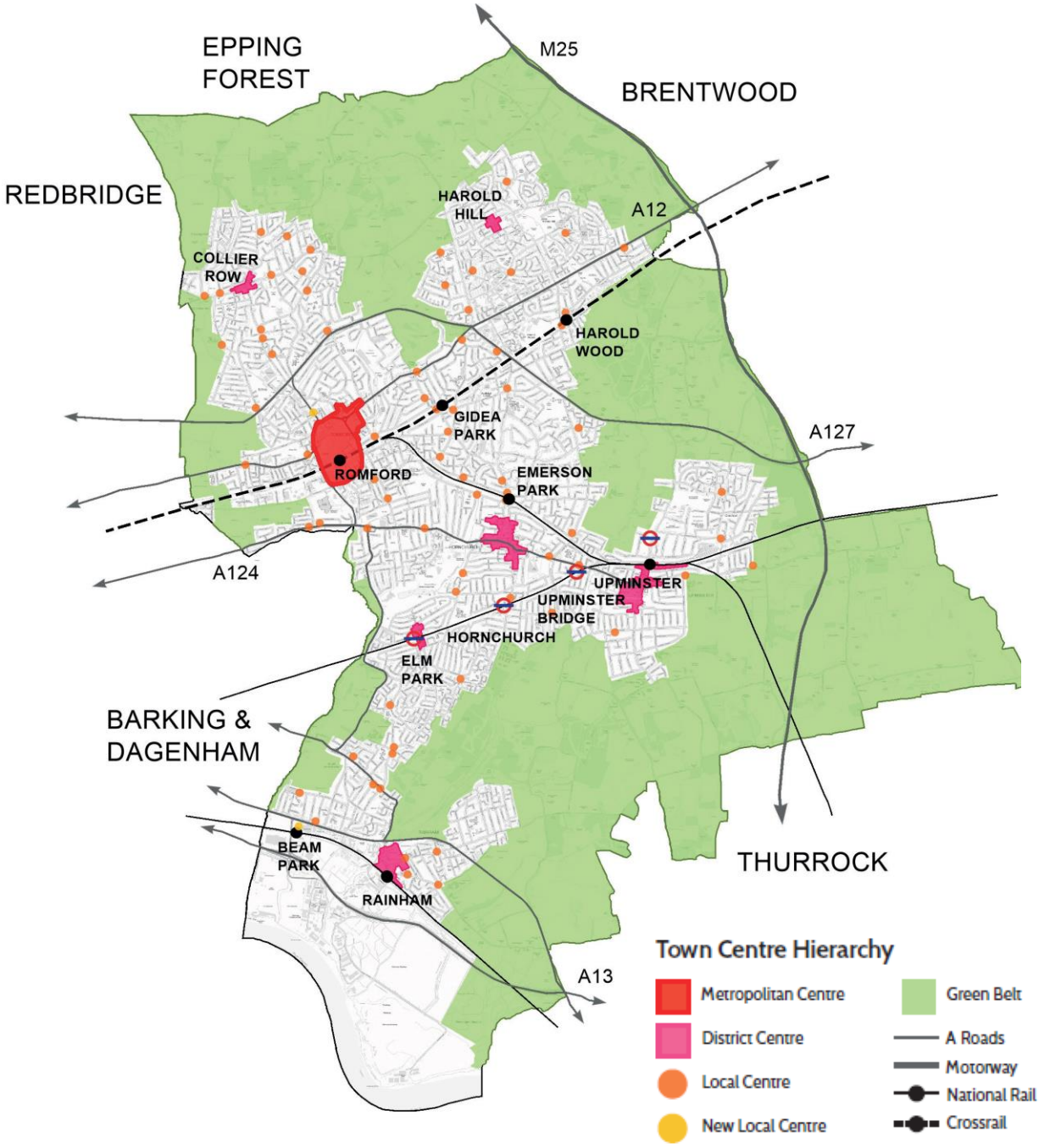
3.1 The audit was undertaken by the Council over a period of 3 weeks in August 2016. It included Havering's Metropolitan Centre of Romford, six District Centres of Upminster, Hornchurch, Elm Park, Collier Row, Harold Wood and Rainham, and the boroughs 77 Local Centres.

3.2 The boundary for each centre surveyed was based on existing information from the 2008 Havering Local Development Framework, which also included primary and secondary retail frontage designations. In some cases, the survey was extended (as a result of the site visits) where it was felt to be a logical addition to the survey area and where the Council may wish to consider a revised town centre boundary.

3.3 The primary use of each existing unit along with the business name and address were recorded. The use class of each unit was identified using the Town and Country Planning (Use Classes) Order 1987 (as amended).

3.4 This audit was carried out solely for the purpose of informing the Local Plan. Town Centre Health Checks are carried out on a quarterly basis by the Town Centre Management Team for Romford and the District Centres and will be used to monitor town centre performance over the Plan period.

Map 1: Havering's Town Centre Network



4. KEY FINDINGS AND RECOMMENDATIONS

4.1 This section set outs out the key findings and recommendations relating to town centre boundaries and primary and secondary frontages.

4.2 In line with the National Planning Policy Framework, primary frontages should be focused around areas with the highest concentration of A1 uses. Secondary frontages are reserved for a more diverse range of uses which should be actively encouraged.

a. ROMFORD

	Romford Town Centre		Romford Primary Frontage		Romford Secondary Frontage	
Total Units	**267**	**100%**	**156**	**100%**	**111**	**100%**
A1	118	44%	83	53%	35	32%
A2	31	12%	17	11%	14	13%
A3	33	12%	20	13%	13	12%
A4	9	3%	8	5%	1	1%
A5	9	3%	1	1%	8	7%
Sui Generis (Total)	25	9%	13	8%	12	11%
Sui Generis (Betting Shops)	8	3%	6	4%	2	2%
Sui Generis (Pay day loans)	3	1%	2	1%	1	1%
D1	5	2%	0	0%	5	5%
D2	3	1%	1	1%	2	2%
B1	5	2%	0	0%	5	5%
Vacant	29	11%	13	8%	16	14%

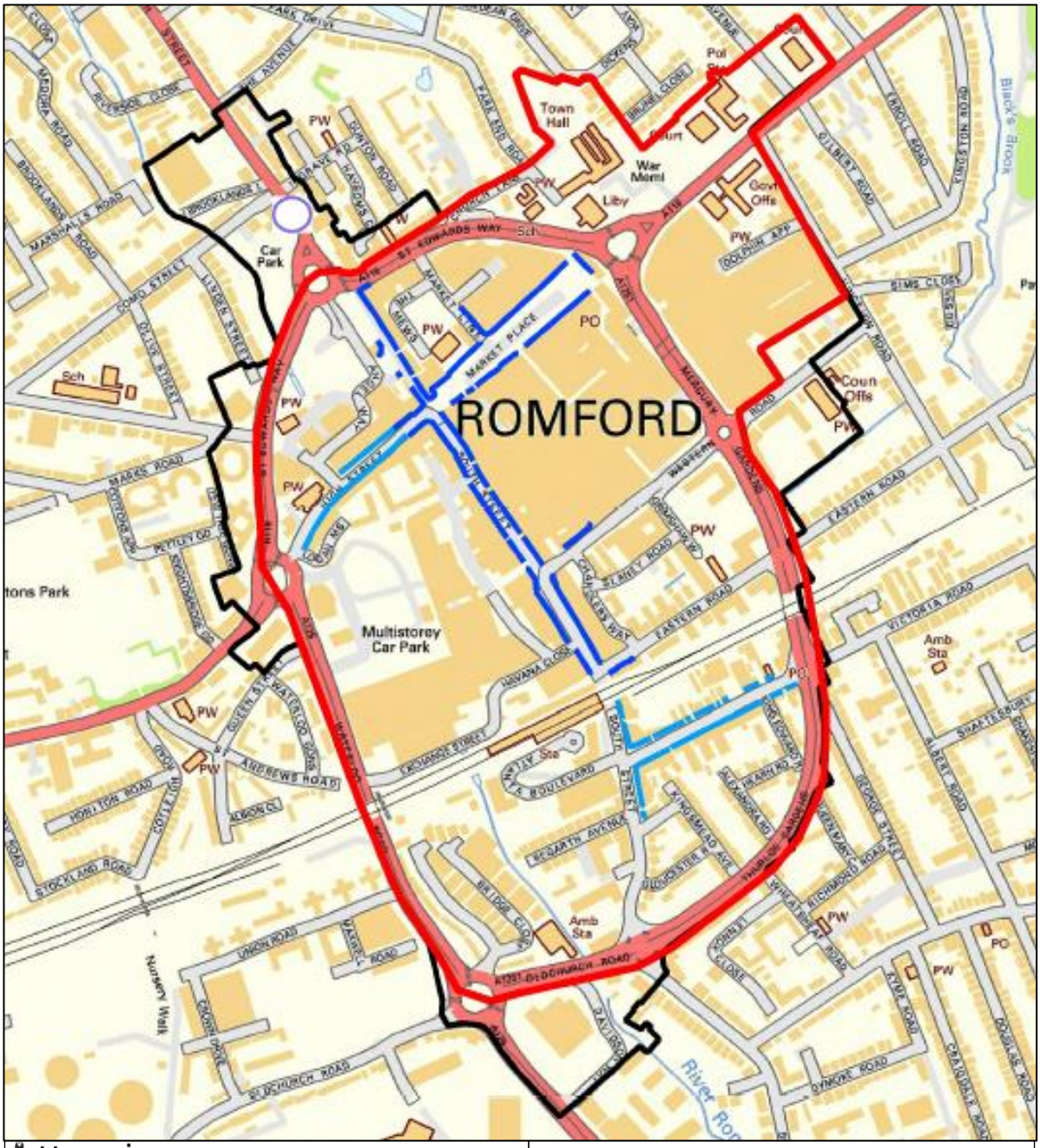
i. As a result of the audit and site visit, it is recommended that minor amendments be made to the existing LDF Metropolitan Centre boundary, with the new boundary to be drawn around the ring road and and to extend into the civic quarter, incorporating the public offices and buildings located here.

ii. As a result of such action, this would in turn create an additional Local Centre at North Street, incorporating numbers 68-78, 88-148 evens and 95-105, 117-137 odds.

iii. This is illustrated below in map 2.

iv. In terms of shopping frontages, amends were made to the primary frontage to consolidate the primary shopping area. Furthermore, the secondary frontage was increased at Victoria Road and now includes the whole road up to the town centre boundary as indicated on the map.

Map 2: Recommended revisions to Romford Town Centre boundary



Havering LONDON BOROUGH
London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key-	
Recommended Metropolitan Centre Boundary	
Existing 2008 LDF Romford Area Action Plan Boundary	
New Local Centre	
Primary Frontage	
Secondary Frontage	

b. HORNCHURCH

	Hornchurch Town Centre		Hornchurch Primary Frontage		Hornchurch Secondary Frontage	
Total Units	**191**	**100%**	**101**	**100%**	**90**	**100%**
A1	90	47%	60	59%	30	33%
A2	20	11%	12	12%	8	9%
A3	38	20%	16	16%	22	24%
A4	7	4%	2	2%	5	6%
A5	4	2%	1	1%	3	3%
Sui Generis (Total)	20	11%	8	8%	12	13%
Sui Generis (Betting Shops)	6	3%	4	4%	2	2%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	6	3%	0	0%	6	7%
D2	0	0%	0	0%	0	0%
B1	1	1%	0	0%	1	1%
Vacant	5	3%	2	2%	3	3%

i. No reasons to modify the Hornchurch town centre boundary were found; therefore it is recommended that the boundary is preserved.

ii. No changes were identified to the primary or secondary frontages

c. UPMINSTER

	Upminster Town Centre		Upminster Primary Frontage		Upminster Secondary Frontage	
Total Units	**180**	**100%**	**99**	**100%**	**81**	**100%**
A1	102	57%	58	59%	44	54%
A2	18	10%	15	15%	3	4%
A3	29	16%	14	14%	15	19%
A4	2	1%	2	2%	0	0%
A5	16	9%	2	2%	14	17%
Sui Generis (Total)	8	4%	5	5%	3	4%
Sui Generis (Betting Shops)	2	1%	2	2%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	1%	0	0%	1%	1%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	4	2%	3	3%	1	1%

i. No reasons to modify the Hornchurch town centre boundary were found; therefore it is recommended that the boundary is preserved.

ii. No changes were identified to the primary or secondary frontages.

d. ELM PARK

	Elm Park Town Centre		Elm Park Primary Frontage		Elm Park Secondary Frontage	
Total Units	**118**	**100%**	**111**	**100%**	**7**	**100%**
A1	67	57%	64	58%	3	43%
A2	9	8%	7	6%	2	29%
A3	10	9%	8	7%	2	39%
A4	0	0%	0	0%	0	0%
A5	14	12%	14	13%	0	0%
Sui Generis (Total)	11	9%	11	10%	0	0%
Sui Generis (Betting Shops)	2	2%	2	2%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	1%	1	1%	0	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	6	5%	6	5%	0	0%

i. No reasons to modify the Hornchurch town centre boundary were found; therefore it is recommended that the boundary is preserved.

ii. No changes were identified to the primary or secondary frontages.

e. COLLIER ROW

	Collier Row Town Centre		Collier Row Primary Frontage		Collier Row Secondary Frontage	
Total Units	**78**	**100%**	**68**	**100%**	**10**	**100%**
A1	40	51%	36	53%	4	40%
A2	9	12%	9	13%	0	0%
A3	8	10%	6	9%	2	20%
A4	1	1%	1	2%	0	0%
A5	8	10%	6	9%	2	20%
Sui Generis (Total)	8	10%	6	9%	2	20%
Sui Generis (Betting Shops)	3	4%	3	4%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	1%	1	2%	0	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	2	3%	2	3%	0	0%

i. No reasons to modify the Hornchurch town centre boundary were found; therefore it is recommended that the boundary is preserved

ii. No changes were identified to the primary or secondary frontages.

f. HAROLD HILL

	Collier Row Town Centre		Collier Row Primary Frontage		Collier Row Secondary Frontage	
Total Units	**66**	**100%**	**52**	**100%**	**14**	**100%**
A1	42	64%	35	67%	7	50%
A2	6	9%	4	8%	2	14%
A3	5	8%	4	8%	1	7%
A4	0	0%	0	0%	0	0%
A5	1	2%	1	2%	0	0%
Sui Generis (Total)	9	14%	7	13%	2	14%
Sui Generis (Betting Shops)	2	3%	2	4%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	7%
D1	1	2%	0	0%	1	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	2	3%	1	2%	1	7%

i. As a result of the audit, it is recommended that minor amendments are made to the existing Harold Hill District Centre boundary.

ii. This is due to residential development to the north of the centre beyond Hilldene Avenue which has resulted in the detachment of this area from the rest of the centre and its primary retailing function.

iii. Map 3 below illustrates the proposed new Harold Hill boundary.

iv. No further changes were identified to the primary or secondary frontages.

Map 3: Recommended Metropolitan centre boundary

Havering LONDON BOROUGH

London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3DB,
Tel: 01708 434343

©Crown copyright and database rights 2017.
Ordnance Survey 100024327.

Key-	
Recommended Harold Hill Boundary	
Area to be removed	

g. RAINHAM

	Collier Row Town Centre		Collier Row Primary Frontage		Collier Row Secondary Frontage	
Total Units	**42**	**100%**	**30**	**100%**	**12**	**100%**
A1	17	40%	14	47%	3	25%
A2	11	26%	7	23%	4	33%
A3	4	10%	3	10%	1	8%
A4	2	5%	0	0%	2	17%
A5	6	14%	4	13%	2	17%
Sui Generis (Total)	2	5%	2	7%	0	0%
Sui Generis (Betting Shops)	2	5%	2	7%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	0	0%	0	0%	0	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	0	0%	0	0%	0	0%

i. No reasons to modify the Rainham centre boundary were found; therefore it is recommended that the boundary is preserved

ii. No changes were identified to the primary or secondary frontages.

h. LOCAL CENTRES

i. Results of the Local Centre audit can be viewed in Annex I.

ii. As a result of the audit, it is recommended to de-designate the following centres:

   a. Fitzilian Avenue, Harold Wood Local Centre; following a sustained period of redevelopment that has replaced most of the centre, the centre currently fails to provide any convenience provision and as such, can be argued to no longer serve the key local centre function and;

   b. Mawney Road South, Romford Local Centre, due to an extremely limited convenience offer which can be argued to no longer fulfil the functions of a Local Centre.

iii. In light of the proposed residential development at Rainham and Beam Park and in line with the Rainham and Beam Park Masterplan, it is recommended that a new Local Centre is developed at Beam Park Station.

iv. A new Local Centre is proposed in North Street, Romford which covers the properties previously included as part of the fringe area of Romford Metropolitan Centre as this has been amended (see Romford section above).

v. Further, it is recommended that the properties in the Local Centres are updated to reflect the Local Centre audit

5. IMPLICATIONS FOR PROPERTY

Preserving the primary shopping function

5.1 NPPF guidelines state that within primary frontages, Use Class A1 should be the principal and most dominant land use as this contains the most important shopping facilities, those which attract the greatest number of customers and which contribute most to the vitality and viability of the respective centres.

5.2 Due to the Permitted Development rights regarding the change of use from A1 to A2, it is justified to set a combined percentage for A1 and A2 uses. Considering the key findings, it is recommended a threshold of 60% be set, allowing town centres room to further diversify while maintaining the primary shopping function at a reasonable level.

5.3 The audit also provided the opportunity to investigate A5 and betting shop proliferation which often provides an indication of town centre performance. The audits found a concentration of these uses in certain centres. It is recommended that the Local Plan puts in place controls to prevent over-concentration of these uses.

5.4 Pay day loan shops have also been audited. Although no particular issues have been identified at this point in time, it is recommended that this use is being monitored.

Impact Assessment Threshold

5.5 Impact assessments should demonstrate the impact on the existing, planned and committed investment in centres and on town centre vitality and viability.

5.6 Although overall performing well, the District and Metropolitan centres are subject to the over proliferation of non-retail uses and have a number of vacancies in prominent locations. The vitality and vitality of these town centres could therefore also be adversely impacted by out of centre development.

5.7 To make sure that such proposals do not affect the vitality and viability of existing town centres, and make sure future investments are optimised, the setting of a significantly lower locally specific threshold for impact assessments than that specified in the NPPF is justified.

ANNEX I: LOCAL CENTRES

Town Centre	Centre Number	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	
							Betting	Loan	Car	other							V / UC	Previous
Petersfield Avenue, Harold Hill	1	14		1		3	1			3								
		64%	0%	5%	0%	14%	5%	0%	0%	14%	0%	0%	0%	0%	0%	0%	0%	
Station Road, Harold Wood	2	13	3	2	1	3	2			1								
		52%	12%	8%	4%	12%	8%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	
Main Road, Gidea Park	3	25	10	7	1	2	1		1	1						0		
		52%	21%	15%	2%	4%	2%	0%	2%	2%	0%	0%	0%	0%	0%	0%	0%	
Ardleigh Green Road, Squirrels heath	4	16	1	3		4	1		1	3	2						1	A1
		50%	3%	9%	0%	13%	3%	0%	3%	9%	6%	0%	0%	0%	0%	0%	3%	
Balgores Lane, Gidea Park	5	12	5	1		5				3	1						1	A1
		43%	18%	4%	0%	18%	0%	0%	0%	11%	4%	0%	0%	0%	0%	0%	4%	
Avon Road, Cranham	6	9		2		3											1	A1
		60%	0%	13%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	7%	
Rush Green Road, Rush Green	7	20	4	1		6	2		1	3								
		54%	11%	3%	0%	16%	5%	0%	3%	8%	0%	0%	0%	0%	0%	0%	0%	
Front Lane, Cranham	8	19	2	5		2	1		3	2	2	1					1	SG
		50%	5%	13%	0%	5%	3%	0%	8%	5%	5%	3%	0%	0%	0%	0%	3%	
Station Lane, Hornchurch	9	23	3	2		2				2							2	
		66%	9%	6%	0%	6%	0%	0%	0%	6%	0%	0%	0%	0%	0%	0%	6%	
Cheery Tree Coner, South Hornchurch	10	15	2	3	2	2	1			2								
		56%	7%	11%	7%	7%	4%	0%	0%	7%	0%	0%	0%	0%	0%	0%	0%	
Crown Parade, Upminster Road South, Rainham	11	12		1		2	1			4								
		60%	0%	5%	0%	10%	5%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	
Whitchurch Road, Harold Hill	12	3		1		3	1			3							1	A1
		25%	0%	8%	0%	25%	8%	0%	0%	25%	0%	0%	0%	0%	0%	0%	8%	
Boxmoor Road, Collier Row	13	7								2								
		78%	0%	0%	0%	0%	0%	0%	0%	22%	0%	0%	0%	0%	0%	0%	0%	

Highfield Link, Collier Row	**14**	4																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Chase Cross Road, Collier Row	**15**	3				1												
		75%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Grange Road, Harold Hill	**16**	4																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Harold Park	**17**	6	3			4		1		1	2						1	C3
		33%	17%	0%	0%	22%	0%	6%	0%	6%	11%	0%	0%	0%	0%	0%	6%	
Chase Cross Road, Collier Row	**18**	2								1								
		67%	0%	0%	0%	0%	0%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	
Gobions Avenue, Rise Park	**19**	4	1			1	1										2	?
		44%	11%	0%	0%	11%	11%	0%	0%	0%	0%	0%	0%	0%	0%	0%	22%	
Briar Road, Harold Hill	**20**	3	1														3	A1
		43%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	43%	
Camborne Avenue, Harold Hill	**21**	5		1		1	1											
		63%	0%	13%	0%	13%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Collier Row Road, Collier Row	**22**	2	2								1		2					
		29%	29%	0%	0%	0%	0%	0%	0%	0%	14%	0%	29%	0%	0%	0%	0%	
Collier Row Road, Collier Row	**23**	5	2			3	1											
		45%	18%	0%	0%	27%	9%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Morat Wat, Rise Park	**24**	4	1			1				2								
		50%	13%	0%	0%	13%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	
Tennyson Road, Harold Hill	**25**	3		1														
		75%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Masefield Crescent, Harold Hill	**26**	4		1		1	1											
		57%	0%	14%	0%	14%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Oak Road, Harold Hill	**27**	6		1													1	?
		75%	0%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	
Fitzilian Avenue, Harold Wood	**28**	2		2														
		50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		

White Hart Lane, Collier Row	**29**	6		1		3				1							1	?
		50%	0%	8%	0%	25%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	8%	
Collier Row Lane, Collier Row	**30**	5		1						2	1		1				1	
		45%	0%	9%	0%	0%	0%	0%	0%	18%	9%	0%	9%	0%	0%	0%	9%	
Collier Row Lane, Collier Row	**31**	3								1			1				1	
		50%	0%	0%	0%	0%	0%	0%	0%	17%	0%	0%	17%	0%	0%	0%	17%	
Pettits Lane North, Rise Park	**32**	7	1			1	1			3								
		54%	8%	0%	0%	8%	8%	0%	0%	23%	0%	0%	0%	0%	0%	0%	0%	
Upper Brentwood Road, Gidea Park	**33**	2	1			1											1	A2
		40%	20%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	
Collier Row Lane, Collier Row	**34**	4	2	1		1				2							1	
		36%	18%	9%	0%	9%	0%	0%	0%	18%	0%	0%	0%	0%	0%	0%	9%	
Belgrave Avenue, Harold Wood	**35**	3	1							2								
		50%	17%	0%	0%	0%	0%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	
Mawney Road North, Collier Row	**36**	5		1		3				1							1	
		45%	0%	9%	0%	27%	0%	0%	0%	9%	0%	0%	0%	0%	0%	0%	9%	
Mawney Road South, Romford	**37**	1		1														
		50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Hare Hall Lane, Gidea Park	**38**		4														2	A1
		0%	67%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	
Balgores Square, Gidea Park	**39**	3								1								
		75%	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	
Station Road, Gidea Park	**40**	3		1		2												
		50%	0%	17%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Carlton Road, Romford	**41**	5	1							1							1	A1
		63%	13%	0%	0%	0%	0%	0%	0%	13%	0%	0%	0%	0%	0%	0%	13%	

Drill Corner, Squirrels Heath	**42**	15		1	1	4	1		1	4								
		56%	0%	4%	4%	15%	4%	0%	4%	15%	0%	0%	0%	0%	0%	0%	0%	
Essex Gardens, Emerson Park	**43**	4																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
London Road West, Romford	**44**	6	1	2	1					1								
		55%	9%	18%	9%	0%	0%	0%	0%	9%	0%	0%	0%	0%	0%	0%	0%	
London Road East, Romford	**45**	7		2		6	1		4	1	2							
		30%	0%	9%	0%	26%	4%	0%	17%	4%	9%	0%	0%	0%	0%	0%	0%	
Brentwood Road, Romford	**46**	4				1											1	A1
		67%	0%	0%	0%	17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	17%	
Brentwood Road, Romford	**47**	17	2	1		4			1	3		1						
		59%	7%	3%	0%	14%	0%	0%	3%	10%	0%	3%	0%	0%	0%	0%	0%	
Hillview Avenue, Heath Park	**48**	2	2							1								
		40%	40%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	
Butts Green Road, Emerson Park	**49**	9	2	1					2	1							3	A2
		50%	11%	6%	0%	0%	0%	0%	11%	6%	0%	0%	0%	0%	0%	0%	17%	
Lyndhurst Drive, Hornchurch	**50**	5																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Park Lane, Romford	**51**	13	1			2				1							2	
		68%	5%	0%	0%	11%	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%	11%	
Butts Green Road, Emerson Park	**52**	4	1	1		1												
		57%	14%	14%	0%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
North Street, Hornchurch	**53**	12	5	1		3	1	1	1	4	2							
		40%	17%	3%	0%	10%	3%	3%	3%	13%	7%	0%	0%	0%	0%	0%	0%	

North Street, Hornchurch	53	12	5	1		3	1	1	1	4	2							
		40%	17%	3%	0%	10%	3%	3%	3%	13%	7%	0%	0%	0%	0%	0%	0%	
Rush Green Road, Romford	54	1		2													2	
		20%	0%	40%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%	
Roneo Corner, Romford	55	16	1	3		2			2	1								
		64%	4%	12%	0%	8%	0%	0%	8%	4%	0%	0%	0%	0%	0%	0%	0%	
Hornchurch Road, Hornchurch	56	32	1	4	3	3			1	5							6	
		58%	2%	7%	5%	5%	0%	0%	2%	9%	0%	0%	0%	0%	0%	0%	11%	
Wingletye Lane, Emerson Park	57	5	2			2				2								
		45%	18%	0%	0%	18%	0%	0%	0%	18%	0%	0%	0%	0%	0%	0%	0%	
Upminster Road Upminster	58	3	1	1						1								
		50%	17%	17%	0%	0%	0%	0%	0%	17%	0%	0%	0%	0%	0%	0%	0%	
Upminster Bridge, Upminster	59	14		4		5				2	2						1	
		50%	0%	14%	0%	18%	0%	0%	0%	7%	7%	0%	0%	0%	0%	0%	4%	
St Mary's Lane, Upminster	60	5							2									
		71%	0%	0%	0%	0%	0%	0%	29%	0%	0%	0%	0%	0%	0%	0%	0%	
Lichfield Terrace St Mary's Lane, Cranham	61	3																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Abbs Cross Lane, Hornchurch	62	2								1								
		67%	0%	0%	0%	0%	0%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	
Abbs Cross Lane, Hornchurch	63	2	1															
		67%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Bevan Way, Hornchurch	64	6				1											1	
		75%	0%	0%	0%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	
Gaynes Park Road, Upminster	65	4																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Northolt Way, South Hornchurch	66	2	2				1			2								
		29%	29%	0%	0%	0%	14%	0%	0%	29%	0%	0%	0%	0%	0%	0%	0%	
Mungo Park Road, South Hornchurch	67	7	1	1		2	1			2								
		50%	7%	7%	0%	14%	7%	0%	0%	14%	0%	0%	0%	0%	0%	0%	0%	

Elmer Gardens, South Hornchurch	68	3		1														
		75%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
South End Road, South Hornchurch	69	3				1					1							
		60%	0%	0%	0%	20%	0%	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	
Ongar Way, South Hornchurch	70	4		1														
		80%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Rainham Road, South Hornchurch	71	2	1			1												
		50%	25%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Cherry Tree Lane, South Hornchurch	72	2															2	
		50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
Roman Close, South Hornchurch	73	2				1					1							
		50%	0%	0%	0%	25%	0%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	
Southview Parade, New Road, Rainham	74	3	1			2												
		50%	17%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Southview Parade, New Road, Rainham	74	3	1			2												
		50%	17%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Upminster Road South, Rainham	75	2	1			2				3	1							
		22%	11%	0%	0%	22%	0%	0%	0%	33%	11%	0%	0%	0%	0%	0%	0%	
Wennington Road, Rainham	76	8	1			3			1	1							1	
		53%	7%	0%	0%	20%	0%	0%	7%	7%	0%	0%	0%	0%	0%	0%	7%	
Wennington Road, Rainham	77	2		1														
		67%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
No		**523**	**77**	**68**	**9**	**106**	**21**	**2**	**21**	**83**	**18**	**2**	**4**	**0**	**0**	**0**	**42**	
%		**54%**	**8%**	**7%**	**1%**	**11%**	**2%**	**0%**	**2%**	**8%**	**2%**	**0%**	**0%**	**0%**	**0%**	**0%**	**4%**	

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

WIND RESOURCE EVIDENCE BASE 2016

wardell-armstrong.com

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT

LONDON BOROUGH OF HAVERING

LOCAL PLAN WIND RESOURCE EVIDENCE BASE

SEPTEMBER 2016

Wardell Armstrong
Baldhu House, Wheal Jane Earth Science Park, Baldhu, Truro, Cornwall, TR3 6EH, United Kingdom
Telephone: +44 (0)1872 560738 Fax: +44 (0)1872 561079 www.wardell-armstrong.com

your earth our world

DATE ISSUED:	**14th September 2016**
JOB NUMBER:	**PE10658**
REPORT NUMBER:	**REN/829**
VERSION:	**V0.2**
STATUS:	**FINAL**

LONDON BOROUGH OF HAVERING

LOCAL PLAN WIND RESOURCE EVIDENCE BASE

SEPTEMBER 2016

PREPARED BY:

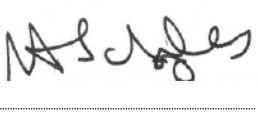
Sam Clarke — Senior Renewable Energy Consultant

REVIEWED BY:

Paul Evans — Technical Director

APPROVED BY:

Haydn Scholes — Regional Director



This report has been prepared by Wardell Armstrong LLP with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong LLP accepts no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced without the prior written approval of Wardell Armstrong LLP.

Wardell Armstrong is the trading name of Wardell Armstrong LLP, Registered in England No. OC307138.

Registered office: Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent, ST1 5BD, United Kingdom

UK Offices: Stoke-on-Trent, Cardiff, Carlisle, Edinburgh, Greater Manchester, London, Newcastle upon Tyne, Sheffield, Taunton, Truro, West Bromwich. International Offices: Almaty, Moscow

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT

CONTENTS

1 INTRODUCTION 1
2 METHODOLOGY 1
3 RESULTS 6
4 CONCLUSION 8
5 RECOMMENDATION 8

TABLE OF TABLES

Table 2.1: Definitions for Wind Turbine Scales and Indicative Candidate Wind Turbines 2
Table 2.2: Wind Turbine Constraints 2
Table 2.3: Environmental Constraints 5
Table 3.1: Potential Number of Wind Turbines and Indicative Installed Capacity 7

FIGURES

Figure 1: Radar
Figure 2: Wind Resource Areas
Figure 3: Small Scale
Figure 4: Medium Scale
Figure 5: Large Scale
Figure 6: Key

1 INTRODUCTION

Wardell Armstrong (WA) have been commissioned to prepare a Wind Energy Assessment for the London Borough of Havering. This commission is in response to the Written Ministerial Statement (HCWS42) on the 18th June 2015 and the subsequent amendments to the Planning Practice Guidance which state:

> *"When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if: – the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and – following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing."*

This Wind Energy Assessment has identified areas within the London Borough of Havering which are potentially suitable for the development of three different scales of wind turbine based on a Geographical Information system analysis of physical, environmental and planning constraints. These areas will form a key part of the evidence base for the Borough's emerging Local Plan and will help the Council to designate suitable areas for wind energy development in the Plan. The areas identified will not constitute areas of permitted development and will still require full planning approval subject to suitable environmental assessment, public engagement and support.

2 METHODOLOGY

This assessment seeks to identify areas within the London Borough of Havering which are suitable for the development of wind power. The Borough is diverse in current land use and therefore suitability of various scales of wind turbine needs to be recognised. Constraints for different scales of wind turbine vary greatly and therefore this assessment has sought to identify suitable areas for development of three scales of wind turbine which have been termed Small, Medium and Large.

The wind speeds for the London Borough of Havering are generally quite low at around 6m/s on average at a reference height of 45m above ground level. This will necessitate a

class 2 or 3 turbine which is geared toward lower wind speeds. Generally, this means that turbines will be larger in both rotor diameter and hub height for their respective power output. The three scales of turbine considered are defined below in Table 2.1 in terms of their dimensions and approximate output.

Table 2.1: Definitions for Wind Turbine Scales and Indicative Candidate Wind Turbines

	Rotor Diameter (m)	Hub Height (m)	Tip Height (m)	Power Output (MW)	Representative Turbine
Small	33	43	59	<0.3	KWT300 IEC 61400 Class IIIA
Medium	54	50	77	<0.9	EWT900 IEC 61400 Class IIIA
Large	80	60	100	<1.8	Leitwind LTW80 Class IIA

Larger turbines necessitate larger separation distances from sensitive receptors (constraint offsets) and therefore it was important to limit the maximum size of the turbine in order to ensure at least some turbines at the large scale could still be accommodated within the Borough. Mapping the constraints allowed the maximum size of large turbines to be determined at about 100m to tip. The Medium and Small cut offs for turbines have been selected based on the availability of turbines. Some of the constraints used to define areas for wind turbine suitability are shown in Table 2.2 below. These constraints have been given offsets or minimum distances where the development of turbines would not usually be proposed. These offsets are applied to the constraints giving a good graphical illustration of where suitable scales of wind turbines may or may not be implemented.

Table 2.2: Wind Turbine Constraints

Constraint	Small Turbines	Medium Turbines	Large Turbines
	Additional Offsets Applied (m)		
Residential Properties & Schools	300	500	700
Commercial Properties	200	200	200
Farm Properties	200	200	200
Hedges	50	50	50
Woodland & Tree Belts	60	60	60
Railway	76	83.6	110
Roads	76	83.6	110
Electrical Transmission Grid	76	83.6	110
River, streams and other water bodies	25	25	25
Listed Building Grade 1	500	700	900
Listed Building Grade 2*	400	600	800
Listed Building Grade 2	300	500	700

The assessment for each scale of wind turbine was started from a GIS layer comprising the London Borough of Havering boundary. This polygon was then constrained to identify suitable areas in which each scale of wind turbines could be deployed. There are many combinations of turbine hub height and blade diameter which may reduce or increase the offsets distance selected for this study. The areas identified within this evidence base can only be used to help understand where suitable applications for wind turbines might be brought forward. Applications for wind turbines close to the areas identified might also be suitable, especially where they are smaller than the candidate turbines selected for this study.

Residential Properties & Schools

Residential properties and Schools are noise sensitive receptors and therefore offsets were created around non-commercial addresses as identified in the Ordnance Survey's AddressBase layer to exclude areas that would otherwise generate noise in excess of background levels at residential receptors. The offset distances have been selected based on WA's experience of modelling noise levels for these scales of turbine and comparison with likely background noise levels in the Borough. The offsets selected are expected to be a good approximation, however the actual offset required for a planning application will need to be confirmed and will depend on the results of specific background noise monitoring and turbine modelling.

Commercial Properties and Farms

Noise from wind turbines also has the potential to impact people while at work however background noise levels are generally much higher in these locations and the noise from turbines is masked. Farms which host residential properties could have financial involvement in wind turbine developments and as such tolerate higher noise levels. To show consideration to occupants of commercial properties and farms, without overly restricting potential development areas, an offset of 200m has been selected for all scales of turbine development. Actual offsets required will depend on specific noise assessments and financial involvement.

Hedges, Tree Belts & Woodland

Natural England has issued guidance for wind turbines regarding their proximity to hedges / tree belts and woodlands. Bat activity (including commuting and foraging) has been seen to decline significantly at distance of 50m or less. Natural England's advice is to ensure that

wind turbines blade tips cannot intrude within a 50m offset from hedges / tree belts and woodlands. The corresponding ground level offset is a function of the turbine tower height and rotor diameter. Based on the selected candidate turbines for each scale of development, the offsets at ground level to the turbine centres from these features would need to be 53m (Small turbines), 59m (Medium turbines) and 69m (Large turbines), assuming a hedge height of 2.5m. For trees these buffers would need to be 58m, 65m and 75m respectively, assuming a tree height of 10m. These distances would vary depending on the combinations of turbine geometry and tree / hedgerow height. Because of this and for simplicity a relatively small offset of 50m for hedges and 60m for trees has been selected as an approximation of what will be required by Natural England.

Roads, Railway and Electrical Transmission Grid

The safety record for wind turbines is excellent however the highways agency, local authority highways departments, Network rail, National Grid and regional Electricity Distribution Network Operators would as a minimum require topple offsets from existing and planned infrastructure of turbine tip height + 10%.

River, Streams and Other Water Bodies

There is currently no guidance on minimum distances between wind turbines and water bodies. However, it is not practical to construct wind turbines immediately adjacent to them. For this reason, an offset of 25m (typically the size of a large turbine foundation) has been selected to prevent excessive run off from the construction area, subsidence and potential contamination of the water body. Much larger offsets may be required if specific ecological concerns are relevant and raised as part of the planning application process.

Listed Buildings

Listed buildings can be vulnerable to impacts from turbines with regard to their setting within their local context. There are three grades of nationally listed buildings which reflect the value of the building and inferred setting. The highest ranking buildings are known as Grade 1 follow by Grade 2* and lastly Grade 2. Locally Listed Buildings are classified as of less importance and have not been considered in this assessment, but will need to be considered at the planning application stage. There is no specific guidance on minimum separation distances between wind turbines and listed buildings. Impacts would normally be assessed as part of landscape and visual impact, heritage and noise assessments for a specific planning application. This is beyond the scope of this study and a simpler approach

of assigning constraint offsets to them has been taken. The higher the listing the greater the offset required. It also follows that due to dominance in the landscape, the larger the turbine the greater the offset required. This is reflected in the offsets selected as shown in the constraint table (Table 2.2), which are based on Wardell Armstrong's experience in previous wind resource assessments.

Environmental Constraints

Wind turbines can have an impact on birds and bats either through direct strike or displacement. To limit the potential for this, environmental designations and certain habitat type such as woodlands / orchards have been removed from the potential wind turbine areas layer, see Table 2.3 below.

Table 2.3: Environmental Constraints	
RSPB Reserves	Marine Conservation Areas
RSBP Important Bird Areas	Doorstep Greens
World Heritage Sites	Country Parks
Battlefields	Local Nature Reserves
Parks and Gardens	National Nature Reserves
Traditional Ordchards	Special Protected Areas
Areas of Outstanding Natural Beauty	Special Areas of Conservation
Open Country	Ramsar Sites
Nature Improvement Areas	Special Sites of Scientific Interest
Millennium Greens	Heritage Coast
National Parks	

Other Constraints Considered but not Included in the Assessment

Radar

Wind turbine developments are often prone to objections arising from concerns regarding radar interference. Such objections from the Civil Aviation Authority or Ministry of Defence can be difficult, costly or impossible to resolve. These economic risk considerations should be explored by the developer prior to an application for planning being made. In order to understand where radar interference may occur, Wardell Armstrong has created "viewsheds" or zones of theoretical visibility for primary surveillance radar (PSR) within consultation distance of the London Borough of Havering. These viewsheds shows where the consultation zone is and also how much clearance there is between the ground and radar visibility. The consultation zone depends on whether the radar is used for civil or military operations. Civil radars are perceived to have coverage of 35km in any given

direction whilst military radars cover approximately 65km. If a desired site is within or close to the consultation zone for a radar it will be necessary to consult the operator of the radar. Consultation should always be sought with the relevant airport/radar operator when developing a wind project. This GIS layer has not therefore been applied as an additional constraint to wind resource. Instead it has been supplied to provide information on where difficulties due to radar interference may arise.

The viewsheds show that only the Stansted and Southend indicative radar consultation areas extend into the Borough. The clearance with the Southend radar is in excess of 300m and is therefore unlikely to restrict development of wind turbines. The clearance with the Stansted radar varies between 100m and 35m. Detailed consultation with Stansted will therefore be required by any developer.

Green Belt

The Green Belt covers 53% of the London Borough of Havering however adding the Green Belt to the constraint list would leave no suitable areas for wind development with the exception of the existing site at Dagenham. The National Planning Policy Framework (NPPF) states that;

> *"When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."*

Developers wishing to develop wind projects within the Borough will therefore need to demonstrate these special circumstances to allow permission to be granted for wind developments.

3 RESULTS

The areas potentially suitable for Small, Medium and Large turbines development (based on the methodology described above) are highlighted on Figure 2 without the constraints used to identify them. The layers of constraints are somewhat complicated and are shown on Figures 3, 4 and 5 respectively. The key to the constraint layers is shown on Figure 6.

No cut off for lower wind speeds has been derived. The developer of any wind project will first consider the prevailing wind regime combined with the energy yield profile of a turbine best suited to the wind regime. The financial viability of the development may also be dependent on the electricity price. In the future this may or may not include a top up subsidy or an onsite end user power purchase agreement. For reference purposes a wind speed up log law calculation was applied to the UK Wind Speed database to estimate the wind speed at the candidate turbine hub heights for the Small, Medium and Large turbines. These are shown on the respective maps (Figures 3-5).

The areas assessed as suitable for large wind turbines would also be suitable for Medium and Small turbines and areas assessed as suitable for Medium sized turbines would also be suitable for Small turbines. Consideration within the Local Plan should be given as to whether to allow smaller turbines to sterilise areas which would otherwise be suitable for larger wind turbines as this could reduce the potential for wind energy production within the London Borough of Havering.

To estimate the number of turbines and resulting installed capacity that could be developed in these areas, it has been assumed that areas suitable for larger scale turbines will be populated by large turbines and that these areas are mutually exclusive with Medium and small scale turbines. The estimates for each area were based on the land area occupied by a single turbine and the land take required for each scale of turbine ellipses set at 5 rotor diameters downwind and 3 rotor diameters across the wind aligned along a south west axis to match the prevailing wind direction for London[1]. These buffers are to ensure optimum wind resource extraction based on wind flow between adjacent turbines and are the minimum spacing expected to be acceptable by the turbine manufacturers. The results are summarised in Table 3.1 below.

Table 3.1: Potential Number of Wind Turbines and Indicative Installed Capacity

Turbine Scale	Total Area (ha)	Indicative Turbines/ha (5Dx3D spacing)	No of mutually exclusive turbines	Indicative capacity (MW)
Small	268.3	0.81	217	65
Medium	102	0.36	37	18
Large	24.5	0.16	4	8

[1] https://www.meteoblue.com/en/weather/forecast/modelclimate/london_united-kingdom_2643743.

The number of turbines estimated from the areas available is conservative in that if the areas are fragmented, which they generally are (see Figure 2), it would be possible to apply higher density turbine packing. Nevertheless, the areas identified are likely not to be suitable for wind development for a number of reasons, which may include:

- Existing land use
- Landowner willingness
- Justification of special circumstances in the Green belt
- Turbine uneconomic without a suitable end user for the electricity generated
- Grid connection limitations
- Landscape and heritage concerns
- Ecology and archaeology outside of areas currently designated
- Radar and aviation issues
- Public amenity

It would therefore be sensible to assume less than 10% of the sites could be developed.

4 CONCLUSION

The study has identified a number of potentially unconstrained locations for the development of Small, Medium and Large wind turbines in the Borough. The majority of these can accommodate small scale turbines. There is some scope for medium scale turbines and very few opportunities to implement large scale turbines.

5 RECOMMENDATION

We would recommend that the Local Plan highlights the locations identified within this study and invites developers to bring forward well planned projects which have carefully considered the scale and appropriate constraints, and can be justified in terms of Green belt policies.

FIGURES

wardell-armstrong.com

STOKE-ON-TRENT
Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)178 227 6700

BIRMINGHAM
Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

CARDIFF
22 Windsor Place
Cardiff
CF10 3BY
Tel: +44 (0)292 072 9191

CROYDON
Melrose House
42 Dingwall Road
Croydon
Surrey
CR0 2NE
Tel: +44 (0)20 8680 7600

CUMBRIA
Cocklakes Yard
Carlisle
Cumbria
CA4 0BQ
Tel: +44 (0)122 856 4820

EDINBURGH
Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW
2 West Regent Street
Glasgow
G2 1RW
Tel: +44 (0)141 433 7210

LONDON
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

MANCHESTER (City Centre)
76 King Street
Manchester
M2 4NH
Tel: +44 (0)161 817 5038

MANCHESTER (Greater)
2 The Avenue
Leigh
Greater Manchester
WN7 1ES
Tel: +44 (0)194 226 0101

NEWCASTLE UPON TYNE
City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0) 191 232 0943

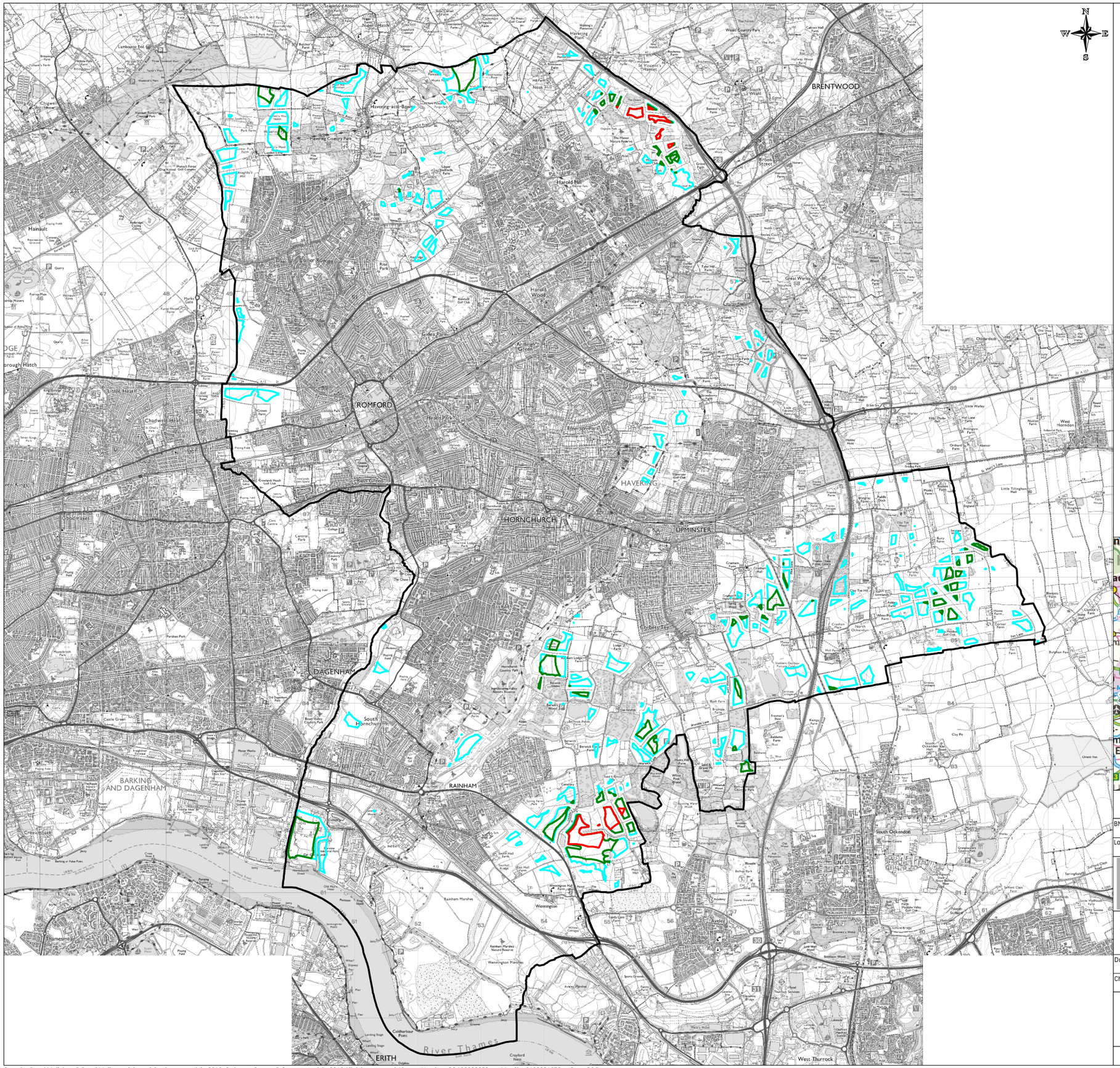
SHEFFIELD
Unit 5 Newton
Business Centre Newton
Chambers Road Thorncliffe
Park Chapeltown
Sheffield
S35 2PH
Tel: +44 (0)114 245 6244

TAUNTON
Victoria House
Victoria Street
Taunton
Somerset
TA1 3JA
Tel: +44 (0)182 370 3100

TRURO
Baldhu House
Wheal Jane Earth
Science Park Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

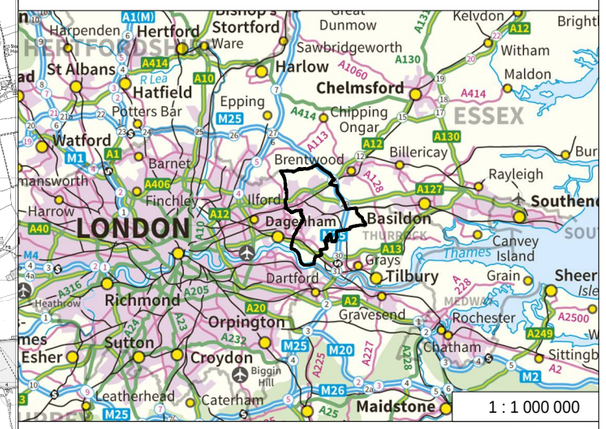
International offices:
ALMATY
29/6 Satpaev Avenue
Regency Hotel Office
Tower Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310

MOSCOW
21/5 Kuznetskiy Most St.
Moscow
Russia
Tel: +7(495) 626 07 67



N
W E
S

Havering Borough Boundary
LargeWind
MediumWind
SmallWind



1 : 1 000 000

0 kilometres 4

1 : 60 000 @ A3

BNG Ref:	555032 : 186650	OS 100km Grid:	TQ	Landranger Ref:	177
Long : Lat DD	0.2366° : 51.5569°	Long : Lat DMS	0° 14' 11.8" : 51° 33' 24.9"		

Wardell Armstrong LLP
Wheal Jane Earth Science Park
Baldhu, Truro, TR3 6EH

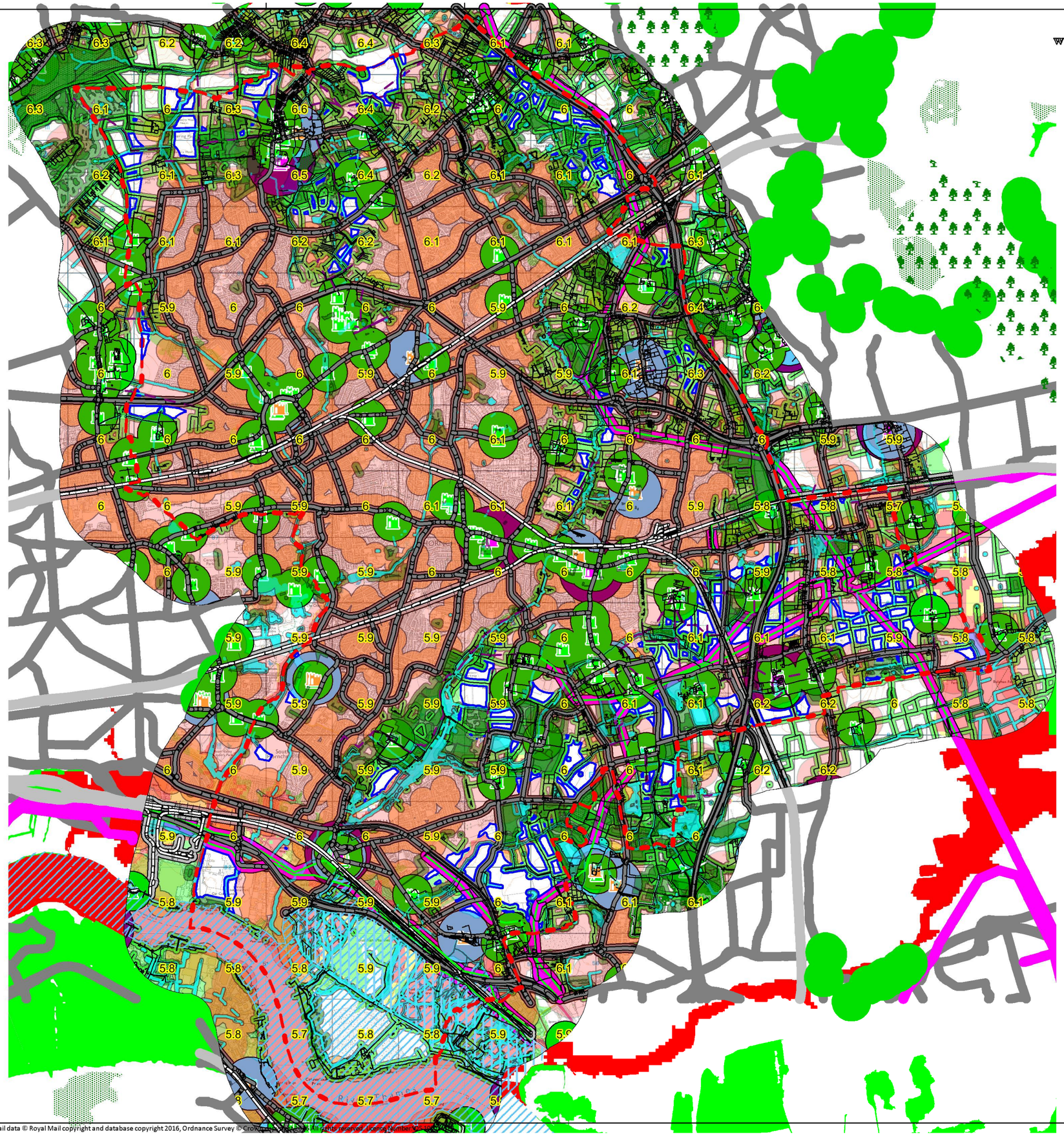
Tel: +44 (0) 1872 560738
email: info@wardell-armstrong.com
web: www.wardell-armstrong.com

Drawn By:	SC	Date:	15/07/16
Checked By:	SA	Date:	15/07/16

Potential for Large, Medium & Small Wind Turbines Local Plan Evidence Base for Wind Farm Development Havering London Borough

POT_WIND_PE10658 | Figure

Contains Royal Mail data © Royal Mail copyright and database copyright 2016, Ordnance Survey © Crown copyright 2016 All rights reserved. Licence Number: OS 100033950 or eMapSite 0100031673 or Open OS Data



Havering Borough Boundary
LargeWind
MediumWind
SmallWind

1 : 1 000 000

0 kilometres 4

1 : 60 000 @ A3

BNG Ref:	555032 : 186650	OS 100km Grid:	TQ	Landranger Ref:	177
Long : Lat DD	0.2366° : 51.5569°	Long : Lat DMS	0° 14' 11.8" : 51° 33' 24.9"		

wardell armstrong

Havering LONDON BOROUGH

Wardell Armstrong LLP
Wheal Jane Earth Science Park
Baldhu, Truro, TR3 6EH

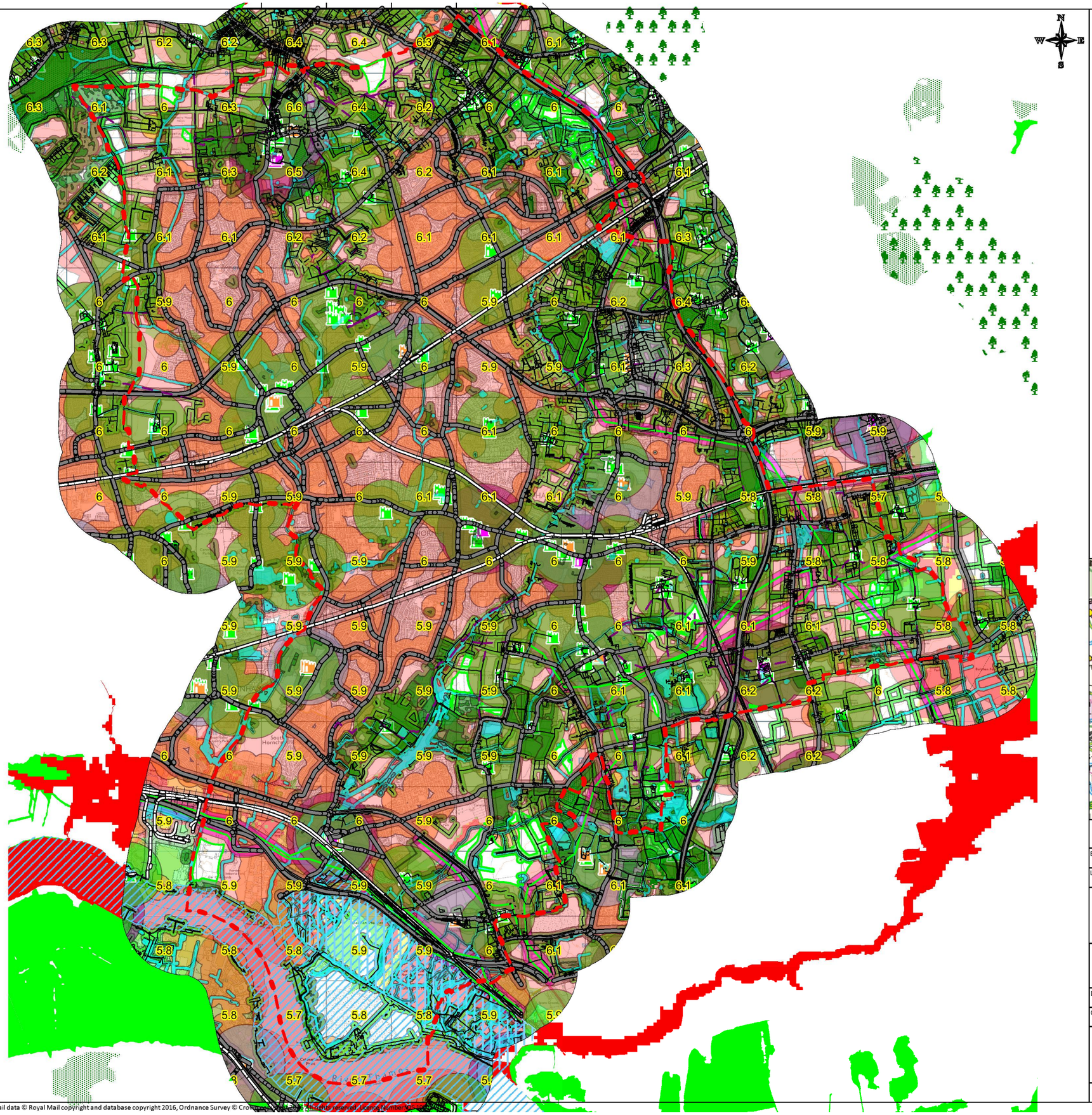
Tel: +44 (0) 1872 560738
email: info@wardell-armstrong.com
web: www.wardell-armstrong.com

Drawn By:	SC	Date:	15/07/16
Checked By:	SA	Date:	15/07/16

Constraints to medium scale wind turbine development Local Plan Evidence Base for Wind Farm Development Havering London Borough

SMALL_WIND_PE10658 | Figure

Contains Royal Mail data © Royal Mail copyright and database copyright 2016, Ordnance Survey © Crown copyright and database rights 2016. All rights reserved. Licence Number OS 100019885



Havering Borough Boundary
LargeWind
MediumWind
SmallWind

1 : 1 000 000

0 kilometres 4

1 : 60 000 @ A3

BNG Ref:	555032 : 186650	OS 100km Grid:	TQ	Landranger Ref:	177
Long : Lat DD	0.2366° : 51.5569°	Long : Lat DMS	0° 14' 11.8" : 51° 33' 24.9"		

wardell armstrong

Havering LONDON BOROUGH

Wardell Armstrong LLP
Wheal Jane Earth Science Park
Baldhu, Truro, TR3 6EH

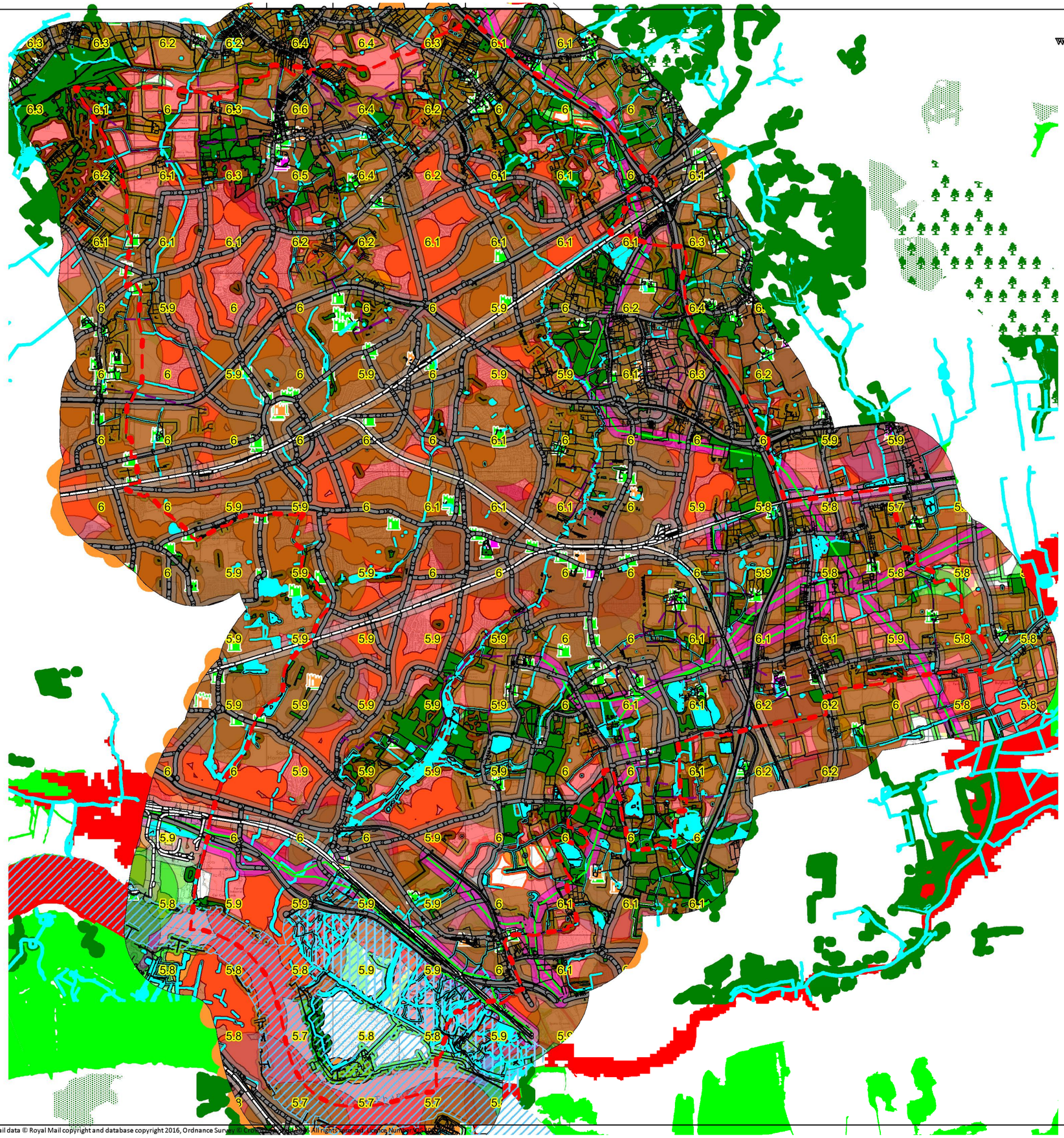
Tel: +44 (0) 1872 560738
email: info@wardell-armstrong.com
web: www.wardell-armstrong.com

Drawn By:	SC	Date:	15/07/16
Checked By:	SA	Date:	15/07/16

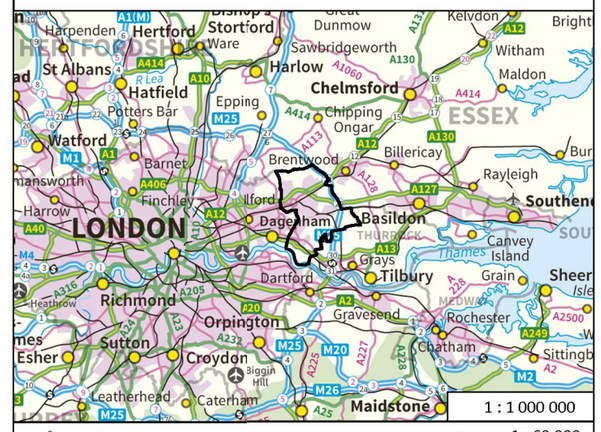
Constraints to medium scale wind turbine development
Local Plan Evidence Base for Wind Farm Development
Havering London Borough

MED_WIND_PE10658 | Figure

Contains Royal Mail data © Royal Mail copyright and database copyright 2016, Ordnance Survey © Crown copyright 2016. All rights reserved. Licence Number



Havering Borough Boundary
LargeWind
MediumWind
SmallWind



0 kilometres 4

1 : 60 000 @ A3

BNG Ref:	555032 : 186650	OS 100km Grid:	TQ	Landranger Ref:	177
Long : Lat DD	0.2366° : 51.5569°	Long : Lat DMS	0° 14' 11.8" : 51° 33' 24.9"		

wardell armstrong

Havering LONDON BOROUGH

Wardell Armstrong LLP
Wheal Jane Earth Science Park
Baldhu, Truro, TR3 6EH

Tel: +44 (0) 1872 560738
email: info@wardell-armstrong.com
web: www.wardell-armstrong.com

Drawn By:	SC	Date:	15/07/16
Checked By:	SA	Date:	15/07/16

Constraints to large wind turbine development
Local Plan Evidence Base for Wind Farm Development
Havering London Borough

LARGE_WIND_PE10658 | Figure

Contains Royal Mail data © Royal Mail copyright and database copyright 2016, Ordnance Survey © Crown Copyright 2016 All rights reserved. Licence Number [illegible]

SmallWind

Havering_Borough_Boundary

Havering_Borough_Buff1kmV2

Hedges

all_railway

footpath

all_roads

electric_transmission_grid

water

water

all_wood

RSPBreserves_UK

iba

_13May2016_ListedBuildingGI

_13May2016_ListedBuildingGIIsta

_13May2016_ListedBuildingGII

_13May2016_CertificateOfImmunit

_13May2016_WorldHeritageSite

_13May2016_ScheduledMonument

_13May2016_ProtectedWreck

_13May2016_ParkAndGarden

_13May2016_Battlefield

Ancient_Woodland_Inventory_v3_

AddressBase_residential_300mBU

ListedBuildingGII_BUF300m

ListedBuildingGIIstar_BUF400m

ListedBuildingGI_BUF500m

all_railway_76mBUF

electric_transmission_grid_76m

all_roads_76mBUF

water_25mBUF

Hedges_50mBUF

all_wood_60mBUF

AddressBase_Farms_200mBUF

AddressBase_company_200mBUF

Flood_Zones_EA_ENG

Flood_Zones_EA_ENG

Flood_Zones_EA_ENG

Flood_Zones_EA_ENG

WS_Havering

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

GREEN BELT STUDY 2016

Green Belt Study

Executive summary 3

1. Background and context 4
1.1 Purpose of the Green Belt Study 4
1.2 National Planning Policy Framework 4
1.3 The London Plan 4
1.4 The Havering Local Plan 4
1.5 The London Metropolitan Green Belt 5
1.6 Havering's Green Belt 5
1.7 Working across local authority boundaries 6

2. How the study was done 7
2.1 Introduction 7
2.2 Area of Study - Havering's settlements 7
2.3 Identify parcels of assessment 8
2.4 Consider key constraints 8
2.5 Assessment of the Green Belt 9

3. Findings of the study 14
3.1 Introduction 14
3.2 Overall contribution to Green Belt and overview 14
3.3 Purpose 1 - To check the unrestricted sprawl of large built-up areas 17
3.4 Purpose 2 - To prevent neighbouring towns merging into one another 17
3.5 Purpose 3 - To assist in safeguarding the countryside from encroachment 17
3.6 Conclusions 18

Annexes

A. Map of Havering's Green Belt 20

B. Map of Havering's and nearby settlements 21

C. Map of strategic parcels 22

D. Purpose maps 23

E. Example assessment form 26

F. Assessment forms 28

Executive summary

Background and context

This reports presents the conclusions of the strategic assessment of Havering's Green Belt. The Green Belt study has been formed by the Council in association with Peter Brett Associates and Enderby Associates. The purpose of the study is to assess if the Green Belt is fit for purpose, to inform decisions in the Local Plan.

The full extent of the Green Belt in the borough has been assessed to determine its contribution to Green Belt purposes as defined in the National Planning Policy Framework (NPPF).

Table .1 Green Belt Purposes (NPPF Paragraph 80)

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and spatial character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Method

Although all five purposes of the Green Belt have been looked at as a starting point, it was agreed based on best practice that the study assesses the first three purposes in more detail. To aid the assessments, the Green Belt in the borough has been divided into strategic parcels. The parcels have been assessed based on a desk based review and site visits. A performance value has been contributed to the parcels for each purpose, based on predefined criteria. The overall value to the Green Belt has been defined by the highest scoring purpose as all purposes are of equal value and could be a reason for Green Belt inclusion in their own right.

Findings

A total of 24 parcels have been identified. All parcels are found to make a contribution to Green Belt purposes. Despite that there is a variation on performance of the parcels to individual purposes, it was found that 19 of the parcels make a fundamental contribution. A further 4 parcels make a high or moderate/high contribution. Only one parcels makes a low contribution. However, this parcel provides valuable recreational uses in line with the objectives of the Green Belt.

The findings of this study will together with other evidence be used to inform decisions in the Local Plan. In line with the NPPF exceptional circumstances will need to be demonstrated to alter Green Belt boundaries.

1 Background and context

1.1 Purpose of the Green Belt Study

1.1.1 The Green Belt study forms part of the evidence base supporting the Havering Local Plan. Its purpose is to review the extent of the Green Belt to make sure its designation is fit for purpose. This informs decisions in the Local Plan.

1.1.2 This study is lead and initiated by the Council, and performed in co-operation with Peter Brett Associates (PBA) and Enderby Associates. The method was jointly developed by the Council and PBA. Enderby Associates performed the parcel assessments. The final report has been written by the Council and critically reviewed by PBA to make sure its findings are robust. The working arrangements are clearly set out in the method section.

1.2 National Planning Policy Framework

1.2.1 National policy on Green Belts is set out in the National Planning Policy Framework (NPPF) published in March 2012. This Green Belt Study is undertaken in the context of national policy. There is no published guidance on how a Green Belt Study should be undertaken. Green Belt is a strategic policy tool which has been used to restrict development around and between towns and cities. The NPPF establishes five purposes for including land within the Green Belt. These are:

Table 1.1 Green Belt Purposes (NPPF Paragraph 80)

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and spatial character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.3 The London Plan

1.3.1 The London Plan was altered in March 2015 with the 'Further Alterations to the London Plan' adoption, which was followed by the adoption of 'Minor Alterations to the London Plan' in March 2016. The London Plan sets out the policy framework for the Mayor's own decisions on the strategic planning applications referred to him and sets out the strategic, London-wide policy context within which boroughs should set their detailed local planning policies. Borough Local Plans should be in general conformity with the London Plan.

1.3.2 The London Plan emphasises that the Mayor strongly supports the current extent of London's Green Belt, its extension in appropriate circumstances and its protection from inappropriate development (Policy 7.16). In line with this the London Plan strategy to increase housing supply (Policy 3.3) is focused on releasing brownfield housing capacity through the existing spatial structure.

1.4 The Havering Local Plan

1.4.1 The London Borough of Havering is preparing a new Local Plan to replace the 2008 Local Development Framework. A Detailed Sites Local Plan will be prepared separately and at a later stage.

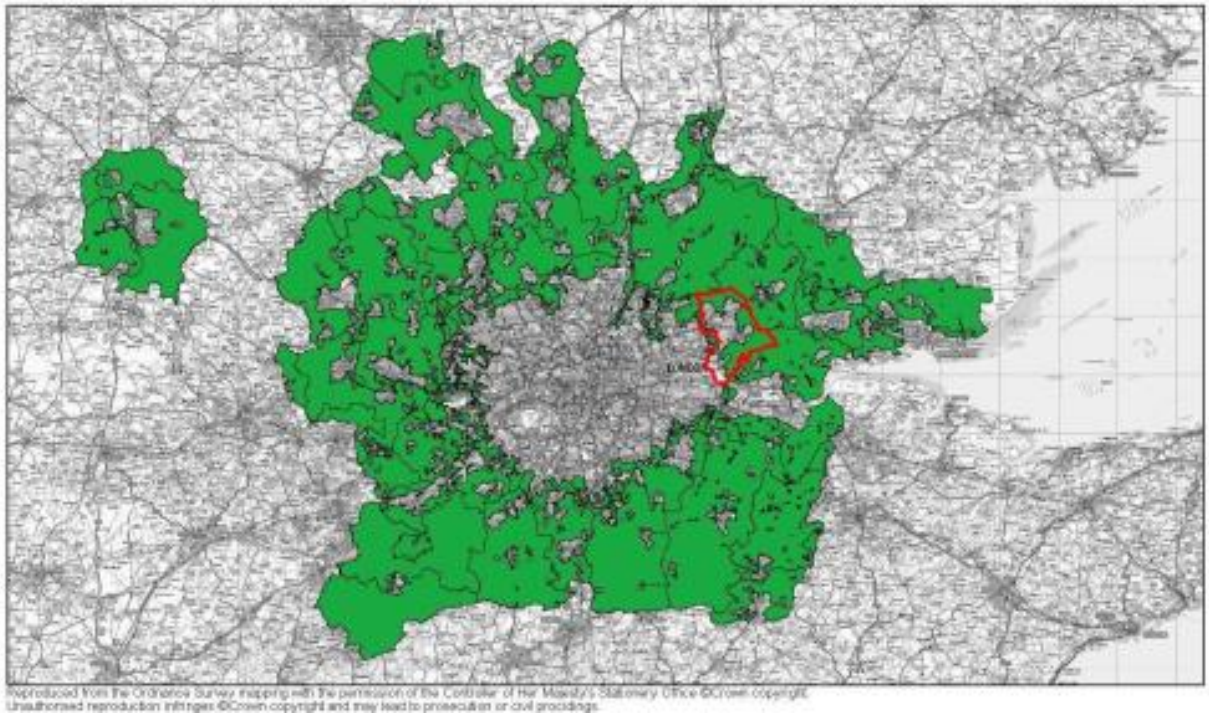
1.4.2 As part of this process the Council is undertaking a Green Belt Study which will form part of the evidence base used to support the Local Plan and its policies. The preparation of the new Local Plan presents the opportunity to review the Green Belt boundary to ensure that it is appropriate for the next 15 years and beyond.

1.4.3 The spatial strategy of the Havering Local Plan will direct the majority of growth to the Rainham and Beam Park area and Romford Town Centre, and a set of regeneration sites. The strategy for the rest of the borough will be based on maintaining and enhancing of existing communities.

1.5 The London Metropolitan Green Belt

1.5.1 The Green Belt is regarded as a central tenet of spatial planning in London. It was introduced in 1938 by the London County Council (LCC), who proposed the creation of a Green Belt around London. Implementation started with the passing of the Green Belt (London and Home Counties) Act where land encircling London was bought by the LCC and safeguarded from development. Following this, the 1947 Town and Country Planning Act, allowed authorities across the country to include Green Belts in their development plans, and the first Green Belts were designated in 1955.

Figure 1 Havering in respect to wider Metropolitan Green Belt



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright. Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings.

1.5.2 The original vision of the London Metropolitan Green Belt was to act as a barrier to London's expansion. Even if Green Belt land was neither green nor particularly attractive scenically, the essential function of the Green Belt was to stop further urban development. Thus Green Belt land is strictly protected from development. As such, London's Metropolitan Green Belt has restricted the supply of land for development such as housing for more than two generations.

1.6 Havering's Green Belt

1.6.1 Havering is located on the north eastern edge of London. It is the third largest borough in Greater London at around 40 square miles. More than half of the borough lies within the Metropolitan Green Belt, as shown in Annex A. It has proved effective in preventing urban sprawl, particularly preventing London from merging with urban areas in Essex. Havering's Green Belt has helped stop the urban areas within the Borough merging with both London and Essex urban areas. The Green Belt accommodates a network of pathways and bridleways that form 'green chains' throughout the countryside. The Green Belt has helped maintain a valuable recreational resource on the metropolitan edge, particularly through Country Parks and the Thames Chase Community Forest.

1.6.2 Not all of Havering's Green Belt is green, nor does it have a single character or use. Land within the Green Belt can vary from open countryside to poor-quality scrubland, and uses within the Green Belt vary greatly. They include agriculture and recreational uses which account for a large proportion of Green Belt land, an airfield, water treatment works, active and former mineral extraction sites, unused hospitals and golf courses. Within these locations the diversity of landscape and wildlife is considerable. Additionally not all Green Belt land in Havering is accessible to the public, much of it is privately owned by a range of landowners.

1.6.3 Following the 1957 Initial Development Plan, Havering's Green Belt has been altered twice. The first alteration was in 1993 as part of Havering's Unitary Development Plan. The Council took full account of housing supply and demand issues, and considered there to be exceptional circumstances that justified the revision of the Green Belt boundary to include five additional sites within the Green Belt.

1.6.4 The last alteration to Havering's Green Belt was in 2008 as part of the Local Development Framework. The Council considered there to be exceptional circumstances which warranted the removal of three sites from the Green Belt.

1.7 Working across local authority boundaries

1.7.1 Havering's (lower tier, where applicable) neighbouring local authorities are:

- Brentwood Borough Council;
- Epping Forest District Council;
- London Borough of Barking and Dagenham;
- London Borough of Redbridge; and
- Thurrock Council.

1.7.2 Each of the neighbouring authorities are undertaking Green Belt Assessment studies and are at various stages of production and have different reasons for undertaking their studies, as summarised below:

Table 1.2 Status of Green Belt studies neighbouring local authorities as of October 2016

Local Authority	Status of Green Belt study	Purpose of Green Belt study
Brentwood Borough Council	Draft 'Assessment of Housing, Employment and Mixed Use sites in the Green Belt' (working draft published March 2016).	The Draft Local Plan looks to release sites in the Green Belt for residential, employment and mixed-use development.
Epping Forest District Council	High level (Stage 1) Green Belt review published in Sept. 2015, Stage 2 published as part of Draft Local Plan in October 2016 .	The Draft Local Plan proposes sites for release from the Green Belt to provide for sustainable development, largely informed by the Stage 2 report.
London Borough of Barking and Dagenham	Green Belt review is currently ongoing.	tbc
London Borough of Redbridge	Various stages of Green Belt review have been completed and published. Review completed in 2010.	Release of sites in the Green Belt are proposed in the proposed-submission Local Plan 2016
Thurrock Council	Green Belt study currently in progress.	As part of preparation of the new Local Plan sites for urban extensions in the Green Belt are sought.

1.7.3 Havering Council has co-operated with each of the above authorities to inform the Green Belt Study. Its relationship between neighbouring authorities, in relation to the Metropolitan Green Belt issue is therefore carefully considered.

1.7.4 The Council has also engaged with Essex County Council and the Great London Authority (GLA) regarding the Green Belt.

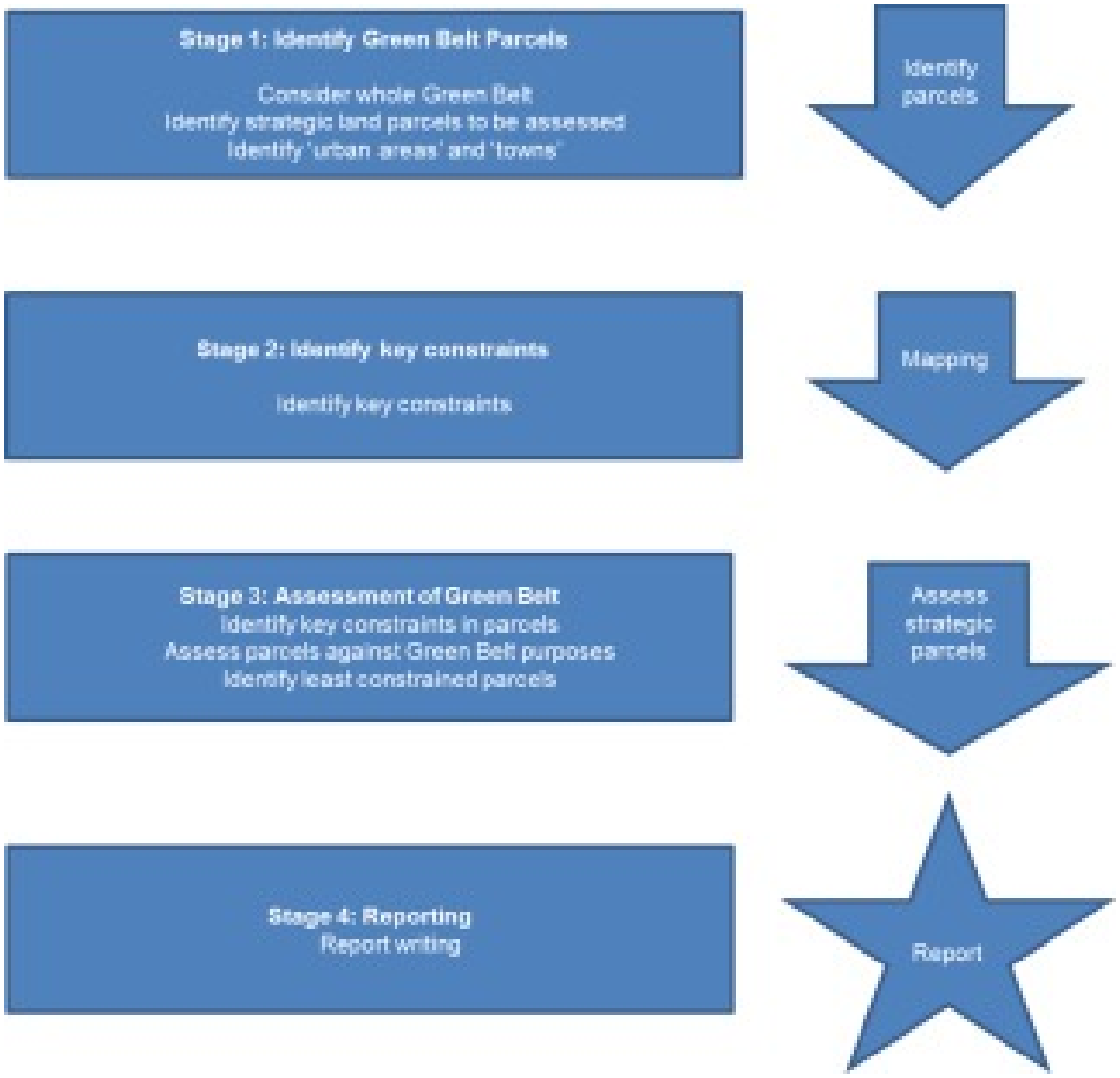
2 How the study was done

2.1 Introduction

2.1.1 There is no set method for performing a Green Belt study. This section sets out the methodology for the strategic Green Belt Assessment and reflects recognised good practice. It has been prepared in conjunction with PBA drawing on their experience with Green Belt studies.

2.1.2 The Green Belt Assessment is carried out in a number of stages, resulting in a selection of areas of land with the least contribution to Green Belt purposes. The stages of the study are outlined in the diagram below.

Figure 2 Green Belt Study stages



2.2 Area of Study - Havering's settlements

2.2.1 The urban area of Havering has evolved over the years by the merging of settlements and by urban extensions. The original settlements of Romford, Hornchurch, Upminster, Cranham and Rainham have, due to development, merged into one large urban area, while keeping their distinct character. For the purpose of this study the urban area of Havering is therefore considered as a single 'large built-up area'. Havering has several smaller settlements located in the Green Belt, most notably Havering-atte-Bower and Noak Hill but these are not 'towns' for the purposes of the assessment.

2.2.2 In each of the neighbouring local authorities large built-up areas can be distinguished. These are largely separated from the Havering urban area by Green Belt land. The Barking and Dagenham urban area is located west of Havering. The urban areas of Havering and Barking and Dagenham come together in the London Riverside area in the south of the borough. The Hainault urban area, in the London Borough of Redbridge, is located to the northwest of Havering. The Thurrock urban area to the southeast of Havering includes the separate settlements north of the A13, including the separate town of South Ockendon. The Brentwood urban area is located northeast of Havering, and is classified as a main town (Brentwood Draft Local Plan, 2016). The urban area and towns in Epping Forest are located to the north of the borough, but are not in close enough proximity to be considered relevant in this study.

2.2.3 A map showing the classification of large built-up areas, towns and other settlements as used for this study is included in Annex B.

2.3 Identify parcels of assessment

2.3.1 Areas have been broken down into identifiable strategic parcels and each of these parcels has been assessed in terms of their contribution to Green Belt purposes as defined in the NPPF. This identifies parcels considered to be most and least suitable for further study if required.

2.3.2 The identification of these strategic parcels of land has been informed through desk based review and site survey work. The identification of the parcels has been based on the following;

- Broad landscape characteristics; and
- Features on the ground which could provide boundaries that are 'readily recognisable and likely to be permanent' (consistent with the requirements of NPPF para 85), as identified from site work and from the use of mapping information.

2.3.3 In considering which parcels should be assessed, it was appropriate to look across administrative borough boundaries because Green Belt issues do not necessarily respect these sometimes artificial lines. However, where the administrative boundaries are based on clearly defined natural or manmade features, these have been used.

2.3.4 The whole of the Green Belt within Havering Borough has been assessed against the purposes of the Green Belt not withstanding the fact that significant areas are constrained by 'high level' constraints (such as flood risk). Therefore the whole Green Belt has been divided into parcels.

2.3.5 As part of the desk based review the Land of the Fanns Landscape Character Assessment (February 2016) has been used to inform the assessment of the landscape character of the parcels. This has been initiated by the Land of the Fanns Lanscape Partnerhsip, which covers a large extend of Havering's countryside.

2.4 Consider key constraints

2.4.1 This stage identified key constraints which would normally exclude certain areas from development. These key constraints have been discussed with neighbouring local planning authorities. Key constraints considered are as follows:

- Conservation Area
- Country Park
- Flood Zone 3
- Local Nature Reserve
- National Nature Reserve
- Nature Improvement Areas
- Ramsar Site
- Registered Parks and Gardens
- Scheduled Monuments

- Sites of Special Scientific interest
- Special Area of Conservation

2.4.2 Earlier on was mentioned that the above constraints have not been used to exclude areas from parcels. Instead have they been used in the parcel assessments to identify if (parts of) parcels are constrained from development.

2.5 Assessment of the Green Belt

2.5.1 After the parcels have been identified, each has been assessed in terms of its performance in fulfilling Green Belt purposes. The parcel assessments have been performed by Enderby Associates, as specialist landscape architect services were required to assure robust assessments.

2.5.2 The starting point was to consider all five Green Belt purposes and whether they are applicable to Havering. It has been agreed in line with best practice that the first three purposes are applicable to Havering, with the last two purposes not applicable, as set out below.

2.5.3 The study examines the parcels by using the first three of the Green Belt purposes for including land in the Green Belt set out in the NPPF:

1. to restrict the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns from merging into one another; and
3. to assist in safeguarding the countryside from encroachment.

2.5.4 The fourth purpose of Green Belts is to 'preserve the setting and special character of historic towns'. There are no towns in the Borough which may be regarded as having a particularly 'special' historic character or where such character is particularly derived from or complemented by to its landscape setting (such as is the case, for example, at Oxford or York, which are both historic towns surrounded by Green Belt which contributes to their special historic character and setting). The Borough contains a number of Conservation Areas but, in the main, these are parts of smaller settlements. Whilst there may be a noticeable relationship between such areas and their surroundings which contributes to their local character and setting, these areas within such settlements are not considered relevant to the strategic nature of this Green Belt purpose. However, where distinct relationships between Conservation Areas and Green Belt land beyond are noted this will be referred to in the consideration of the third Green Belt purpose in the context of the protection that this purpose provides in safeguarding such countryside from inappropriate development and hence maintain this relationship.

2.5.5 The purpose 'to assist in urban regeneration, by encouraging the recycling of derelict land', is not used at all in the assessment. If there is any effect at all in this respect, it is the overall restrictive nature of having Green Belt policy that encourages regeneration and the re-use of previously used land by stifling the supply of other land. That said, the modern evidence-based planning system is intended to deal with the supply of land primarily through positive provision in a development plan rather than through the piecemeal consideration of planning applications for development proposals. Either way it is generally not possible to judge how any given parcel of land would contribute to the fulfilment of this purpose, or to distinguish between different parcels on this basis.

2.5.6 Annex D provides the sample parcel assessment sheet which has been used within the Green Belt Parcel assessment.

2.5.7 The tables below outline the criteria against which the parcels have been assessed in respect of the Green Belt purposes used in the assessment. The assessment is based on whether development would fundamentally, substantially or significantly impact on the Green Belt purpose. These terms are defined below through the identified characteristics which provide the basis for categorising different parcels of land against the different Green Belt purposes. After the individual parcels have been assessed against each of the three purposes, an assessment was undertaken to provide an overall judgement of the contribution they make to the Green Belt.

Purpose 1 – To check the unrestricted sprawl of large built-up areas

Table 2.1 Green Belt Purpose 1 - To check the unrestricted sprawl of large built-up areas

Criteria	Fulfilment of Green Belt Purpose	
Land where strategic level of development would conflict **fundamentally** with Green Belt purpose. ■ The land provides a distinct, well-defined area that contains the large built up area and provides strong containment that prevents the perception of 'sprawl'. ■ There may be/is no alternative strong physical/landscape boundary(s) further from the edge of the large built-up area that would perform a similar role in containing growth and ensuring a 'good fit' for development - strategic level of development may lead to perception of uncontained growth. ■ The land may/may not be affected already by the existing physical/visual presence of the large built up area and may have a varied character.	**Paramount importance to Green Belt Purpose** Continued inclusion within Green Belt of paramount importance	**Paramount**
Land where strategic level of development would conflict **substantially** with Green Belt purpose. ■ The land contains/contributes to the containment of the large built up area (although its character may be influenced by it). ■ Strategic level of development has potential to create perception of poorly contained growth, although other physical/landscape boundaries may exist further from the edge of the large built up area that could define and contain growth and prevent the perception of 'sprawl' (although these may require reinforcement to achieve a well-defined limit to development and a new Green Belt boundary).	**Major importance to Green Belt Purpose** Continued inclusion within Green Belt of major importance	**Major**
Land where strategic level of development would conflict **significantly** with Green Belt purpose. • The land provides some containment of the large built up area although it is significantly influenced by its presence and related features/land uses leading to a poorly defined edge, or it may be slightly removed from the edge of the large built up area and therefore contribute less to the purpose (other land closer to the edge performs the function of containment).	**Moderate importance to Green Belt Purpose** Continued inclusion within Green Belt of moderate importance	**Moderate**
Land where strategic level of development would have **negligible** impact on this purpose of Green Belt. ■ The land may be physically and visually related to the large built up area and already perceived to be part of/or closely related to the built up area, giving a poorly defined edge and possibly the perception of 'sprawl'; or is an area that has very little relationship to the large built up area and of little importance to containing 'sprawl' (land closer to the built up area fulfils this function to a greater degree). ■ Development may allow opportunities for enhancement of degraded land and the definition of a stronger long-term Green Belt boundary, or there are other strong boundaries that would contain development.	**Slight/Negligible importance to Green Belt Purpose** Continued inclusion within Green Belt of minor/negligible importance	**Slight/ Negligible**
Land where strategic level of development would have **no** impact on this purpose of Green Belt.	**No importance to Green Belt Purpose**	**None**

Criteria	Fulfilment of Green Belt Purpose	
■ Land is largely contained by existing development and already forms part of, and is perceived as, part of the large built up area ; or ■ Land is unrelated/has no significant relationship with a large built up area.	Continued inclusion within Green Belt of no importance	

Purpose 2 – To prevent neighbouring towns from merging into one another

Table 2.2 Green Belt Purpose 2 - To prevent neighbouring towns from merging into one another (see Note 1 below)

Criteria	Fulfilment of Green Belt Purpose	
Land that is **fundamental** to physical separation of neighbouring towns. • Any significant reduction in extent would result in physical coalescence, or a perception of merging that would erode the distinct separate identity and character of the towns.	**Paramount importance to Green Belt Purpose** Continued inclusion within Green Belt of paramount importance	Paramount
Land that provides **substantial** contribution to separation between neighbouring towns. ■ Some development may be possible without causing merger or perception of merging between the towns.	**Major importance to Green Belt Purpose** Continued inclusion within Green Belt of major importance	**Major**
Land that provides **significant** contribution to separation between neighbouring towns. ■ Land may be part of a substantial gap (3km or more) between neighbouring towns with separate identities. ■ Land where well planned strategic level of development unlikely to result in merger or a perception of merging as a consequence of inter-visibility (although intervening smaller settlements within Green Belt may be affected significantly by reduction of separation, merger or inter-visibility).	**Moderate importance to Green Belt Purpose** Continued inclusion within Green Belt of moderate importance	**Moderate**
Land does not lie between towns or makes **negligible** contribution to separation; or land does not provide strategic level of separation. ■ Strategic level of development would have little impact on this Green Belt purpose, although smaller settlements may be affected by reduction in separation, merger, or inter-visibility depending on their proximity to the existing edge of the town. ■ Other strong/well-defined boundary(s) may exist to restrain growth/prevent merging. ■ Width of Green Belt may already be narrower at an adjacent location.	**Slight/Negligible importance to Green Belt Purpose** Continued inclusion within Green Belt of minor/negligible importance	**Slight/ Negligible**
Land does not lie between towns and makes **no** contribution to separation. ■ It may lie between parts of the same town and fulfil a local purpose of maintaining the separation/identity of communities.	**No importance to Green Belt Purpose**	**None**

Criteria	Fulfilment of Green Belt Purpose	
	Continued inclusion within Green Belt of no importance	

Purpose 3 – To assist in safeguarding the countryside from encroachment

Table 2.3 Green Belt Purpose 3 - To assist in safeguarding the countryside from encroachment

Criteria	Fulfilment of Green Belt Purpose	
Countryside is **fundamental** to the purpose of retaining land within Green Belt. ■ Land possesses a strong, unspoilt rural character which Green Belt designation protects.	**Paramount importance to Green Belt Purpose** Continued inclusion within Green Belt of paramount importance	**Paramount**
Countryside is of **substantial** importance to the purpose of retaining land within the Green Belt. ■ Land possesses a predominantly rural character. ■ There may be other constraints (such as a noticeable landscape feature) that would limit encroachment but the Green Belt provides valuable protection.	**Major importance to Green Belt Purpose** Continued inclusion within Green Belt of major importance	**Major**
Countryside is of **significant** importance to the purpose of retaining land within the Green Belt. ■ There may already be a perception of significant encroachment by development (or other uses, such as large scale mineral extraction) and land may possess a semi-rural character. ■ There may be other constraints to further encroachment.	**Moderate importance to Green Belt Purpose** Continued inclusion within Green Belt of moderate importance	**Moderate**
Countryside is of **negligible** importance to the purpose of retaining land within the Green Belt. ■ Land may possess a semi-urban character and is no longer perceived to be part of the open countryside. ■ It may contain degraded land that provides opportunities for enhancement.	**Slight/Negligible importance to Green Belt Purpose** Continued inclusion within Green Belt of minor/negligible importance	**Slight/ Negligible**
Countryside is **no** importance to this purpose of Green Belt. ■ Land forms very narrow area between existing parts of an urban area or other strong boundary. ■ Such areas may be protected by other policies/designations (such as open space or Green Wedge).	**No importance to Green Belt Purpose** Continued inclusion within Green Belt of no importance	**None**

Overall contribution of assessed parcels to Havering's Green Belt

2.5.8 The assessment of parcels against individual purposes is then combined to give an overall judgement of the performance of each parcel to the Green Belt. All purposes are considered to be of equal importance, and could on their own justify inclusion in the Green Belt. The overall judgement for each parcel is therefore based on the highest performance on the three purposes instead of cumulative or combined scoring. This is consistent with best practice.

Table 2.4 Contribution of parcels to Green Belt based upon assessment of Green Belt purposes 1-3

Criteria	Overall contribution to Green Belt
One or more Green Belt purpose(s) is considered to be of Paramount importance.	**Fundamental** contribution to Green Belt
One or more Green Belt purpose(s) is considered to be of Major importance; there are no purposes that are of Paramount importance.	**High** contribution to Green Belt
One or more Green Belt purpose(s) is considered to be of Moderate importance; there are no purposes that are of Paramount or Major importance.	**Moderate** contribution to Green Belt
One or more Green Belt purpose(s) is considered to be of Slight/Negligible importance; there are no purposes that are of Paramount, Major or Moderate importance.	**Low** contribution to Green Belt

3 Findings of the study

3.1 Introduction

3.1.1 For the purpose of this study the Green Belt in the borough has been divided into 24 parcels. A map showing the parcels and parcel numbers can be found in Annex C. In some instances the parcels cross the borough boundary as this is not always made up of recognisable features on the ground. However, the results of this study only apply to the areas of land within Havering.

3.1.2 This is especially the case in Thurrock, where several parcels overlap. Thurrock Council has performed a Green Belt study at the same time as Havering. Parcel boundaries have therefore been agreed between Havering and Thurrock. As the parcel assessments in Thurrock have also been performed by Enderby/PBA, these have been based on the same methodology which ensured consistency in approach and results.

3.1.3 In the following sections the results of the parcel assessments against the first three purposes of the Green Belt as defined in the NPPF will be presented. Firstly, an overview of the performance of each of the parcels against the Green Belt purposes will be presented. This will be followed by a summary of the performance of parcels against the individual purposes.

3.1.4 For the detailed scoring of the individual parcels is referred to Annex F, which contains the parcel assessment forms.

3.2 Overall contribution to Green Belt and overview

3.2.1 Table 3.1 'Overview table parcel assessments Green Belt Study' presents the findings of the parcel assessments for each purpose. Additionally, a column has been added which presents the overall contribution of the parcels to the Green Belt.

3.2.2 The assessments of the Green Belt parcels in the borough have shown that all of Havering's Green Belt contribute to purposes of the Green Belt as provided by the NPPF. Nineteen of the parcels make a fundamental contribution to the Green Belt. Three parcels, 5, 8 and 11, make a high contribution due to their countryside qualities.

3.2.3 The contribution of the land within parcel 3 varies between high and moderate, which is largely due to the mineral extraction/landfilling in the area which adversely affects the character of the countryside. However, the more rural appearance is expected to be re-established via restoration upon cessation of use.

3.2.4 Only one parcel is found to provide a low contribution to Green Belt purposes; parcel 23. It makes a limited contribution to two purposes. It plays a role in preventing the merging of towns with its location in the corridor between Romford and Dagenham. In addition, the parcel is fulfilling an objective of the Green Belt by providing valuable open and recreational space in the Green Belt.

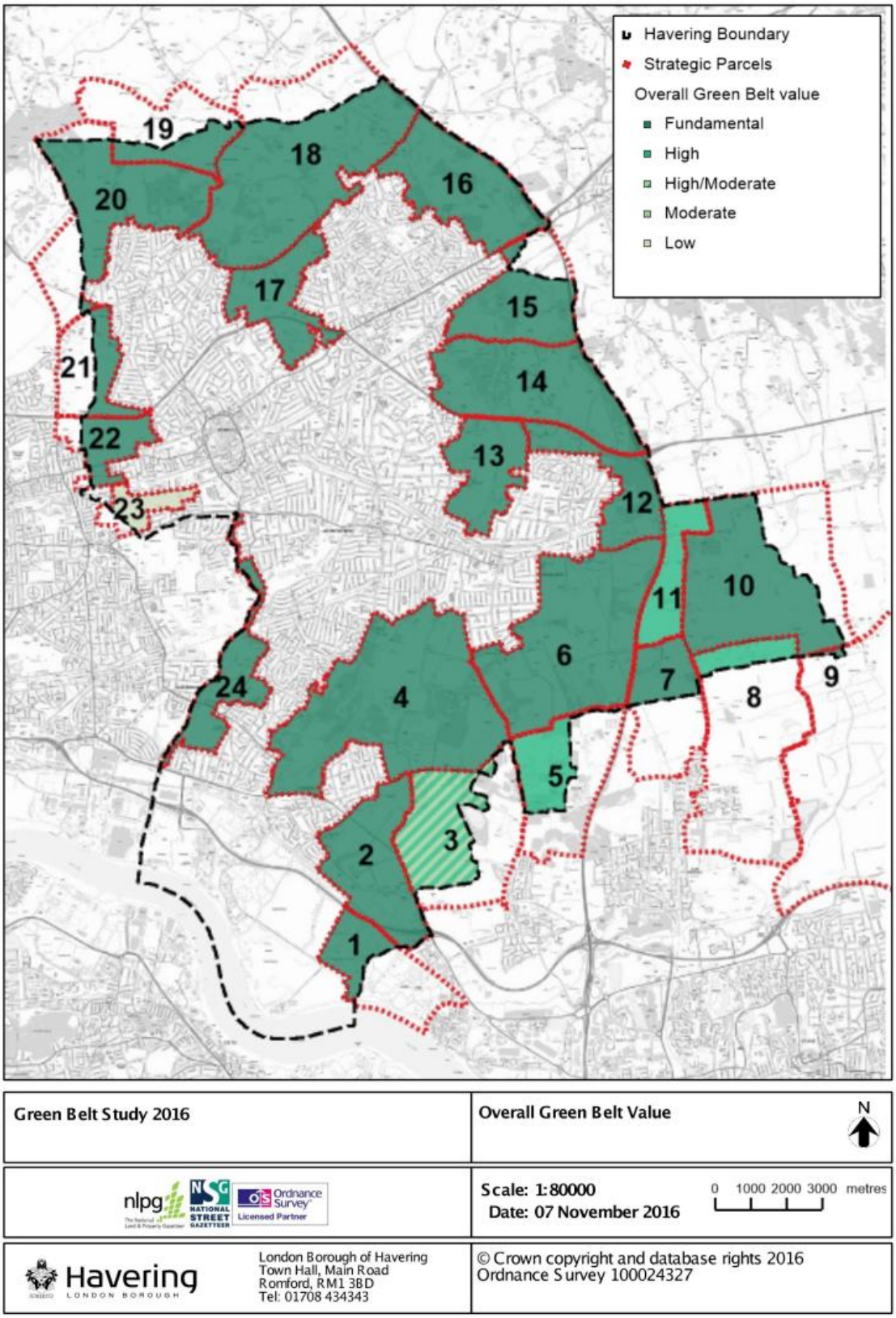
3.2.5 Map 1 'Overall contribution to Green Belt' displays the overall Green Belt contribution as presented in Table 3.1 'Overview table parcel assessments Green Belt Study'. Maps showing the performance of the parcels against the individual purposes can be found in Annex D.

Table 3.1 Overview table parcel assessments Green Belt Study

Parcel number	Purpose 1: To check the unrestricted sprawl of large built-up areas	Purpose 2: To prevent neighbouring towns from merging into one another	Purpose 3: To assist in safeguarding the countryside from encroachment	Overall contribution to Green Belt
1	Major	Slight/Negligible	Paramount	**Fundamental**
2	Paramount	Major	Major	**Fundamental**
3	Slight/Negligible	None	Major/Moderate	**High/moderate**
4	Paramount	Slight/Negligible	Major	**Fundamental**
5	None	None	Major	**High**
6	Paramount	Slight/Negligible	Major	**Fundamental**
7	None	None	Paramount	**Fundamental**
8	None	None	Major	**High**
9	None	None	Paramount	**Fundamental**
10	None	None	Paramount	**Fundamental**
11	None	None	Major	**High**
12	Paramount	Slight/Negligible	Major	**Fundamental**
13	Paramount	Major	Major	**Fundamental**
14	Paramount	Slight/Negligible	Paramount	**Fundamental**
15	Paramount	Major	Major	**Fundamental**
16	Paramount	Major	Paramount	**Fundamental**
17	Paramount	Major	Moderate	**Fundamental**
18	Paramount	None	Paramount	**Fundamental**
19	Slight/Negligible	None	Paramount	**Fundamental**
20	Paramount	Major	Major	**Fundamental**
21	Major	Paramount	Moderate	**Fundamental**
22	Major/None	Paramount	Moderate	**Fundamental**
23	None	Slight/Negligible	Slight/Negligible	**Low**
24	Paramount	Major and Slight/Negligible	Major/Moderate	**Fundamental**

Note: Some parcels have a mixed performance on a purpose. The colouring of these parcels in the above table is therefore indicative, and tends to be based on the average or lower score in case of mixed performance.

Map 1 Overall contribution to Green Belt



3.3 Purpose 1 - To check the unrestricted sprawl of large built-up areas

3.3.1 The parcels closest to the large built-up areas of Havering, Thurrock or Barking and Dagenham have a more paramount contribution checking the unrestricted sprawl than parcels further away from these built-up areas. No parcels are directly adjoining or affecting the Brentwood or Redbridge built-up areas. The land east of the M25 is not related to any built-up area and therefore does not contribute to this purpose.

3.3.2 Three parcels in the 'Dagenham corridor' to the west of Romford make a lower contribution to limiting urban sprawl. Parcel 21 has a slight/negligible contribution to this purpose due to the close existing relationship between the built-up areas of Romford and Dagenham where there is already a perception of sprawl. Parcel 22 has a mixed contribution towards this purpose. While the wider northern part of the parcel makes a major contribution, the narrow southern part provides no contribution towards this purpose as it has a close existing relationship with the two built up areas where there is already a perception of sprawl. Parcel 23 is almost entirely enclosed by existing development and therefore makes no contribution to this purpose.

3.4 Purpose 2 - To prevent neighbouring towns merging into one another

3.4.1 All parcels adjoining the built-up area of Romford except towards the north have at least a slight/negligible contribution to preventing towns from merging. Areas of land farther away from the built-up area do not have any contribution to this purpose as distances to nearby towns are generally too large, although development would often result in a decrease of the gap between towns.

3.4.2 Parcel 2 provides a major contribution by preventing the outward growth of Rainham and Purfleet on either side of the parcel. Also of major contribution are parcel 13 which provides separation between the northern part of Upminster at Cranham and Emerson Park at the eastern edge of Romford, and parcel 17 which prevents the merging of Collier Row and Harold Hill. Parts of parcels 15 and 16 form part of the narrowest gap between Romford and Brentwood and therefore have a major contribution towards purpose 2. A major contribution is also provided by parcel 20 which separates the north western edge of Romford from the eastern part of Hainault.

3.4.3 A paramount contribution to this purpose is provided by parcels 21 and 22, which separate the towns of Collier Row and Chadwell Heath which are in close proximity to eachother. While located in the same corridor, parcel 23 has a slight/negligible contribution to the merging of Romford and Chadwell Heath as the towns are already almost entirely connected in parcel 23. Parcel 24 has a mixed contribution towards this purpose; while the narrow wedges of land in the northern and southern part provide a slight/negligible local contribution to the retention of open land, the wider central part (in conjunction with Green Belt land within the adjoining borough) provides a major contribution to preventing towns from merging.

3.5 Purpose 3 - To assist in safeguarding the countryside from encroachment

3.5.1 Most of the parcels in the borough are found to be playing a paramount or major role in protecting the countryside from encroachment: 8 parcels make a paramount contribution and 9 parcels fulfil a major contribution.

3.5.2 Parcels 3 and 24 have a major/moderate contribution as the countryside within the parcels varies in quality. Moderate scores are awarded to parcels 21 and 22 as they contain some characteristics of countryside, with some examples of encroachment or non-countryside uses. Parcel 23 is not considered to be open countryside, but contains recreational uses which are beneficial uses in the Green Belt. It therefore makes a slight/negligible contribution.

3.5.3 The land within parcel 24 has a mixed performance against this purpose. Small areas are characteristic of 'normal' countryside, with most of the parcel consisting of recreational land with natural assets. Therefore the parcel has a moderate to major contribution to safeguarding the countryside from encroachment.

3.6 Conclusions

3.6.1 This section sets out the conclusions and recommendations of the Green Belt Study building upon the findings presented in the previous sections of this report.

3.6.2 This study provides evidence on how the land in the Green Belt in Havering is performing in relation to the purposes of the Green Belt as defined in the NPPF. For the purpose of this study the Green Belt in Havering has been divided into strategic parcels, which have been assessed against the first three purposes only, as justified in this report. These are:

1. to restrict the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns from merging into one another; and
3. to assist in safeguarding the countryside from encroachment.

3.6.3 The assessments of the Green Belt parcels in the borough have found that all of the Green Belt in Havering has value when considered against the purposes of the Green Belt. The majority of the parcels have been found to be of paramount or high value to the Green Belt. One parcel has a moderate/high performance, which is likely to improve over time due to site restoration works. Another parcel has a low performance, with limited contributions against two purposes. This parcel also benefits from other policy constraints which restrain development.

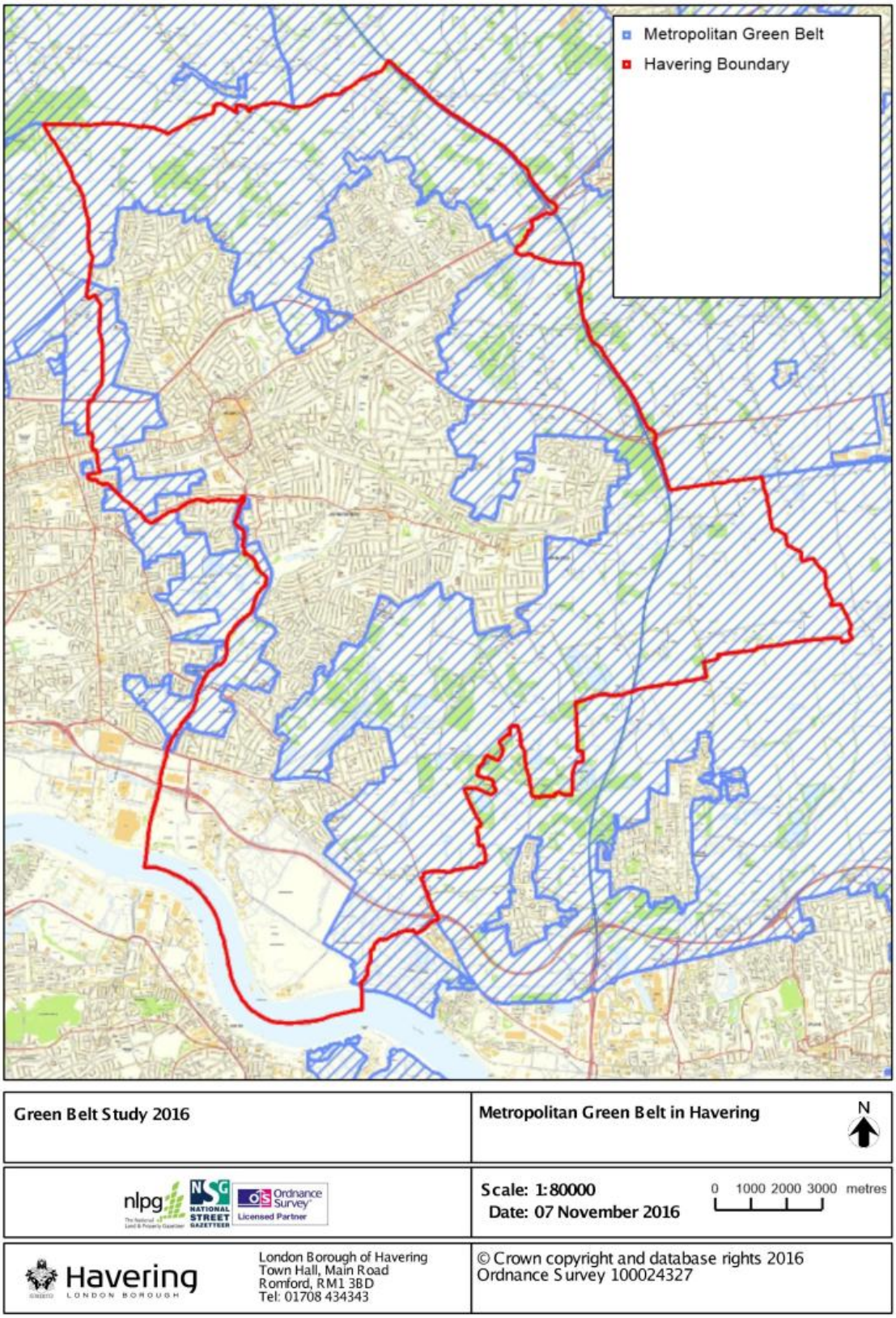
3.6.4 There is found to be a variation in the performance of parcels against the different Green Belt purposes and in some instances there are also differences in performance within a parcel. These are largely due to the location in respect of large built-up areas and towns. However, some parcels have been found to have a semi-urban character, already contain limited sprawl, or simply do not possess many countryside qualities. To improve the performance of these parcels and the Green Belt as a whole, it is therefore recommended that improvements to the quality and objectives of the Green Belt are made, in line with the NPPF.

3.6.5 Modifications to the Green Belt boundary can only be made through the Local Plan, when very special circumstances have been identified. This study does therefore not conclude if Green Belt boundaries need to be changed. Instead it provides a strategic assessment of the performance of Green Belt parcels in the borough against the purposes identified in the NPPF, which can together with other evidence be used to inform decisions in the Local Plan. Parcels could be considered for further study, if very special circumstances can be demonstrated.

Annexes

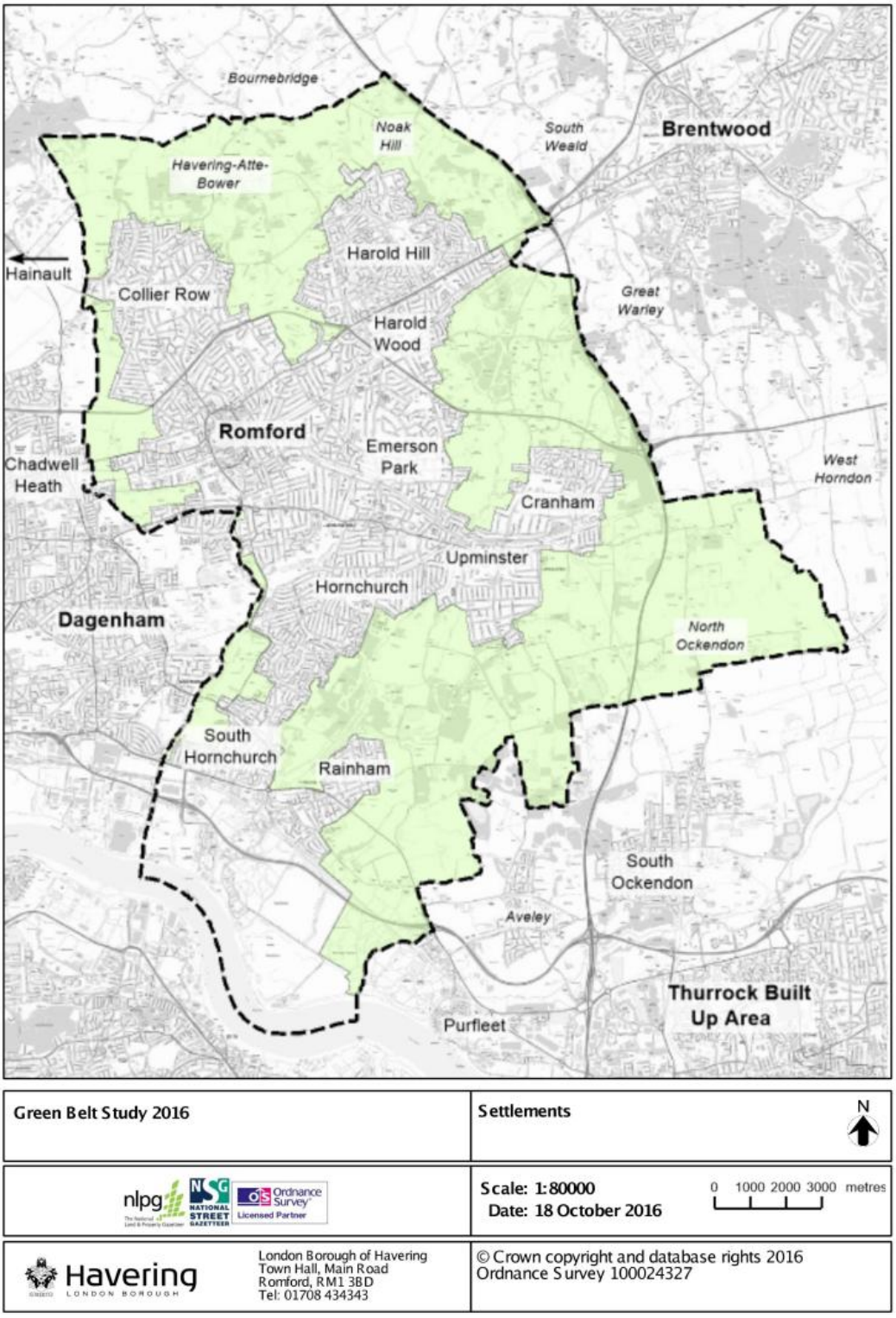
Annex A: Map of Havering's Green Belt

Map 2 Green Belt in Havering



Annex B: Map of Havering's and nearby settlements

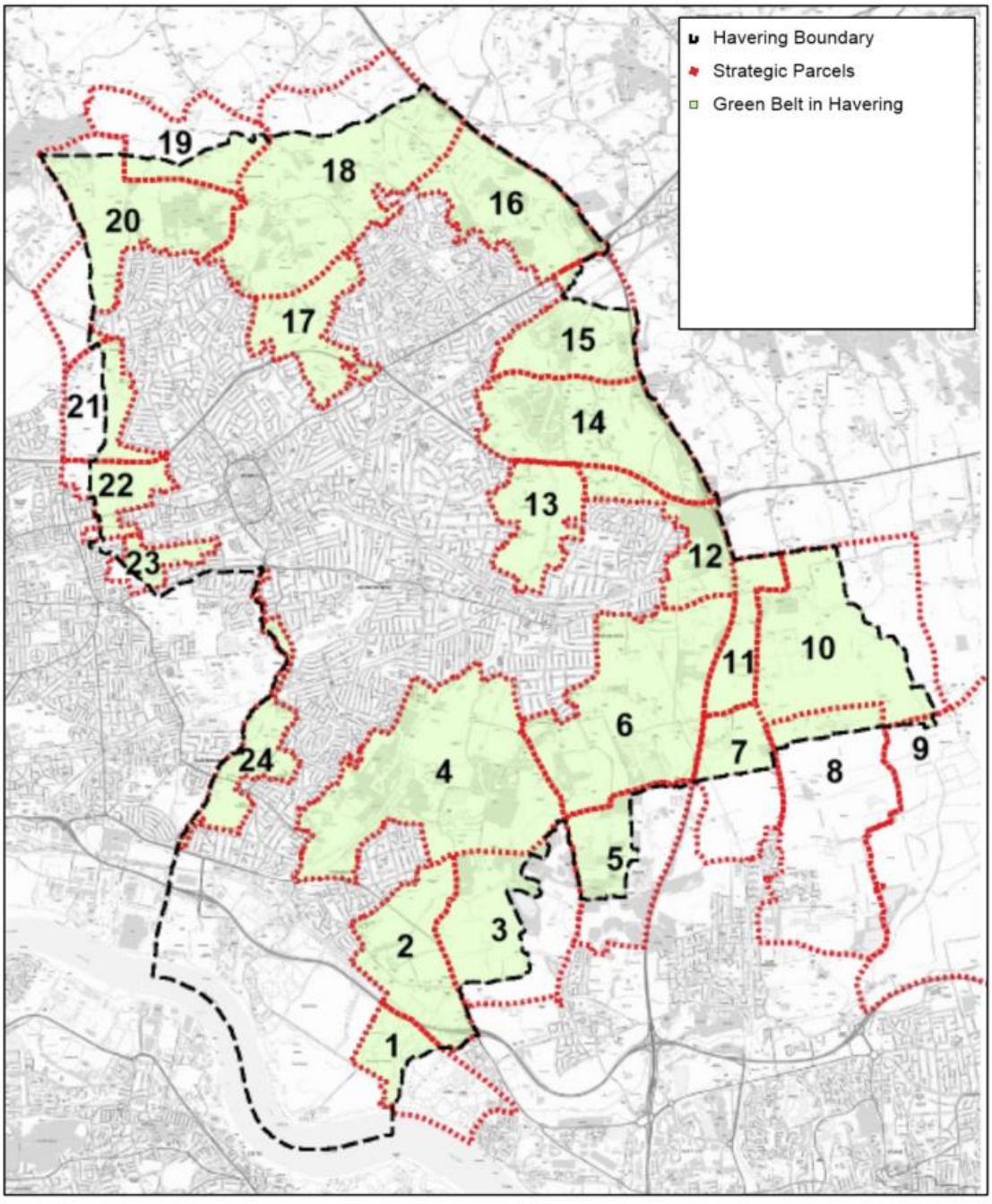
Map 3 Settlements



Key: **Large built-up areas**; Towns; *other settlements*

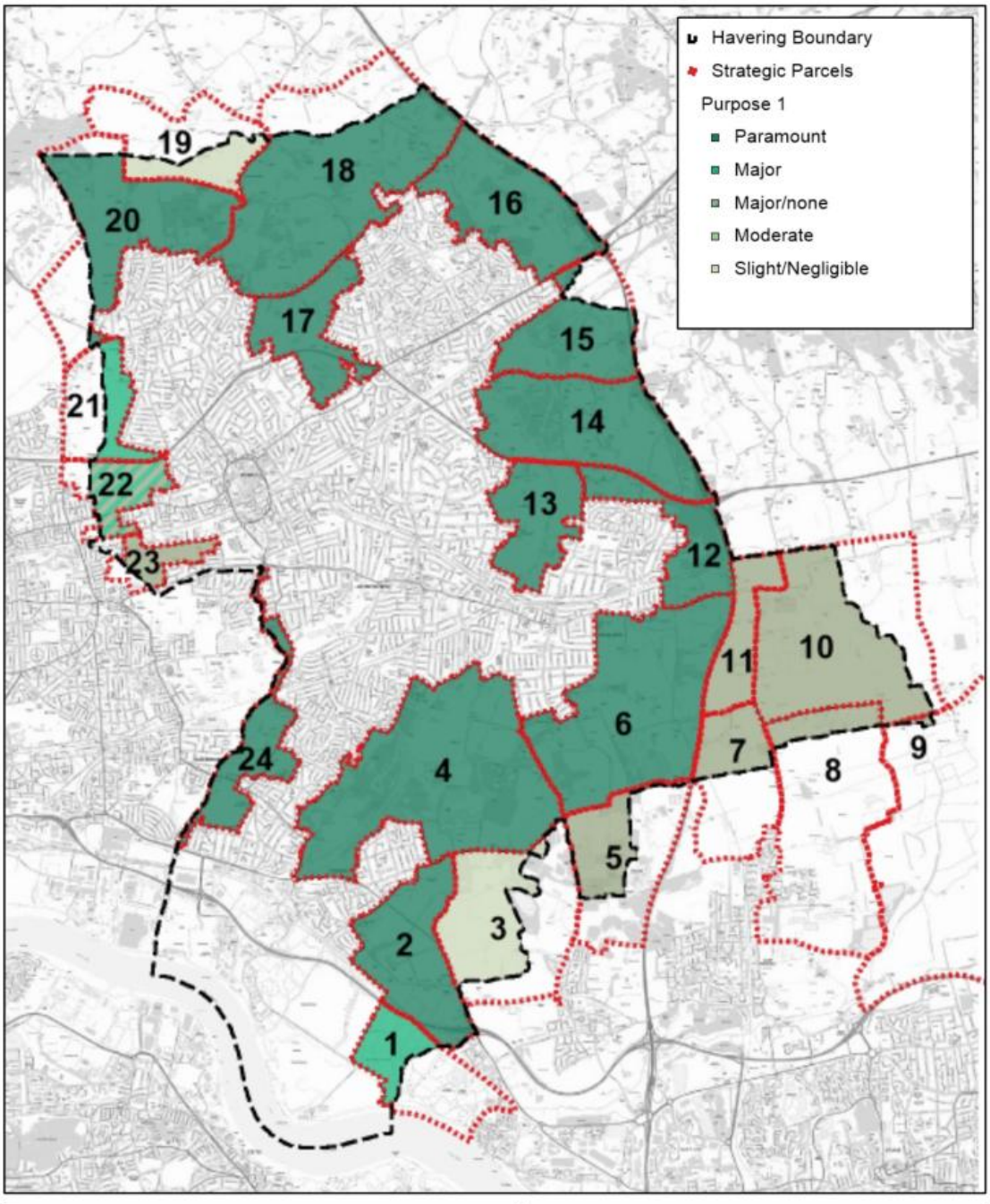
Annex C: Map of strategic parcels

Map 4 Strategic parcels

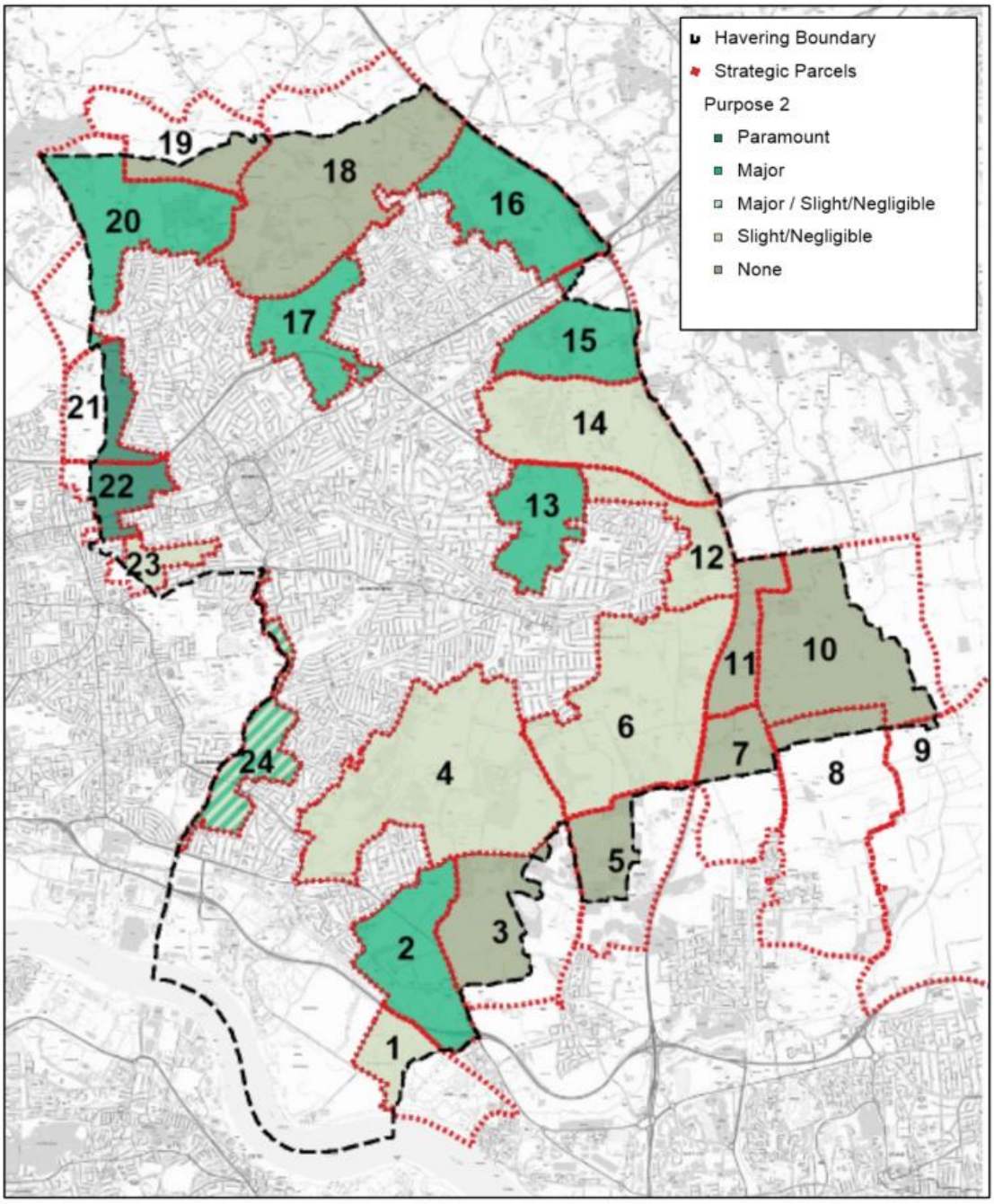


Annex D: Purpose maps

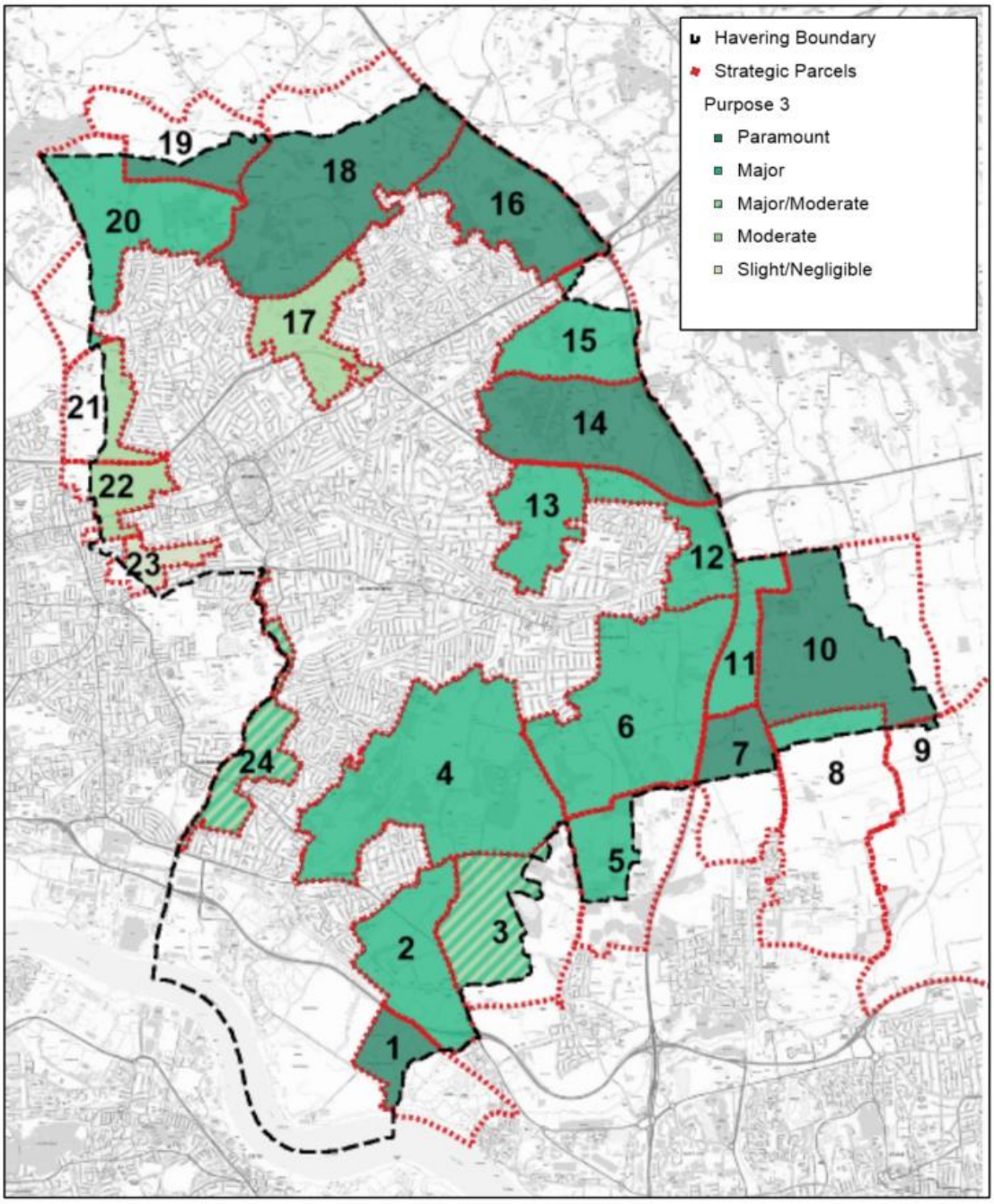
Map 5 Purpose 1



Map 6 Purpose 2



Map 7 Purpose 3



Annex E: Example assessment form

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No.

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas		Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another		Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment		Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)		Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)		Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)		Well defined
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)		Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)		Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)		Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT		High
		Moderate
		Low
		Little/None

Annex F: Assessment forms

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 01 (Thurrock parcel 38)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Whilst not adjoining southern edge of Romford built up area land within parcel restricts the westward sprawl of Thurrock urban area towards Rainham; whilst Purfleet already extends towards Rainham the western part of this parcel extends beyond and closer to the edge of the Greater London built up area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Prevents westward expansion of Purfleet towards Rainham although a gap of around 800m exists between the edge of the parcel and Rainham with other intervening Green Belt land.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Adjoining western edge of Purfleet quite well defined by infrastructure and any development beyond these limits would be perceived as a clear encroachment into wide open expanse of Rainham Marshes. Development within Rainham marshes within Havering Borough would be an isolated encroachment.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong sense of openness. Broad open marshland with wide and expansive views, including across estuary and to urban areas beyond parcel to west and north west. Devoid of inappropriate development.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Expansive and beyond district boundary, including across estuary.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined to north (railway) and south (estuary). South east boundary reasonably well defined along Mar Dyke although area of similar land has been excluded creating poorly defined boundary. No clearly defined feature along borough boundary so this parcel has been extended into Thurrock to the edge of Green Belt at Purfleet.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	Eastern side defines edge of Purfleet and separates 'arm' of employment land north of railway (very evident) from western edge of town (generally well contained by vegetation). No obvious relationship with Rainham evident to north west due to distance and containment provided by significant area of raised landfill between parcel and town.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Broad expanse of exposed open marshland with strong association with estuary within Rainham Aveley and West Thurrock Marshes LCA. Strong character with some external influences from infrastructure, employment development on north west edge of Purfleet, and landfill operations beyond to west.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Flood Zone 3 and RAMSAR/SSSI constraints. Much of area is RSPB Rainham Marshes Reserve.	**Substantial constraints over much of area**
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	Remnant area of open marshland landscape highly sensitive to change from development.	**High**
		Moderate
		Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 02

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Designation prevents south eastward encroachment of Romford built up area at Rainham. Also constrains expansion of existing pockets of inappropriate development within parcel which may otherwise be difficult to resist in this highly accessible location. Also contributes to restricting north westerly extension of Purfleet (part of Thurrock built up area).	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Parcel provides a significant contribution to this purpose by preventing outward growth of Rainham and Purfleet on either side of parcel.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Designation provides valuable protection to further encroachment from inappropriate development into area of open productive farmland (notably in southern part) and remnant marshland, within a strategically attractive location.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Generally a level primarily fenland landscape with clear perception of openness across marshes south of Wennington Road, and broadly open mainly arable land to north of the road. Clusters of development along Wennington Road create perception of encroachment, although much of this development appears to pre-date designation. Encroachment apparent with development and storage uses associated with farmsteads at junction of Wennington Road and A1306 and at East Hall Farm. Prominent block of industrial buildings, and extensive storage yards and car sales are a clear encroachment in the parcel just north of A13/A1306 junction. School building complex at Chafford School extends edge of Rainham into parcel. Area north of A3106 is significantly affected by mineral works/landfill and former workings; large cemetery in northern corner which affects perception of openness.	Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Generally open views across much of area, although vegetation along Common Watercourse limits views in this area and softens views towards edge of Rainham. Much of parcel inter-visible with land rising up towards Aveley (Thurrock parcel 19). Road and rail infrastructure limits views to south although views possible over much of parcel from raised A13 crossing marshes. Vegetation along A3106 visually divides the parcel in local views.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Clearly defined by Channel Tunnel railway along south west side; A1306 on eastern side and Launders Lane and ribbon of vegetation along north east side. Northern end defined by Upminster Road North. Lambs Lane South and belt of vegetation forms a strong edge to south east side of Rainham, with school grounds within parcel also contained by strong tree belt. Weaker edge along back gardens on edge of Rainham south of Wennington Road. The parcel could be subdivided further along A1306 of Wennington Road. The small area adjoining Purfleet Industrial Park is separated from rest of parcel by A13. Otherwise there are no other clear internal boundaries.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Direct relationship with south eastern edge of Rainham, although this edge is generally discreet from wider parcel. South eastern end of parcel abuts Purfleet Industrial Park which forms north west edge of Purfleet.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Southern part of parcel lies within Rainham Aveley and West Thurrock Marshes LCA, an open landscape affected detrimentally by significant infrastructure with longer distance views to south where not prevented by elevation of A13. Much of this southern part appears to be actively farmed (mainly arable), with a depleted field pattern, with grazing on the southern marshland. Northern part within edge of Belhus Lowland Quarry Farmland which has a more fragmented character due to different uses (cemetery; landfill; recreation). Overall, the area has a generally open rural character but is fragmented to varying degrees by infrastructure and various other uses and this engenders a sense of a landscape 'under pressure'.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Area between Wennington Road and railway and along Common Watercourse is within Flood Zone 3; cemetery; local nature site along Common Watercourse; open space.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	Due to its generally open nature this area has a high visual sensitivity to change, where any significant development is likely to be particularly prominent and increase the perception of encroachment that already exists within parts of the parcel. The area south of the A1306 is particularly sensitive due to its relationship with the important remaining marshes.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 03 (Thurrock parcel 19)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel lies approx. midway between large built up areas of Romford on edge of Greater London and Thurrock urban area. Other intervening land on the periphery of those urban areas (parcels 2 and 4 in Havering and parcel 22 in Thurrock) provide this constraint, although the edge of Romford at Rainham is less than 400m from the north west edge of the parcel and the adjoining part of the parcel does make some contribution to containing the outward growth of that built up area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Parcel lies approx. midway between towns of Purfleet and Lakeside/West Thurrock, and Romford towns of Upminster and Rainham. Lies approx. midway between South Ockendon and Rainham. Separation between these towns is in excess of 3km. Strategic level of development in this parcel could reduce separation between Aveley village and Rainham where existing separation is approx. 2.6-3km.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Approx. 50% of the parcel (much of which is within Havering), is or has been subject to mineral extraction/landfilling with a consequential adverse effect on the character of the countryside although it is to be expected that restoration upon cessation of use will re-establish a more rural appearance to these areas. The remaining undisturbed parts (primarily within Thurrock) have a strong rural character which designation assists in safeguarding.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong perception of openness in most parts as very little encroachment except from active/disused mineral workings (not inappropriate development).	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Variable. Contained/limited in most eastern parts due to high level of vegetation cover. Visually exposed with open views in western part across lower lying land and mashes beyond.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined along roads extending into Havering, as no alternative boundaries exist within parcel.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	No clear relationship. South east corner adjoins Aveley but generally well contained from it. The edge of Rainham is less than 400m from the north west edge of the parcel where the intervening land is occupied by a large cemetery within the northern part of parcel 2.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Two distinct areas of differing character within parcel although all within the Belhus Lowland Quarry farmland LCA. Strongly wooded and rural in north eastern part (part of Thames Chase Community Forest) where there is Open Access. Much of exposed sloping western half of parcel is open degraded land with no landscape structure, due to past or quarrying, much of which is restored or being restored. Immature golf course on part of restored landfill.	**Strong rural**
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Some areas of nature conservation value. Thames Chase Open Access land. Flood Zone 3 along upper reach of Common Watercourse.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT (as informed by the Landscape Character Assessment)	High throughout area; although degraded land is of low landscape sensitivity it is of high visual sensitivity, although elevated areas are visually highly sensitive due to exposure to far reaching external views.	**High**
		Moderate
		Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 04

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel provides strong containment of the easterly and southerly expansion of the Romford built up area and the northern expansion of the built up area at Rainham.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The country park and Ingrebourne valley provide a strong level of constraint to the expansion of Romford (at South Hornchurch) and northern side of Rainham. The Green Belt designation fulfils a supporting role in preventing expansion that could lead to merging of these parts of the Romford towns in this area (although they are already connected to the south). Land within the rest of the parcel provides no real contribution to the purpose due to the considerable separation between the Romford towns and South Ockendon and the Thurrock towns to the south east.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The country park and Ingrebourne corridor in the western part of the parcel prevents encroachment of development along the adjoining edge of Hornchurch. In the rest of the parcel the designation provides a strong level of protection to varied and quite rural areas of countryside. Designation also provides a constraint to further encroachment of existing inappropriate development at the farmsteads.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Parcel is substantially free of inappropriate development and therefore there is a strong perception of openness throughout most of the area with localised intrusions from uses (light industrial, recycling, waste transfer, caravan storage, etc.) based primarily within/around what appears to be most farmsteads, mostly within the eastern and northern parts where access is from lanes (Berwick Pond Road and Park Farm Road which defines the eastern boundary of the parcel). Hornchurch Country Park occupies the majority of the western part of the parcel and is free of roads. St Georges Hospital comprises a large building complex in the north west corner and appears to be available for redevelopment (major developed site within Green Belt).	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views are variable throughout the parcel. Within the country park there are local high points which facilitate long distance panoramic views over the surroundings including towards the City and North Downs. In lower parts developing woodland provides significant containment and this will increase as woodland develops. Outside the park viewing opportunities are limited to lanes where intermittent roadside vegetation prevents most wider views. In the eastern part there are extensive areas of new woodland some associated with mineral working restoration/landfill sites, where there is also public access.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	South eastern and eastern boundary well defined by roads (Warwick Lane and Park Farm Road). Northern boundary by rear gardens and estate roads on southern edge of Upminster. On the western side by clearly defined estate roads and residential property boundaries adjoining the country park; in the north western part the Ingrebourne corridor reinforces this edge. On the southern boundary the A3106 defines the boundary together with the residential area of north Rainham where the boundary is partly integrated by vegetation along the boundary of the park. Whilst Park Farm Road and Hacton Lane provide well-defined physical features within the parcel on the south western edge of Upminster the existing boundary is already well defined in this location.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Direct relationship to southern part of Hornchurch/Upminster where country park defines much of the edge, also northern edge of Rainham on southern boundary. Rest of area has no clear relationship with principal settlements.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Country Park is based around the Ingrebourne Valley LCA which provides a distinctive yet significantly re-modelled landscape with some marshland and ponds in the southern part; there is a surprising sense of relative remoteness in some areas despite the proximity of the urban area. This is an accessible recreational landscape with a high proportion of developing woodland. The others parts, within the Belhus Lowland Quarry Farmland LCA, are distinctly different, traversed by tree and hedge lined lanes. The northern part has pronounced rural open farmland character with geometric fields (mainly arable with some horse paddocks), often with hedges removed. In the eastern part quarrying has affected the landscape with areas now largely restored (although there is evidence of some activity east of Gerpins Lane) and there are areas of developing woodland and with public access. An active airfield (Damyns Hal Aerodrome) is located in the south east corner and is a source of noise and activity.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Large area of open space with public access (Country Park); SSSI, SNCIs and Flood Zone 3 associated with Ingrebourne; Local Nature Reserve.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	Landscape is very sensitive to change from strategic level of development given the existing recreational uses that prevail. The Ingrebourne is an important part of the green infrastructure of Thames Chase. The central and northern parts display strong rural characteristics despite the quite close relationship to the built up area and provides a rural edge extending up to the edge of Upminster. Whilst in the eastern part there is evidence of some disturbance, this area is removed from the built up area and within open countryside.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 05 (Thurrock parcel 24)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel is quite remote (approx. 2.6km) from northern edge of Thurrock urban area, but lies closer to edge of Romford on edge of built up area of Greater London (1.3km from Upminster and 2.2km from Rainham). As such it provides a negligible contribution to constraining the outward expansion of Greater London as other intervening land within Havering (parcels 3, 4 and 6) fulfils this function, and no contribution to checking the growth of Thurrock urban area (and Aveley intervenes).	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Parcel located between, but separated from, South Ockendon, Rainham and Upminster. Strategic level of development would not lead to merging of these towns, although it would reduce separation.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Parcel comprises extensive area of countryside parts of which have been modified significantly by quarrying/landfill operations. These areas have been restored and the landscape forms an attractive complex mosaic of existing and developing woodlands interspersed with fields. A significant central southern part forms part of Belhus Woods Country Park (including Thames Chase Community Woodland). South eastern part of parcel contains northern part of Belhus Park (Park and Garden of Special Historic Interest). There is some encroachment by development (haulage yard, storage and light industrial uses) along Romford Road. Whilst significant constraints apply in some areas Green Belt designation provides protection.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Very little development and clear sense of physical openness (visual openness limited by substantial woodland cover).	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views within and out of parcel limited by vegetation cover.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined on three sides by roads (extending beyond borough boundary). Southern boundary along clear bridleway route. No obvious internal boundaries.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	No relationship.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Located within Belhus Lowland Quarry Farmland LCA and possesses a rural character with extensive woodland forming part of Country Park/Thames Chase.	**Strong rural**
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Belhus Chase Country Park and Open Access land; nature conservation sites (Borough and local value); former landfill. Ancient woodland and part of Registered Park & Garden within Thurrock.	**Substantial constraints over much of area**
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	A predominantly rural area with much of southern part within Havering defined as a country park with a mosaic of woodlands and widespread access. Northern part comprises more open fields and has generally strong rural character.	**High**
		Moderate
		Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 06

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The north western part of the parcel adjoins the south eastern edge of the Romford built up area at Upminster; as such this part of the parcel acts to restrict the expansion of the built up area in this direction (although the two Conservation Areas that define much of the land within the edge of this parcel are a significant constraint in their own right). The parcel, in association with the eastern part of parcel 12 to the north, defines the eastern limit of the Metropolitan built up area and, as such, plays a particularly important role in containing the eastward expansion of the Metropolitan area (although the M25 to the east would provide a robust boundary to any further eastward expansion).	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Whilst the parcel lies between Upminster and South Ockendon within Thurrock the two towns are separated by a substantial gap (approx. 3km wide) within which lies the substantial barrier of the M25.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Whilst there is evidence of some encroachment of inappropriate development within the parcel, the parcel has a predominantly rural character which is safeguarded by the designation.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a strong perception of openness in this parcel and very limited evidence of encroachment by inappropriate development. Existing development is limited primarily to development extending southwards from the southern edge of Upminster at Corbets Tey (equestrian centre, care home, and ribbon of houses along Sunnings Lane). Some farmsteads show evidence of other uses such as caravan storage at Sullens Farm; paintballing at Bush Farm and outdoor pursuits centre at Russell's Lake. Upminster cemetery and two school sites lie within the northern part of the parcel.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	The topography is gently undulating and this, combined with areas of woodland, hedgerows and hedgerow trees limit views throughout much of the area. Where views are possible they are generally over short to medium distances. Views from roads and lanes across the parcel are, in the main, limited by roadside vegetation. The M25 which is on embankment along most of the eastern boundary of the parcel prevents views intervisibility with the land to the east. Development and vegetation along St Marys Lane to the north, and along Park Farm Road and Bramble Lane/Dennises Lane that form the western and eastern parcel boundaries respectively curtails intervisibility with adjoining parcels.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges are clearly defined by roads except on the southern edge of Upminster at Corbetts Tey where rear garden boundaries of residential properties (sometimes reinforced by notable vegetation) form the Green Belt boundary. Other roads within the parcel could form alternative Green Belt boundaries should realignment of the Green Belt boundary be considered appropriate.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The north west side of the parcel adjoins the south eastern and eastern side of Upminster. Vegetation along and within the vicinity of this edge assists with 'softening' the interface between built development and countryside within the parcel, except along Argyle Gardens where the built edge is more prominent. There are no other smaller settlements within the parcel.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	All but the northern edge of the parcel lies within the Belhus Lowland Quarry Farmland LCA, with the northern edge within the Thurrock Reclaimed Fens LCA although there is no obvious differentiation between the two apparent on the ground. The area comprises a mosaic of agricultural land, woodlands, and other uses (mentioned above) and golf course. Mineral extraction has created a number of water bodies although there is little evidence of large scale extraction and landfilling within this part of the Belhus LCA. Whilst there are pockets and small ribbons of development these are generally reasonably well integrated into the landscape such that the predominant character is rural. Cranham Hall in the northern part of the parcel forms the centre of an extensive Conservation Area defining the south eastern edge of Upminster; parkland surrounds the immediate environs of the hall but the much of the beyond arable within amalgamated fields. The edge of Corbetts Tey is also defined by a Conservation Area. A railway line cuts across the 'grain' of the landscape and together with the elevated M25 forms a source of noise and movement.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Two Conservation Areas defining much of the parcel's edge with Upminster. Significant number of quite extensive nature conservation sites (valued at a metropolitan, borough and local level). Very small areas of Flood Zone 3.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	This broadly rural area has a generally high sensitivity to strategic development due to its reasonably intact nature and significant level of environment of constraints.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 07 (Thurrock parcel 16)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel lies 1.9km from Upminster on eastern edge of built up area of Rainham and over 3km from northern edge of Thurrock urban area. As such it provides No contribution to constraining the outward expansion of Greater London as other intervening land (primarily parcel 6) fulfil this function within Havering.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Provides No contribution to preventing the merger of the northern edge of South Ockendon with Upminster due to the significant separation which exists, and the boundary provided by the M25.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Parcel comprises an expansive, broadly level, open/semi open and largely unspoilt area of productive farmland, with a notable field pattern. Existing development is confined to small clusters of residential development in northern part which is generally well assimilated within the landscape. Designation provides valuable protection in an area where there are no other high level constraints.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong perception of openness throughout area with little encroachment by development.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Flat landscape with limited vegetation cover allows open views across area. Inter-visible with adjacent part of parcel 8 (parcel 15 within Thurrock).	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Very well defined by roads on all sides, including section of M25. Railway forms an alternative boundary in south western part although it is not a significant feature in the landscape.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	Physical and visual relationship with development on northern edge of South Ockendon.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Within Belhus Lowland Quarry Farmland LCA. Productive, level, primarily arable farmland with generally weak field boundaries, with largely unspoilt rural character; absence of quarrying. Whilst southern edge within Thurrock adjoins north side of South Ockendon, development does not exert a strong influence on this character.	**Strong rural**
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Small area of former landfill south of North Ockendon where there is also a Conservation Area. Nature Conservation sites (important at Borough level).	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	A generally rural open landscape where any development is likely to have significant effects on the surroundings and the setting of the North Ockendon Conservation Area.	**High**
		Moderate
		Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 08 (Thurrock parcel 15)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Large parcel that is separated from the Thurrock urban area (by parcel 17 within Thurrock study; minimum distance of approx. 800m between southern edge of parcel and north edge of Grays/Stifford Clays), and by some 2.9km minimum from the Greater London/Romford built up area by parcel 7 (Thurrock parcel 16) and substantial area of other intervening land within Havering. Only northern part of parcel lies within Havering. As such the parcel provides No contribution to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Parcel located beyond north east edge of South Ockendon on west side of large gap (over 8km wide) between the town and Basildon to the north east; strategic level of development would have no effect on merging of these two towns. Development in southern part of parcel (outside Havering) would not lead to merging with towns making up Thurrock urban area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	All but the northern edge of the parcel lies within Thurrock. The southern part of the parcel within Thurrock contains significant encroachment from residential development off Sycamore Way (a Major Developed Site in Green Belt), Gypsy and Traveller development (north of Buckles Lane) and other small incidental developments. Mineral extraction sites (partly restored) lie within the central and southern parts of the parcel (within Thurrock). All but the southern part (assessed as making a Moderate contribution to this purpose in the Thurrock assessment) has a generally pronounced rural, largely open character with productive farmland and distinct sense of openness and is adjudged as making a Major contribution to this purpose in the Thurrock assessment. The small northern part of the parcel that lies within Havering comprises arable fields and a golf course (possibly based on former land filling and with a complex of buildings), which is at odds in character terms with the surrounding landscape, but nevertheless forms part of the open countryside which adjoins this part of the parcel and this land makes a similar contribution (Major) to the purpose as land within Thurrock to the south.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Northern half largely open with no significant intrusion by development. Major development site in Green Belt on north east edge of South Ockendon does not contribute to openness and warrants removal from Green Belt. Southern part contains significant encroachment by gypsy and traveller sites.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Varied views –expansive/long distance in northern part due to elevated topography falling away to fenland to east from which there are views of chimneys and tall buildings in Thurrock urban area to south. Woodlands and tree belts in area east of South Ockendon create a more contained landscape.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Erratic boundary along western side coexistent with Green Belt boundary/settlement edge. North west, north and south boundaries defined by roads/lanes. Eastern boundary along tracks (mainly associated with past/present quarry/landfill sites) which are often flanked by notable vegetation. No other alternative clearer internal boundaries exist; Mar Dyke could form an alternative eastern boundary. Parts inter-visible with parcel 9 (Thurrock parcel 14) and Thurrock parcels 16 and 17.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	Direct physical and visual relationship between southern part of parcel with edge of South Ockendon (built up area at Sycamore Lane falls within Green Belt). No relationship in northern part.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Parcel straddles two LCAs – Belhus Lowland Quarry Farmland LCA and Thurrock Reclaimed Fens LCA. Principally strong rural character with much arable land in northern half. Settlement primarily focused on higher ground along B186 with small group of dwellings at North Ockendon. Prevailing degraded urban fringe and residential character in southern part adjoining South Ockendon. Some mineral workings and landfill sites (some possibly still active) have affected character of some parts.	**Strong rural**
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Extensive areas of landfill (including historic landfill sites) and Flood Zone 3 along Mar Dyke (within Thurrock).	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	High sensitivity in areas away from intrusion and influence of development on edge of South Ockendon due to open rural character of fen/fen edge landscape which is largely devoid of development. Small area within Havering within wholly rural and open surroundings. Low sensitivity where significant development within Thurrock has extended beyond edge of South Ockendon and eroded landscape character.	**High**
		Moderate
		Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 09 (Thurrock parcel 14)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Very small part of parcel lies within Havering. All but southern edge of parcel is remote from large built up areas and therefore provides No contribution to this purpose. Southern boundary defined by A13, with narrow parcel 27 separating the road/parcel boundary from the northern edge of Grays/Stifford Clays. Thurrock parcel 27 and this major infrastructure contains the Thurrock built up area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Very small part of parcel lies within Havering. The parcel is reasonably well separated from towns by other parcels such that strategic level of development would not lead to merging.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Very small part of parcel lies within Havering. Designation safeguards an expansive, low lying open fenland landscape with a very strong sense of openness with little encroachment of inappropriate development, except for historic residential development on southern edge of Bulphan (core of settlement is excluded from Green Belt). Green Belt designation provides valuable protection to this distinctive fenland countryside.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Very strong with very limited encroachment.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Generally expansive and far-ranging; slightly more enclosed around Bulphan. Inter-visible with all adjoining parcels, except most of Thurrock parcel 41.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined along roads except around north side of Orsett where coexistent with Green Belt boundary along rear gardens, and tracks along western side where Mar Dyke could form alternative parcel boundary.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	Northern edge of parcel, almost all of which lies within Thurrock, has been defined along Fen Lane within Havering as the administrative boundary follows weak field boundary within Thurrock. Southern boundary extends close to northern edge of Grays/Stifford Clays but is separated from it by A13 and parcel 27. Adjoins small village of Orsett, set on higher ground adjoining south eastern edge of parcel, and Bulphan on north east corner of parcel.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Located within Thurrock Reclaimed Fens LCA, an expansive, low lying open fenland landscape, primarily in arable use with a low level of vegetation cover. Settlement limited primarily to farms with some other uses (industrial/storage) apparent south of Bulphan.	**Strong rural**
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Some areas of Flood Zone 3 within Thurrock. Part within Havering falls within Countryside Conservation Area.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	A distinctive open fenland landscape that is highly sensitive to change from built development.	**High**
		Moderate
		Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 10 (Thurrock parcel 13)

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel not directly related to edge of Greater London at Upminster on the edge of Romford built up area, the edge of which is some 1.4km to the west and is separated from it by other land which, together with the M25, constrains the outward growth of the built up area. Almost 4km separates the southern edge of the parcel from the northern edge of the Thurrock urban area; over 5km separates it from the nearest edge of Basildon to the east. As such other land adjoining these large urban areas fulfils this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	As purpose 1. The separation of this parcel from other towns, including South Ockendon means that any strategic level of development would not lead to merging, although separation would be reduced to some extent.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	A broad expansive fenland landscape with a strong sense of openness and long distance views with development limited primarily to farmsteads and small areas of development along roads on north, west and east sides; greater incidence of scattered development at North Ockendon creating some sense of encroachment. Designation provides high level of protection against piecemeal encroachment of inappropriate development, particularly adjoining existing development.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Very strong perception of openness, with development mainly limited to farmsteads; some sporadic development along St Mary's Lane and B186 which creates some sense of encroachment.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Expansive and long distance, including to hills to north and north east, and rising ground to west. More enclosed in north west part where vegetation cover is slightly more significant. Mainly inter-visible with Thurrock parcels 12, 14 and northern edge of 15, and Havering parcel 11.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined along roads, with much of parcel extending into Havering as no alternative boundary within Thurrock. Railway forms northern boundary to ensure consistency with Thurrock parcels 03 and 12, although St Mary's Lane forms an alternative northern boundary.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (towns as per second purpose; relationship to other 'non-principal' settlements)	No apparent relationship.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Majority of parcel lies within Thurrock Reclaimed Fens LCA, and open level fenland landscape rising up to south west. Geometric largely open arable and pasture fields with low level of vegetation cover, more fragmented/smaller scale through North Ockendon area where suburban development and varied land uses evident. Utility features (sewage works, sub station and associated overhead infrastructure) present.	**Strong rural**
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Areas of Flood Zone 2 and 3 within northern part. Extensive areas of nature conservation value (at Borough level). Much of area within Havering falls within Countryside Conservation Area. South west edge adjoins North Ockendon Conservation Area.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	Northern part of extensive area of open fenland landscape which extends south through parcels 8 and 9 towards the Thurrock built up area; as such the landscape is highly sensitive to intrusion from development.	**High**
		Moderate
		Low

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 11

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The western edge of the parcel at its closest point is just over 1km from the eastern edge Cranham on the eastern edge of the Romford built up area. The northern boundary is also around 3.75km from Warley on the southern edge of the Brentwood built up area. The parcel therefore does not contribute to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel lies within an area of land between Upminster and Basildon which is over 7km wide. It therefore makes no discernible contribution to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Green Belt designation provides protection to the countryside within the parcel where there is already some development within reasonably sized plots at North Ockendon that could be otherwise susceptible to piecemeal encroachment by 'infilling' and where there are no other significant constraints (other than normal countryside protection policy) to constrain such development.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The perception of openness within this parcel is variable. The southern part north of Ockendon Road forms the summit of Clay Tye Hill and is elevated and exposed to the north where the land falls away. There is significant encroachment from development within the parcel with a collection of redundant farm (?) buildings and group of dwellings on the north side of Ockendon Road and ribbon of development within deep plots (likely to pre-date Green Belt designation) on the west side of Clay Tye Road, including an area of caravan storage, along the eastern edge of the parcel forming part of the straggling settlement of North Ockendon.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views generally limited due to lack of public vantage points although there are views across the parcel from parts of the adjoining M25 and up the rising ground to the south. Views from Clay Tye Road are limited primarily to glimpses where development and roadside vegetation permits. Whilst southern part of parcel is elevated the appreciation of the wider views available from this elevated area are not readily appreciated due to the containment provided by roadside vegetation, although the area is exposed to views from the countryside north of the borough. The area of developing woodland in the central western part of the parcel has public access from the Thames Chase Forest Centre on the other side of the M25. There is an open view south over the parcel from St Marys Lane on the northern boundary.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Well defined on all sides by roads with no obvious internal boundaries.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Separate from principal settlements. No apparent relationship with Upminster to the west due to separation provided by barrier of M25 and northern part of parcel 03. Contains western part of straggling settlement of North Ockendon.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Southern elevated part and associated slopes lie within Belhus Lowland Quarry Farmland LCA and comprises regular sided level to sloping arable fields. Small regular sided partially enclosed fields of rough grassland lie in the northern part within the Thurrock Reclaimed Fens LCA where no obvious fenland character remains with the area apparently separated from the wider character area to the east within parcel 10 (Thurrock parcel 13) and remnant fenland area to the west (northern part of parcel 06) by the M25. The elevated section of the M25 forms an intrusive element along much of the western edge and the discontinuous ribbon of development along Clay Tye Road creates a disjointed and undistinguished character.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Conservation Area at North Ockendon, just beyond southern boundary of parcel (within Havering parcel 7). Area of open space as part of Thames Chase Community Forest (including ForestCentre).	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	Although a landscape of diminished quality, a strategic level of development would be unrelated to a built-up area or significant settlements and erode the dispersed nature of the settlement of North Ockendon. The sloping and elevated southern part is most sensitive to change due to its visual prominence as part of the higher land rising above the reclaimed fenland landscape.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 12

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel extends around the eastern edge of the built up area of Romford at Cranham and therefore provides an immediate constraint to the expansion of the built up area. Much of this edge contains nature conservation sites valued at borough level, and an area of open space which also provides constraint.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel provides a negligible contribution to this purpose as it lies on the southern edge of an area of countryside which is around 3km wide that separates the northern/north eastern edge of Upminster at Cranham from the south western edge of Brentwood.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Designation provides additional protection to an area of countryside with a predominantly rural character which provides a buffer between the edge of the built up area and major roads. The high level of woodland cover provides very substantial physical and visual containment of the adjoining built up area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a strong perception of openness within the eastern part of the parcel where woodlands, small fields and an area of arable land are free of encroachment. In the northern part there is some encroachment from existing development in the form of a ribbon of houses along Front Lane, which is perceived as a northern 'extension' of Cranham and a large caravan storage area between the northern edge of Cranham and the A127; whilst this is generally quite well contained it is perceived as an encroachment in limited views from the main road. There also appears to be some encroachment in small plots on Brookmans Park Drive. In the southern part there is some evidence of encroachment/urban fringe activity east of Cranham Court.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views are generally enclosed and, where available, limited to short distances due to the high level of vegetation throughout the parcel. There are occasional short distance views into the edge of the parcel from Hall Lane on the western edge of the parcel. There are a number of footpaths within the parcel which allows views from within the area. Woodland provides strong containment of the adjoining urban edge.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The inner boundary adjoining the residential development at Cranham if defined mainly by rear garden boundaries which are reinforced by woodland, except north of St Mary's Lane where the tree belt west of Cranham Court forms a more robust boundary than the rear garden boundaries of properties along the east edge of Winchester Avenue. The outer edges of the parcel are well defined by roads (St Mary's Lane to the south; M25 to the east; A127 to the north; Hall Lane to the west. Well defined internal boundaries can also be found along the defined outer edge of woodland to the east, the railway which crosses the southern part of the parcel,	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Immediate relationship to the northern and eastern edge of Upminster at Cranham.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Northern part lies on southern edge of Brentwood Wooded Hills LCA where land begins to rise northwards. Eastern side lies within the edge of the Thurrock Reclaimed Fen LCA but separated from the wider fen landscape by the M25. Overall the area has a predominantly rural character with limited evidence of urban influences. The woodland provides an attractive well-defined wooded context to the northern end eastern edge of the built up area.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	A number of borough and local nature conservation sites, primarily relating to woodlands on the northern and eastern edges of Cranham.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	This area possesses a strong landscape structure and provides a valuable buffer of attractive countryside on the north eastern edge of the Metropolitan built up area where there is likely to be pressure for development within the generally well contained small fields east of Hall Lane and north of St Mary's Lane.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 13

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Land within the parcel contains the outward growth of the Romford built up area (i.e. eastwards from development at Emerson Park; northwards and westwards from the edge of Upminster) into the Ingrebourne valley. Given the visually exposed elevated nature of the valley sides any development extending into this area is likely to be perceived as 'sprawl'.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel provides separation between the northern part of Upminster at Cranham and development at Emerson Park on the eastern edge of Romford.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	A surprisingly largely intact area of countryside, comprising part of the Ingrebourne Valley, which forms a 'wedge' of countryside extending northwards from Upminster between existing areas of development on the eastern edge of Romford and western edge of Cranham.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong sense of openness throughout area, enhanced by the perception that the land provides physical and visual separation as part of the Ingrebourne valley extending between existing areas of development. Perception of openness is enhanced by the views available across and along the valley. Given the proximity of the built up area on three sides surprisingly the parcel shows little evidence of encroachment from inappropriate uses except in the north west corner where there is a concentration of inappropriate uses including gypsy/traveller development, collection of buildings, yards and storage areas; retention of this area in the Green Belt is likely to assist control of further development in this area.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Where not shielded by vegetation views are available along and across the Ingrebourne valley from the valley sides and along the valley from within. Views to land to the north (parcel 7) are interrupted at lower levels by the A127 cutting across the valley. There is intervisibility between this parcel and land to the north in views from more elevated locations. Views are more open on the western valley side due to the reduced level of vegetation.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges reasonably defined in places although pockets of development projecting from adjoining urban edges create irregular parcel boundary with boundaries defined by rear gardens of residential properties; a number of these boundaries are reinforced by adjoining woodland which assist with reducing the visual impact of this development on the valley. Whilst the watercourse could be used as a boundary to sub-divide the parcel this would serve little purpose and not reflect the fact that the valley is a single landscape 'unit'. Piecemeal 'inappropriate' development at Hubbards Close compromises the openness of this small area although no better alternative boundary exists.	Well defined
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Immediate relationship with eastern side of Romford and northern parts of Upminster.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Parcel comprises southern part of the northern section of the Ingrebourne valley with an obvious valley landform. Much of the land is in agricultural use (arable and pasture) with some horse grazing extending right up to the built up area; a golf course occupies the south eastern part. A number of footpaths provide access through parts of the valley. The steeper eastern valley side supports more vegetation in the form of small woodlands and copses linked to the riparian vegetation along the course of the river. Vegetation assists with assimilating the urban edges. Emersons Park Academy and related playing fields extend eastwards into the central part of the valley. Surprising level of tranquillity in some parts despite proximity of built up areas.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Sites of nature conservation importance at Metropolitan level along Ingrebourne River; local nature conservation site north of Hubbards Close. Area of open space at golf course.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	An area that is particularly sensitive to change given its reasonably intact valley character, visual prominence and the separation that it provides between areas of development.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 14

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The western half of the parcel adjoins the north eastern part of the Romford built up area at Harold Wood; the southern edge of the eastern part of the parcel extends close to the northern edge of the built up area at Cranham, although separated from it by the A127 and narrow area of land within the northern part of parcel 5. As such the parcel contributes to the containment of this outer edge of the Metropolitan built up area.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel makes a limited contribution to the separation of the north eastern edge of the Romford towns, which the western boundary adjoins at Harold Wood, from the south western edge of Brentwood which is some 2km from the north east edge of the parcel.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The area has a generally strong rural character, although it does contain scattered development along roads and lanes. The mosaic of small fields and vegetation creates a distinctive landscape that the designation safeguards from encroachment (such as the piecemeal expansion of existing development and introduction of inappropriate uses within the small plots and small holdings)	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a strong perception of openness throughout most of this area with some localised exceptions. The western half of the parcel (west of Hall Lane) contains some small areas of development and storage (notably on the A127) and development at farms beyond Prospect Road. A ribbon of houses extends east along Shepherds Hill from the adjoining edge of Harold Wood. Large properties which have expanded within the contained small scale field pattern are strung out along Tomkyns Lane in the eastern part of the parcel and create a perception of leafy suburbia. A pocket of development adjoins the A127 in the south eastern part of the parcel which, together with other development along the road corridor, creates a perception of encroachment. Farmsteads on Folkes Lane now contain various uses including caravan storage.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Due to the high level of vegetation that characterises much of this area (including extensive areas of new woodland at Pages Wood and tree belts along the boundaries of small fields with the eastern part of the parcel) views are generally restricted to short distance with little inter-visibility with adjoining parcels. Some longer distance views are possible from more elevated areas but overall views are generally contained.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges well defined by roads to the north (Shepherds Hill and Warley Road), east (M25), and south (A127). The western edge is less distinct with an irregular edge formed by development on the edge of Harold Wood. The parcel could be subdivided along Hall Lane.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Western part has an immediate relationship with the eastern edge of Romford at Harold Wood although vegetation in the adjoining landscape assimilates the built up edge. The parcel separated from the south western edge of Brentwood by the M25 and intervening land beyond.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The western edge of the parcel forms part of the upper reach of the Ingrebourne river valley (within the Ingrebourne Valley LCA) and is characterised by narrow valley topography and small pastoral fields which retain a distinctly rural feel to the area. The eastern side of the valley merges into the extensive area of Pages Wood which has good public access as the land rises up to Hall Lane. The eastern half of the parcel lies within the edge of the Brentwood Hills LCA and is characterised by an undulating topography and distinctive mosaic of small regular sided, tree lined fields with an extensive area of woodland with public access (Folkes Lane Woodland) towards the M25. Due to the level of containment provided by the patchwork of vegetation to the pockets of development that exists within some parts of the parcel, the over-riding perception is that of a distinctly rural area with a sense of remoteness from the built up area, although road noise affects tranquillity.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Extensive areas of well-used woodland open space. Some local sites of nature conservation importance. Countryside Conservation Area covering large area east of Hall Lane.	**Substantial constraints over much of area**
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	Overall, this area has a high sensitivity to change from strategic development due to the extensive accessible recreation areas forming part of Thames Chase, the integrity of the Ingrebourne valley, and the generally intact rural character of the landscape.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 15

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel forms part of the undeveloped land (in conjunction with the southern part of parcel 16) that separates the north eastern side of Romford from the south western side of Brentwood, although the M25 forms a significant barrier passing through the centre of this area. The northern part of the parcel lies within the narrowest part of this gap (around 700m wide) and therefore contributes most to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Designation protects countryside that has a generally strong rural character, much of which is accessible for recreation, and is a constraint to 'inappropriate' development at the farmsteads and other building complexes that lie within the area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The parcel retains a generally strong level of openness with the only conflicting elements being the ribbons of historical development along the north side of Shepherds Hill and north end of Nags Head Lane (just beyond borough boundary), and the sewage works complex (a major developed site within Green Belt) between the lane and railway line. There appears to be some ancillary uses of buildings at some of the few farmsteads located within the parcel. A garden centre lies towards the southern end of Nags Head Lane. A gypsy and traveller site lies on the northern boundary with the A12.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views throughout the area are generally limited due to the combination of the high level of vegetation cover and varied topography. Views from roads/lanes are generally contained by roadside vegetation.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges well defined by roads to north (A12), east (M25), and south (Shepherds Hill/Warley Road). Whilst the western and north western edges are less well defined along the edges of development at Harold Park, the Ingrebourne river defines the edge of the built up area along the narrow strip of land between development and the railway and vegetation assist with strengthening boundary definition. The parcel could be subdivided along Nags Head Lane and the railway line.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The western/north western part of the parcel has a strong relationship with the edge of development on the north eastern edge of Romford at Harold Park/Harold Wood with the northern part (together with the adjoining land within Brentwood Borough) contributing to the retention of separation between this built up area and the south western edge of Brentwood (although the M25 provides a strong barrier in this area). The riparian vegetation along the combined river and railway corridor on the southern edge of Harold Park provides a strong buffer on the edge of the built up area. The eastern part of the parcel has no relationship with the built up area.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The majority of the parcel lies within the Brentwood Wooded Hill LCA, with a small part in the western part forming the upper reach of the Ingrebourne Valley LCA. Overall the area has a generally strong rural character with some remnant field patterns in the west and north east corners, with most of the rest of the area defined by extensive areas of woodland with recreation access (Harolds Court Wood and Tylers Common). There is a large complex of fishing of ponds (Tylers Common Fishery) south of the sewage works which has a more open modified character with views of development at Harold Park on rising ground beyond. The remaining pockets of farmland appear to be well managed. There is a notable area of land in use for horse grazing associated with Tylers Hall Farm which appears to be an equestrian centre.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Significant areas are identified as open space and there are a number of nature conservation sites important at local and Metropolitan level.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	This largely intact landscape with distinct rural qualities and significant areas of accessible open space has a high sensitivity to change to strategic level of development.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 16

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Green Belt designation constrains the outward growth of the Metropolitan built up area on the north east side of the Romford built up area.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The southern part of the parcel (in conjunction with the northern part of parcel 15) forms part of the undeveloped land (around 700m wide) that separates the north eastern side of Romford from the south western side of Brentwood, although the M25 forms a significant barrier passing through the centre of this area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The area has a rural character with little evidence of encroachment from inappropriate development. Green Belt designation provides important protection to the countryside and supports the Havering Ridge Area of Special Character designation.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	Strong sense of openness throughout the parcel which contains very little development; that which does exists is limited to a small number of properties along the southern side of Noak Hill Road on the northern edge of the parcel, an area of buildings and yards in the south east corner adjoining J28 of the M25, and three school/education complexes on the north eastern edge of Harold Hill (one of which is identified as a major developed site within Green Belt).	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	The area supports a significant level of vegetation and this, combined with the varied topography, restricts views generally to short and medium distances. Some longer distance views are likely to be possible from the slopes of the western side of Harold Hill. There is little to no inter-visibility with adjoining parcels.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges are clearly defined to the north (Chequers Road), east (M25) and south (A12). The eastern edge is more varied being formed by an irregular pattern of development on the north eastern edge of the residential area of Harold Hill, although reinforced in many places by significant woodland.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	Immediate relationship to the north eastern built up edge of Romford at Harold Hill. Falls within the western side of a tract of countryside that extends east of the M25 to the northern edge of Brentwood at Pilgrims Hatch some 3km beyond the motorway. The southern part comprises part of the narrower area of land that separates development at Harold Park from Brook Street on the western side of Brentwood which is around 1.5km wide (and bisected by the motorway). The relationship of the development on the edge of Harold Hill to Brentwood is not evident on the ground.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel lies wholly within the north western part of the Brentwood Wooded Hills LCA and forms an elevated part of Harold Hill and associated slopes falling to the west into a valley that the M25 follows. There is a generally intact landscape pattern of regular sided tree and hedgerow bounded small fields interspersed with woodlands. The pattern has been eroded slightly within the golf course that occupies the south eastern part of the parcel. Vestiges of a parkland landscape remain evident at Dagnam Park. Overall the area has a strong predominantly rural character with limited localised intrusions.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	The entire parcel falls within the Havering Ridge Area of Special Character. Most of the parcel is covered by some designation(s) including areas of public access/open space and nature conservation areas (valued at local or Metropolitan level). Most of the parcel is identified as a Countryside Conservation Area.	**Substantial constraints over much of area**
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	This mainly intact accessible landscape with a strong rural character and number of valued features is highly sensitive to change from a significant development.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 17

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Whilst the parcel is contained on three sides by existing development the land does constrain the outward growth of these areas into an area that provides clear separation between the adjoining parts of the built up area and where development may be perceived as sprawl, although the A127 which cuts across the southern part would act as a northern limit to any development within that part consequently containing the perception of unlimited growth. There are other significant designations and land uses that also act as a constraint to development.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel contributes to this purpose as it provides clear separation between the towns of Collier Row and Harold Hill.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The parcel possesses some countryside qualities. Although much of the parcel is modified by golf course development this use is consistent with the objective of enhancing the beneficial use of land within the Green Belt	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The parcel provides separation between areas of development on three sides; whilst development is often locally prominent this accentuates the sense of openness between developments with the land being perceived as a wedge of undeveloped land extending southwards towards the centre of Romford. There is little inappropriate development with the exception of a loose cluster in the north west corner where historic residential ribbon development has provided opportunities for other activities (such as gypsy and traveller, storage and retail uses) to creep in within the larger plots reducing openness.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views throughout most of the area are restricted by surrounding development and vegetation except in the north eastern part which is more elevated and from where there are limited views from Lower Bedfords Road southwards, across the open grassland of covered reservoirs and over the built up area beyond to the hills south of the Thames estuary in the distance.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The parcel is subdivided into two parts by the A12 with all edges defined by residential estate roads or rear gardens except the north where Lower Bedfords Road forms the parcel boundary.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The parcel has an immediate relationship with the built up area of Romford, providing an open wedge of land that separates the residential areas of on the edge of the towns of Collier Row and Harold Hill.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel lies within the southern part of the Havering Wooded Hills LCA is primarily a recreational landscape containing the modified landscapes of two golf courses (either side of the A12), allotments, playing fields, parks and other open spaces. There is little of the rural landscape pattern remaining and there is no perception of 'open countryside', but a perception of an area of open landscape. The partially developed area in the north west corner has an unattractive urban fringe character. The golf course at Gidea Park contributes to the setting of the Gidea Park Conservation Area. Overall the area has an urban fringe character.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	The southern part of the parcel is identified as the Gidea Park Special Character Area, with the related Conservation Area extending into the western part of the adjoining golf course which contributes to its setting. The golf course is also an SSSI. North of the A12 much of the area is identified as open space with some nature conservation sites of value (at a local and borough wide level).	**Substantial constraints over much of area**
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	The southern part is highly sensitive to development due to designations that apply. The northern part is less sensitive to change due to the prevalence of the modified golf course landscape but is constrained by open space designation. In the north east part the reservoirs preclude development within the most visually exposed part of the parcel. The north western part is the least sensitive to development given the prevalence of existing uses but does contribute to the continuity of the Green Belt with the land beyond. The area overall is a valuable recreational resource close to a large population.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 18

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Those parts of the parcel adjoining the northern edge of the built up area fulfil this purpose by preventing the growth of development on the north eastern side of the Metropolitan area at Romford.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	Whilst the south western part lies between the northern edges of the towns of Collier Row and Harold Hill, overall the parcel provides no contribution to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Most of the parcel is considered to be highly sensitive to change and designation therefore provides valuable protection from encroachment (some of which is already evident within the parcel). The hills are important landscape features within the wider context of the Metropolitan area and identified as the Havering Ridge Area of Special Character.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a recognisable sense of openness throughout much of the parcel, although this is compromised despite encroachment by significant pockets of development and inappropriate uses - notably at Broxhill Road, the area of residential development at The Mount, mobile home park off Cummings Hall Lane, a dense area of plotland development between Church Road and the M25, sporadic plotland development and storage uses along Tyesea Hill/Horseman Side on the northern boundary (outside the borough boundary) and diversified farmsteads.	Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views are variable throughout the area. Vegetation cover is more pronounced in the south western part and land more open in arable areas to the north and east leading to variations in enclosure and views. The wooded hills and slopes in the south western part around Bedford Park, extending up to Havering–atte-Bower, provide a wooded backdrop in views from the area to the south of the parcel and there are occasional far-reaching southerly views from parts of this area. Views from the lanes and roads are generally contained by roadside vegetation.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges are defined along roads, with the northern boundary of the parcel being extended beyond the borough boundary (into the districts of Brentwood and Epping Forest) to Tysea Hill road as the administrative boundary does not follow defined features on the ground. The south eastern side is defined by Lower Bedfords Road, western side by Havering Road and Orange Tree Hill through Havering-atte-Bower and north eastern side by the M25. Broxhill Road and Church Road pass through the parcel and could be used to sub-divide the parcel further.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The southern part of the parcel abuts the northern edge of Romford at Collier Row and Harold Hill. The western parcel boundary passes through the small settlement of Havering-atte-Bower which is linked to Collier Row by an almost continuous ribbon of roadside development (within Green Belt). The rest of the parcel has no clear relationship with these areas of development or principal settlements beyond the borough (Brentwood being several kilometres to the east), although the north west part of the parcel adjoins the edge of Bournebridge within Epping Forest Borough.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	Most of the parcel lies within the Havering Wooded Hills LCA which has a varied topography and contains areas with a strong parkland character (Bedfords Park) and allow occasional long distance views to the south over London from the higher land. The character assessment recognises the detrimental influence that plotlands and piecemeal development has on the character of parts of this area. The adjoining part of the parcel contributes to the setting of the Havering-atte-Bower Conservation Area which extends someway south of the built up area of the village (considered to have a 'typical Essex village form').	**Strong rural**
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	The entire parcel falls within the Havering Ridge Area of Special Character. Conservation Area at Havering-atte-Bower. Extensive area of open space and site of nature conservation importance (at Metropolitan level) at Bedfords Park. Several local sites of nature conservation importance. Countryside Conservation Area at Noak Hill.	**Substantial constraints over much of area**
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	The Land of the Fanns character assessment identifies the area as forming part of an area considered to have high landscape value and have a high sensitivity to change (this excluded the degraded area north of Church Road).	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 19

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel is separated from the built up area of Romford by parcel 20 which fulfils this role to a greater degree.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel makes no contribution to this purpose as it does not lie between towns.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The majority of the parcel comprises farmland with a strong rural character which is protected by designation. Designation also safeguards the area from encroachment by piecemeal development within the southern part of the linear settlement of Bournebridge (within Epping Forest District) and west side of Havering-atte-Bower which lie within the north eastern and south eastern edges of the parcel respectively. The Havering part of the parcel falls within the Havering Ridge Area of Special Character.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a strong sense of openness throughout most of this parcel, except where development within parts of the old linear settlements of Bournebridge (within Epping Forest District) and Havering-atte-Bower fall within the edge of the parcel.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	A moderately open landscape of undulating farmland which allows attractive medium to longer distance views across rolling countryside with some limited inter-visibility with adjoining northern parts of parcel 13 and visual connections to the landscape north of the borough. Views more contained along developed edges of the parcel.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Due to the lack of any defined features along the administrative boundary the parcel has been defined along Bournebridge Lane which is the next clear feature beyond within the Epping Forest District. The eastern boundary follows Oak Hill Road the B175 through Havering-atte-Bower; the southern boundary along Bower Farm Road and the track continuing west before turning north to follow the track, field boundaries defined by hedgerows and trees, and a woodland edge before re-joining Bournebridge Road.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The parcel has no physical or visual relationship with principal towns, being separated from the northern edge of Romford by land within parcel 20. There is a direct relationship with the smaller settlements of Bournebridge and Havering-atte-Bower, parts of which fall within the edge of the parcel.	Very evident
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel lies within an open elevated part of the Havering Wooded Hills LCA where arable and pasture uses, within mainly medium sized fields, prevails. Vegetation cover is limited to some hedgerows, linear tree belts and copses; the openness has been increased with the depletion of field boundaries. Smaller pockets of land and paddocks create a small scale landscape context to the fringe of settlement at Bournebridge. Long linear rear plots extend west from some of the linear development at Havering-atte-Bower.	**Strong rural**
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Within Havering constraints include the Havering Ridge Area of Special Character, a small area of open space and some small local sites of nature conservation interest.	**Substantial constraints over much of area**
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	This landscape has a high sensitivity to change reflected by the Havering Ridge Area of Special Character designation.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 20

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	Parcel extends around the northern side of the Romford built up area and constrains growth of this outer edge of the Metropolitan area and is therefore fundamental to this purpose.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The western part of the parcel forms approximately half of the open area (approx. 1.8km wide overall) that separates the north western edge of Collier Row from the eastern part of Hainault (within Redbridge Borough). The designation therefore provides a substantial contribution to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Although there is some limited encroachment designation provides important protection to the countryside, much of which forms part of the Havering Ridge Area of Special Character.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	There is a clear perception of openness throughout most of the parcel, with only limited encroachment from non-rural uses, the most notable being at Lower Park Farm and north end of Clockhouse Lane in the area directly north of the residential area of Havering Park within the southern central part of the parcel. Redevelopment is underway of previously developed plotland at Five Oaks Lane (within the parcel but within the Borough of Redbridge).	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views across the area are variable due to variations in topography but are generally partially contained or open and expansive where land is elevated and vegetation is limited. There are long distance views available across the area to the Havering Wooded Hills to the north which form a backdrop.	Contained
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The parcel boundaries are reasonably well defined running along the edge of a large area of woodland at Hainault Forest Country Park to the north and following the administrative boundary defined by a tree belt across Hainault Golf Course from where it follows Five Oaks Lane to join and follow the A1112 until its junction with Collier Row Road and the along Green Belt boundary following the edge of the built up area on the northern edge of Collier Row. There are no other clear opportunities to sub-divide the parcel internally along logical well-defined robust boundaries within the borough.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	The southern edge of the parcel adjoins the northern edge of Romford at Collier Row. The western edge runs close to the eastern edge of Hainault. The southern part of the parcel lies within the relatively narrow gap that separates these two built up areas. The eastern part adjoins Havering–atte-Bower.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel has a reasonably diverse character being characterised by a golf course and wooded and open spaces at Hainault Forest Country Park, the wooded Havering Country Park on the hills at Havering–atte-Bower (which contributes to the setting of the settlement and related Conservation Area), areas of farmland and significant areas of woodland. Some areas have an urban fringe character engendered by overgrazing and poor land management where there is evidence of scrub encroachment (most notably north of Havering Park). The country parks provide distinctive well used recreational areas close to a large number of people. The eastern part lies within the western edge of the Havering Wooded Hills LCA.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Most of the area within the parcel lies within the Havering Ridge Area of Special Character. There is open space at the Havering Country Park and some local and Metropolitan sites of nature conservation interest. The Havering–atte-Bower Conservation Area extends into the north eastern edge of the parcel. Land to the north beyond Five Oaks Lane within Redbridge is identified as a site of nature conservation importance.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	The area is considered to have a high sensitivity to change reflected by the Havering Ridge Area of Special Character designation which extends over most of the parcel that lies within the borough.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 21

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel comprises a wedge of land, around 800m-1km wide, between the edges of the built up areas of Romford and the north side of Dagenham at Chadwell Heath. Although there is a close existing relationship between these two built up areas, which have generally weakly defined edges and are almost linked by development along Collier Row Road which gives the perception of 'sprawl', the parcel overall makes a substantial contribution to this purpose. .	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel separates Collier Row and Chadwell Heath which are in close proximity (although the ribbon of almost continuous development along Collier Row Road on the northern edge of the parcel almost links the two settlements).	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	Whilst there is encroachment of development along the northern edge of the parcel with an absence of 'countryside' characteristics, the rest of parcel primarily contains farmland and a mineral working (presumably to be restored). Designation contributes to the protection of this area which provides a 'wedge' of semi-rural countryside between the urban areas on each side.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The openness of the area is compromised to some degree by the mineral working on the west side and ribbon of development along Collier Row Road on the northern boundary, otherwise the area has an open nature the perception of which is accentuated by the proximity of development on either side. With the exception of the development along Collier Row Road and roadside development at Marks Gate on the north west side, there is little evidence of encroachment from inappropriate development (mineral workings not being 'inappropriate' within Green Belt) and there is a clear perception of openness.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	The area is generally contained by surrounding development and vegetation along the outer edges of the parcel and this restricts views across it. Footpaths provide access within the parcel in various locations and these allow views along/across it. The parcel has no clear relationship with parcel 20 to the north due to the development along Collier Row Road or to parcel 22 to the south owing to the A12 and raised land within the mineral works immediately beyond.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The western and northern boundaries are defined by the A112 and Collier Row Road although development along these routes creates a fragmented edge to the parcel. The eastern boundary is defined by the rear of housing forming the western edge of Collier Row; the southern boundary by the A12. The administrative boundary follows weak field boundaries through the centre of the parcel. There are no well-defined boundaries within the parcel.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	There is a very strong relationship with the adjoining towns, with the land lying between the western edge of Romford and eastern edge of Dagenham at Chadwell Heath.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel forms the northern part of the Dagenham Corridor LCA which is identified as a 'highly valued landscape' as a 'green lung for surrounding populations' and contains the upper reach of the River Rom. The area is semi-rural in character; the significant area of farmland engenders a countryside character but this is eroded by the visibility of surrounding development, encroachment of development and urban fringe uses along the north/north western edge where there are signs of piecemeal encroachment into adjoining land, the large mineral workings and areas of unmanaged rough grassland/scrub. Nevertheless it provides an important 'break' between development and has public access, although limited. Vegetation cover is limited.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Local sites of nature conservation importance along watercourse in north eastern part and north of mineral workings. Conservation Area covering WWII features within mineral working site (within Barking and Dagenham Borough).	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	Despite its varied character and condition the parcel has a high sensitivity to further change. It forms a valuable open break between adjoining built up areas and an integral northern part of the Dagenham corridor which runs north-south between the two boroughs. Given its limited width it is particularly vulnerable to erosion by piecemeal/incremental development.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 22

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel comprises an area varying in width between 2km on the northern side to 400m in the south, between the edges of the built up areas of Romford and the north side of Dagenham at Chadwell Heath. The wider northern part of the parcel (north of the A118 High Road) makes a substantial contribution to the fulfilment of this purpose (in conjunction with parcel 21 to the north). The narrow southern part (south of High Road has a very close existing relationship between these two built up areas and there is already a perception of 'sprawl'; this area therefore provides no contribution to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The parcel maintains the physical separation of the towns of Romford and Chadwell Heath which are in close proximity (as little as 400m in the southern part).	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The central and western parts of the parcel are in recreational use, with the north eastern part in agricultural use and where some recognisable characteristics of countryside remain. The playing field in the southern part, whilst not countryside, does prevent encroachment into this narrow area. This use is consistent with the objective of achieving the beneficial use of land within the Green Belt. .	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The parcel is largely free of inappropriate development and provides openness. This perception of openness is enhanced by the fact that the land provides a very significant undeveloped break between extensive urban development which is particularly apparent from the A12.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Public views across the area are generally limited, except for users of the recreational facilities. There are views from parts of the A12 where there is an appreciation of the connectivity with open land to the north (parcel 21). The raised landform of the golf course and mineral working in the north western part restricts some local views. Views in the southern part (south of the A118 High Road) are contained by surrounding development and the railway line along the southern edge; hedgerows along High Road prevent visual connectivity between the playing field and rest of the parcel to the north. There are views to taller buildings within the adjoining built up areas.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	Parcel edges are defined by development (primarily rear gardens) on the eastern and western sides, the A12 to the north and railway line to the south. The A118 provides a clear internal boundary.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	There is a very strong relationship with the adjoining towns, with the land lying between the western edge of Romford and eastern edge of Dagenham at Chadwell Heath.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel forms a section of the northern part of the Dagenham Corridor LCA which is identified as a 'highly valued landscape' as a 'green lung for surrounding populations'. The area has a semi-rural to urban fringe character. The area of farmland in the north east (centred on Crown Farm) has a remnant countryside character but is affected by the visibility of adjoining development. With the exception of the mineral workings the rest of the area has a recreational character of playing fields, a golf course on raised land, and allotments. Vegetation cover is particularly limited.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Constraints are limited and of a local nature, including open space and a local nature conservation site in the south east corner.	Substantial constraints over much of area
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	Whilst much of the landscape is not sensitive to development due to modified uses, the parcel forms a valuable open break between adjoining built up areas and an integral northern part of the Dagenham corridor which runs north-south between the two boroughs. Given its limited width it is particularly vulnerable to erosion by piecemeal/incremental development. Designation helps to safeguard the remnant agricultural character of the north eastern part of the parcel.	**High**
		Moderate
		Low
		Little/None

HAVERING GREEN BELT ASSESSMENT

Strategic Parcel No. 23

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel comprises an area varying in width (west/east) between 2.2km in the central part to 250m on the northern edge, and as narrow as 200m in a north/south direction, lying between the western edge of Romford and the east side of Dagenham at Chadwell Heath. The parcel makes no contribution to this purpose due to the fact that it is almost entirely enclosed by existing development, where there is already a perception of urban 'sprawl' and there is significant encroachment. Essentially the area comprises open space/recreational land within the urban area.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The two towns are already almost entirely connected by existing development, and perceived to be connected. The parcel forms an open area that is contained within the built form of the towns and provides a negligible contribution to this purpose.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The parcel does not contain countryside; it comprises recreational land and a cemetery and some development and therefore makes no contribution to this purpose, although it does prevent encroachment of development into this narrow area. Recreational uses are consistent with the objective of achieving the beneficial use of land within the Green Belt.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The area possesses a degree of openness but is contained by surrounding development; as such there is no apparent relationship to other open land. There are extensive buildings in the southern part (school, leisure centre, and sports centre) all of which compromise openness. In the narrow northern part there is an area of industrial and residential development either side of Crow Lane which is contiguous with and indistinguishable from development within the built up area to the east; the separation of the built up area is only 250m wide at this location.	Very apparent
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views within the parcel are contained by surrounding development. There is no clear visual relationship with land within parcel 22 to the north.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The edges of the parcel are irregular and follow the Green Belt boundary around the parcel; these boundaries follow rear garden boundaries and roads and are confusing due to the encroachment of significant buildings and other development that encroaches into the parcel.	Well defined
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	There is an immediate relationship between the parcel and the adjoining towns (which are effectively joined by existing development within and outside the Green Belt). The parcel is perceived as open space within the urban area.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel forms a central section of the Dagenham Corridor LCA which is identified as a 'highly valued landscape' as a 'green lung for surrounding populations'. It has an urban fringe character engendered by the predominance of recreational uses, cemetery, leisure and educational buildings, residential and industrial development.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Open space designation applies to most of the area. The cemetery is a local site of nature conservation importance.	**Substantial constraints over much of area**
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	In landscape and visual terms the majority of the parcel has very limited sensitivity to development. However, it is valued and well used open space, forming part of the north/south green infrastructure of the Dagenham Corridor LCA, and therefore an accessible community asset that is valued highly at a local level.	**High**
		Moderate
		Low
		Little/None

Strategic Parcel No. 24

GREEN BELT PURPOSES	ASSESSMENT	IMPORTANCE TO GREEN BELT PURPOSE
Purpose 1: To check the unrestricted sprawl of large built up areas	The parcel contributes to varying degrees, together with adjoining Green Belt land within Barking and Dagenham Borough, to containing the growth of the built up areas of Romford and Dagenham. The wider central parts of the area fulfil the purpose to the greatest degree as these areas are less influenced by existing 'sprawl' of the built up areas; on this basis the parcel is considered to be of paramount importance to the purpose.	**Paramount**
		Major
		Moderate
		Slight/Negligible
		None
Purpose 2: To prevent neighbouring towns from merging into one another	The towns of Romford and Dagenham are effectively already merged to the north (on the A124) and Rainham with Dagenham to the south (south of the A1306). The narrow wedges of land within the northern and southern parts of the parcel (in conjunction with land within the adjoining borough) therefore provide a limited local contribution to the retention of open land between the intervening parts of theadjacent towns. However the wider central part (in conjunction with Green Belt land within the adjoining borough), provides a much more significant contribution to this purpose. Most of the area is largely protected by other land use and policy constraints.	Paramount
		Major
		Moderate
		Slight/Negligible
		None
Purpose 3: To assist in safeguarding the countryside from encroachment	The parcel contains only small areas characteristic of 'normal' countryside as it mainly comprises various forms of recreational land, and some small areas of development. Most of the area forms a valued recreational resource and contains natural assets and prevents encroachment of development. Recreational uses are consistent with the objective of achieving the beneficial use of land within the Green Belt.	Paramount
		Major
		Moderate
		Slight/Negligible
		None

RELEVANT PARCEL CHARACTERISTICS		
PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)	The parcel forms a linear green corridor of variable width extending along the course of the Rivers Rom and Beam between adjoining development on the edges of Romford and Dagenham. The administrative boundary follows the rivers. The parcel contains little development except for school buildings, Breton Hall, and an area of residential development. It is therefore principally open and there is a variable sense of openness that is dependent upon the proximity and intrusion of nearby development. The openness of the corridor is interrupted by development flanking the north side of the A1112.	**Very apparent**
		Recognisable
		Limited
		Negligible/none
NATURE OF VIEWS (including intervisibility with adjoining areas)	Views are variable according to the relationship of the parcel with development and vegetation cover. The corridor widens out at Eastbrookend Country Park (beyond the administrative boundary within Borough of Barking and Dagenham) and views in places are more expansive particularly where there are open areas of playing fields (such as near Bretons Hall). There are visual relationships with similar land within the adjoining section of the corridor within the neighbouring authority area. Where vegetation provides enclosure areas are secluded and the adjoining built up areas, even though they may be nearby, are concealed.	**Contained**
		Partial
		Open/extensive
NATURE OF PARCEL EDGES (including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)	The western edge of the parcel follows the administrative boundary along the watercourse. The eastern boundary follows the Green Belt boundary along the western edge of Hornchurch, defined by rear gardens of residential development and the A125 in places. A railway line bisects the centre of the parcel and the A112 crosses the southern part; both of these features provide robust internal boundaries.	**Well defined**
		Partially defined
		Ill-defined
		Open
RELATIONSHIP TO PRINCIPAL SETTLEMENTS (i.e. towns as per second purpose; relationship to other 'non-principal' settlements)	As the parcel lies between the built up edges of Dagenham and southern Romford on the western edge of Hornchurch it has a direct relationship to Romford (with the land to the west of the parcel, within the same corridor, defining the edge of Dagenham). Where the corridor is wider (such as at Eastbrookend Country Park) the apparent relationship of the parcel with Dagenham is barely evident.	**Very evident**
		Evident
		Limited
		Not evident
LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)	The parcel forms the southern section of the Dagenham Corridor LCA which is identified as a 'highly valued landscape' as a 'green lung for surrounding populations'. The parcel, whilst defined along the administrative boundary (the river), essentially forms part of the wider corridor which includes the land west of the river within Barking and Dagenham Borough. The whole area has a variable semi-rural to urban fringe character with the land being primarily in recreational uses, ranging from a mosaic of natural areas, informal open space and playing fields, although there is a quarry occupying an area of land south of the A112. There appears to be no actively farmed land within the parcel. There is widespread public access. A combination of reasonably level topography and high level of vegetation (including much new woodland planting) creates areas within that are surprisingly discreet given the proximity of built up areas.	Strong rural
		Principally rural with some limited urban influences
		Rural with significant urban influences
		Urban fringe/semi urban
ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)	Much of the land is identified as open space and there are sites of nature conservation interest (of value at local and Metropolitan level) along the watercourse corridor.	**Substantial constraints over much of area**
		Moderate level of constraints
		Few/no constraints
SENSITIVITY TO DEVELOPMENT	The parcel has a high sensitivity to change, being highly valued as a recreational asset accessible to the large surrounding population. It also forms a key part of the Dagenham Corridor LCA, an important corridor of green infrastructure which runs between large built up areas.	**High**
		Moderate
		Low
		Little/None

Havering
LONDON BOROUGH

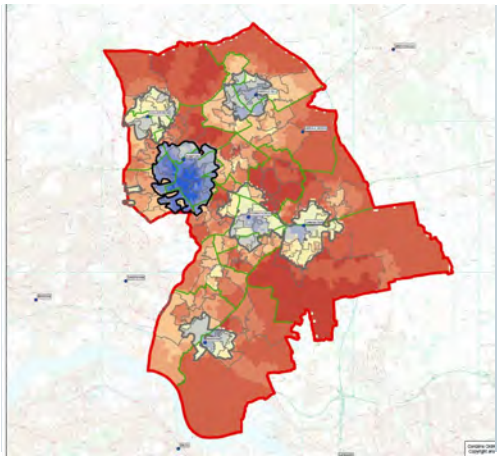
CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

RESIDENTIAL CAR PARKNG STANDARDS 2017

London Borough of Havering

Local Plan - Residential Car Parking Standards



FAIRHURST

Job No: 117511
June 2017

CONTROL SHEET

CLIENT: **LONDON BOROUGH OF HAVERING**

REPORT TITLE: **LOCAL PLAN - RESIDENTIAL CAR PARKING STANDARDS**

PROJECT REFERENCE: **117511**

DOCUMENT NUMBER: **D/I/D/117511/01**

Issue & Approval Schedule	Final	Name	Signature	Date
	Prepared by	E Hepplewhite		January 2017
	Checked by	G Clark		January 2017
	Approved by	R Craig		January 2017

Revision Record	Rev.	Date	Status	Description	Signature	
	1	January 2017	DRAFT	Updated	By	G. Clark
					Checked	R. Craig
					Approved	R. Craig
	2	February 2017	Final	Updated following detailed comments from LBH	By	R. Craig
					Checked	G. Clark
					Approved	R. Craig
	3	March 2017	Final	Updated following comments from LBH	By	R. Tweddle
					Checked	G. Clark
					Approved	G. Clark
	4	June 2017	Final	Updated following comments from LBH	By	G.Clark
					Checked	M.Walker
					Approved	M.Walker

This document has been prepared in accordance with procedure OP/P02 of the *Fairhurst Quality and Environmental Management System*

Notes:

1. This report has been prepared in accordance with procedure OP/P02 of Fairhurst's Quality Assurance System.

2. This report was prepared by Fairhurst for use by, the parties named as client or other beneficiary within the report or third parties to whom reliance has otherwise been formally assigned by Fairhurst. It does not in any way constitute advice to any other third party who is able to access this report by any means. To the fullest extent lawfully permitted, Fairhurst excludes all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report by any third party to whom Fairhurst have not formally assigned reliance.

1.0 INTRODUCTION

Introduction

1.1. The London Borough of Havering (LBH) is preparing a new Local Plan that will replace existing planning policies set out in the Local Development Framework (LDF).

1.2. The Local Plan together with the Mayor's London Plan will comprise the Development Plan for the Borough and will be the primary basis against which planning applications are assessed and advice is provided to prospective developers.

1.3. The Council is seeking to include residential car parking standards for new developments within the new Local Plan.

1.4. The London Plan currently sets out residential parking standards to be applied across London (See extract in **Appendix A**), but specifies that in Outer London Boroughs, which generally have less access to good public transport, there is scope for more generous standards. The London Plan uses PTAL (Public Transport Access Level) to determine an accessibility score. PTAL is a measure of connectivity by public transport, which has been used in London for many years. For any selected place a PTAL value is derived which indicates how well the place is connected to public transport services. A PTAL value ranges from zero to six, where the highest value represents the best connectivity. This value is determined by the following factors:

- Distance to the nearest stations or stops;
- Waiting times at the nearest stations or stops;
- Frequency of services at the nearest stations or stops;
- Proximity to passing major rail stations nearby; and
- Any combination of all the above.

1.5. Recent alterations to the London Plan have sought to reflect the unique characteristics of Outer London, stating that:

'Outer London boroughs should demonstrate that they have actively considered more generous standards for housing development in areas with low public transport accessibility (generally PTALs 0 -1) and take into account current and projected pressures for on-street parking and their bearing on all road users, as well as the criteria set out in NPPF (Para 39).'

1.6. LBH has, therefore, appointed Fairhurst to prepare this residential car parking assessment to consider the suitability of the standards set out in the London Plan as a basis for LBH

parking standards and, where these are not considered satisfactory, to inform the development of more appropriate residential parking standards for the Borough.

Background

1.7. The provision of an appropriate level of residential car parking on new developments is seen by LBH as being essential to making LBH a desirable place in which to live. It aims to ensure that residents have the ability to access employment opportunities and essential infrastructure such as schools, health facilities, town centres and leisure and recreation facilities, including open space.

1.8. The number of households in LBH is expected to increase by 15.75% between 2011 and 2026, an average yearly increase of 1.06%. The housing stock within LBH comprises mainly semi-detached and terraced properties, with 48.66% of households having two extra rooms. The majority of housing growth has been, and will continue to be, developed around the 'central' and 'urban' areas of LBH, as these are considered to be the most accessible. These areas have either a mainline railway station (Romford, Upminster and Rainham) or a District Line Underground station (Upminster and Hornchurch). LBH will benefit in coming years from Crossrail services, which will provide access at three stations within the Borough: Romford; Gidea Park and Harold Wood. LBH will also benefit from a new rail station at Beam Park in London Riverside, which will support future growth and development in this area.

1.9. There are a number of factors that have led LBH to consider whether the London Plan parking standards are appropriate for LBH. Key factors include

- The provision of residential parking spaces on recent housing developments in parts of the Borough has caused some concern. This has been linked to on-street parking issues and community tensions, particularly within Romford town centre.
- LBH has one of the highest levels of cars per household in London, reflecting the position in Outer London and the lack of convenient transport options in some areas.
- Existing public transport provision is strongly focussed on east-west movements (e.g. into Central London) and does not cater for local north-south journeys within the Borough.
- Higher car ownership levels reflect changing life-style choices with many households now comprising parents and several family members, who each need to have their own car.
- The current parking standards set out in the Local Development Framework (2008) are more generous than the London Plan standards.

1.10. These issues are, therefore, to be considered in this assessment together with any other factors that would influence the identification of appropriate parking standards. The standards need to reflect the local context of LBH and provide a balance between the reasonable day to day needs of residents and the wider aims of planning policy to promote sustainable travel.

Scope of Assessment

1.11. The scope of this assessment is to consider residential parking within the Borough and whether the London Plan and the minimum parking standards contained within it are appropriate and meet the requirements of new residential development within LBH. The scope, therefore, has been outlined as follows:

- **Romford** - A detailed review of the parking situation in Romford (the main town in the Borough), where there are existing parking pressures in the town centre despite having generally high PTAL scores of 5-6. The review will seek to identify whether a higher or more flexible parking standard could be more appropriate for any future residential development in and around the town centre.
- **Wider Borough** - A broader review of the characteristics of the wider Borough where PTAL scores are significantly lower – generally 0-2 except within the 'urban' areas of (Hornchurch, Upminster, Gidea Park, Harold Wood and Elm Wood) where PTAL scores rise to 3 or more.

1.12. The purpose of this assessment report is to:

- Set out the planning policy context; and
- Draw together and review relevant data that has a bearing on residential parking patterns.

1.13. Based on the above, this assessment will provide information that the Council can draw on when setting residential parking standards in the emerging Local Plan.

Methodology

1.14. The broad methodology adopted for the study is as follows:

Stage 1 – Inception

- Meeting with LBH Client team to establish project parameters, including:
  - Existing parking issues.
  - Existing evidence base on residential parking.
  - GIS data availability from LBH.
  - Emerging local plan policies that could influence the findings of the study.
  - Stakeholder consultations required.
  - Any existing information regarding studies/ findings being undertaken by other London Boroughs.
  - Any planned improvements or initiatives that could affect existing PTAL ratings.
  - The extent of primary survey work to be undertaken.
- Meeting with LBH officers responsible for GIS data, planning and parking control.

Stage 2 – Initial Document Review and Familiarisation

- Review planning policy context.
- Review existing evidence base on parking issues.
- Site visits to specific areas of interest (agreed at inception meeting) to review potential survey and other data collection requirements. Note it was agreed at the inception meeting that existing 'high level' data from existing LBH and Transport for London GIS databases would form the basis of the study, except in Romford where detailed parking survey data would be collected to obtain a detailed understanding of the existing issues.

Stage 3 – Data Collection

- Commission primary surveys to assess existing issues and establish appropriateness of existing parking standards in Romford – detailed surveys were undertaken by a specialist data collection company and included surveys of key town centre streets to establish parking volumes (day & night), illegal parking and the reasons why drivers park on-street during the day – established through interviews.
- Undertake walkover/ photographic surveys to supplement detailed survey information.
- Obtain data on public transport services and routes.
- Obtain GIS and Census data from LBH or other sources and set up GIS models.

Stage 4 – Data Analysis

- Collate GIS data on population/ development type and mix/ accessibility/ car ownership/ journey to work/ modal split/ PTAL/ parking etc.
- Add/ digitise data from primary surveys to GIS data sets.
- Create GIS models identifying baseline conditions relevant to residential parking, including NPPF key considerations in relation to:
  - Accessibility;
  - Type/ mix/ use of development;
  - PTAL;
  - Car ownership; and
  - Review evidence regarding on-street parking issues that may affect congestion, residential amenity and air quality.
- Take account of wider current and future policy considerations.
- Take account of parking standards developed by other Boroughs.
- Meeting with LBH Client team to discuss broad results of data analysis and identify any further survey work required.
- Undertake initial analysis, as agreed to assist LBH in setting parking standards for the Borough.

Stage 5 – Draft Report and Client Review

- Produce a draft report outlining the preliminary findings, including 'direction of travel' towards identifying the suitability of parking standards for each study area.

Stage 6 – Final Data Analysis

- Finalise analysis and amend report based on Client feedback.
- Apply findings to produce appropriate conclusions.

Stage 7 – Final Report

- Produce final report and presentation materials.

2.0 PLANNING POLICY

National Planning Policy Framework (NPPF)

2.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied on a local level. The London Plan and emerging LBH Local Plan are required to be consistent with the NPPF. With regard to parking standards, the NPPF, paragraph 39 states:

'If setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- *the accessibility of the development;*
- *the type, mix and use of development;*
- *the availability of and opportunities for public transport;*
- *local car ownership levels; and*
- *an overall need to reduce the use of high emission vehicles.*

London Plan

2.2. The current version of the London Plan was published in March 2016 and consolidates the London Plan 2011 with alterations undertaken since this date, including alterations to parking standards, published in March 2016. All Local Plans produced by the Boroughs of London should be in general conformity with the London Plan, however there is some flexibility.

2.3. The Mayor has adopted the London Planning Statement as Supplementary Planning Guidance (SPG) to provide further guidance on the Mayor's role in planning, with **Section 2** of this document providing detail on the status of the London Plan. In this respect paragraph 3.4 of the SPG recognises that 'general conformity' does not mean that documents have to follow the London Plan in every respect and that the Mayor will only consider that a document is not in general conformity where it either contains an inconsistency, or leaves something out, that could cause significant harm to the delivery of the London Plan as a whole, or its individual policies.

2.4. Chapter 6: Transport, of the London Plan, sets out the Mayors approach to transport provision and is supported by a Parking Addendum.

2.5. Policy 6.13: Parking, seeks to achieve a balance between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. The Policy states that the maximum standards set out in Table 6.2 of

the Parking Addendum (see **Appendix A** of this report) should be used to set standards in Development Plan Documents (DPDs). With specific regard to Outer London Boroughs, the Policy 6.13 states the following regarding those boroughs wanting to promote more generous standards; '*Outer London boroughs should demonstrate that they have actively considered more generous standards for housing development in areas with low public transport accessibility (generally PTALs 0 -1) and take into account current and projected pressures for on-street parking and their bearing on all road users, as well as the criteria set out in NPPF (Paragraph 39).*'

2.6. Paragraph 6.42 which provides support text to policy 6.13 states:

'Boroughs wishing to develop their own standards should take the standards in this Plan as their policy context. But he [the Mayor] also recognises that London is a diverse city that requires a flexible approach to identifying appropriate levels of car parking provision across boundaries. This means ensuring a level of accessibility by private car consistent with the overall balance of the transport system at the local level'.

2.7. In this regard, it should be noted that paragraph 6.42 states that borough's adjoining other regions must also liaise with the relevant authorities to ensure a consistent approach to the level of parking provision. A review of car ownership levels of the London Boroughs (shown visually on **Figure 6**) indicates that LBH is the only borough to the east of Central London that has an average of 1.2 cars per household – all other eastern authorities have lower levels of car ownership.

2.8. For information, a summary of the parking standards in other Outer London Boroughs is set out in **Appendix B**. This confirms a broad conformance with the London Plan, with parking standards ranging from 'significantly less than 1' to '2' spaces per dwelling depending on a range of factors, although there is some local variation, particularly at the lower end of the standard; e.g. the revised standards adopted by the London Borough of Barnet, which allow 1 to 1.5 parking spaces for 2 bed properties in all locations.

2.9. Paragraph 6.42 provides further guidance with regard to the setting of parking standards for Outer London Boroughs stating that:

'Outer London boroughs should take account of residents' dependency on the car in areas with low public transport accessibility (generally PTALs 0-1). Where appropriate in these locations Boroughs should consider revised standards (which could include minima) and permitting higher levels of provision there than is indicated in Table 6.2, particularly to

avoid generating unacceptable pressure for on-street *parking. This may be especially important in 'suburban' areas and for areas with family housing.'*

2.10. Paragraph 6.42 also specifically allows for a more flexible approach to be taken in limited parts of areas within PTAL 2, in locations where the orientation or levels of public transport mean that a development is particularly dependent on car travel. In doing so, authorities should take account of the criteria set out in paragraph 39 of the NPPF. The paragraph goes on to outline that the following should also be taken into account in determining local parking standards:

- the extent to which public transport might be provided in the future;
- implications for air quality; and
- impacts of on-street parking measures, such as CPZs, which may also help reduce the potential for overspill parking and congestion, and improve safety and amenity.

2.11. The London Plan recognises that PTALs are used by TfL to produce a consistent London wide public transport access mapping facility to help boroughs, with locational planning and assessment of appropriate parking provision, by measuring broad public transport accessibility levels. However, it does state that at a neighbourhood level TfL would also recommend making use of the Access to Opportunities and Services (ATOS) tool in order to better understand what services are accessible in a local catchment area, by both walking and cycling.

2.12. The Mayor of London in the Supplementary Planning Guidance dated March 2016 considers the design of parking as an important consideration to ensure that provision complements development as a whole. In policy terms, the Plan seeks to ensure an appropriate balance between enabling adequate parking provision, whilst not undermining the use of alternative transport modes (walking, cycling and public transport). The flexibility inherent in striking this balance is an important consideration when coming to a view on an appropriate point within the range of provision set out in the standards and, more generally, in the way the standards are implemented in light of local circumstances and broader policy considerations. This view should include the Plan's approach to air quality and especially in low PTAL 'suburban' neighbourhoods in Outer London (generally PTAL 0-1 and exceptionally, parts of PTAL 2).

2.13. Such sensitivity resonates with the approach proposed in the NPPF while recognising that in the unique circumstances of London parking is also a strategic issue. Further guidance on implementation of Policy 6.13 Parking, is given in the Plan's Parking Addendum to Chapter 6, which summarises maximum standards for dwellings of different sizes. This

takes account of the minor alterations to the London Plan, which requires Boroughs to take account of the distinct parking circumstances of those parts of Outer London with particularly low public transport accessibility and provides flexibility in addressing them.

2.14. For the avoidance of doubt, the second part of Table 6.2 of the Parking Addendum of the London Plan (see **Appendix A** of this report) relating bedrooms to parking spaces 'nests' within' the (coloured) matrix, provides the overarching framework to relate parking provision, accessibility (PTAL), development and local character**.**

London Borough of Havering

2.15. The current adopted planning policies are contained within the Local Development Framework (LDF). Residential car parking standards are contained within Annex 5 of the Core Strategy which was adopted in 2008 (see extract in **Appendix C**). In general, the LDF car parking standards are similar to those in the London Plan in terms of overall maximum and minimum parking provision, although the thresholds in the London Plan are more restrictive, e.g. the LDF would in some circumstances allow up to 1.5 parking spaces for a 2 bed house, although the London Plan standard is 'significantly less than 1' space per 1 / 2 bed property.

2.16. The LDF will be replaced by the emerging Local Plan for which this study forms part of the evidence base.

Conclusion

2.17. The London Plan sets a range of parking standards that are intended to be applied across London. It does, however, recognise that areas of Outer London do have lower public transport accessibility. Therefore, boroughs should consider more generous standards for housing developments in areas of low public transport accessibility or where on-street parking pressures would be problematic. In these areas the standards outlined in the London Plan should be used to set the context.

2.18. It is recognised that the London Plan does use PTAL levels to determine the levels of public transport provision in an area. However, it does also advocate the use of ATOS tools in areas of Outer London, which indicates that the Mayor recognises that the PTAL score does not provide the full picture in all areas of London.

2.19. Although the London Plan specifically states that in areas with a PTAL score of 0-2 more generous parking standards can be explored, the NPPF sets out the full range of factors which should be taken into consideration in the determination of parking standards. This

report will explore whether in consideration of these factors, alternative parking standards should be applied in LBH and suggest potential locations.

2.20. Overall it is important to recognise that the London Plan standards are the starting point but there is an opportunity to assess the suitability of these standards.

3.0 THE HAVERING CONTEXT

London Plan Maximum Parking Standards

3.1. The parking standards set out in the London Plan are displayed in **Table 1**. These are the standards that should be used by boroughs to set standards in DPDs.

Table 1 – Extract of London Plan (Table 6.2), Residential Parking Standard

Parking for residential development

	PTAL 0 to 1		PTAL 2 to 4		PTAL 5 to 6	
Suburban	**150–200 hr/ha**	**Parking provision**	**150–250 hr/ha**	**Parking provision**	**200–350 hr/ha**	**Parking provision**
3.8–4.6 hr/unit	35–55 u/ha	Up to 2 spaces per unit	35–65 u/ha	Up to 1.5 spaces per unit	45–90 u/ha	Up to one space per unit
3.1–3.7 hr/unit	40–65 u/ha		40–80 u/ha		55–115 u/ha	
2.7–3.0 hr/unit	50–75 u/ha		50–95 u/ha		70–130 u/ha	
Urban	**150–250 hr/ha**		**200–450 hr/ha**		**200–700 hr/ha**	
3.8–4.6 hr/unit	35–65 u/ha	Up to 1.5 spaces per unit	45–120 u/ha	Up to 1.5 spaces per unit	45–185 u/ha	Up to one space per unit
3.1–3.7 hr/unit	40–80 u/ha		55–145 u/ha		55–225 u/ha	
2.7–3.0 hr/unit	50–95 u/ha		70–170 u/ha	Up to one space per unit	70–260 u/ha	
Central	**150–300 hr/ha**		**300–650 hr/ha**		**650–1100 hr/ha**	
3.8–4.6 hr/unit	35–80 u/ha	Up to 1.5 spaces per unit	65–170 u/ha	Up to one space per unit	140–290 u/ha	Up to one space per unit
3.1–3.7 hr/unit	40–100 u/ha		80–210 u/ha		175–355 u/ha	
2.7–3.0 hr/unit	50–110 u/ha	Up to one space per unit	100–240 u/ha		215–405 u/ha	

Maximum residential parking standards			
number of beds	**4 or more**	**3**	**1-2**
parking spaces	up to 2 per unit	up to 1.5 per unit	less than 1 per unit

Notes:
All developments in areas of good public transport accessibility (in all parts of London) should aim for significantly less than 1 space per unit
Adequate parking spaces for disabled people must be provided preferably on-site[3]
20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future.
In outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision, especially to address 'overspill' parking pressures.

3.2. LBH considers that the main factors that set it apart from other London Boroughs are higher car ownership levels and a public transport that does not provide good coverage for journeys within the Borough.

3.3. The following sections of the report, therefore, explore the LBH context in terms of:

- PTAL scores;
- London Plan Setting (Characterisation);
- car ownership;
- travel patterns; and
- modal choice.

The information contained in this report is intended to assist LBH when making decisions on parking standards as part of the preparation of the Havering Local Plan.

About Havering

3.4. **Figure 1** indicates the individual wards of LBH. The latest Census data 2011, provides data for smaller areas known as Lower Super Output Areas (LSOA). **Figures 2 and 3** identify the population density and number of dwellings per km² respectively within each LSOA.

Figure 1 – LBH Indicating Ward Boundaries

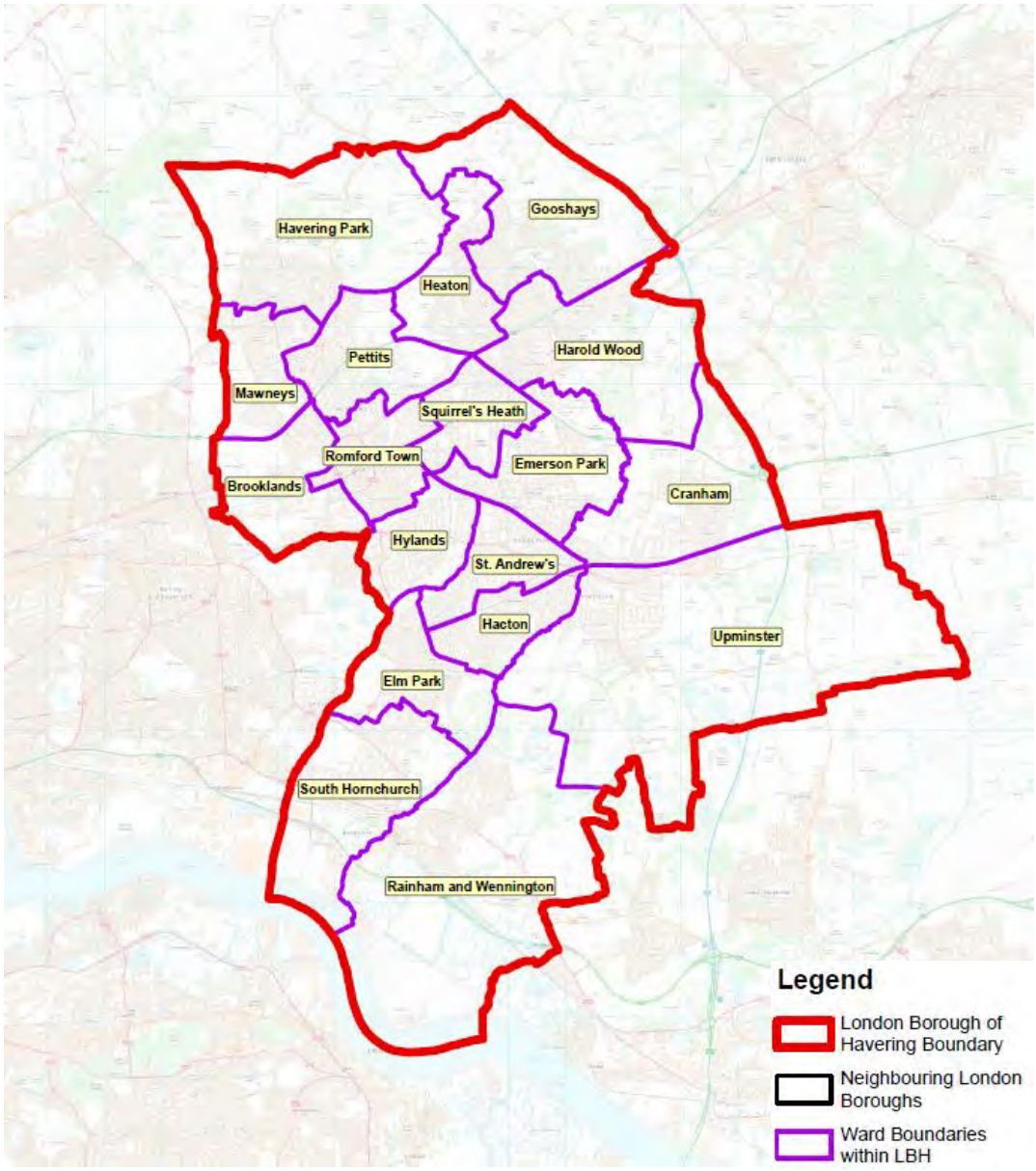


Figure 2 – LBH Population Density by LSOA

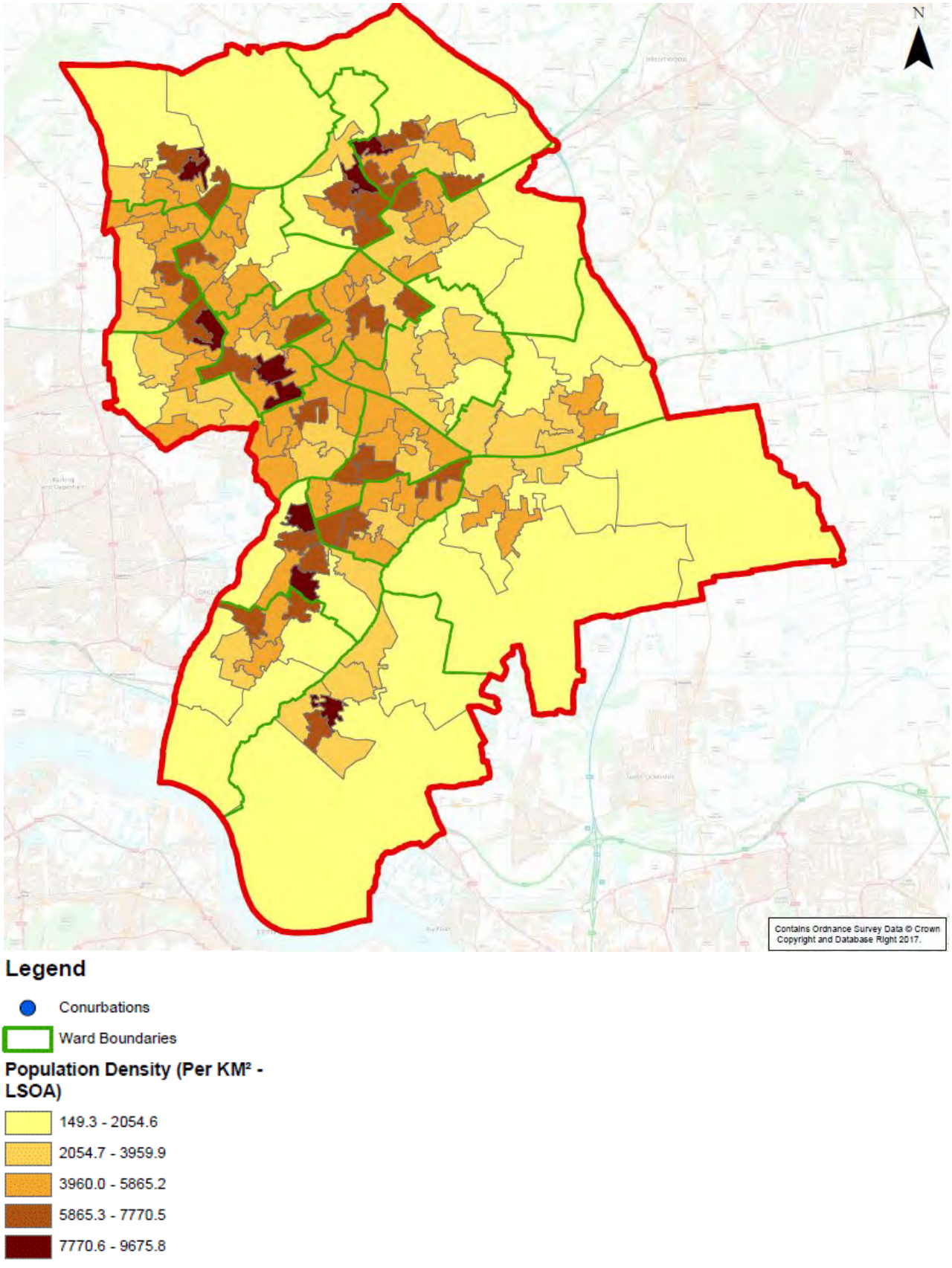
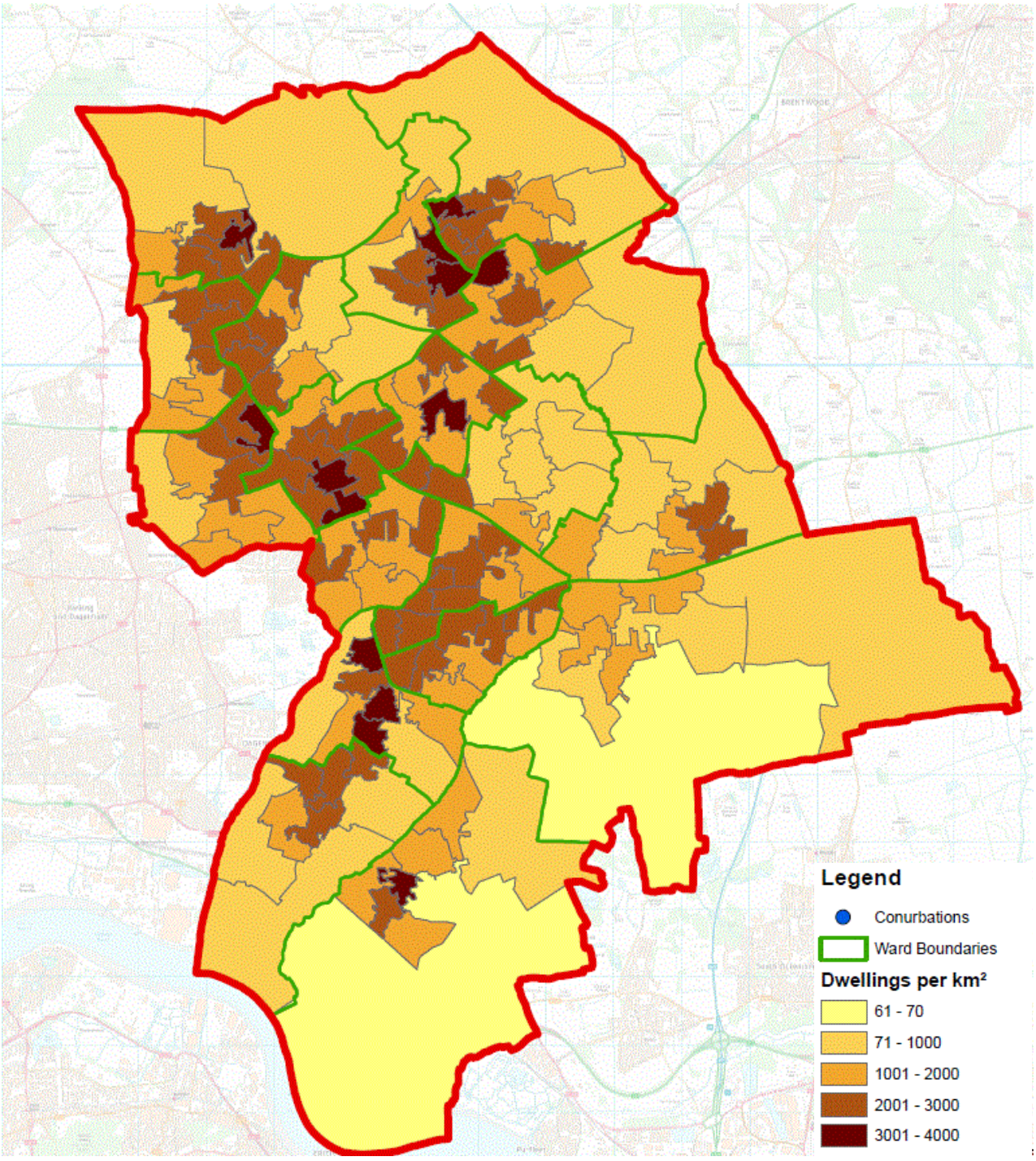


Figure 3 – LBH Dwellings per Square Km by LSOA



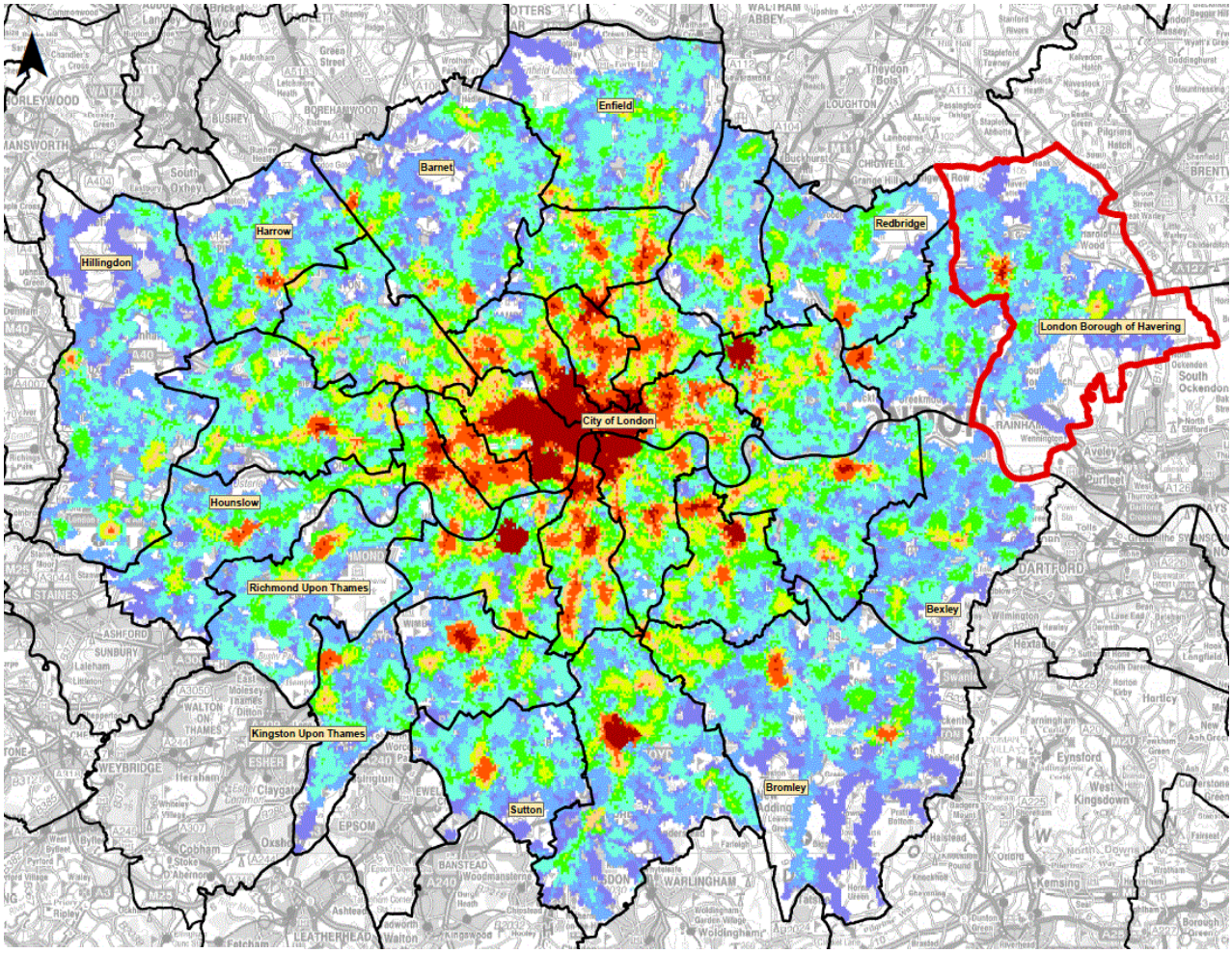
3.5. This initial analysis indicates that the main population centres are located in the west and the southwest, around the main towns of Romford, Hornchurch and Rainham. The lowest population densities are in the southeast of the Borough, where there are no main towns and there is a significant proportion of the Borough's green belt.

LBH PTAL Scores

3.6. The PTAL scores across all London Boroughs are illustrated diagrammatically on **Figure 4** and more locally within LBH in **Figure 5**. The PTAL scores and the assumption derived from these in regard to levels of accessibility needs to be carefully considered, as part of the process in determining what the appropriate parking standards should be, as part of residential planning applications within LBH.

3.7. The PTAL scores show that 93% of LBH has a PTAL score of 0-2, demonstrating that a large proportion of the borough does not have good access to rail or London Underground stations. PTAL scores around 'central' and 'urban' areas are higher, with Upminster scoring 5 in the vicinity of the station and Romford being the only place to score 6a/ 6b. There are concerns that the high PTALs in these areas reflect the availability of public transport for journeys to Central London, rather than being representative of the available public transport accessibility for journeys within LBH and out to adjoining Boroughs of Essex. This could contribute to the current need for residents to own a car for day to day local journeys within the Borough despite living in areas with good access to public transport.

Figure 4 – London PTAL Scores



Legend

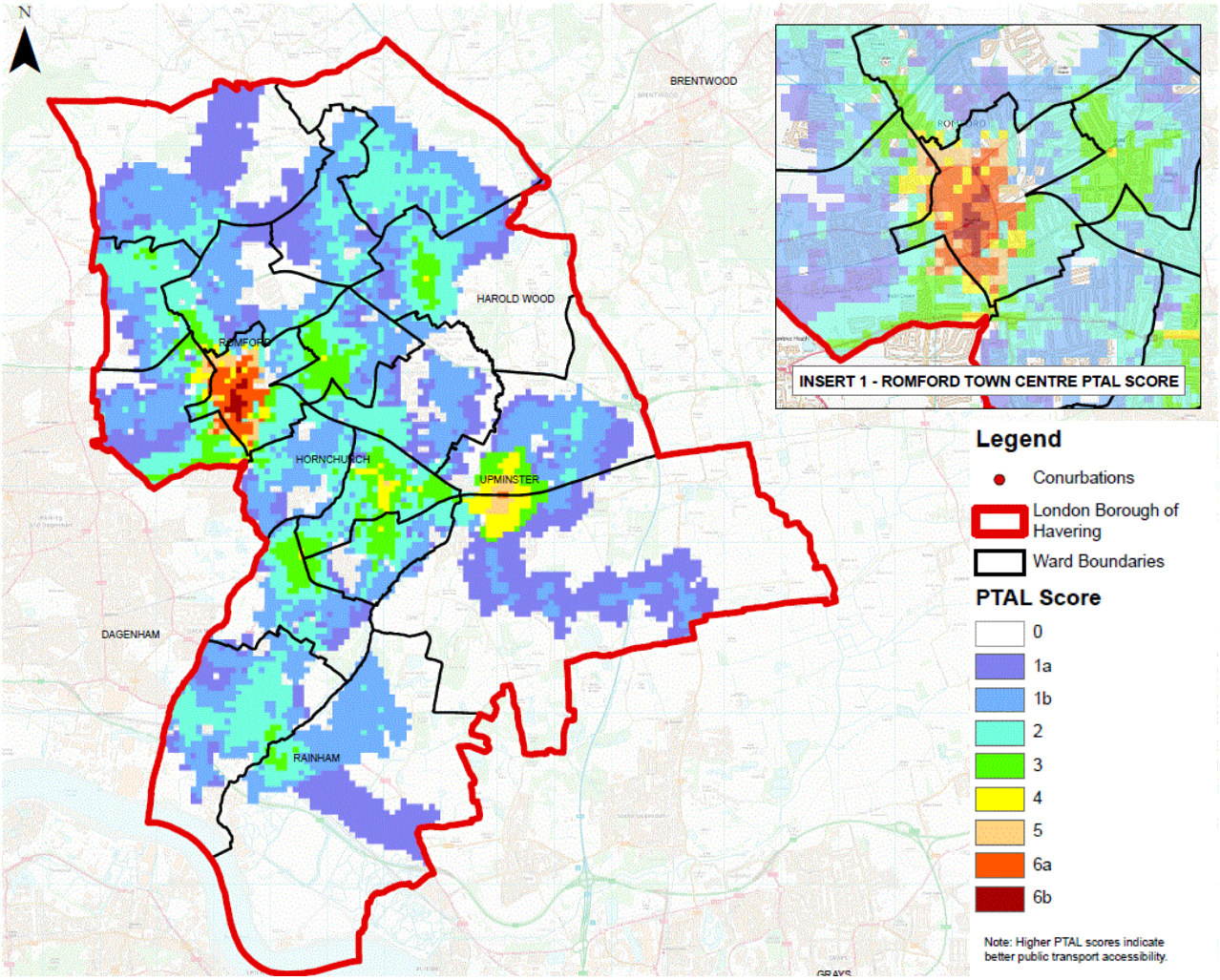
- London Borough of Havering
- London Boroughs

London PTAL

- 0
- 1a
- 1b
- 2
- 3
- 4
- 5
- 6a
- 6b

Note: Higher PTAL scores indicate better public transport accessibility.

Figure 5 – LBH PTAL Scores



3.8. As expected, the analysis confirms that PTAL scores within LBH are well below those in more 'central' areas of London.

3.9. It is worth noting that London Borough of Barnet (LBB) produced evidence to support a similar argument as above, which was produced within the LDD 'Development Management Policies Residential Car Parking Standards (2011)', to justify their decision to vary the parking standards for the Borough. The following is a quotation from the LBB document:

'Barnet's concern with PTALs is that the PTAL scores measure ease of access to any public transport route, so a location may have a high score because it has good radial links to Central London, but this is not necessarily a reflection of more general public transport provision'.

3.10. It is considered that there are notable similarities between the Borough of Barnet and LBH as both are located in Outer London and have areas with high PTALs of 6 (e.g. Romford), which may only reflect accessibility in one particular corridor. Thus the daily experience of

a high PTAL may be very different depending whether journeys are made by public transport within the Borough or to/ from London.

3.11. A more detailed review has, therefore, been undertaken to assess whether additional relevant factors should be taken into consideration to produce more appropriate residential car parking standards.

London Plan Characterisation

3.12. The London Plan identifies the character of each borough into three settings; 'central'; 'urban' and 'suburban'. The London Plan recognises that defining the setting of an area requires local knowledge and may entail an element of professional judgement, recognising that the character of an area can change over time. Boroughs can define the setting as part of their Local Plan process, drawing on the Mayor's SPG, local characterisation studies and the London Plan. The London Plan gives advice on characterisation as follows:

'The 'central' setting applies generally to locations in, or within 800 metres walking distance of, the Central Activities Zone, an International, Metropolitan or Major town centre as listed in the town centre network in Annex 2 of the London Plan.'

'Locations in, or within 800 m of a district centre are generally considered to give an area an 'urban' setting. These extend along main arterial routes and substantial parts of the remainder of inner London.'

'Dwelling size and, indirectly, built form, should primarily reflect the housing requirements of the group for whom housing is provided. To inform this, the matrix sets out appropriate density ranges for dwellings of different sizes using habitable rooms per unit ratios. These run from 2.7 – 3.0 habitable rooms per unit giving densities of 215 – 405 units per hectare in 'central' locations with good public transport accessibility, to 3.8 – 4.6 habitable rooms per unit giving densities of 35 – 55 units per hectare in 'suburban' locations with low accessibility.'

3.13. The categorization of LBH into 'central', 'urban' and 'suburban' zones, based on boundary information supplied by the Greater London Authority, is shown in **Figure 5**.

3.14. **Figure 6** gives a broad indication of how the PTAL scores and character zones generally combine to influence residential car parking standards. The colours used in **Figure 6** generally reflect with the colour coding in 'Table 6.2, Maximum Residential Parking Standard' of the London Plan to show the predominant maximum parking standard that

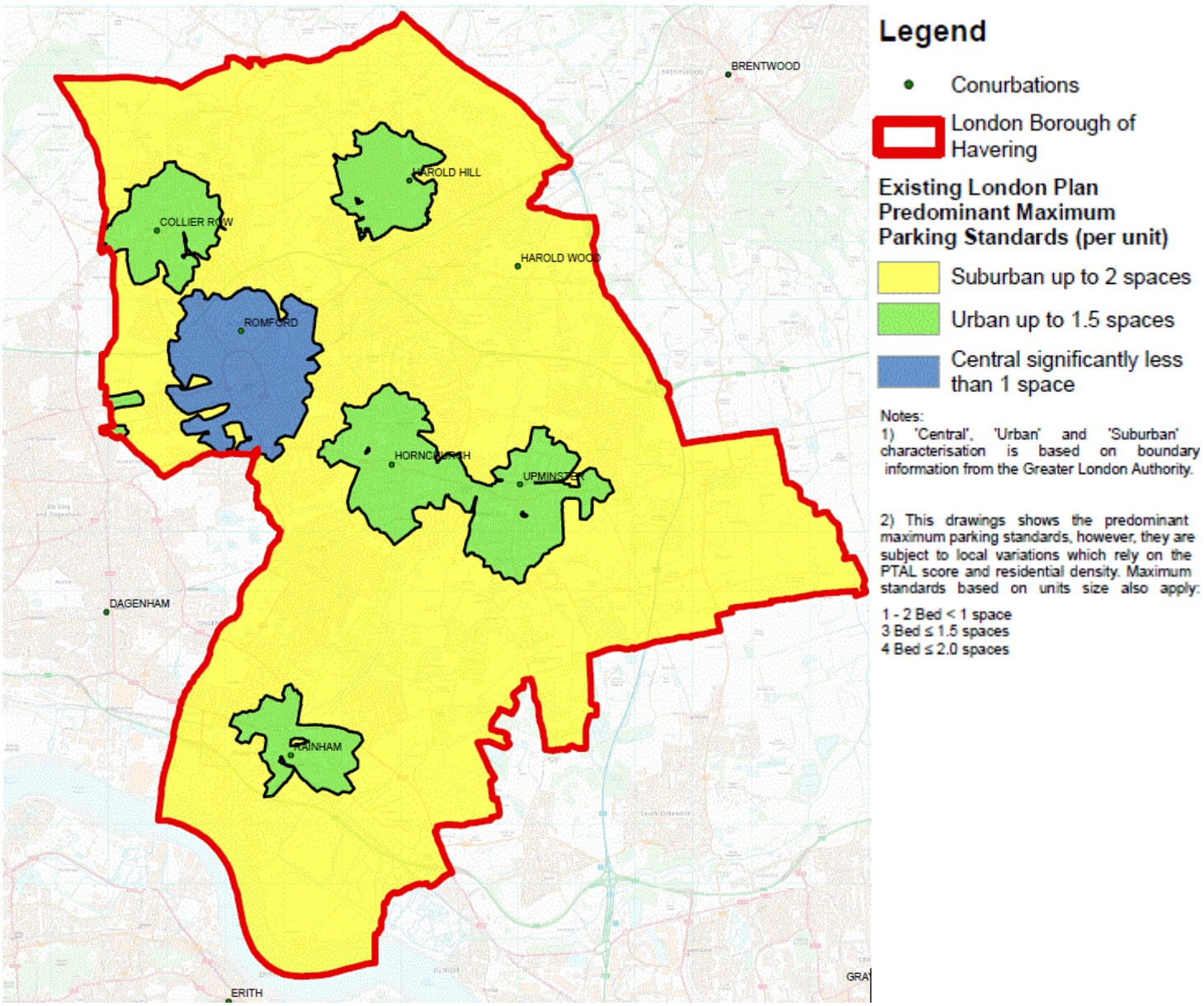
would apply to residential development within each character area. However, there could be variations to both higher or lower standards depending on:

- local variations in PTAL;
- development density; and
- the number of bedrooms, which defines maximum parking provision per unit.

3.15. The effects of local variations would to some extent depend upon how small an area is chosen when applying standards, i.e. whether an average PTAL is adopted across a ward or LSOA. However, in general terms **Figures 5 & 6** confirm that the predominant maximum parking standards in each character area, subject to the variations/ caveats set out above, would be:

- In 'central' areas (i.e. Romford), generally significantly less than 1 parking spaces per unit;
- In 'urban' areas up to 1.5 spaces per unit (for 3+ beds); and
- In 'suburban' areas up to 2 spaces per unit (for 4+ beds).

Figure 6 – LBH – Predominant Maximum Parking Standards Based on the London Plan

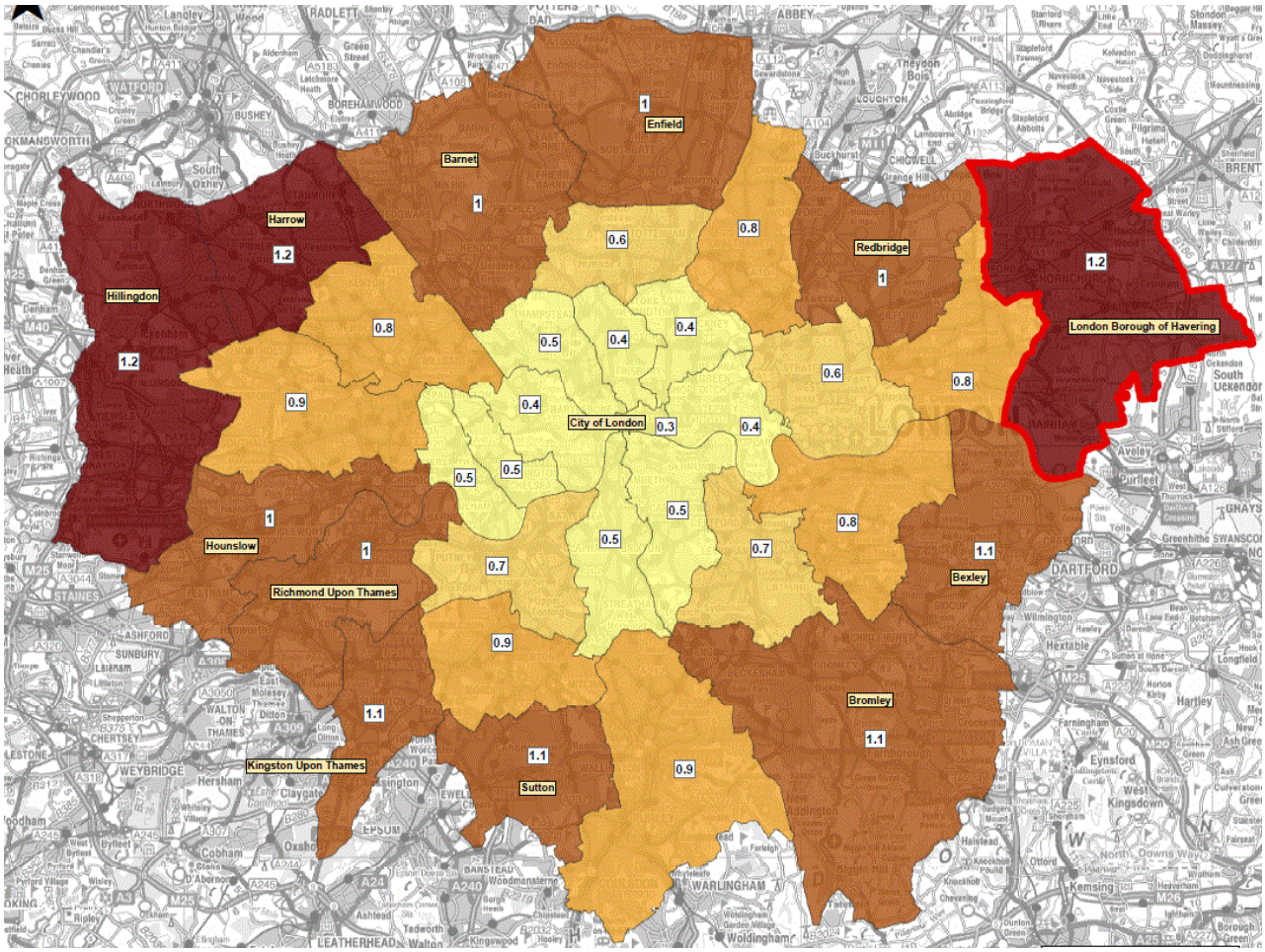


3.16. Overall, **Figure 6** confirms that the only large area of LBH to attract the lowest maximum parking standard, of 'significantly less than 1 car parking space per dwelling' across all residential development, would be around central Romford.

LBH Car Ownership – London Context

3.17. LBH is located in Outer London and is the most north easterly of the Outer London Boroughs. Car ownership levels per household in LBH, taken from 2011 Census data, are shown in the context of all other boroughs in **Figure 7**, and full details are set out in **Table 2**.

Figure 7 – London Car Ownership per Household



Legend

London Borough of Havering Boundary

Cars Per Household

- ≤0.50
- 0.51 - 0.70
- 0.71 - 0.90
- 0.91 - 1.10
- ≥1.11

Table 2 – Car Ownership for the London Boroughs taken from 2011 Census Data.

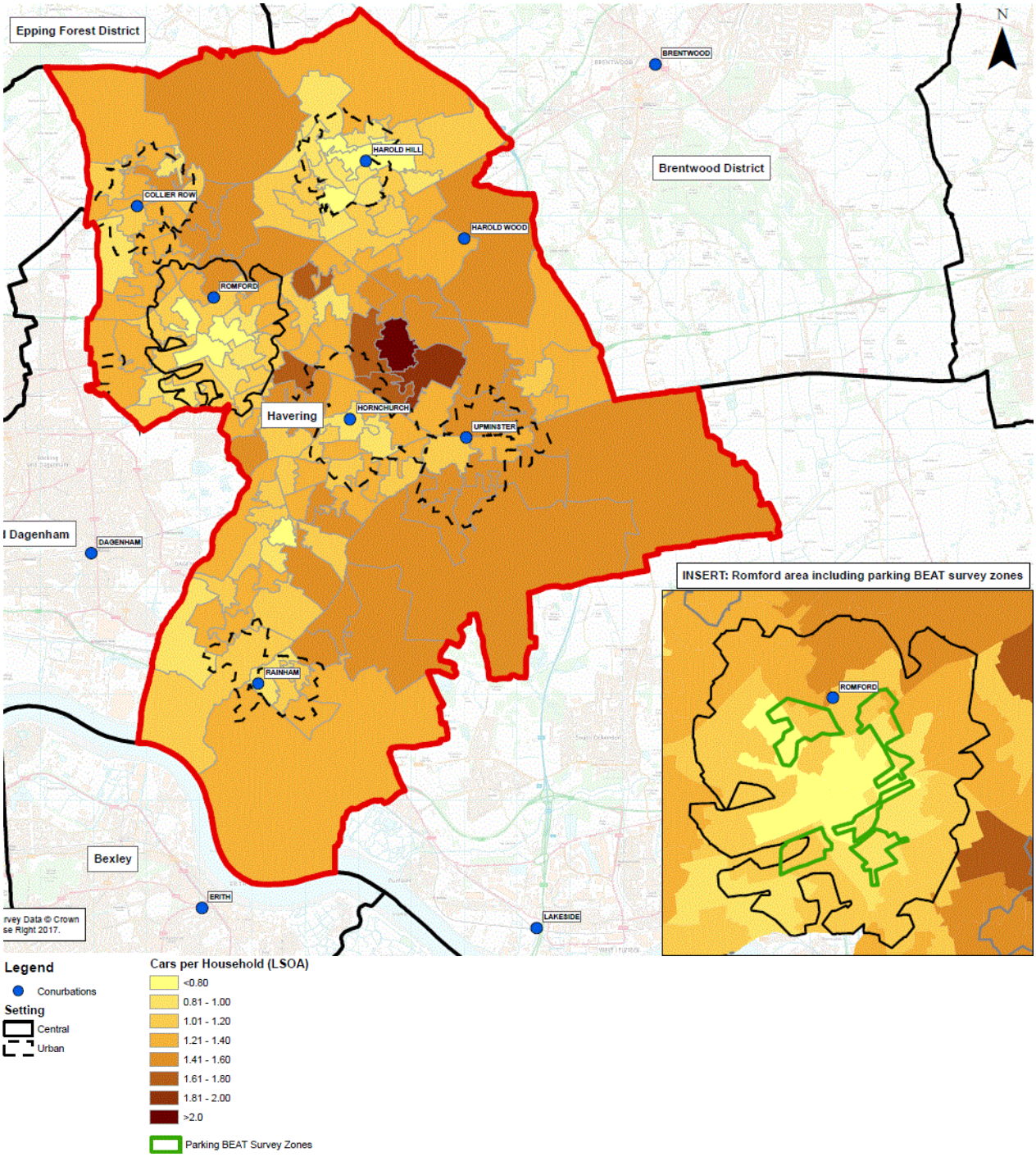
Area name	Total Number of Vehicles	Total Number of Dwellings	Cars / dwelling
LONDON	**2,664,414**	**3358163**	**0.79**
Inner London	**725,356**	**1410639**	**0.51**
Camden	46,601	99828	0.47
City of London	1,692	5513	0.31
Hackney	41,800	102408	0.41
Hammersmith and Fulham	43,843	82390	0.53
Haringey	61,515	104173	0.59
Islington	38,629	96872	0.40
Kensington and Chelsea	44,536	84798	0.53
Lambeth	66,791	132213	0.51
Lewisham	76,507	117651	0.65
Newham	61,092	103212	0.59
Southwark	60,438	123265	0.49
Tower Hamlets	43,589	105379	0.41
Wandsworth	89,513	134619	0.66
Westminster	48,810	118318	0.41
Outer London	**1,939,058**	**1947524**	**1.00**
Barking and Dagenham	56,966	71079	0.80
Barnet	144,717	139346	1.04
Bexley	108,507	95037	1.14
Brent	87,802	112083	0.78
Bromley	153,908	135036	1.14
Croydon	140,049	148099	0.95
Ealing	112,845	127187	0.89
Enfield	119,653	122042	0.98
Greenwich	78,185	103186	0.76
Harrow	100,326	86524	1.16
Havering	117,634	99184	1.19
Hillingdon	122,486	103907	1.18
Hounslow	94,042	96892	0.97
Kingston upon Thames	70,421	65198	1.08
Merton	72,777	80919	0.90
Redbridge	106,339	101348	1.05
Richmond upon Thames	84,918	82482	1.03
Sutton	91,266	79696	1.15
Waltham Forest	76,217	98279	0.78

3.18. The review clearly demonstrates that LBH has the highest average car ownership levels of all the London Boroughs at 1.19 cars per household. This compares to an average of 0.51 cars per household for inner London and 1.00 for Outer London.

LBH Car Ownership – Lower Super Output Area

3.19. LBH intends to review a range of information to help determine the suitability of the residential car parking requirements in the London Plan standards and see if these are appropriate in the context of LBH. In order to assess these standards Lower Super Output Area data has, therefore, been used to give detailed information that reflects local variations. Car ownership levels per LSOA are shown in **Figure 8**.

Figure 8 – LBH – Car Ownership per Household



3.20. The LSOA level review broadly shows highest car ownership per household in the areas with poorest public transport accessibility, which is as expected with households having to rely on private means of transport. The review confirms that car ownership is below the London average of 0.79 in only a few areas of the Borough, which generally encompass town centres, where there are few residential properties. For example, the inset within **Figure 8** highlights the 'central' residential areas of Romford, where there are areas with car ownership of 0.8-1.2 vehicles per household, showing that even around the main town centre of the Borough, there are areas with car ownership above the Outer London average. The residential areas surrounding the commercial centre of Romford were, therefore, selected for more detailed survey work to confirm the current parking situation 'on the ground', which is discussed further in **Section 4**.

3.21. The situation appears broadly similar in other main 'urban' areas of the Borough, with general car ownership levels higher than the London average outside of commercial centres.

3.22. In areas of 'suburban' categorisation, car ownership varies up to a maximum of just over 2 cars per household. Although this is well above the Outer London average of 1 car per household, it should be noted that there is some flexibility within the London Plan to allow up to 2 spaces in 'suburban' areas. This is subject to property size and PTAL levels.

3.23. Overall, the findings emphasise that although car ownership varies significantly across the Borough, it is generally high throughout, in comparison to the London average. This is likely to have most impact in areas of 'central' and 'urban' categorisation, where parking is most likely to be restricted by the current London Plan standards, to levels that would fall significantly below existing car ownership figures.

3.24. In addition to PTAL levels, there are other factors which may affect car ownership within LBH. Such factors including affluence correlated directly to higher car ownership levels. An example of this is Emerson Park, with an average income of £910 per household per week, correlating to a car ownership level of 2 cars per household, the highest in the Borough.

3.25. Furthermore, car ownership and household income may be increased by other social factors, such as the number of children remaining in the property who own their own cars. This is directly influenced by property prices, with children choosing to live with parents instead of renting or buying their own properties.

3.26. Although current figures are available for household income, within the scope of parking standards for new residential development, it is difficult to assess the level of influence this will have on car ownership until the master planning stage of the development.

3.27. Overall, it is considered that the initial car ownership analysis is sufficient to confirm that:

- car ownership levels could justify more generous parking standards, particularly in areas with low PTALs; and
- a localised approach may be appropriate to reflect the large differences in PTAL, car ownership and residential character across the Borough.

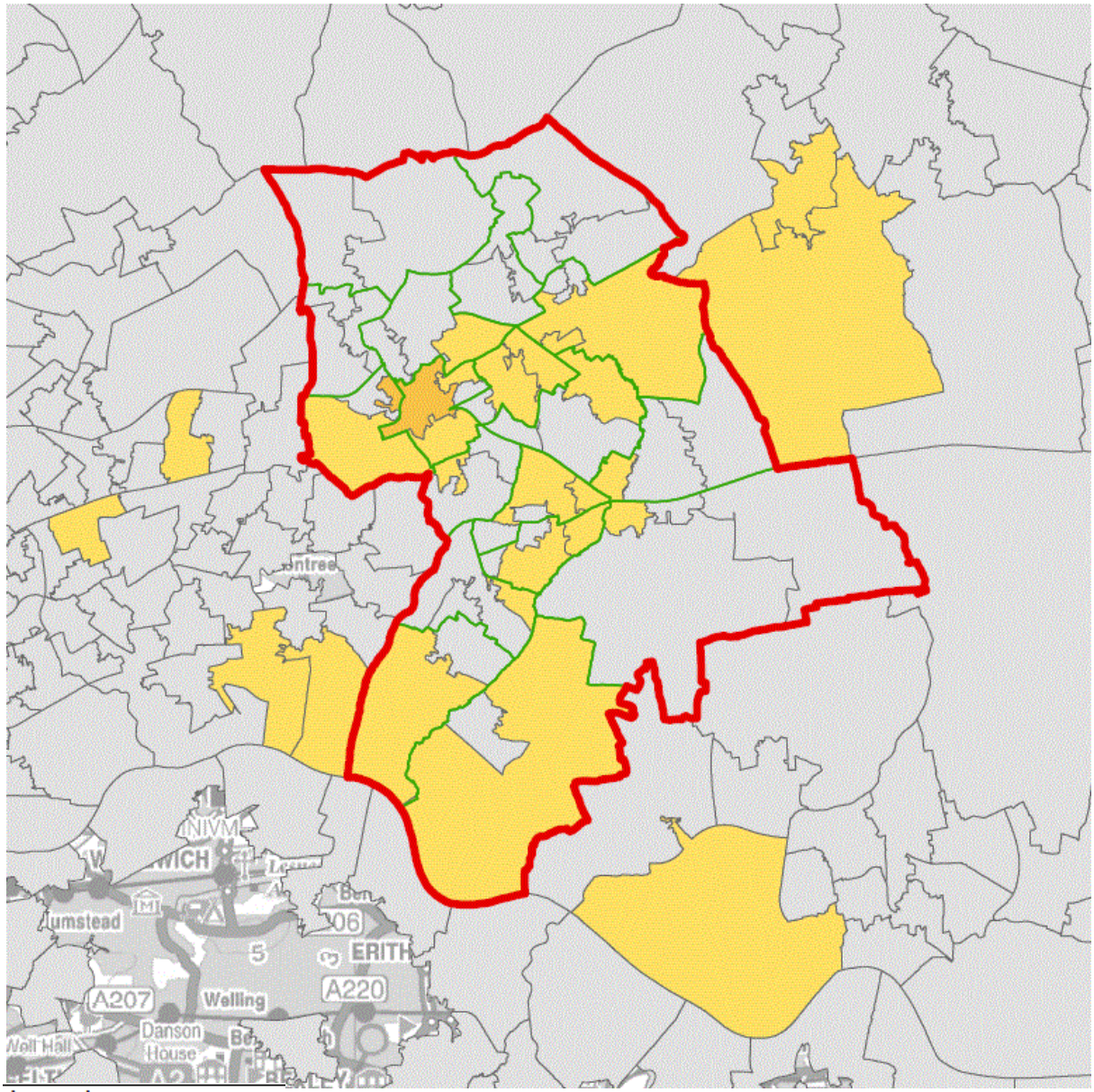
Travel to Work Assessment

3.28. Journey to work data from the 2011 Census (NOMIS) data was used to establish travel patterns of LBH residents for journeys to/ from work, which are a key element of the overall travel patterns of the Borough.

3.29. The journeys to work by driving and public transport are the two main travel modes. The census data is able to identify the destination of people's journeys to work as well as their origin and destination, which are displayed as Middle-Layer Super Output Areas (MSOA). These polygons are generally smaller than wards and one MSOA can fall across many ward boundaries. The data displayed on **Figures 9 and 10** is shown as MSOA (not on a ward by ward basis) and together show the total number of journeys originating in LBH for each of the modes of transport identifying their chosen destination. This is displayed as a percentage of all journeys to work, by the mode considered, originating in LBH.

3.30. **Figure 9** identifies the journey to work trips made by car from the LBH to each MSOA. It is interesting to note that this data indicates that a number of car trips are made to Romford, as a key driver destination.

Figure 9 – LBH, Driver Journey to Work Trips by MSOA Destination

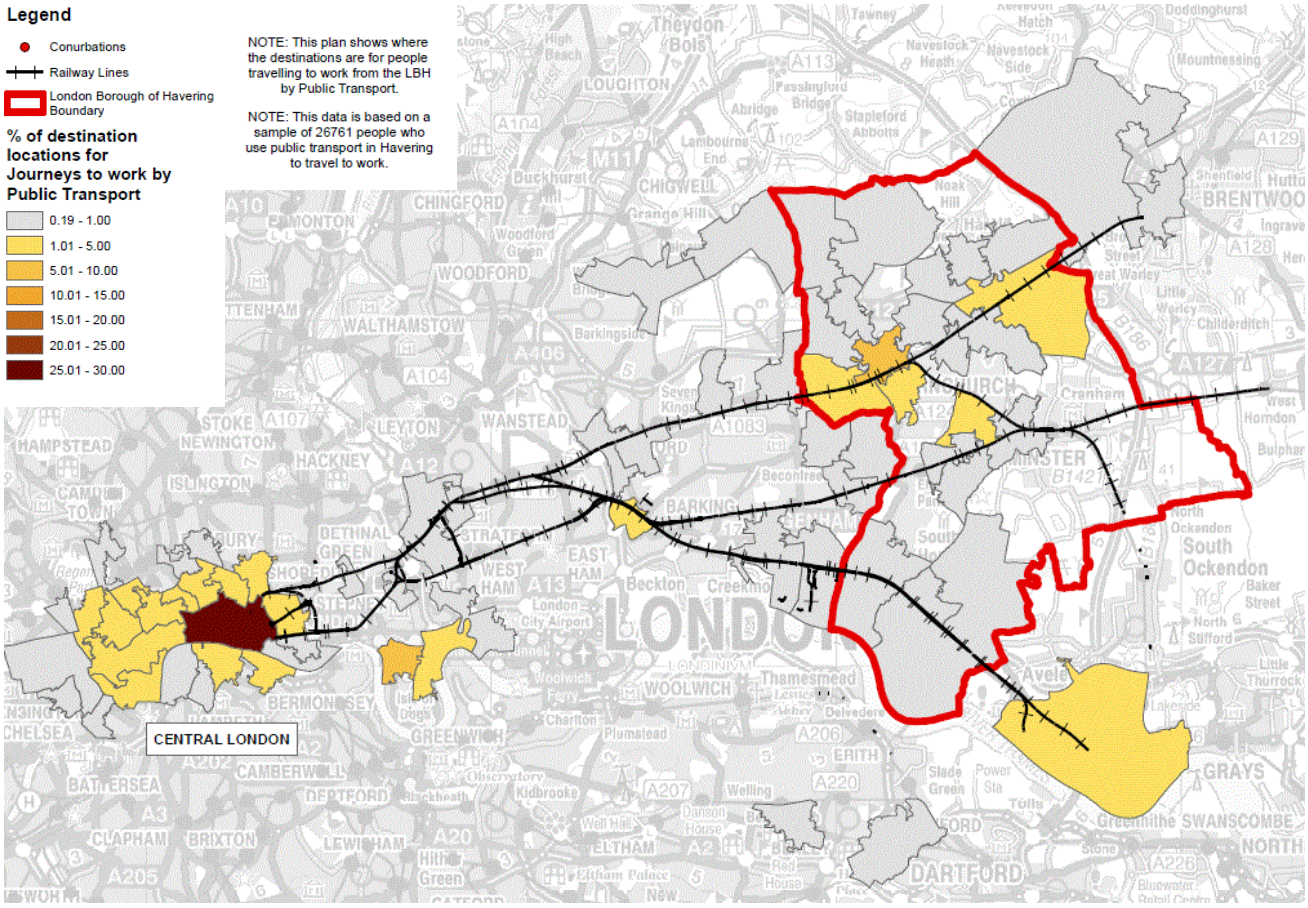


3.31. The analysis shows Romford attracts the highest percentage of driver trips, which would generally be for work within Romford, although there could be some effects of Romford being a public transport hub i.e. some multi-modal journeys to work where the main part is the car journey to Romford. Other trips are focussed around the main conurbations of Rainham, Upminster, Hornchurch and Harold Hill.

3.32. Overall, interrogation of NOMIS data indicates that there is still a reliance on car trips for journeys to work particularly for journeys within the Borough and to neighbouring areas. There are few car driver trips to work destinations in the wider area. There is no data for modal split of non-work related journeys.

3.33. **Figure 10** identifies the destination of public transport trips to work originating in LBH.

Figure 10 – LBH, Public Transport Journey to Work Trips by Destination



3.34. The analysis confirms that the highest number of public transport journeys, by far, is to Central London. The highest number of trips within LBH is, as would be expected, to Romford as the main town in the Borough and also a main transport hub for onward journeys. The other key destination outside of the Borough is Lakeside to the southeast.

3.35. Journeys by public transport to the majority of the Borough, away from the main towns of Romford, Hornchurch and Harold Wood, are low in comparison and may reflect the lack of good public transport links away from these main conurbations and in particular the lack of good north to south public transport links. It can be seen in **Figure 9** the rail links through the Borough run east-west and north-south journeys are, therefore, reliant on bus services. These generally run in and out of the main conurbations, rather than providing good links across the Borough.

3.36. **Figure 10** displays local public transport links and adds to concerns that the areas of LBH with higher PTAL scores, which generally lie on the main rail routes, have achieved those scores largely due to the ease of access to and from London rather than because of good local public transport provision. This is a key point, as Central London is not a focus of driver trips, which are predominantly locally focussed. More local PTAL scores (excluding journeys to London) would, therefore, be lower in effect. It would be these lower scores that are more likely to impact on local car travel and the resultant need of LBH residents to own a car.

3.37. Overall, the analysis suggests that PTAL does not always give the full picture with regard to residential parking standards. Other factors, such as car ownership and the nature of journeys, need to be considered. These factors are likely to be directly related to the limited local level public transport services within LBH, particularly within north-south links.

Travel Analysis for Key Work Destinations

3.38. Further analysis of the data has been undertaken to explore the link as to whether the availability of public transport connections influences people's mode choice to key destinations.

3.39. This data is presented in **Figures 11 and 12**, which identify destination points of interest from LBH for car trips and **Figures 13 and 14**, which identify key destination points of interest from LBH by public transport.

Figure 11 – LBH, Journey to Work, Origin of Driver Trips to Key Local Destinations

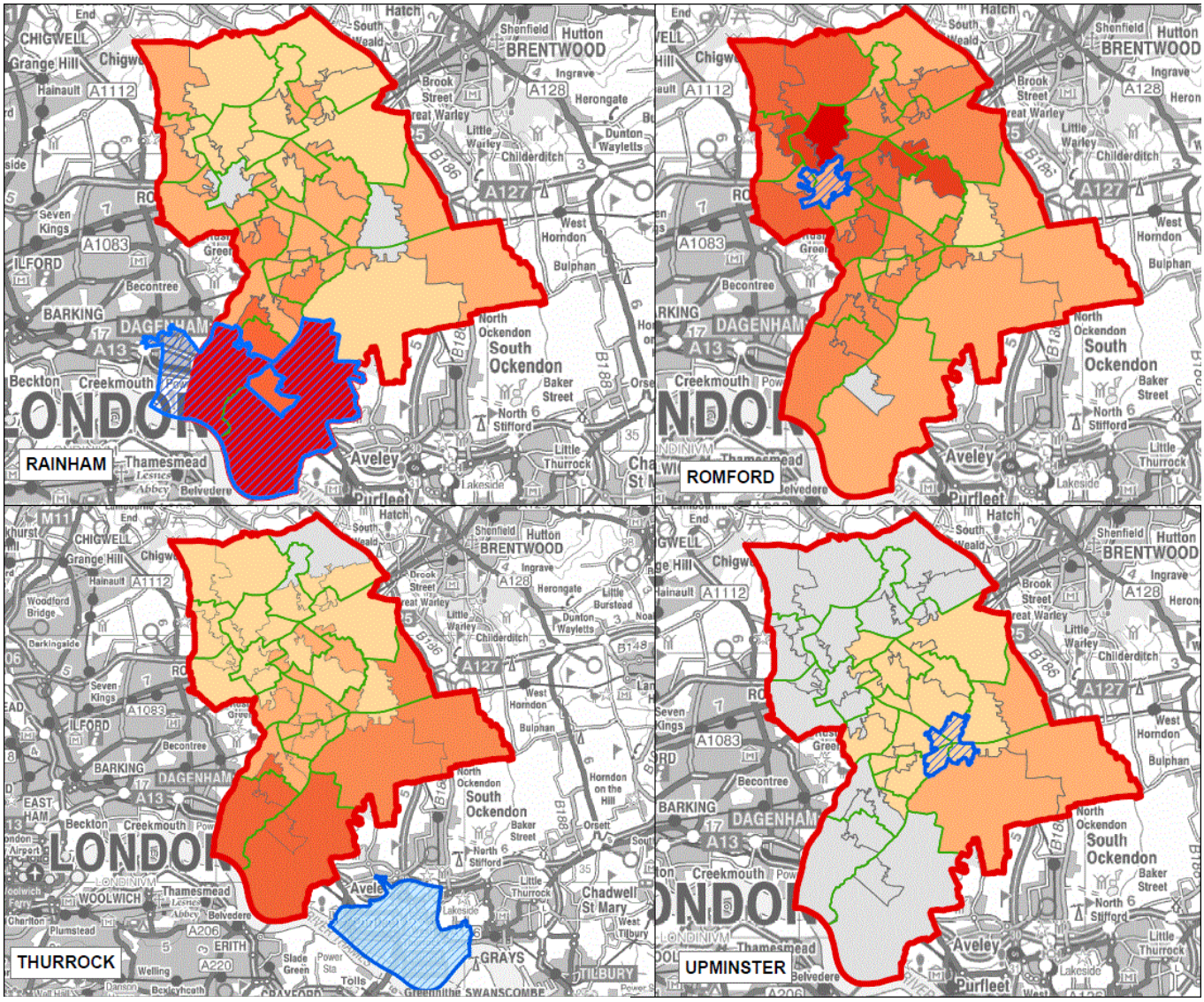
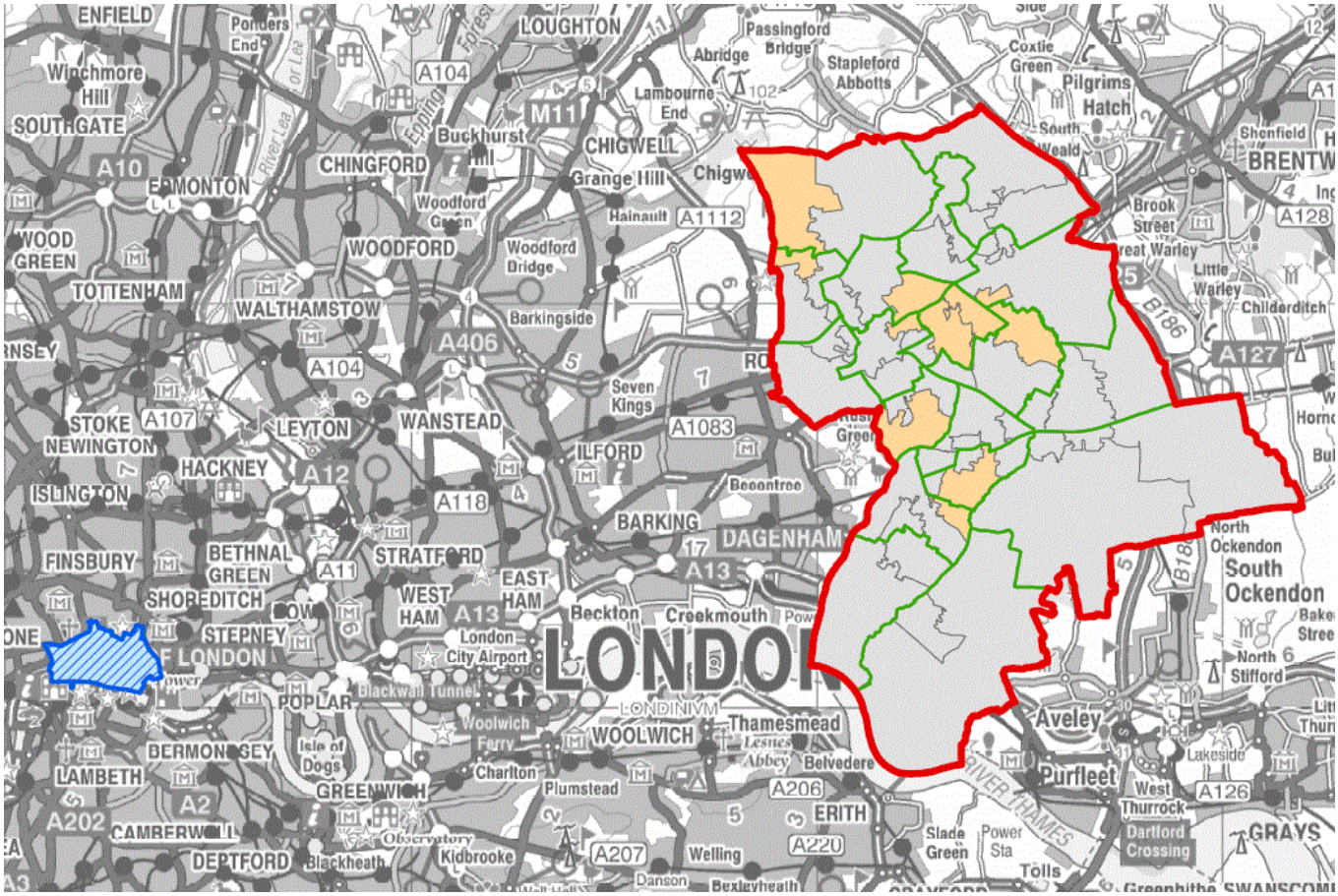


Figure 12 – LBH, Journey to Work, Origin of Driver Trips to Central London



Legend

- Conurbations
- London Borough of Havering Boundary
- Destination
- Ward Boundaries

Vehicle Frequency of origin location per Medium Super Output Area (MSOA)

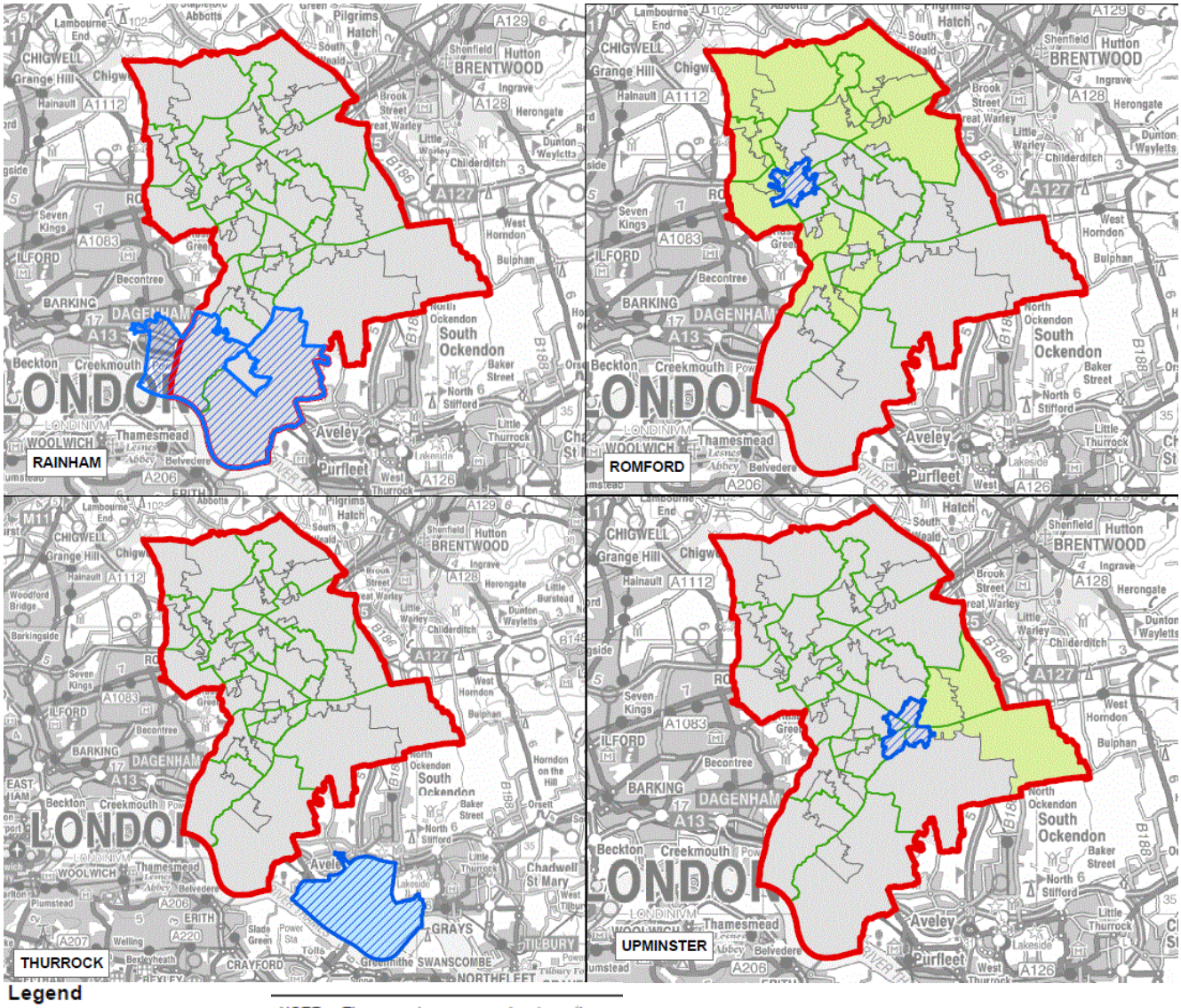
NUMBER

- ≤20
- 21 - 50
- 51 - 80
- 81 - 110
- 111 - 140
- 141 - 170
- 171 - 200

NOTE: These values are showing the frequency of origin MSOA locations for journeys to work to the City of London. The darker the MSOA the more journeys made from this area. The total number of journey originating in the London Borough of Havering by vehicle is 45382.

Contains Ordnance Survey Data © Crown Copyright and Database Right 2017.

Figure 13 – LBH, Journey to Work, Origin of Public Transport Trips to Key Local Destinations



Legend

- Conurbations
- London Borough of Havering Boundary
- Destination
- Ward Boundaries

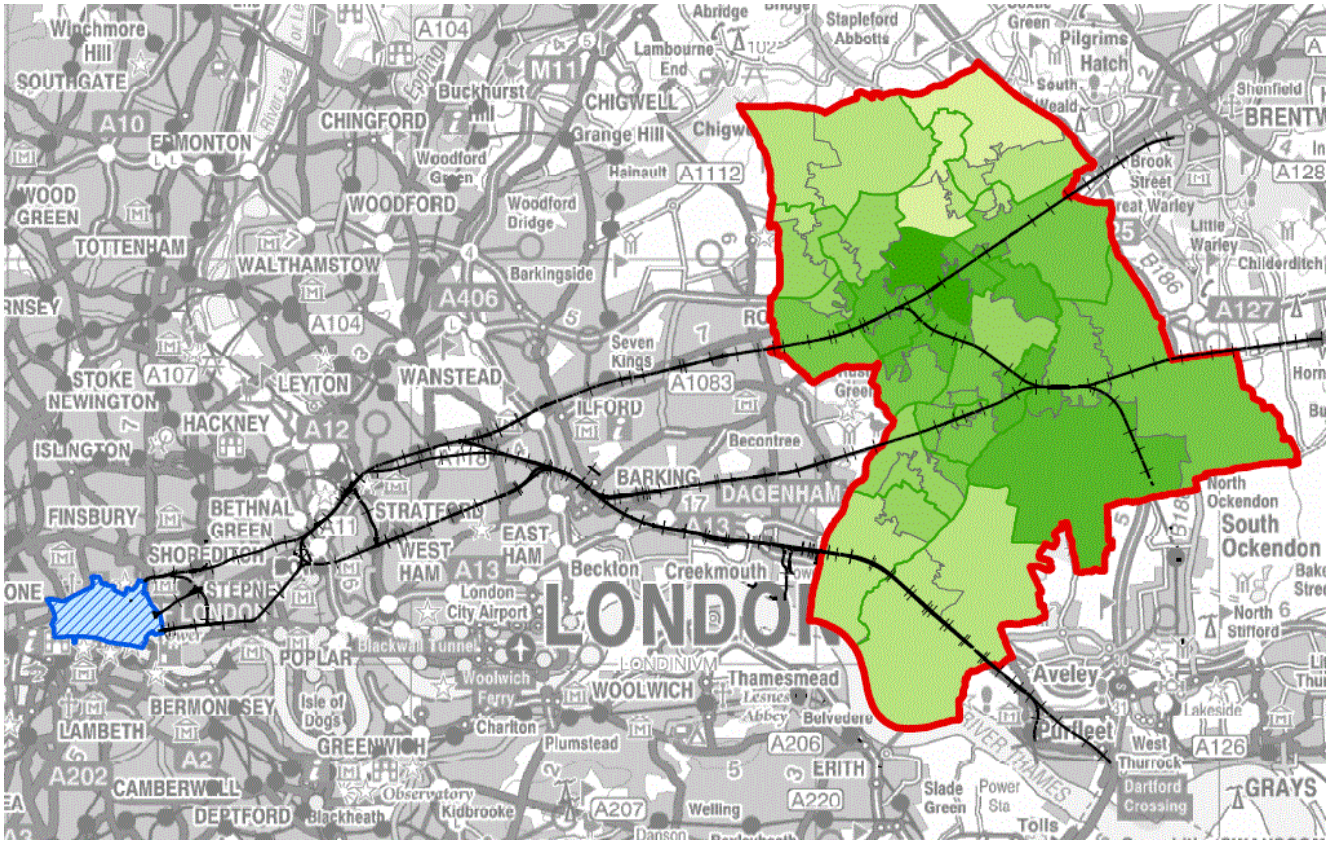
Public Transport Frequency of origin location per Medium Super Output Area (MSOA)

- ≤85
- 86 - 235
- 236 - 385
- 386 - 535
- 536 - 685
- 686 - 835
- 836 - 985

NOTE: These values are showing the frequency of origin MSOA locations for journeys to work to the four destinations of interest.The darker the MSOA the more journeys made from this area. The total number of journey originating in the London Borough of Havering by PublicTransport is 26761.

Contains Ordnance Survey Data © Crown Copyright and Database Right 2017.

Figure 14 – LBH, Journey to Work, Origin of Public Transport Trips to Central London



Legend

- Conurbations
- Railway Lines
- London Borough of Havering Boundary
- Destination
- Ward Boundaries

Public Transport Frequency of origin location per Medium Super Output Area (MSOA)

Number

- ≤85
- 86 - 235
- 236 - 385
- 386 - 535
- 536 - 685
- 686 - 835
- 836 - 985

NOTE: These values are showing the frequency of origin MSOA locations for journeys to work to the City of London. The darker the MSOA the more journeys made from this area. The total number of journey originating in the London Borough of Havering by PublicTransport is 26761.

Contains Ordnance Survey Data © Crown Copyright and Database Right 2017.

3.40. **Figures 9-14** confirm, for the key destinations considered, that:

- The main mode of travel to work within LBH remains by car, with 48.18% of people driving to work, travelling to local destinations;
- Few people drive to Central London and those trips that do occur originate from various locations across the Borough;
- There are few trips by public transport to destinations within the Borough, except to Romford which attracts trips from the surrounding wards, but few from the southern areas of the Borough; and
- There are a high number of public transport trips to Central London, with the main origin of trips being along the main railway routes.

3.41. Overall, **Figure 11 and 12** confirm that there are a significant number of driver trips at the local level, with public transport trips being more focussed on Central London and, to a lesser extent Romford. The analysis confirms the PTAL scores would not tell the whole story when considering trips at the local level within LBH.

The Romford Experience

3.42. One of the key reasons for commissioning this study is the existing experience of the parking situation within Romford, where the provision of residential parking spaces on recent housing developments reflects Romford's 'central' characterisation. LBH has become concerned that the low provision of off-street residential parking may be linked to on-street parking issues and community tensions; particularly within Romford Town Centre.

3.43. LBH is concerned that part of the pressure comes from increasing car ownership levels in Romford that may, in part, reflect the lack of reach of public transport across the Borough (e.g. there are poor links to the south of the Borough). This adds to general social pressures created from changing life-style choices, with many households now comprising parents and several family members. The family members each are required to have their own car, or who are responsible for works vehicles that are stored overnight, at home in addition to the normal parking demand.

3.44. LBH car ownership reflects the above factors, being significantly higher than the Outer London average.

3.45. Further pressures on town centre parking occur during the day when on-street parking is associated with a range of people that access the town centre, including shoppers, local workers, commuters making onward public transport journeys and visitors to residential

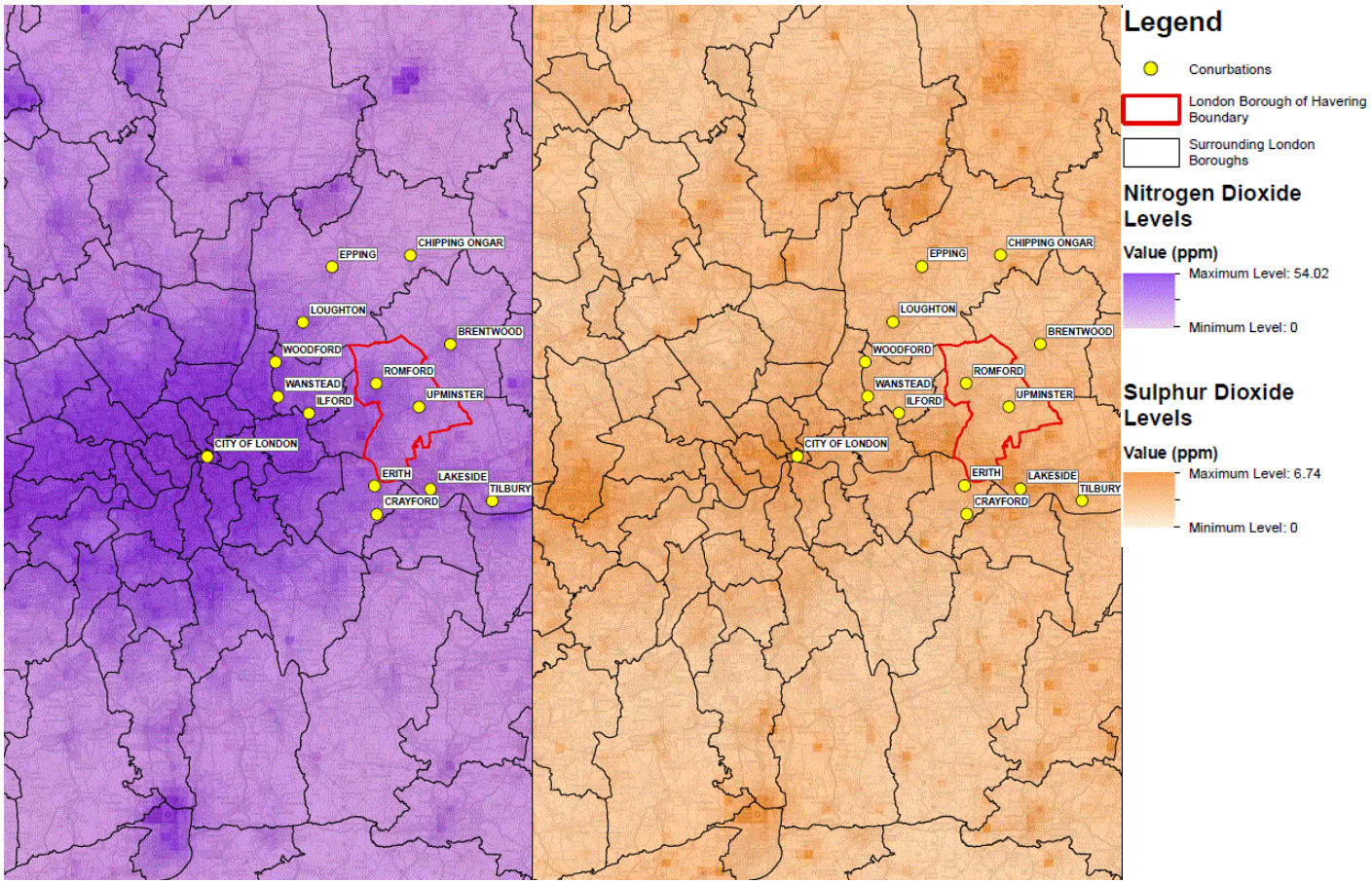
properties. Any overflow of residential car parking into uncontrolled parking areas would, therefore, be problematic.

3.46. These issues combine to produce a situation in and around Romford town centre that the LBH is seeking to understand and plan for. This report will investigate whether part of the solution should be an increase in residential parking standards to reflect the issues of PTAL, car ownership, residential character and existing travel patterns outlined above, together with the additional pressures by other users of the town centre. Under the London Plan, Romford, as a 'central/ urban' area with good PTAL scores (generally 5-6 in the town centre) would generally be subject to a maximum parking standard of 'significantly less than 1 parking space per dwelling', which is well below car ownership levels for the Borough.

Air Quality

3.47. **Figure 15** displays air quality data for the whole of London.

Figure 15 – Air Quality



3.48. LBH is designated as an Air Quality Management Area and within the Borough there are particular pockets of poor air quality (M25, A12, A13 and A127). However, LBH has better Air Quality than most other London Boroughs and LBH has implemented many projects and taken steps to reduce air pollution across the Borough, including launching an air quality publicity campaign.

3.49. Air quality projects within the Borough have been used to promote sustainable development by helping to promote use of the sustainable transport network for every day journeys, thus discouraging unnecessary car journeys in order to improve air quality. Discouraging car ownership by reducing parking standards within residential developments is one factor in promoting sustainable development; however the scheme will only work if the public transport network is sufficient to meet the needs of the public.

3.50. As demonstrated within Section 3 of this report, it is considered that inter-London public transport is adequate; however less effective transport links within the Borough and to key work destinations, is forcing residents to use cars more. This in turn makes car ownership essential to many residents and this need to be reflected within the parking standard.

3.51. It is the Council's intention to continue and enhance this work so that LBH can become an exemplar borough for air quality.

3.52. Marginal changes, such as that resulting from a change to residential parking standards would not have a significant impact, although it will be the responsibility of LBH to consider air quality implications or mitigation measures in taking the Local Plan forward.

LBH Context - Conclusions

3.53. Some areas of LBH have high PTAL scores, however this is largely a consequence of good links to Central London and there is generally less effective public transport connectivity within the Borough and to neighbouring London Boroughs. This is reflected in the mode choice of LBH residents for commuting within the local area, with few public transport journeys and some of the key strategic local destinations being accessed heavily by private car, e.g. Romford.

3.54. LBH, therefore, could argue that a key factor in the high levels of cars per household in London is the lack of convenient and accessible alternative transport options. The car ownership per household in LBH is 1.19 (2011 Census), which is significantly higher than the London average of 0.79 cars per household. Even within Romford, which is characterised as a 'central' area, average car ownership exceeds the London average.

3.55. The residential car parking standards set out in the London Plan are of particular concern in central Romford, where existing on-street parking pressures would be exacerbated if future residential developments do not include sustainable levels of car parking for residents.

3.56. It can be concluded that the high car ownership levels in LBH are reflective of the more 'suburban' way of life experienced in LBH. Many local trips are required to be undertaken by car, thus increasing car ownership levels.

3.57. Overall, on the basis of the above, it is clear that PTAL levels and character classification in LBH do not tell the whole story in terms of setting residential parking standards. There are clearly other factors that need to be considered in order to identify appropriate parking standards that reflect the local context of LBH and provide a balance between the reasonable day to day needs of residents and the wider aims of planning policy to promote sustainable travel.

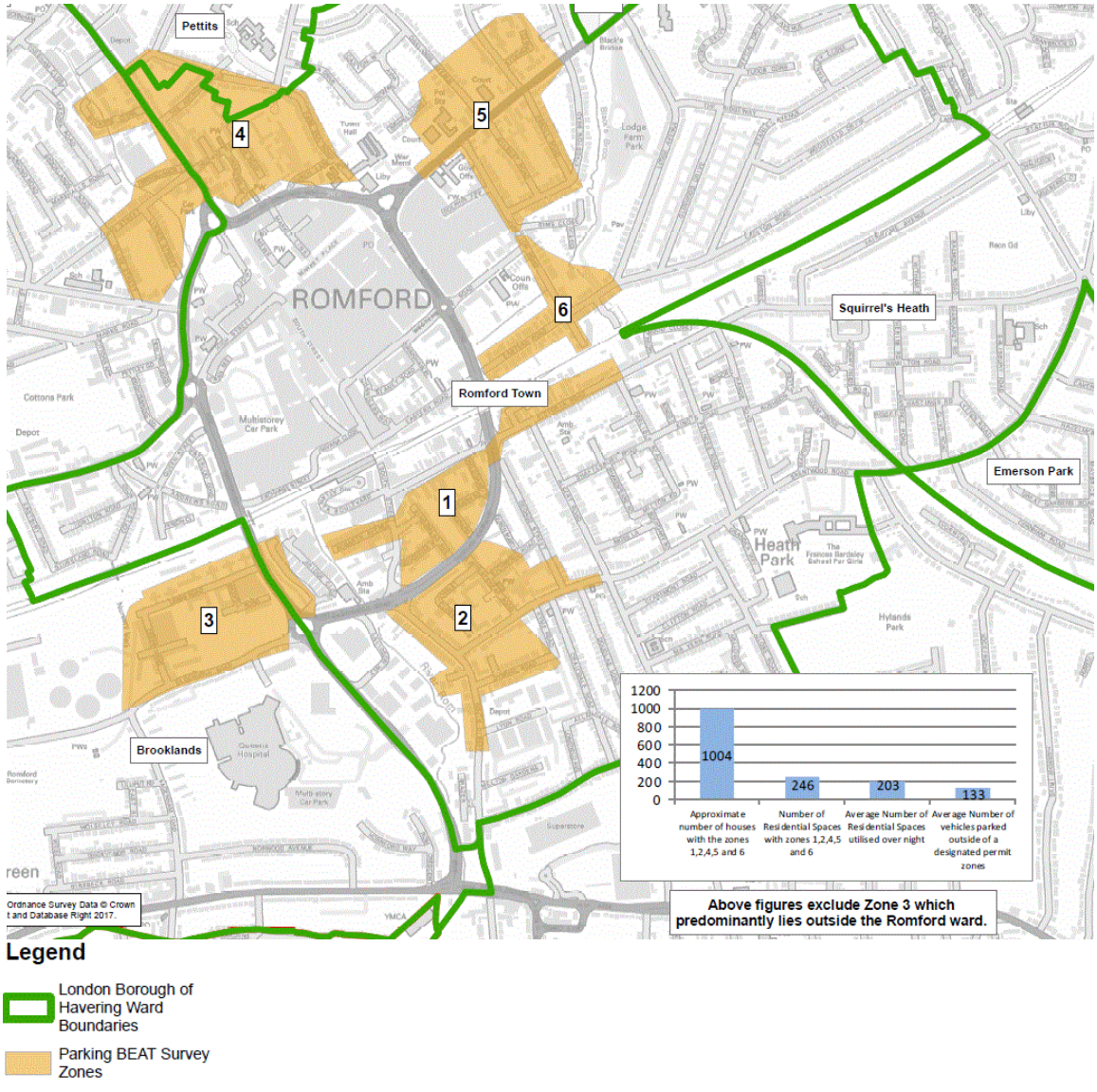
4.0 ASSESSMENT OF RESIDENTIAL PARKING IN CENTRAL ROMFORD

Parking Beat Surveys

4.1. As part of the analysis in deriving parking standards based on the overall context of NPPF Paragraph 39, parking 'stress' within one of the densely populated areas of the Borough was considered. Following consultation with officers, the residential zones within the Romford Ward (Romford Town Centre) were assessed.

4.2. A Parking Beat Survey (PBS) was undertaken in Romford Town Centre, an area within the Borough which has a high PTAL score. Officers at LBH provided a parking street 'hot spot' map displayed in **Figure 16**, which identified the areas within the Borough that experience the highest number of Parking Charge Notices (PCN) or complaints from businesses and residents on illegal or obstructive parking.

Figure 16 – Romford Parking Survey Areas



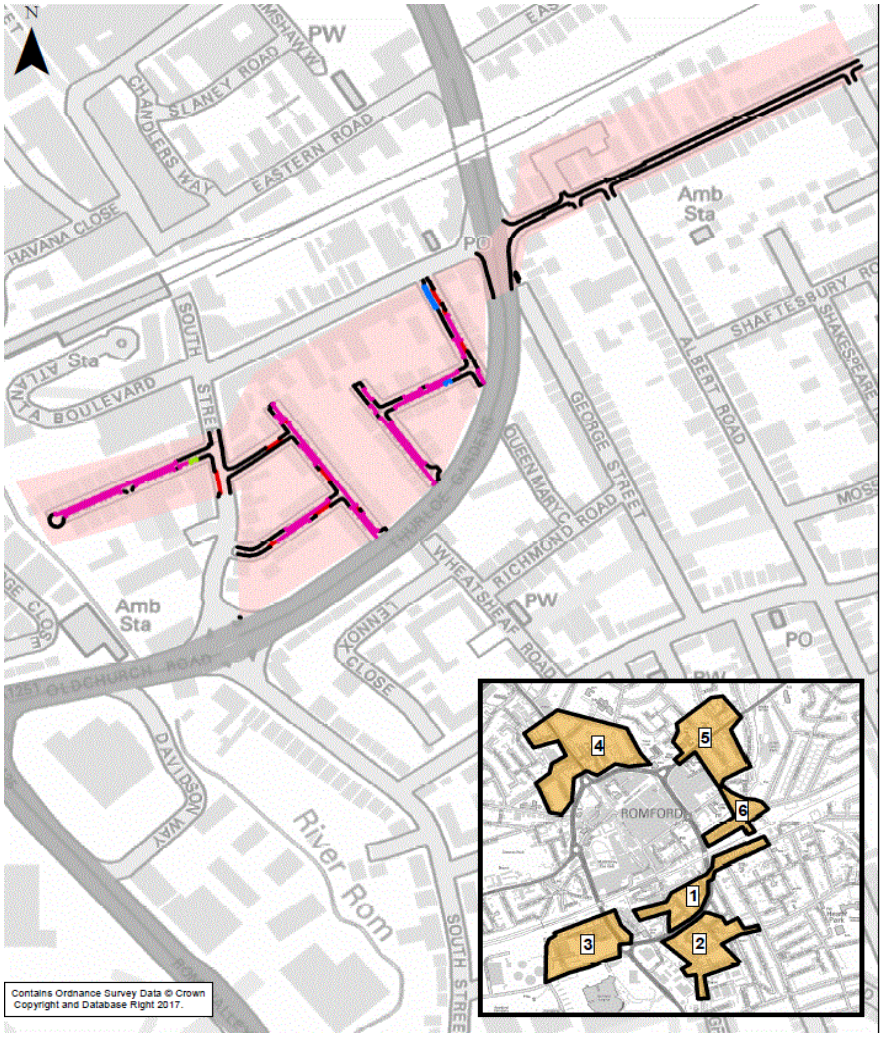
4.3. The PBS was conducted in November 2016. The survey focussed on the five zones, identified by LBH officers as the primary residential zones within Romford Town Centre. It should be noted that only a small part of Zone 3 lies within the Romford Ward, therefore, although the PBS data for this zone is included and discussed, it is not considered within the final assessment of the ward parking situation. A small portion of Zone 4 also lies partially outside the ward boundary; however, as the majority of the zone is within the ward then the data for this zone is included within the final assessment.

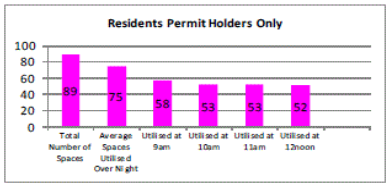
4.4. To allow the findings of the PBS to be considered in context, the number of residential properties within each zone was estimated from IT data, together with the proportion of properties that have access to off-street parking. It was considered that this level of accuracy was sufficient to confirm any broad findings that may be taken from the PBS.

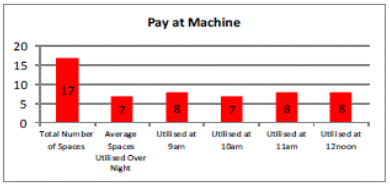
4.5. It was agreed that the parking survey should be undertaken when the highest numbers of residents are at home; generally late at night during the week. A PBS survey was, therefore, commissioned between the hours of 0030-0530 on two separate weekday nights (Tuesday 15th and Thursday 17th November 2016). This was followed up by spot check surveys during the day at 9am, 10am, 11am and 12pm on Thursday 17th November 2016. A copy of the survey results has been included in **Appendix D**. The survey results have also been summarised as Figures, including bar charts, for illustrative purposes in this assessment.

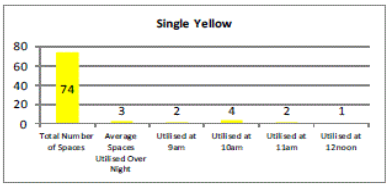
4.6. The Zone 1 survey area, together with the main survey result bar charts are shown in **Figure 17**. Within Zone 1 it was estimated (through IT data) that there are approximately 250 dwellings with approximately 85% of those dwellings estimated to have access to off-street parking. **Figure 17** indicates the various waiting and parking restrictions within Zone 1.

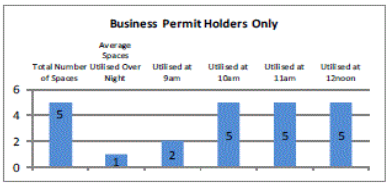
Figure 17 – Parking Survey Zone 1

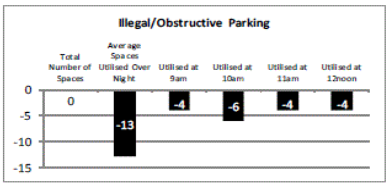












Legend

Zone 1

Waiting Restrictions

- Residential Permit Holders Only
- Pay at Machine
- Business Permit Holders Only
- Illegal/Obstructive Parking
- Unrestricted

4.7. The majority of restrictions within Zone 1 are shown as residential permit holder parking only. There are 89 resident permit holder bays, of which an average of 75 (84%) are occupied by residents overnight. The resident permit bays in this zone extend across residential properties, which also have access to off-street parking and as a result not all of the spaces can be used without blocking cars parked on private property, as shown in **Figure 18**. The apparent spare capacity is, therefore, overstated.

4.8. The PBS also observed an average of 24 vehicles parking overnight outside of residential permit spaces (e.g. at pay and display machines), including 13 vehicles observed to be parking illegally or obstructing driveways.

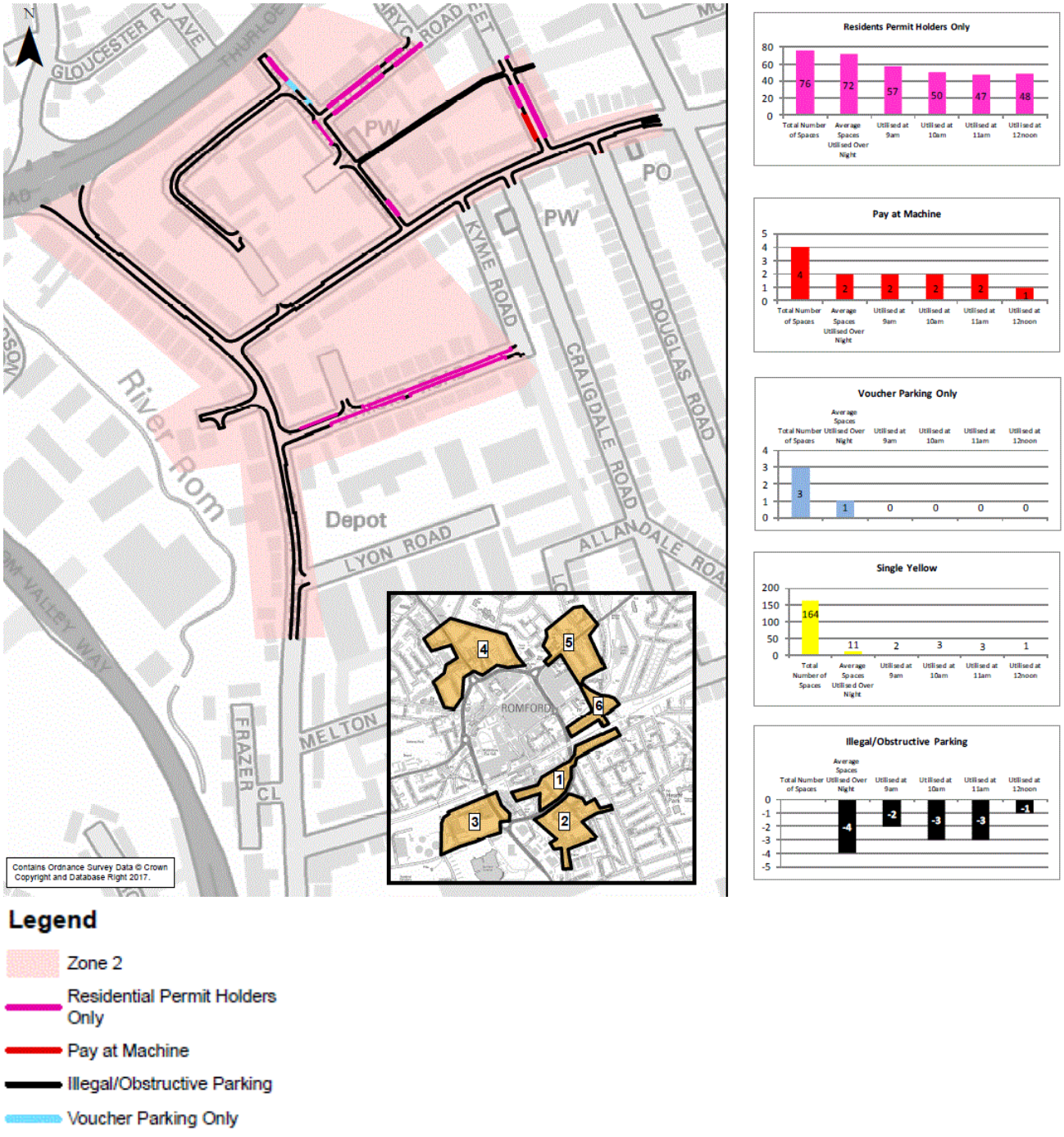
4.9. During the day, average parking levels within the controlled parking zone remain significant, but are lower than overnight levels. However, it is worth noting that some illegal/ obstructive parking continues to occur.

Figure 18 – Parking Survey Zone 1 – Survey Observations

4.10. Overall, the survey indicates that despite the high levels of off-street parking there is an over demand for residential parking on-street overnight. A number of vehicles park illegally or inconsiderately.

4.11. The Zone 2 survey area, together with the main survey results are shown in **Figure 19**. Within Zone 2 there are approximately 150 dwellings, with approximately 75% of those estimated to have access to off-street parking.

Figure 19 – Parking Survey Zone 2



4.12. There are 76 resident permit holder bays on-street, of which an average of 72 (95%) are occupied by resident permit holders overnight. Therefore, all space on-street within the controlled parking zone is effectively used overnight.

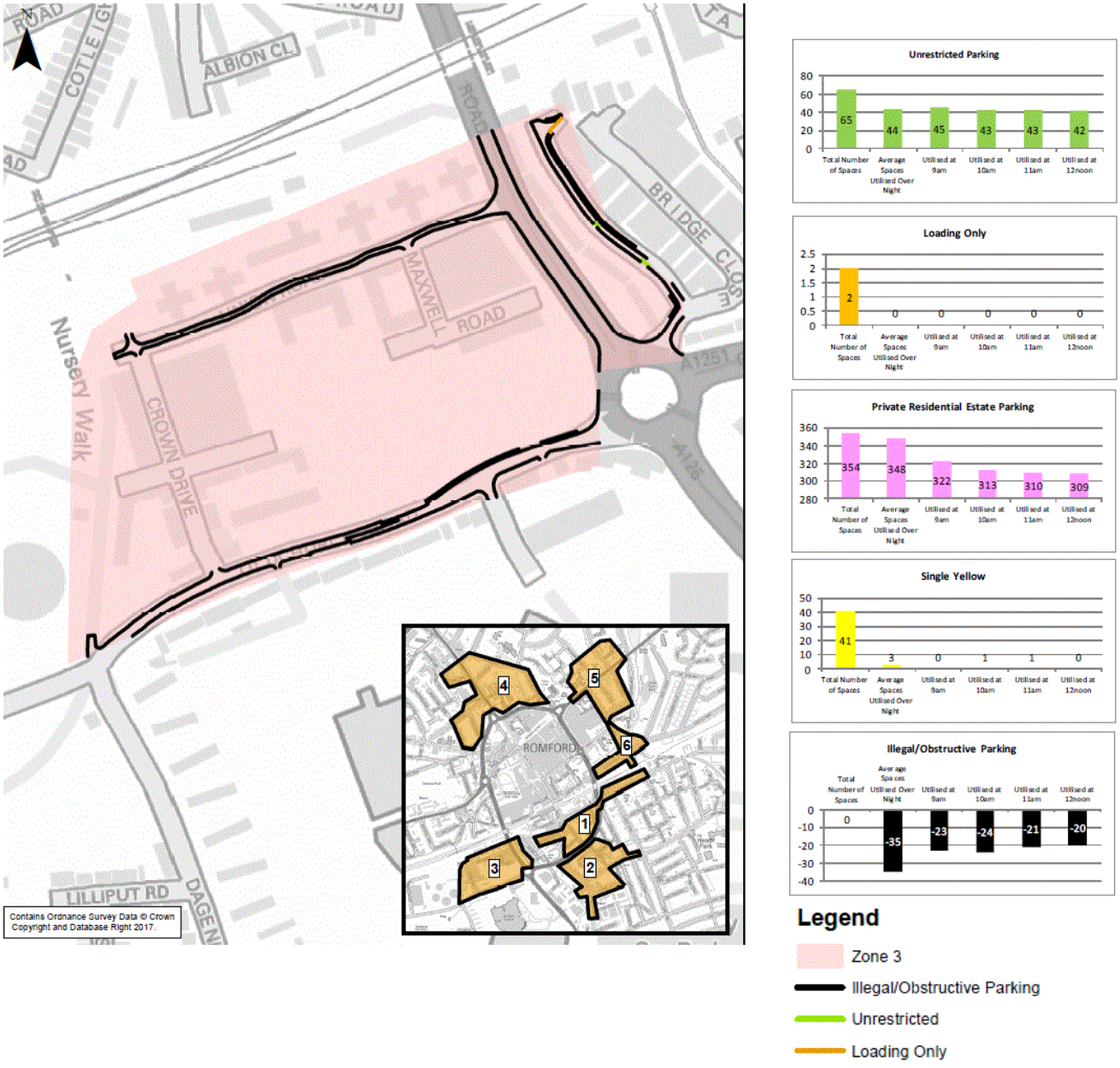
4.13. The PBS also observed an average of 18 vehicles parking overnight outside of residential permit spaces (e.g. at pay and display machines), including 4 vehicles observed to be parking illegally or obstructing driveways.

4.14. During the day, average parking levels within the controlled parking zone remain significant, but are lower than overnight levels. However, it is worth noting that some illegal/ obstructive parking continues to occur.

4.15. Overall, the survey indicates that despite the good levels of in-curtilage parking there is an over demand for residential parking on-street overnight, with a number of vehicles parking illegally or inconsiderately.

4.16. The Zone 3 survey area, together with the main survey results are shown in **Figure 20**. As previously discussed, the data from this zone is set out below for information, but is not used within the final assessment as the zone generally lies outside the Romford Ward.

Figure 20 – Parking Survey Zone 3



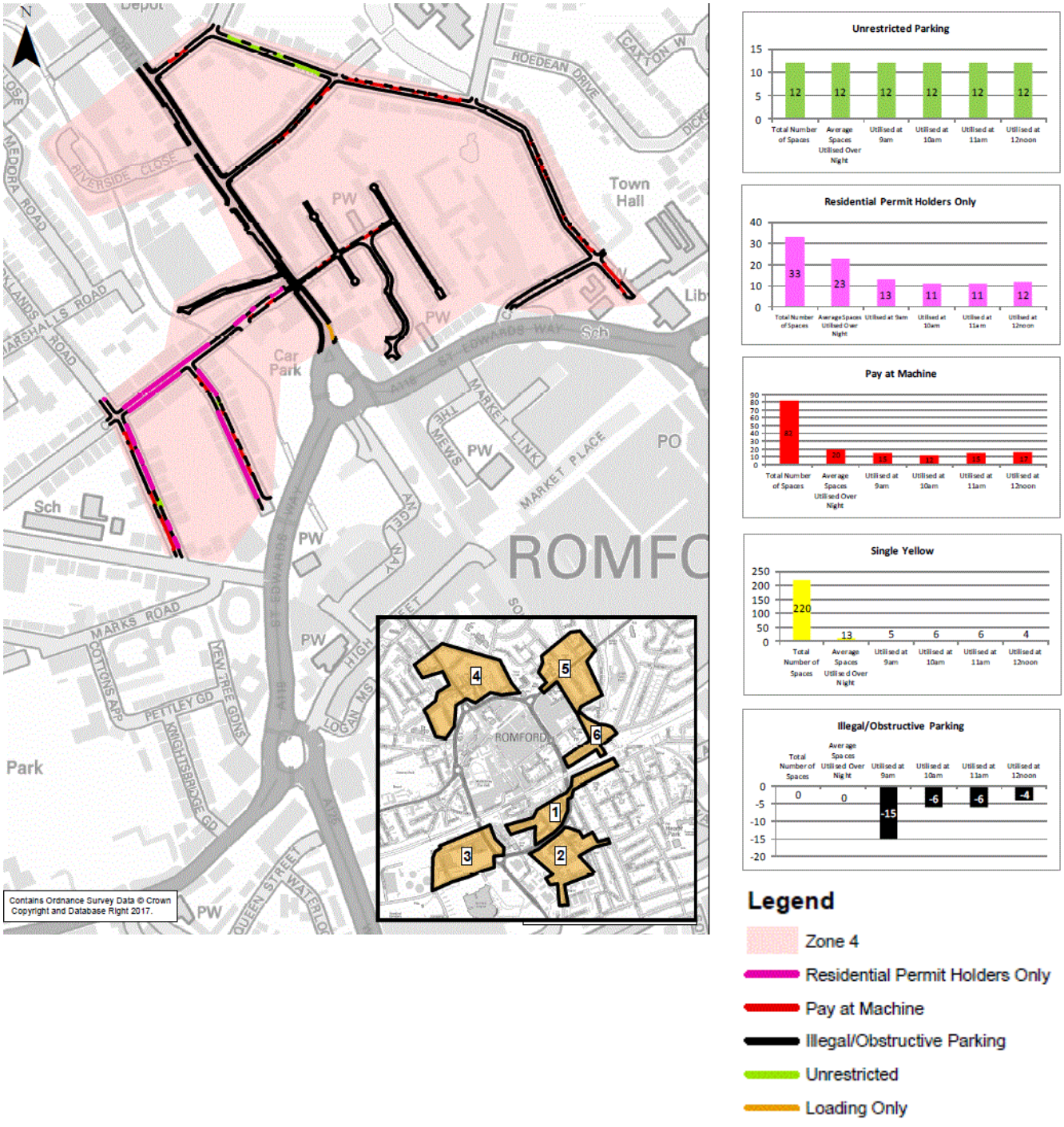
4.17. The data return from Zone 3 indicates that overnight there is an over demand for residential car parking spaces. There are 354 private residential parking spaces of which an average of 348 (98%) are occupied by residents. However, there is also evidence that there is an over demand for on-street parking. An average of 41 vehicles were observed parking on waiting restrictions (yellow lines) in the zone and an average of 35 vehicles were observed parking illegally or obstructing.

4.18. During the day, average parking levels within the controlled parking zone remain significant, but are lower than overnight levels. However, it is worth noting that significant illegal/ obstructive parking continues to occur.

4.19. Overall, the survey indicates that there is an over demand for residential parking on-street overnight. A high number of vehicles park illegally or inconsiderately.

4.20. The Zone 4 survey area, together with the main survey results are shown in **Figure 21**. Within Zone 4 there are approximately 350 dwellings with approximately 80% of those dwellings estimated to have access to off-street parking.

Figure 21 – Parking Survey Zone 4



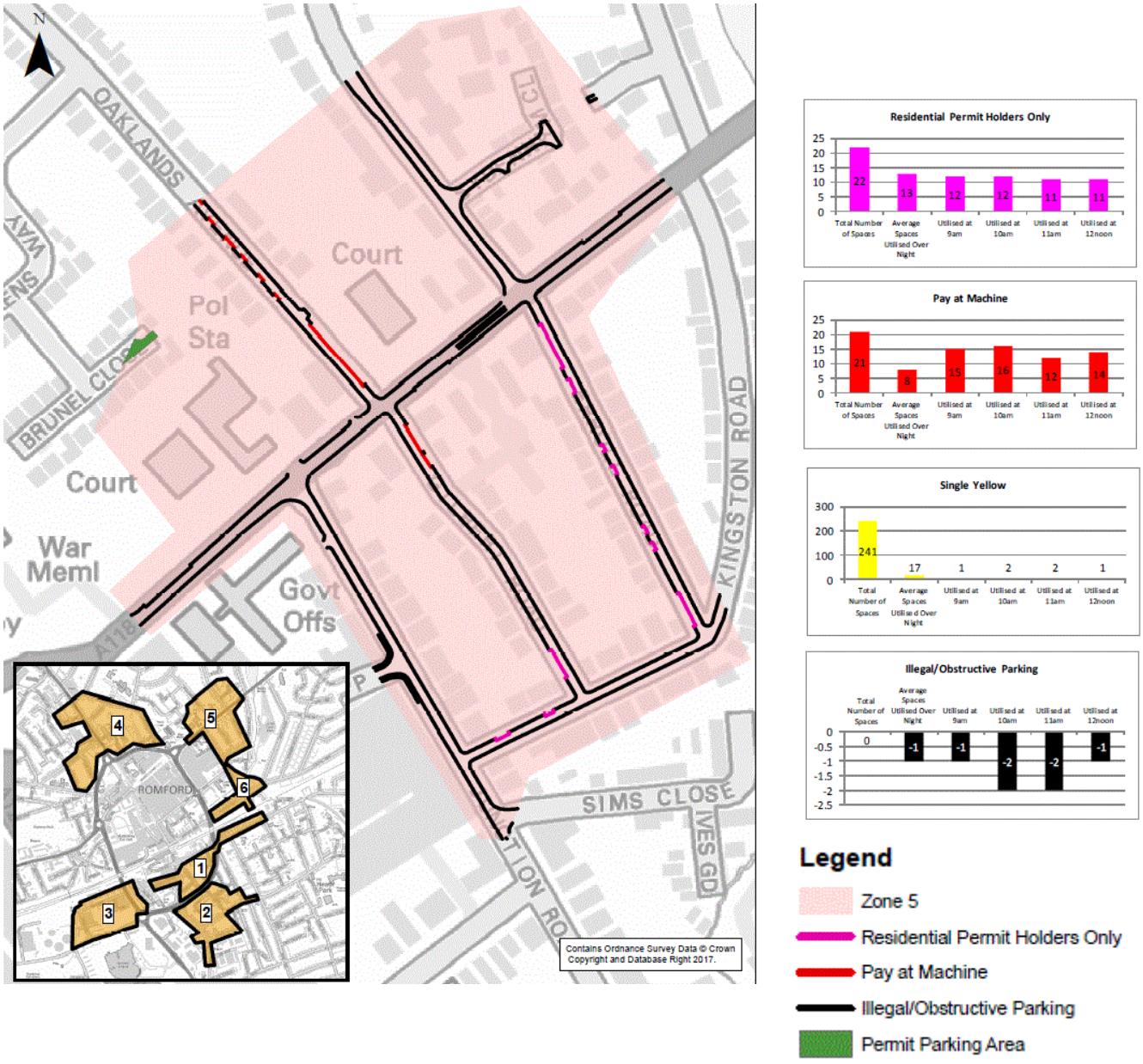
4.21. The data from Zone 4 indicates that there are 33 resident permit holder spaces of which an average of 23 (70%) are occupied by residents overnight. However, there is also evidence that there is an over demand for on-street parking. An average of 20 vehicles were observed parking at pay & display machines. An average of 13 vehicles were observed parking on waiting restrictions (yellow lines) in the zone. An average of a further 12 vehicles were also parked in unrestricted parking areas overnight.

4.22. During the day, average parking levels within the controlled parking zone are lower than overnight levels. However, it is worth noting that some illegal/ obstructive parking occurs during the day, which was not observed overnight.

4.23. Overall, the survey indicates that there is an over demand for residential parking on-street overnight.

4.24. The Zone 5 survey area, together with the main survey results are shown in **Figure 22**. Within Zone 5 there are approximately 148 dwellings with approximately 95% of those dwellings estimated to have access to off-street parking.

Figure 22 – Parking Survey Zone 5



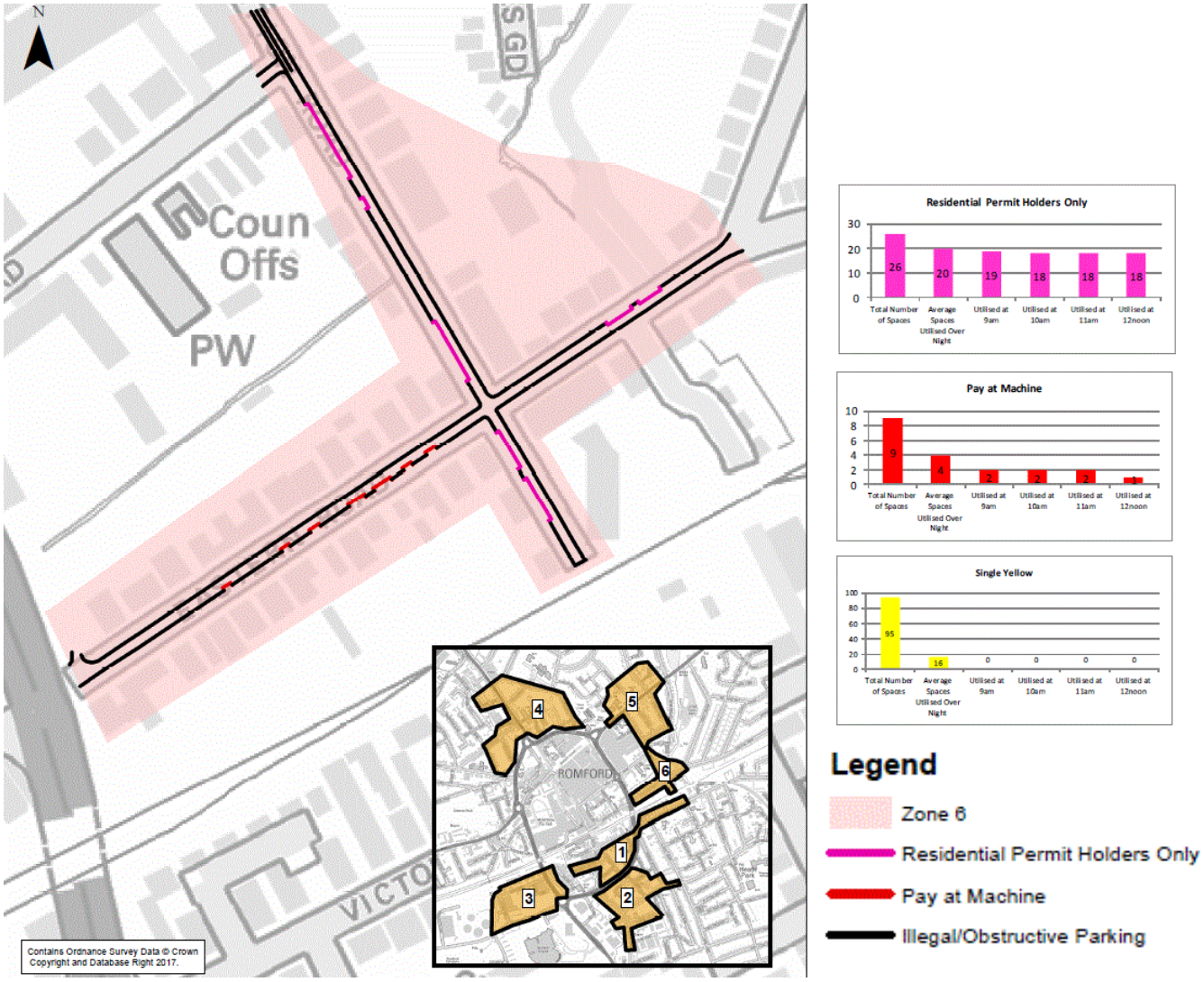
4.25. The data return from Zone 5 indicates that there are 22 resident permit holder spaces of which an average of 13 (59%) are occupied by residents overnight. However, there is also evidence that there is an over demand for on-street parking. Twenty Six vehicles were observed parking on waiting restrictions (yellow lines) and pay and display machines in the zone, with one further vehicle on average parked illegally or obstructing a driveway/ access.

4.26. During the day, average parking levels within the controlled parking zone are similar to overnight levels.

4.27. Overall, the survey indicates that despite the high levels of off-street parking there is still significant demand for residential parking on-street overnight.

4.28. The Zone 6 survey area, together with the main survey results are shown in **Figure 23**. Within Zone 6 there are approximately 102 dwellings, with 95% of those dwellings having access to off-street parking.

Figure 23 – Parking Survey Zone 6



4.29. There are 26 resident permit holder spaces of which an average of 20 (77%) are occupied overnight by residents. However, there is also evidence that there is an over demand for on-street parking. An average of 20 vehicles were observed parking on waiting restrictions (yellow lines) and at pay and display machines in the zone overnight. During the day, average parking levels within the controlled parking zone are similar to overnight levels.

4.30. Overall, the survey indicates that despite the high levels of off-street parking there is still significant demand for residential parking on-street overnight.

Review of Survey Findings

4.31. A broad summary of the survey results is shown in **Figure 16**.

4.32. Within the entire Romford Ward there are 6,658 cars owned (Census 2011) at a ratio of 0.9 cars per dwelling (7,398 dwellings). Within the PBS zones of the Romford Ward there were approximately 1004 dwellings, of which approximately 75% to 95% had off-street parking. Additionally there was space on-street for around 246 vehicles within the resident permit controlled parking zones (all figures quoted exclude Zone 3, which is largely outside the ward).

4.33. Within the 'central' area of the ward covered by the PBS, up to 336 vehicles were observed to be parking on-street during the survey period (this discounts all vehicles observed on-street in Zone 3 as they are not within the defined Romford Ward). Of the 336 vehicles parked on-street, 203 were observed to be residents parked within defined residential permit zones. Of the remaining 133 vehicles (40%) being parked elsewhere, some were parked either illegally or inconsiderately, e.g. obstructing access to off-street parking areas.

4.34. Of the approximately 246 residential permit controlled parking spaces available for residents to park their cars on-street within the surveyed area of the Romford Ward, the PBS established that on average up to 203 spaces were used by residents. A number of spaces are neutralised by driveway accesses, so practical occupancy is higher. Some overall capacity was, therefore, theoretically available to permit holders within the residential controlled parking zones, although it is worth noting that there are some streets where the number of vehicles parked significantly exceeded the notional number of spaces available.

4.35. From the PBS it is clear that the total demand for on-street overnight residential car parking is greater than the available number of spaces currently available on-street to residents, despite a high proportion of properties having off-street parking. The PBS, therefore, also suggests that local car ownership exceeds the 2011 Census average levels for the entire ward, that of 0.9 vehicles per household. This discrepancy between the wider Census data and the PBS may be as a result that the Census data being six years old and, therefore, not reflecting changes in the ward since 2011, e.g. new residential developments. It could also be affected by the number of non-owned vehicles (e.g. trade vans) that are brought home by staff overnight.

4.36. Overall, the PBS detailed in **Appendix D** clearly demonstrates existing overnight on-street parking capacity issues. This is despite the number of properties with off-street parking

matching or exceeding what would typically be achieved from the current London Plan parking standards.

4.37. During the daytime there is still significant parking within the PBS zones and, although, the parking within the residential permit areas is less than overnight, there is still some inconsiderate and illegal parking within the residential area as a whole.

4.38. As a result of the PBS a further questionnaire survey was undertaken to gain further information on the reasons for parking that occurs within the residential areas.

Parking Questionnaire Survey

4.39. A further questionnaire survey was conducted in Zones 1, 3 and 4 to determine why people were travelling to Romford by car and not using public transport – these locations were agreed with LBH to better understand behaviour in areas where parking issues are known to occur. It also asked why the local residents had trouble with parking outside their homes. A survey was conducted in December 2016, with a sample of 88 survey questionnaires completed by drivers using on-street parking. The survey asked the following questions:

1. Please indicate which of the following areas you live in?

2. Generally how often do you drive into Romford Town Centre?

3. What are the main reasons for you driving into Romford Town Centre?

4. Where do you normally park?

5. Do you consider there to be enough overall car parking in Romford Town Centre?

4.40. The questionnaire survey results from the 88 respondents provided the following comments:

- ‘Not enough space for visitors’;
- ‘At night parking can be a problem. Sometimes I park on double yellow lines’;
- ‘People who come and visit me have to park on the double yellow lines’;
- ‘I have an allocated space, but it is hard for my family to find a space if they visit’;
- ‘Used to have 2 cars, but had to sell one as I have only been allocated one space’;
- ‘Two of my cars are parked in Nursery Walk, as there is not enough provision near to my flat’;
- ‘At night most spaces are taken, so I usually have to park on the grass verge in Nursery Walk’;

- ‘At night it can get very full and residents park wherever they can find a space’; and
- ‘Late at night I sometimes have to park on the double yellow lines’.

4.41. The full results from the questionnaire survey are contained in **Appendix E**.

Romford Parking Conclusions

4.42. Under the London Plan the normal parking standard for Romford, as a ‘central/ urban’ area with good PTAL scores (generally 5-6 in the town centre) would be significantly less than 1 parking space per dwelling. This standard is largely driven by the ‘central’ characterisation and high PTAL values.

4.43. The surveys undertaken within Romford Ward broadly support the findings set out in **Section 3** and indicate that there is insufficient car parking to meet current residential demand. Other pressures on on-street parking within Romford were also demonstrated within the surveys.

4.44. The data obtained from the Census (2011) and the Parking Beat Survey (November 2016) suggests that the London Plan Standards for Romford Town Centre do not meet current parking demand, based on:

- car ownership levels;
- density of population;
- journey to work patterns, other than to Central London; and
- existing public transport connectivity for the daily commute.

It is important to note that this reflects the current situation and does not take into account future trends in car ownership and accessibility.

4.45. Overall, there are existing parking issues within residential areas of central Romford, particularly overnight. These issues could potentially be exacerbated through future implementation of the existing residential parking standard in the London Plan. The plan predominantly requires significantly less than 1 parking space per unit in ‘central’ areas and for 1 and 2 bed properties. LBH will need to carefully consider, based on the range of factors that influence the parking standards, how to ensure that residential parking standards in the emerging Local Plan are appropriate and provide sufficient flexibility to meet the existing situation in Romford. They should also strive to ensure that new residential growth in the Borough provides appropriate levels of parking to meet the needs of the community and the aims of wider planning policy.

5.0 GUIDANCE ON SETTING PARKING STANDARDS FOR ROMFORD AND THE WIDER BOROUGH

5.1. LBH seeks to provide residential car parking standards within their new Local Plan that are in general conformity with the parking requirements outlined within the London Plan and Mayor's Supplementary Planning Guidance, but also take into account the unique characteristics of the Borough.

5.2. This document sets out an evidence base to guide decisions with respect to appropriate residential car parking standards in the new Local Plan. The evidence was attained through:

- A detailed review of the local context, including data on population, housing density, car ownership, air quality, journey to work patterns and existing residential parking standards;
- Consideration of the PTAL levels and London Plan character classifications, as they apply to LBH;
- Undertaking parking beat surveys (November 2016) in primary 'central' residential zones of central Romford; and
- Undertaking a detailed 'on-street' questionnaire survey (December 2016) to assist in understanding the background to the parking that occurs in central Romford.

5.3. An assessment of the data concluded that it would be reasonable for LBH to introduce a level of control of parking standards in the new Local Plan, whilst remaining in general conformance with the London Plan, to take account of local factors, including:

- The car ownership levels within LBH, which are the highest of all London boroughs and significantly above the Outer London average;
- The PTAL scores for the Borough, particularly in 'central' and 'urban' areas, which are significantly influenced, and generally increased, by links to Central London rather than the more local connections that influence the decision of residents to own a car;
- The evidence of existing on street residential parking issues in central Romford, one of the most accessible locations in the Borough, which could be exacerbated by new residential development with car parking that accords with the London Plan.

5.4. The evidence gathered in central Romford indicates that more control of parking standards could be particularly appropriate in relation to the lowest maximum residential

parking standard in the London Plan of 'significantly less than 1 space per unit', which would predominantly apply in 'central' areas or to smaller residential units.

5.5. The level of control applied to the residential parking standard in particular areas would depend on a local review of the local factors identified in this assessment, including car ownership, PTAL (to confirm how relevant this is to local travel) and the local on street parking situation (to determine whether new developments would create an issue). The control applied could potentially include:

- Increasing the maximum standard to permit more generous standards, e.g. in areas with low PTAL or where the measured PTAL is not considered to reflect the local travel situation; and
- Defining a minimum parking standard, e.g. in areas where further on street parking could exacerbate existing issues or there is a necessary reliance on private car ownership.

5.6. Overall, this assessment provides evidence (in Sections 3 & 4) that there is current demand for residential car parking spaces even in some of the most accessible locations. As part of the new Local Plan, through wider regeneration initiatives and parking management, LBH will need to carefully consider the extent to which the issue should or can be addressed. This could be done by modifying residential parking standards for new developments, whilst remaining in general conformity with those of the London Plan.

5.7. LBH recognises that any revisions to parking standards for new residential developments would form only part of the picture and will also need to give careful consideration to alternative approaches to simply providing additional car parking provision.

5.8. Presently many residents feel they have no option but to have a private vehicle to be able to travel within the Borough and to neighbouring boroughs. As confirmed in this assessment, residents of Havering have good east-west connectivity across the Borough (and into Central London), however, there has historically been limited public transport links north/south, particularly through the bus network.

5.9. Significantly, improved transport connections between Rainham and Romford are needed to support the two emerging Housing Zones in the new Local Plan, but also to improve access to Crossrail (coming on line in 2019) and the new station to be built at Beam Park (due to be operational by 2020). In addition to this, improving connections further north in Havering, up to Collier Row and Harold Hill, is important due to their relatively modest

PTAL levels and in order to improve access to Crossrail services for residents in the north of the Borough.

5.10. Overall, improving local public transport connections and providing people with alternatives to travel other than the car will help to reduce people's reliance on a private vehicle in order to travel. These improvements will be important aims of the new Local Plan.

5.11. A further key challenge for LBH centres on increasing modal shift away from the private vehicle onto sustainable modes, such as travelling by foot or by cycle. Whilst Havering is likely to remain a borough of very high car ownership (at least in the short and medium term), the Council could explore ways to encourage more people to travel sustainably, particularly for short journeys. In recent years Havering has delivered a number of off-road shared use paths including the Ingrebourne Way and the Rainham to Purfleet path, to provide residents with opportunities to travel within the Borough by sustainable means.

5.12. Delivery of attractive pedestrian and cycle facilities on the existing highway network, as well as working with developers to ensure new developments can be properly accessed by foot and by bike (particularly the Romford and Rainham Housing Zones), will provide residents with options to travel sustainably and negate the need to have a private vehicle.

5.13. LBH recognises it is important to ensure that residential parking policies are designed to work with other parking policies in a co-ordinated way that provides an appropriate parking solution for new and existing residents. To achieve this a range of strategies will be considered, including:

- Utilising planning conditions and legal agreements to make developers fund the implementation of new or amended controlled parking zones to protect existing residents on surrounding streets;
- Where appropriate, ensuring property deeds specify that new residents are ineligible for on-street permits;
- Designing parking controls and new controlled zones in a way that 'future proofs' an area from the impact of new developments. This could help reinforce new resident driver behaviour's and prevent parking problems from occurring in the first place, particularly when on site provision is limited; and
- Controlling the numbers of parking permits able to be purchased by each eligible property and the prices of permits; and
- Encouraging car club provision within new residential areas, which can help reduce car ownership by giving residents an alternative, e.g. in high PTAL areas where

many residents commute to work in London via public transport, but still own a car to meet their other travel needs.

5.14. Havering was declared an Air Quality Management area in 2006 for both Nitrogen Dioxide (NO2) and Particulate Matter (PM10). The key transport routes of the M25, A12, A13 and A127 are major sources of motor vehicle tailpipe emissions, which contribute to air pollution concentrations within the Borough. Particular junctions within the Borough are also major sources of vehicle tailpipe emissions, including Gallows Corner. There are also a number of Air Quality Focus Areas (locations that have been identified as having high levels of pollution coupled with human exposure) in the Borough. This includes Romford town centre, the A124 Rush Green Road and Rainham. Almost 66% of the NOx emissions produced in Havering come from motor vehicles.

5.15. The Council has recently launched an air quality campaign that looks at raising awareness of the dangers of poor air quality and provides advice and guidance on what residents can do to mitigate against exposure to poor air quality. Promoting alternative modes of travel to encourage people out of their vehicles can help to tackle increased car use.

5.16. Through transport programmes such as the Local Implementation Plan (LIP), the Council could consider delivering programmes with an increased focus on sustainable and active travel.

5.17. In conclusion, based on the evidence in this assessment it would be reasonable for LBH to amend the residential parking standards set out in the London Plan, whilst remaining in general conformance with the Plan. New LBH Local Plan policies on residential parking would need to be mindful of the need for a balanced approach with other policies related to the wider aims of minimising car use and promoting sustainable travel, including:

- Promoting new residential developments at locations that have good access to local facilities, amenities and employment by sustainable modes of transport;
- Promoting sustainable travel through improved sustainable transport infrastructure to support residential development, including public transport services that not only meet the needs for day to day journeys to work (e.g. in Central London), but also facilitate access to amenities within the Borough;
- Co-ordinating residential parking standards with the approach to wider parking policies, including sustainable initiatives (e.g. car clubs) and formal parking controls (e.g. controlled parking zones); and
- Co-ordinating with wider policies to reduce congestion and improve air quality.

LIST OF FIGURES

Figure	Title	Drawing Reference
FIG 1	LBH Indicating Ward Boundaries	117511/8022
FIG 2	LBH Population Density by Ward	117511/8001
FIG 3	LBH Dwellings per Square Km	117511/8024
FIG 4	London PTAL Scores	117511/8029
FIG 5	LBH PTAL Scores	117511/8025
FIG 6	LBH – Predominant Maximum Parking Standards Based on the London Plan	117511/8033
FIG 7	London Car Ownership per Household	117511/8027
FIG 8	LBH Ward Level – Car Ownership per Household	117511/8002
FIG 9	LBH Driver Journey to Work Trips by Destination	117511/8005
FIG 10	LBH Public Transport Journey to work Trips by Destination	117511/8006
FIG 11	LBH Journey to Work, Origin of Driver Trips to Key Local Destinations	117511/8017
FIG 12	LBH Journey to Work, Origin of Driver Trips to Central London	117511/8016
FIG 13	LBH Journey to Work, Origin of Public Transport Trips to Key Local Destinations	117511/8018
FIG 14	LBH Journey to Work, Origin of Public Transport Trips to Central London	117511/8019
FIG 15	Air Quality	117511/8028
FIG 16	Romford Parking Survey Areas	117511/8015
FIG 17	Parking Zone 1	117511/8009
FIG 18	Parking Zone 1 – Survey Photographs	-
FIG 19	Parking Zone 2	117511/8010
FIG 20	Parking Zone 3	117511/8011
FIG 21	Parking Zone 4	117511/8012
FIG 22	Parking Zone 5	117511/8013
FIG 23	Parking Zone 6	117511/8014

APPENDIX A

Parking for residential development

Table 6.2 Car parking standards

	PTAL 0 to 1		PTAL 2 to 4		PTAL 5 to 6	
Suburban	**150–200 hr/ha**	**Parking provision**	**150–250 hr/ha**	**Parking provision**	**200–350 hr/ha**	**Parking provision**
3.8–4.6 hr/unit	35–55 u/ha	Up to 2 spaces per unit	35–65 u/ha	Up to 1.5 spaces per unit	45–90 u/ha	Up to one space per unit
3.1–3.7 hr/unit	40–65 u/ha		40–80 u/ha		55–115 u/ha	
2.7–3.0 hr/unit	50–75 u/ha		50–95 u/ha		70–130 u/ha	
Urban	**150–250 hr/ha**		**200–450 hr/ha**		**200–700 hr/ha**	
3.8 –4.6 hr/unit	35–65 u/ha	Up to 1.5 spaces per unit	45–120 u/ha	Up to 1.5 spaces per unit	45–185 u/ha	Up to one space per unit
3.1–3.7 hr/unit	40–80 u/ha		55–145 u/ha		55–225 u/ha	
2.7–3.0 hr/unit	50–95 u/ha		70–170 u/ha	Up to one space per unit	70–260 u/ha	
Central	**150–300 hr/ha**		**300–650 hr/ha**		**650–1100 hr/ha**	
3.8–4.6 hr/unit	35–80 u/ha	Up to 1.5 spaces per unit	65–170 u/ha	Up to one space per unit	140–290 u/ha	Up to one space per unit
3.1–3.7 hr/unit	40–100 u/ha		80–210 u/ha		175–355 u/ha	
2.7–3.0 hr/unit	50–110 u/hr	Up to one space per unit	100–240 u/ha		215–405 u/ha	

Maximum residential parking standards			
number of beds	**4 or more**	**3**	**1-2**
parking spaces	up to 2 per unit	up to 1.5 per unit	less than 1 per unit

Notes:

All developments in areas of good public transport accessibility in all parts of London should aim for significantly less than 1 space per unit

Adequate parking spaces for disabled people must be provided preferably on-site[206]

20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future.

In outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision, especially to address 'overspill' parking pressures.

206 Mayor of London. Housing Supplementary Planning Guidance. GLA, 2012. Mayor of London. Accessible London. Supplementary Planning Guidance. GLA, 2014.

APPENDIX B

Table 1 – Parking Standards of Other London Boroughs

Borough	Parking Standard	Reference
London Local Plan	4+ Beds Up to 2 parking spaces per unit 3 Beds up to 1.5 parking spaces per unit 1-2 Beds- Less than 1 parking space per unit	Table 6.2, page 274 of 'The London Plan' (March 2016). These parking standards vary based on area classification and housing density. For a more in depth description, see full Table 1 in Section 3.
Havering	PTAL score 5-6 For Flats – low less than 1 space per unit Car parking spaces considered necessary are 'moderate' at 1.5 – 1 space per unit (In central area predominately Flats, Urban and suburban terraced houses and flats)	Parking standards are implemented from 'Core Strategy and Development Control Policies Development Plan' (2008)
Barking and Dagenham	Adopts the London Local Plan Standard: PTAL 0 -1 up to 2 spaces per unit PTAL 2-4 up to 1.5 spaces per unit PTAL 5-6 up to 1 space per unit	'Planning for the Future of Barking and Dagenham Borough Wide Development policies Development Plan Document' (adopted 2011) outlines in policy BR9 that '*The car parking standards set out in the London Plan will be used as maximum parking standards for new developments'.*
Redbridge	**PTAL of 0-1** 3+ bedroom- 2 spaces per unit 1-2 beds- 1 space per unit **PTAL of 6** 3+ bedroom- 1 spaces per 5 units (0 if <5 units) 1-2 beds- 1 space per 5 unit (0 if <5 units)	Parking Standards set out in 'Redbridge Local Plan 2015-2030 Pre-Submission draft' (July 2016). This local plan is not yet adopted, however, given the late stage of the document it carries significant weight and therefore these standards take precedent as they are in accordance with the London Local Plan parking standards.
Bexley	1-2 habitable rooms 1 car space per dwelling 3-4 habitable rooms 1.5 car spaces per dwelling With 5 or more habitable rooms 2 car spaces per dwelling	Parking Standards are set in Core Strategy (2012) stating that those contained in Annex 1 of the Bexley's UDP will be replaced by London Plan parking standards.
Brent	**1-3 PTAL** 4+ beds – 2.0 spaces per unit 3 beds – 1.5 spaces per unit 1-2 beds – 1 space per unit **4 -6 PTAL** 4+ beds – 1.2 spaces per unit	'Brent Local Plan Development Management Policies' (2016) sets the parking standards.

Borough	Parking Standard	Reference
	3 beds 1.2 spaces per unit 1 -2 beds 0.75 spaces per unit	
Bromley	Affordable Housing (Social rented only): 3+ bedrooms – 1 space per unit 2 bedrooms – 0.75 spaces per unit 1 bedroom – 0.5 space per unit (or) Flats- 1 per unit Terraced houses- 1.5 per unit Detached/ Linked Houses- 2 per unit	Parking Standards set out in 'Written Statement - Appendix II - Parking Standards' Residential Class C3 Maximum Parking Standards
Ealing	Adopts the London Local Plan Standard: PTAL 0 -1 up to 2 spaces per unit PTAL 2-4 up to 1.5 spaces per unit PTAL 5-6 up to 1 space per unit	*Car parking proposals will be considered against the standards set out in the London Plan*
Enfield	Adopts the London Local Plan Standard: PTAL 0 -1 up to 2 spaces per unit PTAL 2-4 up to 1.5 spaces per unit PTAL 5-6 up to 1 space per unit	*Car parking proposals will be considered against the standards set out in the London Plan*
Croydon	Adopts the London Local Plan Standard: PTAL 0 -1 up to 2 spaces per unit PTAL 2-4 up to 1.5 spaces per unit PTAL 5-6 up to 1 space per unit **Allocation will also take into account:** • The scale and nature of the development; • The public transport accessibility (PTAL) of the site; • Existing parking pressure in the locality; and • Accessibility to local amenities, and the needs of the future occupants of the developments.	*Car parking proposals will be considered against the standards set out in the London Plan* 'Development Management Document' (Adopted November 2014) sets out car parking standards in Table 10.1 (which states that parking standards for residential development will be set as per London Plan.
Barnet	Parking standards for Barnet (set out in Policy DM17) are as follows: • 2 to 1.5 spaces per unit for detached and semi-detached houses and flats (4 or more bedrooms)	Parking standards taken from Local Plan – Development Management Policies adopted 2012. Barnet's parking standards as shown in DM17; demonstrate an approved departure from the London Plan for residential parking standards which was subject to extensive challenge. It differs from the plan for 2 bedroom houses by setting standard for 1.5 – 1 spaces per dwelling which differs from the plan which encourages 1 or less parking spaces per dwelling.

Borough	Parking Standard	Reference
	• 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms) • 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom)	
Harrow	Adopts the London Local Plan Standard: PTAL 0 -1 up to 2 spaces per unit PTAL 2-4 up to 1.5 spaces per unit PTAL 5-6 up to 1 space per unit	The Development Management Policies DPD (adopted 2013) provides a local interpretation of London Plan parking standards. Proposals that make on-site provision for parking will be supported where: • The number of vehicle parking spaces (including those with electric vehicle charging points) would have regard to the maximum London Plan standards; and, • Proposals involving parking provision that would not be consistent with the London Plan will be assessed having regard to any exceptional operational requirements, any special safety considerations and the desirability of achieving modal shift away from private car use.
Hounslow	Adopts the London Local Plan Standard: PTAL 0 -1 up to 2 spaces per unit PTAL 2-4 up to 1.5 spaces per unit PTAL 5-6 up to 1 space per unit	The 'London Borough of Hounslow Local Plan 2015-2030' (Volume One) states that Hounslow Council will use the standards established in the London Plan for car parking (or as updated by alterations to the London Plan). The London Plan specifies the maximum number of car parking spaces that developments should provide, having regard to the type of development and public transport accessibility.
Hillingdon	Houses detached/semi-detached 1.5 – 2 spaces per dwelling Terraced Houses 1 – 1.5 spaces per dwelling Flats 1 space per dwelling	Parking standards for Hillingdon have been implemented from the Unitary Development Plan (2007) as this is the adopted policy. This document states that once the Local Plan Part 2 is adopted, the policies in the UDP will be replaced. The UDP states that '*London Plan parking standards to be used unless a specific London Borough of Hillingdon standard is listed in the appendix and this should be applied'.*
Kingston	Adopts the London Local Plan Standard: PTAL 0 -1 up to 2 spaces per unit PTAL 2-4 up to 1.5 spaces per unit PTAL 5-6 up to 1 space per unit	Sustainable Transport SPD (adopted 2013) states that parking standards will be assessed against the standards set in the London Plan (2011) standards should be used as guidance.
Essex	1 bedroom – 1 space per dwelling 2+ bedroom- 2 spaces per dwelling	Due to the distance from London, parking standards are not as restrictive and the Essex County Council's Parking Standards (2009) states that reducing car parking spaces does not discourage the use of cars. Reference: Sustainable Transport SPD- Local Development Framework Royal Borough Of Kingston Upon Thames (Adopted - May 2013)

APPENDIX C

Havering Parking Standards 2008

The densities set out in this density matrix

				Car parking provision	high 2-1.5 spaces per unit	moderate 1.5-1 space per unit	low less than 1 space per unit
				Predominant existing housing type	Detached Semi and Terraced houses	Terraced houses and flats	Mostly flats
LOCATION	**PLAN**	**PTAL**	**PTAI**	**SETTING**	**UNITS PER HECATRE/HABITABLE ROOMS PER HECTARE**		
Romford pedshed	1 (1a-1c)	5-6	20.01>	Central			240-435 650-1100
				Urban		55-175 200-450	165-275 450-700
				Suburban		50-110 200-300	80-120 250-350
Upminster Hornchurch Upminster Bridge Gidea Park Harold Wood Elm Park	2 3 (3a-3b) 3 (3c) 4 5 6	3-4	10.01-20	Urban		50-110 200-300	80-150 250-450
				Suburban	30-65 150-200	50-80 200-250	
Rest of Borough	All areas not covered by maps 1-6	1-2	0-10	Urban (Harold Hill and Collier Row District Centres)		50-80 200-250	
				Suburban (All areas outside the PTAL Zones and Harold Hill and Collier Row District Centres)	30-50 150-200		

APPENDIX D

PARKING BEAT SURVEY

ROMFORD TOWN CENTRE

TUESDAY 15TH & THURSDAY 17TH NOVEMBER 2016

360TSL
Traffic Data Collection

1. METHODOLOGY

The method used to conduct this parking beat survey is based on guidance from the 'Lambeth Parking Beat Methodology'.

Each road included as part of this parking beat survey has been measured to establish parking capacity for each section of legal parking available. Where lengthwise parking is available along the kerbside 1 space = 5m long.

Parking capacity has been calculated by measuring each length of road between obstructions (e.g. crossovers, kerb build-outs, illegal parking, etc) then converted into parking spaces by rounding down to the nearest 5m and dividing the length by 5. Parking spaces that have been marked out or are of a crosswise orientation have been counted separately. If the width of the road is such that parking on both sides would cause an obstruction, then only one side of the road has been included as part of the roads capacity calculation. For reasons of highway safety the first 7.5m from a junction has not been counted as part of the capacity calculation.

Vehicles occupying spaces have been counted at set times and recorded according to the type of space they are parked in. A stress calculation has been applied to express the number of parked vehicles as a percentage of available parking for each parking type. Any off-street parking or private parking has not been included in this survey.

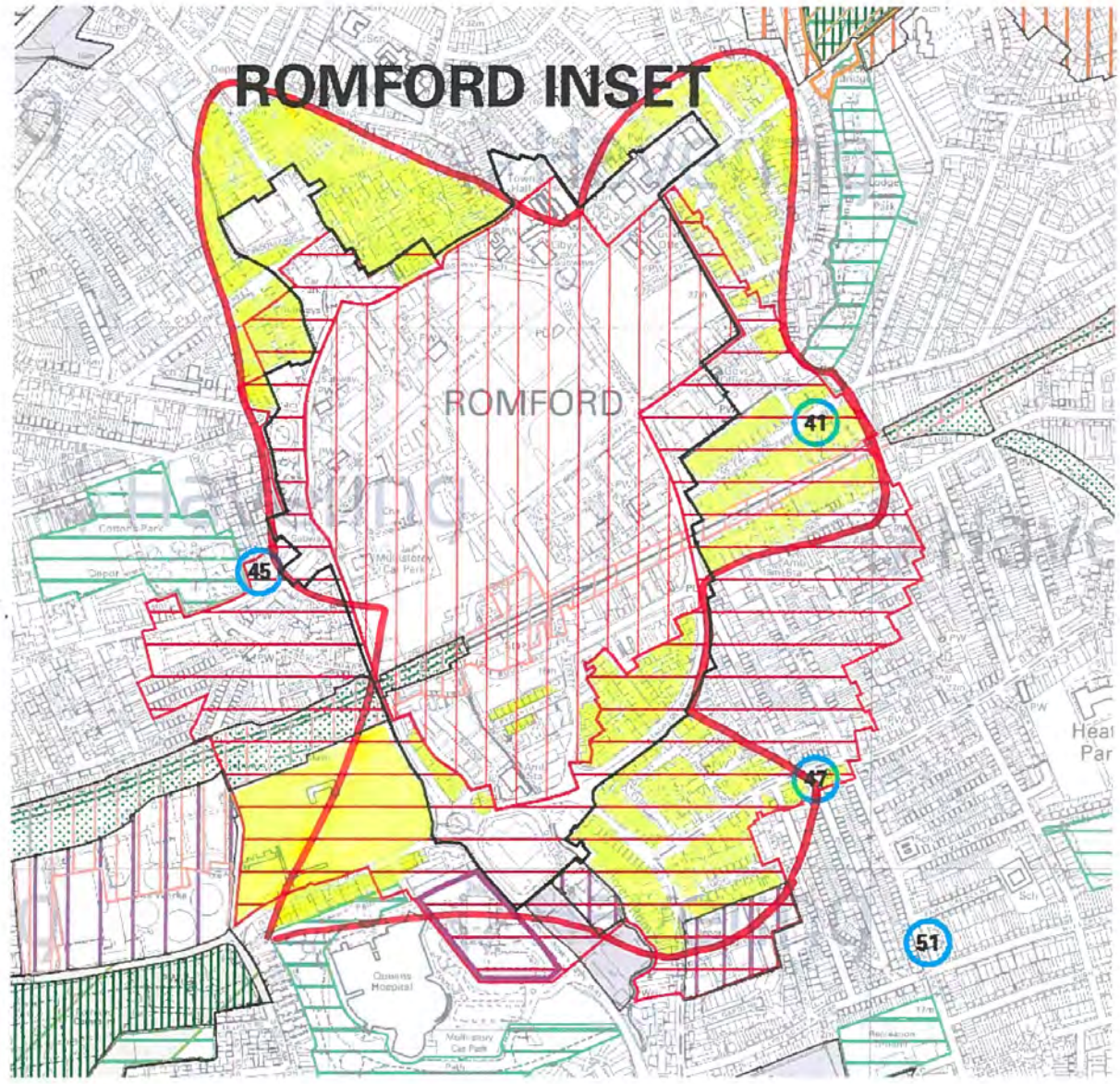
Any illegal or obstructive parking (on double yellow lines, crossovers, keep clear lines etc) has been included as part of the stress calculation for the parking classification category that they are closest to and noted separately (if observed). Skips or any other non-vehicle occupying a parking space have not been included in the stress calculation but have been noted separately (if observed).

2. SURVEY EXTENT

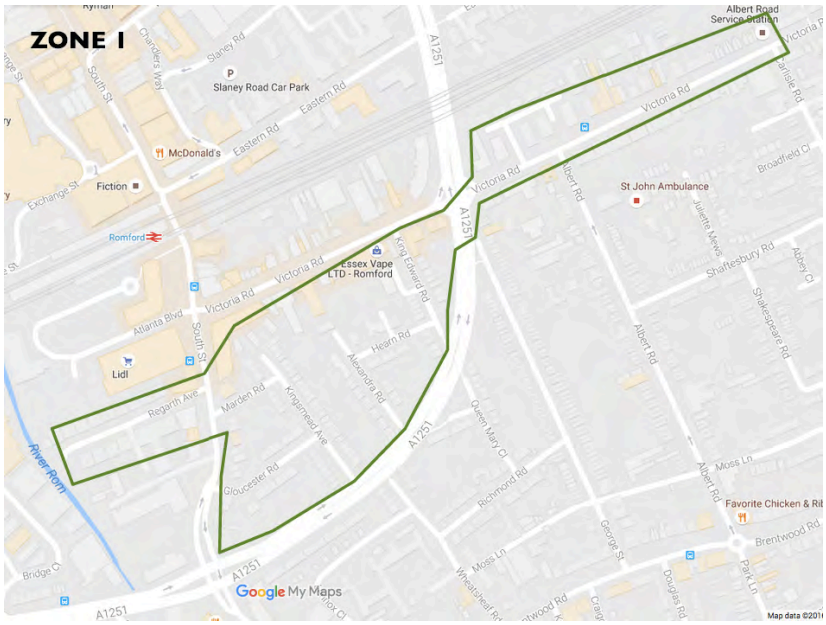
Site Location
6 Zones in Romford Town Centre (See Map)

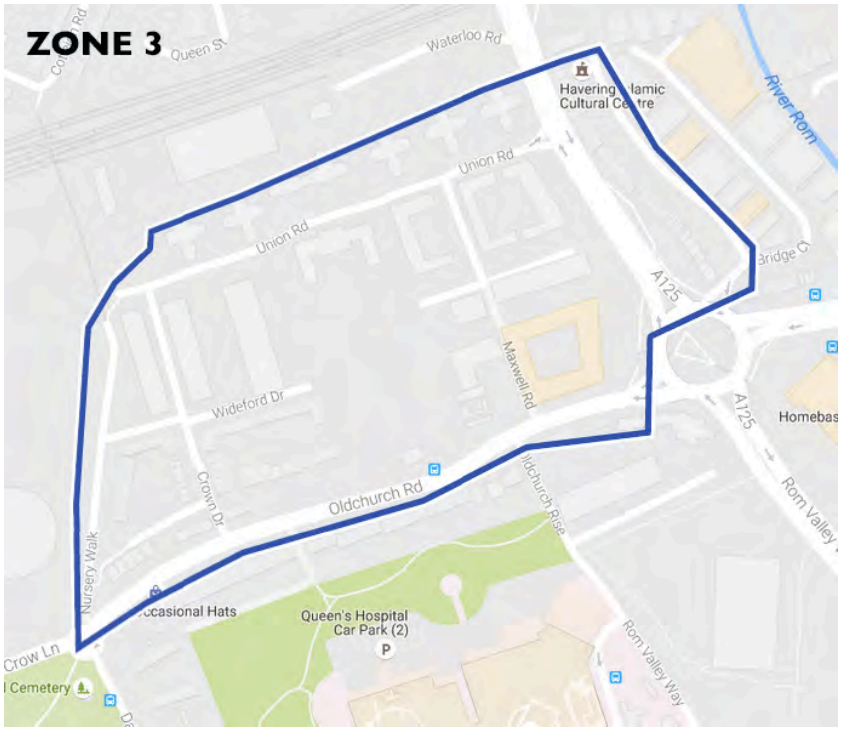
Date	Times	Beat Frequency
Tuesday 15th November	00:30	1 Snapshot
Thursday 17th November	00:30	1 Snapshot

3. SURVEY AREA (Yellow Shadings)



4. SURVEY ZONES




ZONE 3
Queen St
Waterloo Rd
Havering Islamic Cultural Centre
River Rom
Union Rd
Union Rd
Bridge Cl
A125
Maxwell Rd
Wideford Dr
A125
Homebas
Crown Dr
Oldchurch Rd
Oldchurch Rise
Rom Valley
Nursery Walk
Occasional Hats
Queen's Hospital Car Park (2)
Crow Ln
Cemetery
Rom Valley Way

ZONE 4
St Edwards C Of E Primary School
Park Dr
Park Dr
Roedean Dr
Park Dr
Park End Rd
Dickens Way
River Rom
Riverside Cl
The Avenue
A125
Park End Rd
Brooklands Ln
Medora Rd
Matalan
Aveley Rd
Dunton Rd
Church Ln
Haysoms Cl
Brooklands Ln
Park End Rd
St Edwards Way
St Edwards Way
Como Street Car Park
Como St
St Edwards Way
Market Link
Aldi
Linden St
River Rom
The Mews
Chain Reaction
Market Pl
The Bull
Angel Way
Romford Market
Debenhams
Argos
Google My Maps
Lush Romford
Map data ©2016 Google

ZONE 5
Victoria Hospital
Pettits Ln
Lake Rise
A118
Sydenham Cl
Kingston Rd
Main Rd
New Beginnings Day Nursery
Romford County Court
Oaklands Ave
Erroll Rd
Tesco Express
Brunel Cl
Romford Magistrates Court
Gilbert Rd
Coronation Gardens
Junction Rd
Jobcenter Plus Romford
Dolphin Approach
Asda Superstore
Sims Cl
Black's Brook

ZONE 6
Sims Cl
Ives Gardens
Lodge Ave
Western Rd
Junction Rd
Carlton Rd
Premier Inn Romford Central
Eastern Rd
Albert Road Service Station
Victoria Rd
Monkwood Cl
A1251

5. PARKING CAPACITY OVERVIEW

Road	Zone	Unrestricted	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Business Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	Voucher Parking Only - (Mon-Sat 8:30am-6:30pm)	Single Yellow (Overnight/Weekend Parking)	Loading Only	Private Residents Estate Parking	Total Spaces
		Spaces (1 space = 5m)								
Alexandra Road	1	0	24	0	0	0	7	0	0	**31**
Aveley Road	4	0	0	0	0	0	1	0	0	**1**
Bournebrook Close	3	0	0	0	0	0	0	0	17	**17**
Bournebrook Grove	3	0	0	0	0	0	0	0	19	**19**
Brentwood Road	2	0	0	0	0	0	31	0	0	**31**
Bridge Close	3	2	0	0	0	0	4	2	0	**8**
Brooklands Lane	4	0	0	0	0	0	23	0	0	**23**
Carlton Road	6	0	4	0	0	0	22	0	0	**26**
Church Lane	4	0	0	0	0	0	21	0	0	**21**
Como Street	4	0	12	3	0	0	16	0	0	**31**
Corbridge Mews	1	0	11	0	0	0	0	0	0	**11**
Crown Drive	3	0	0	0	0	0	0	0	26	**26**
Dunton Road	4	0	0	0	0	0	7	0	0	**7**
Dymoke Road	2	0	26	0	0	0	3	0	0	**29**
Eastern Road	6	0	0	9	0	0	17	0	0	**26**
Erroll Road	5	0	16	0	0	0	21	0	0	**37**
George Street	2	0	6	4	0	0	4	0	0	**14**
Gilbert Road	5	0	4	6	0	0	30	0	0	**40**
Gloucester Road	1	0	3	5	0	0	12	0	0	**20**
Haysoms Close	4	0	0	0	0	0	43	0	0	**43**
Hearn Road	1	0	12	0	1	0	5	0	0	**18**
Ingrave Road	4	0	0	10	0	0	8	0	0	**18**
Junction Road	5 & 6	0	22	0	0	0	56	0	0	**78**
King Edward Road	1	0	5	6	4	0	9	0	0	**24**
Kingsmead Avenue	1	0	6	3	0	0	2	0	0	**11**
Kingston Road	5	0	2	0	0	0	15	0	0	**17**
Lennox Close	2	0	0	0	0	0	35	0	0	**35**
Linden Street	4	0	8	9	0	0	12	0	0	**29**
Main Road	5	0	0	0	0	0	45	0	0	**45**
Marden Road	1	0	0	3	0	0	9	0	0	**12**
Maxwell Road	3	0	0	0	0	0	0	0	143	**143**
Moss Lane	2	0	0	0	0	0	15	0	0	**15**
North Street	4	0	0	0	0	0	33	0	0	**33**
Nursery Walk	3	63	0	0	0	0	0	0	0	**63**
Oaklands Avenue	5	0	0	15	0	0	22	0	0	**37**
Oldchurch Road	3	0	0	0	0	0	37	0	0	**37**
Olive Street	4	0	13	14	0	0	2	0	0	**29**
Parish Court	3	0	0	0	0	0	0	0	13	**13**
Park Drive	4	12	0	20	0	0	21	0	0	**53**
Park End Road	4	0	0	18	0	0	17	0	0	**35**
Pettits Lane	5	0	0	0	0	0	34	0	0	**34**
Regarth Avenue	1	0	28	0	0	0	5	0	0	**33**
Richmond Road	2	0	19	0	0	0	3	0	0	**22**
South Street	2	0	0	0	0	0	46	0	0	**46**
Sydenham Close	5	0	0	0	0	0	18	0	0	**18**
The Avenue	4	0	0	8	0	0	16	0	0	**24**
The Maltings	2	0	0	0	0	0	7	0	0	**7**
Thurloe Gardens	2	0	18	0	0	0	0	0	0	**18**
Union Road	3	0	0	0	0	0	0	0	136	**136**
Victoria Road	1	0	0	0	0	0	25	0	0	**25**
Wheatsheaf Road	2	0	7	0	0	3	20	0	0	**30**
TOTALS		**77**	**246**	**133**	**5**	**3**	**779**	**2**	**354**	**1599**

6. PARKING BEAT SURVEY STRESS TABLES

TABLE 1

Road	Zone	Unrestricted															
		Parking Capacity				Occupied						Parking Stress					
		Lengthwise Parking (m)	Lengthwise Spaces	Crosswise or Marked Spaces	Total Spaces	Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov				Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov			
						00:30	00:30	09:00	10:00	11:00	12:00	00:30	00:30	09:00	10:00	11:00	12:00
Bridge Close	3	5	1	1	2	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Nursery Walk	3	165	33	30	63	43	45	45	43	43	42	68%	71%	71%	68%	68%	67%
Park Drive	4	60	12	0	12	12	12	12	12	12	12	100%	100%	100%	100%	100%	100%
Total		**230**	**46**	**31**	**77**	**55**	**57**	**57**	**55**	**55**	**54**	**71%**	**74%**	**74%**	**71%**	**71%**	**70%**

TABLE 2

Road	Zone	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)															
		Parking Capacity				Occupied						Parking Stress					
		Lengthwise Parking (m)	Lengthwise Spaces	Crosswise or Marked Spaces	Total Spaces	Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov				Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov			
						00:30	00:30	09:00	10:00	11:00	12:00	00:30	00:30	09:00	10:00	11:00	12:00
Alexandra Road	1	120	24	0	24	20	21	15	14	14	12	83%	88%	63%	58%	58%	50%
Carlton Road	6	20	4	0	4	1	2	1	1	1	1	25%	50%	25%	25%	25%	25%
Como Street	4	55	11	1	12	10	11	9	7	7	8	83%	92%	75%	58%	58%	67%
Corbridge Mews	1	55	11	0	11	2	2	1	1	1	1	18%	18%	9%	9%	9%	9%
Dymoke Road	2	130	26	0	26	26	24	15	12	11	11	100%	92%	58%	46%	42%	42%
Erroll Road	5	60	12	4	16	7	7	7	7	7	7	44%	44%	44%	44%	44%	44%
George Street	2	30	6	0	6	2	4	4	4	2	2	33%	67%	67%	67%	33%	33%
Gilbert Road	5	20	4	0	4	3	3	3	3	3	3	75%	75%	75%	75%	75%	75%
Gloucester Road	1	15	3	0	3	7	6	4	3	3	4	233%	200%	133%	100%	100%	133%
Hearn Road	1	60	12	0	12	11	9	9	9	8	8	92%	75%	75%	75%	67%	67%
Junction Road	6	105	21	1	22	17	19	18	17	17	17	77%	86%	82%	77%	77%	77%
King Edward Road	1	25	5	0	5	5	5	4	2	2	2	100%	100%	80%	40%	40%	40%
Kingsmead Avenue	1	25	5	1	6	12	12	10	10	10	10	200%	200%	167%	167%	167%	167%
Kingston Road	5	10	2	0	2	3	2	2	2	1	1	150%	100%	100%	100%	50%	50%
Linden Street	4	40	8	0	8	4	4	4	4	4	4	50%	50%	50%	50%	50%	50%
Olive Street	4	65	13	0	13	9	8	9	9	8	8	69%	62%	69%	69%	62%	62%
Regarth Avenue	1	140	28	0	28	32	30	25	24	25	25	114%	107%	89%	86%	89%	89%
Richmond Road	2	95	19	0	19	24	22	19	18	18	18	126%	116%	100%	95%	95%	95%
Thurloe Gardens	2	90	18	0	18	14	14	12	10	10	11	78%	78%	67%	56%	56%	61%
Wheatsheaf Road	2	35	7	0	7	7	7	7	6	6	6	100%	100%	100%	86%	86%	86%
Total		**1195**	**239**	**7**	**246**	**216**	**212**	**178**	**163**	**158**	**159**	**88%**	**86%**	**72%**	**66%**	**64%**	**65%**

TABLE 3

Road	Zone	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours															
		Parking Capacity				Occupied						Parking Stress					
		Lengthwise Parking (m)	Lengthwise Spaces	Crosswise or Marked Spaces	Total Spaces	Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov				Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov			
						00:30	00:30	09:00	10:00	11:00	12:00	00:30	00:30	09:00	10:00	11:00	12:00
Como Street	4	0	0	3	3	0	0	2	2	2	2	0%	0%	67%	67%	67%	67%
Eastern Road	6	0	0	9	9	4	3	2	2	2	1	44%	33%	22%	22%	22%	11%
George Street	2	0	0	4	4	2	1	2	2	2	1	50%	25%	50%	50%	50%	25%
Gilbert Road	5	0	0	6	6	0	0	3	3	2	3	0%	0%	50%	50%	33%	50%
Gloucester Road	1	10	2	3	5	3	3	2	2	2	2	60%	60%	40%	40%	40%	40%
Ingrave Road	4	0	0	10	10	6	5	0	0	2	2	60%	50%	0%	0%	20%	20%
King Edward Road	1	0	0	6	6	1	0	3	3	4	4	17%	0%	50%	50%	67%	67%
Kingsmead Avenue	1	0	0	3	3	1	1	1	1	1	1	33%	33%	33%	33%	33%	33%
Linden Street	4	0	0	9	9	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Marden Road	1	0	0	3	3	3	2	2	1	1	1	100%	67%	67%	33%	33%	33%
Oaklands Avenue	5	0	0	15	15	8	7	12	13	10	11	53%	47%	80%	87%	67%	73%
Olive Street	4	0	0	14	14	1	0	1	1	1	2	7%	0%	7%	7%	7%	14%
Park Drive	4	0	0	20	20	5	6	5	3	4	4	25%	30%	25%	15%	20%	20%
Park End Road	4	0	0	18	18	5	7	7	6	6	7	28%	39%	39%	33%	33%	39%
The Avenue	4	0	0	8	8	3	2	0	0	0	0	38%	25%	0%	0%	0%	0%
Total		**10**	**2**	**131**	**133**	**42**	**37**	**42**	**39**	**39**	**41**	**32%**	**28%**	**32%**	**29%**	**29%**	**31%**

TABLE 4

Road	Zone	Business Permit Holders Only - (Mon-Sat 8:30am-6:30pm)															
		Parking Capacity				Occupied						Parking Stress					
		Lengthwise Parking (m)	Lengthwise Spaces	Crosswise or Marked Spaces	Total Spaces	Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov				Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov			
						00:30	00:30	09:00	10:00	11:00	12:00	00:30	00:30	09:00	10:00	11:00	12:00
Hearn Road	1	0	0	1	1	0	0	0	1	1	1	0%	0%	0%	100%	100%	100%
King Edward Road	1	20	4	0	4	1	0	2	4	4	4	25%	0%	50%	100%	100%	100%
Total		**20**	**4**	**1**	**5**	**1**	**0**	**2**	**5**	**5**	**5**	**20%**	**0%**	**40%**	**100%**	**100%**	**100%**

TABLE 5

Road	Zone	Voucher Parking Only - (Mon-Sat 8:30am-6:30pm)															
		Parking Capacity				Occupied						Parking Stress					
		Lengthwise Parking (m)	Lengthwise Spaces	Crosswise or Marked Spaces	Total Spaces	Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov				Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov			
						00:30	00:30	09:00	10:00	11:00	12:00	00:30	00:30	09:00	10:00	11:00	12:00
Wheatsheaf Road	2	0	0	3	3	1	0	0	0	0	0	33%	0%	0%	0%	0%	0%
Total		**0**	**0**	**3**	**3**	**1**	**0**	**0**	**0**	**0**	**0**	**33%**	**0%**	**0%**	**0%**	**0%**	**0%**

TABLE 6

Road	Zone	Loading Only															
		Parking Capacity				Occupied						Parking Stress					
		Lengthwise Parking (m)	Lengthwise Spaces	Crosswise or Marked Spaces	Total Spaces	Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov				Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov			
						00:30	00:30	09:00	10:00	11:00	12:00	00:30	00:30	09:00	10:00	11:00	12:00
Bridge Close	3	10	2	0	2	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Total		**10**	**2**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**

TABLE 7

Road	Zone	Private Residents Estate Parking															
		Parking Capacity				Occupied						Parking Stress					
		Lengthwise Parking (m)	Lengthwise Spaces	Crosswise or Marked Spaces	Total Spaces	Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov				Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov			
						00:30	00:30	09:00	10:00	11:00	12:00	00:30	00:30	09:00	10:00	11:00	12:00
Bournebrook Close	3	0	0	17	17	18	17	14	14	13	13	106%	100%	82%	82%	76%	76%
Bournebrook Grove	3	0	0	19	19	16	17	15	14	12	12	84%	89%	79%	74%	63%	63%
Crown Drive	3	0	0	26	26	33	32	29	27	25	25	127%	123%	112%	104%	96%	96%
Maxwell Road	3	0	0	143	143	132	134	125	124	125	123	92%	94%	87%	87%	87%	86%
Parish Court	3	0	0	13	13	13	13	13	12	12	12	100%	100%	100%	92%	92%	92%
Union Road	3	0	0	136	136	135	136	126	122	123	124	99%	100%	93%	90%	90%	91%
Total		**0**	**0**	**318**	**318**	**347**	**349**	**322**	**313**	**310**	**309**	**109%**	**110%**	**101%**	**98%**	**97%**	**97%**

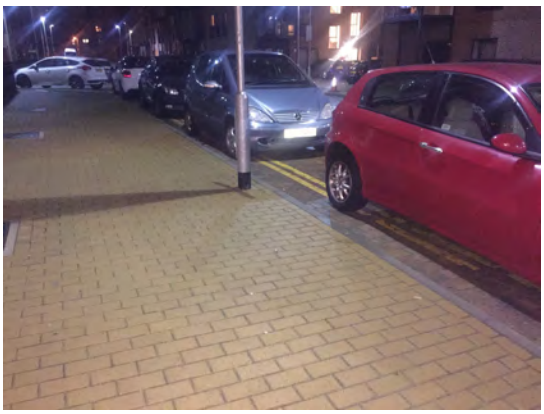
TABLE 8

Road	Zone	Single Yellow (Overnight/Weekend Parking)															
		Parking Capacity				Occupied						Parking Stress					
		Lengthwise Parking (m)	Lengthwise Spaces	Crosswise or Marked Spaces	Total Spaces	Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov				Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov			
						00:30	00:30	09:00	10:00	11:00	12:00	00:30	00:30	09:00	10:00	11:00	12:00
Alexandra Road	1	35	7	0	7	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Aveley Road	4	5	1	0	1	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Brentwood Road	2	155	31	0	31	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Bridge Close	3	20	4	0	4	3	2	0	0	0	0	75%	50%	0%	0%	0%	0%
Brooklands Lane	4	115	23	0	23	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Carlton Road	6	110	22	0	22	2	3	0	0	0	0	9%	14%	0%	0%	0%	0%
Church Lane	4	105	21	0	21	1	0	0	0	0	0	5%	0%	0%	0%	0%	0%
Como Street	4	80	16	0	16	5	5	0	0	0	0	31%	31%	0%	0%	0%	0%
Dunton Road	4	35	7	0	7	1	2	1	1	1	1	14%	29%	14%	14%	14%	14%
Dymoke Road	2	15	3	0	3	1	0	0	0	0	0	33%	0%	0%	0%	0%	0%
Eastern Road	6	85	17	0	17	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Erroll Road	5	105	21	0	21	1	2	0	0	0	0	5%	10%	0%	0%	0%	0%
George Street	2	20	4	0	4	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Gilbert Road	5	150	30	0	30	2	0	0	0	0	0	7%	0%	0%	0%	0%	0%
Gloucester Road	1	60	12	0	12	1	0	1	1	0	0	8%	0%	8%	8%	0%	0%
Haysoms Close	4	215	43	0	43	0	0	1	1	1	0	0%	0%	2%	2%	2%	0%
Hearn Road	1	25	5	0	5	0	0	0	1	1	0	0%	0%	0%	20%	20%	0%
Ingrave Road	4	40	8	0	8	1	1	0	0	0	0	13%	13%	0%	0%	0%	0%
Junction Road	5 & 6	280	56	0	56	12	15	0	0	0	0	21%	27%	0%	0%	0%	0%
King Edward Road	1	45	9	0	9	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Kingsmead Avenue	1	10	2	0	2	1	0	0	0	0	0	50%	0%	0%	0%	0%	0%
Kingston Road	5	75	15	0	15	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Lennox Close	2	175	35	0	35	8	9	1	2	2	1	23%	26%	3%	6%	6%	3%
Linden Street	4	60	12	0	12	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Main Road	5	225	45	0	45	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Marden Road	1	45	9	0	9	2	1	0	0	0	0	22%	11%	0%	0%	0%	0%
Moss Lane	2	75	15	0	15	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
North Street	4	165	33	0	33	3	1	0	0	0	0	9%	3%	0%	0%	0%	0%
Oaklands Avenue	5	110	22	0	22	0	0	1	2	2	1	0%	0%	5%	9%	9%	5%
Oldchurch Road	3	185	37	0	37	0	0	0	1	1	0	0%	0%	0%	3%	3%	0%
Olive Street	4	10	2	0	2	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Park Drive	4	105	21	0	21	3	1	2	3	3	3	14%	5%	10%	14%	14%	14%
Park End Road	4	85	17	0	17	0	0	1	1	1	0	0%	0%	6%	6%	6%	0%
Pettits Lane	5	170	34	0	34	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Regarth Avenue	1	25	5	0	5	0	0	1	2	1	1	0%	0%	20%	40%	20%	20%
Richmond Road	2	15	3	0	3	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
South Street	2	230	46	0	46	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Sydenham Close	5	90	18	0	18	1	0	0	0	0	0	6%	0%	0%	0%	0%	0%
The Avenue	4	80	16	0	16	1	1	0	0	0	0	6%	6%	0%	0%	0%	0%
The Maltings	2	35	7	0	7	2	0	0	0	0	0	29%	0%	0%	0%	0%	0%
Victoria Road	1	125	25	0	25	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
Wheatsheaf Road	2	100	20	0	20	1	0	1	1	1	0	5%	0%	5%	5%	5%	0%
Total		**3895**	**779**	**0**	**779**	**52**	**43**	**10**	**16**	**14**	**7**	**7%**	**6%**	**1%**	**2%**	**2%**	**1%**

TABLE 9

Road	Zone	Illegal/Obstructive Parking						
		Description	Occupied					
			Tues 15 Nov	Thurs 17 Nov	Thurs 17 Nov			
			00:30	00:30	09:00	10:00	11:00	12:00
Gloucester Road	1	Parking On Crossover	4	3	0	0	0	1
Kingsmead Avenue	1	Parking On Crossover	6	6	2	2	2	2
Kingston Road	5	Parking On Crossover	1	0	0	0	0	0
Regarth Avenue	1	Parking On Crossover	4	2	0	0	0	0
Richmond Road	2	Parking On Crossover	5	3	0	0	0	0
Dunton Road	4	Single Yellow	0	0	1	1	1	1
Gloucester Road	1	Single Yellow	0	0	1	1	0	0
Haysoms Close	4	Single Yellow	0	0	1	1	1	0
Hearn Road	1	Single Yellow	0	0	0	1	1	0
Lennox Close	2	Single Yellow	0	0	1	2	2	1
Oaklands Avenue	5	Single Yellow	0	0	1	2	2	1
Oldchurch Road	3	Single Yellow	0	0	0	1	1	0
Park Drive	4	Single Yellow	0	0	2	3	3	3
Park End Road	4	Single Yellow	0	0	1	1	1	0
Regarth Avenue	1	Single Yellow	0	0	1	2	1	1
Wheatsheaf Road	2	Single Yellow	0	0	1	1	1	0
Bournebrook Close	3	Double Yellow	2	2	1	1	1	1
Crown Drive	3	Double Yellow	8	6	5	4	4	4
Maxwell Road	3	Pavement Parking	1	1	2	2	1	1
Maxwell Road	3	Double Yellow	11	10	7	7	5	5
Maxwell Road	3	Informally Parked	9	8	5	6	6	6
Union Road	3	Double Yellow	1	1	1	1	1	1
Union Road	3	Informally Parked	6	4	2	2	2	2
Total			**58**	**46**	**35**	**41**	**36**	**30**

7. SITE PHOTOS



Double yellow parking occurred in zone 3 (more at night) indicating that there are not enough allocated bays for residents

Double yellow and pavement parking in zone 3 at night

Unrestricted parking in Nursery Walk (zone 3) heavily used at night (likely residents overspill parking)

Parking on pavement during the day in Maxwell Road (Zone 3)

Many marked out Residents Permit Holder spaces cannot be parked on as the block private driveways (Zones 1,2,4, 5 and 6)

Unrestricted parking in Nursery Walk (zone 3) also heavily used during the day

Zone	Location	Side of Road	Parking Type	Parking Type Notes	Section Length (m)	5m Round Down (If Lengthwise & Unmarked)	Crosswise Spaces or Marked Spaces	Total Spaces (5m = 1 space)
1	Alexandra Road	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	23.8	20		4
1	Alexandra Road	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	18.4	15		3
1	Alexandra Road	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	11.6	10		2
1	Alexandra Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	61.9	60		12
1	Alexandra Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	8.2	5		1
1	Alexandra Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.2	10		2
1	Alexandra Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
1	Alexandra Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
1	Alexandra Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
1	Alexandra Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
1	Alexandra Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
1	Alexandra Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
1	Alexandra Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Aveley Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
3	Bournebrook Close	All	Private Residents Estate Parking	Private Residents Estate Parking	n/a	Private Marked Bays	17	17
3	Bournebrook Grove	All	Private Residents Estate Parking	Private Residents Estate Parking	n/a	Private Marked Bays	19	19
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.9	10		2
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.2	10		2
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	13.6	10		2
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	29.2	25		5
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
2	Brentwood Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
2	Brentwood Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
2	Brentwood Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Brentwood Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
2	Brentwood Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	15.6	15		3
2	Brentwood Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	19.7	15		3
2	Brentwood Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Brentwood Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Brentwood Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.1	5		1
3	Bridge Close	E	Loading Only	Loading Only - 6:00am - 9:00pm - 30 mins	12.2	10		2
3	Bridge Close	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 8am - 8pm)	6.1	5		1
3	Bridge Close	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 8am - 8pm)	5.4	5		1
3	Bridge Close	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 8am - 8pm)	5.4	5		1
3	Bridge Close	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 8am - 8pm)	5.4	5		1
3	Bridge Close	W	Unrestricted	Unrestricted	n/a	Lengthwise (Marked)	1	1
3	Bridge Close	W	Unrestricted	Unrestricted	8.2	5		1
4	Brooklands Lane	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	119.0	115		23
6	Carlton Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	14.3	10		2
6	Carlton Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	12.9	10		2
6	Carlton Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	20.4	20		4
6	Carlton Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
6	Carlton Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Carlton Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Carlton Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.9	10		2
6	Carlton Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	16.3	15		3
6	Carlton Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Carlton Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
6	Carlton Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	11.6	10		2
6	Carlton Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	19.0	15		3
6	Carlton Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Carlton Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
4	Church Lane	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	13.6	10		2
4	Church Lane	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.2	10		2
4	Church Lane	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	23.1	20		4
4	Church Lane	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	40.1	40		8
4	Church Lane	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Church Lane	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
4	Church Lane	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.0	15		3
4	Como Street	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Como Street	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	1	1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	13.6	10		2
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	8.8	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Como Street	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Como Street	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
4	Como Street	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Como Street	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.9	10		2
4	Como Street	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	14.3	10		2

4	Como Street	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
4	Como Street	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
4	Como Street	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	29.9	25		5
1	Corbridge Mews	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	11.6	10		2
1	Corbridge Mews	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	10.9	10		2
1	Corbridge Mews	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
1	Corbridge Mews	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	11.6	10		2
1	Corbridge Mews	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	11.6	10		2
1	Corbridge Mews	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	10.2	10		2
3	Crown Drive	All	Private Residents Estate Parking	Private Residents Estate Parking	n/a	Private Marked Bays	26	26
4	Dunton Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Dunton Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Dunton Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
4	Dunton Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Dunton Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Dunton Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
2	Dymoke Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	24.5	20		4
2	Dymoke Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Dymoke Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Dymoke Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Dymoke Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	9.5	5		1
2	Dymoke Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	9.5	5		1
2	Dymoke Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Dymoke Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Dymoke Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	20.4	20		4
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	6.1	5		1
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	8.8	5		1
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	6.1	5		1
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	10.2	10		2
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	8.8	5		1
2	Dymoke Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	6.1	5		1
2	Dymoke Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.7	15		3
6	Eastern Road	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
6	Eastern Road	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
6	Eastern Road	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
6	Eastern Road	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
6	Eastern Road	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
6	Eastern Road	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
6	Eastern Road	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.9	10		2
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
6	Eastern Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Eastern Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
6	Eastern Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	16.3	15		3
6	Eastern Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
5	Erroll Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	1	1
5	Erroll Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	1	1
5	Erroll Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	1	1
5	Erroll Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	1	1
5	Erroll Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	24.5	20		4
5	Erroll Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	10.2	10		2
5	Erroll Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	30.6	30		6
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	27.2	25		5
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	24.5	20		4
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
5	Erroll Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	13.6	10		2
5	Erroll Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	George Street	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 3 Hours	n/a	Lengthwise (Marked)	4	4
2	George Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	21.8	20		4
2	George Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	7.5	5		1
2	George Street	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	George Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
2	George Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.9	10		2
2	George Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Gilbert Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	4	4

5	Gilbert Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
5	Gilbert Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	21.1	20		4
5	Gilbert Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Gilbert Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Gilbert Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Gilbert Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Gilbert Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Gilbert Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Gilbert Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
5	Gilbert Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Gilbert Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	30.6	30		6
5	Gilbert Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	41.5	40		8
5	Gilbert Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
5	Gilbert Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.9	10		2
5	Gilbert Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Gilbert Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
5	Gilbert Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
5	Gilbert Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
1	Gloucester Road	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	3	3
1	Gloucester Road	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	10.2	10		2
1	Gloucester Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.2	10		2
1	Gloucester Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	5.4	5		1
1	Gloucester Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
1	Gloucester Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
1	Gloucester Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
1	Gloucester Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.9	10		2
1	Gloucester Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	11.6	10		2
1	Gloucester Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
1	Gloucester Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.7	15		3
4	Haysoms Close	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	95.2	95		19
4	Haysoms Close	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	29.9	25		5
4	Haysoms Close	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Haysoms Close	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	42.2	40		8
4	Haysoms Close	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	51.0	50		10
1	Hearn Road	S	Business Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	1	1
1	Hearn Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	5.4	5		1
1	Hearn Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	5.4	5		1
1	Hearn Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.9	10		2
1	Hearn Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	12.9	10		2
1	Hearn Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	12.2	10		2
1	Hearn Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.2	10		2
1	Hearn Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.2	10		2
1	Hearn Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	11.6	10		2
1	Hearn Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
1	Hearn Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
4	Ingrave Road	N	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	4	4
4	Ingrave Road	N	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Ingrave Road	N	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Ingrave Road	N	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Ingrave Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	13.6	10		2
4	Ingrave Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	4.8	0		0
4	Ingrave Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Ingrave Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	15.6	15		3
4	Ingrave Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.2	10		2
6	Junction Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	1	1
6	Junction Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	23.1	20		4
6	Junction Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	19.0	15		3
6	Junction Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	30.6	30		6
6	Junction Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	42.2	40		8
5	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.9	10		2
5	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
5	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
5	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.2	10		2
5	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	23.8	20		4
5	Junction Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	38.1	35		7
5	Junction Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	19.0	15		3
5	Junction Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	18.4	15		3
6	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	42.8	40		8
6	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	19.0	15		3
6	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	44.2	40		8
6	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
6	Junction Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
6	Junction Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	11.6	10		2
6	Junction Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
6	Junction Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	13.6	10		2
6	Junction Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	14.3	10		2
1	King Edward Road	W	Business Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	23.1	20		4
1	King Edward Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2

1	King Edward Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
1	King Edward Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	3	3
1	King Edward Road	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	12.9	10		2
1	King Edward Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	17.0	15		3
1	King Edward Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
1	King Edward Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
1	King Edward Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
1	King Edward Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	11.6	10		2
1	King Edward Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
1	King Edward Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	14.3	10		2
1	King Edward Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
1	Kingsmead Avenue	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	3	3
1	Kingsmead Avenue	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	5.4	5		1
1	Kingsmead Avenue	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	6.1	5		1
1	Kingsmead Avenue	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	6.8	5		1
1	Kingsmead Avenue	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	7.5	5		1
1	Kingsmead Avenue	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	1	1
1	Kingsmead Avenue	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	5.4	5		1
1	Kingsmead Avenue	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
1	Kingsmead Avenue	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Kingston Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	9.5	5		1
5	Kingston Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO1 Mon - Sat 8:30am - 6:30pm	5.4	5		1
5	Kingston Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	19.0	15		3
5	Kingston Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Kingston Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Kingston Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Kingston Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.9	10		2
5	Kingston Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	33.3	30		6
5	Kingston Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Lennox Close	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	43.5	40		8
2	Lennox Close	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	13.6	10		2
2	Lennox Close	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Lennox Close	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
2	Lennox Close	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.0	15		3
2	Lennox Close	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	23.8	20		4
2	Lennox Close	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.7	15		3
2	Lennox Close	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	61.2	60		12
4	Linden Street	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Linden Street	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Linden Street	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Linden Street	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Linden Street	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Linden Street	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	10.9	10		2
4	Linden Street	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Linden Street	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Linden Street	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	7.5	5		1
4	Linden Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	R2B Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Linden Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	R2B Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Linden Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	R2B Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Linden Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	15.6	15		3
4	Linden Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Linden Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Linden Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Linden Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Linden Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
4	Linden Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	14.3	10		2
4	Linden Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
5	Main Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Main Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	32.0	30		6
5	Main Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	34.0	30		6
5	Main Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	51.0	50		10
5	Main Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	19.0	15		3
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	15.6	15		3
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.1	5		1
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	18.4	15		3
5	Main Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.9	10		2
1	Marden Road	N	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	3	3
1	Marden Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
1	Marden Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
1	Marden Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
1	Marden Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	15.0	10		2
1	Marden Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.1	5		1
1	Marden Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	15.6	15		3
3	Maxwell Road	All	Private Residents Estate Parking	Private Residents Estate Parking	n/a	Private Marked Bays	143	143
2	Moss Lane	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	30.6	30		6
2	Moss Lane	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.9	10		2

2	Moss Lane	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	39.4	35		7
4	North Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	6.8	5		1
4	North Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	5.4	5		1
4	North Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	5.4	5		1
4	North Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	5.4	5		1
4	North Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	8.2	5		1
4	North Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	5.4	5		1
4	North Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	8.2	5		1
4	North Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	8.2	5		1
4	North Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	40.8	40		8
4	North Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
4	North Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
4	North Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	North Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	21.8	20		4
4	North Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	15.0	10		2
4	North Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	38.8	35		7
3	Nursery Walk	E	Unrestricted	Unrestricted	80.9	80		16
3	Nursery Walk	W	Unrestricted	Unrestricted	n/a	Crosswise (Unmarked)	9	9
3	Nursery Walk	W	Unrestricted	Unrestricted	n/a	Crosswise (Unmarked)	21	21
3	Nursery Walk	W	Unrestricted	Unrestricted	78.9	75		15
3	Nursery Walk	W	Unrestricted	Unrestricted	12.9	10		2
5	Oaklands Avenue	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	9	9
5	Oaklands Avenue	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
5	Oaklands Avenue	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
5	Oaklands Avenue	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
5	Oaklands Avenue	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
5	Oaklands Avenue	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
5	Oaklands Avenue	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	66.0	65		13
5	Oaklands Avenue	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Oaklands Avenue	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
5	Oaklands Avenue	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	11.6	10		2
5	Oaklands Avenue	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
5	Oaklands Avenue	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Oaklands Avenue	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Oaklands Avenue	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
3	Oldchurch Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	40.8	40		8
3	Oldchurch Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	15.6	15		3
3	Oldchurch Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	19.0	15		3
3	Oldchurch Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	72.8	70		14
3	Oldchurch Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking 7am - 7pm)	15.6	15		3
3	Oldchurch Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
3	Oldchurch Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
3	Oldchurch Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
4	Olive Street	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Olive Street	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Olive Street	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Olive Street	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Olive Street	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	6	6
4	Olive Street	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Olive Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO2 Mon - Sat 8:30am - 6:30pm	23.8	20		4
4	Olive Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	R2B Mon - Sat 8:30am - 6:30pm	10.2	10		2
4	Olive Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	R2B Mon - Sat 8:30am - 6:30pm	15.0	10		2
4	Olive Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	R2B Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Olive Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	R2B Mon - Sat 8:30am - 6:30pm	8.8	5		1
4	Olive Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	R2B Mon - Sat 8:30am - 6:30pm	5.4	5		1
4	Olive Street	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	R2B Mon - Sat 8:30am - 6:30pm	15.0	10		2
4	Olive Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Olive Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	3	3
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	3	3
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park Drive	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park Drive	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park Drive	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
4	Park Drive	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park Drive	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park Drive	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.2	10		2
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	11.6	10		2
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.9	10		2
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
4	Park Drive	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	16.3	15		3
4	Park Drive	E	Unrestricted	Unrestricted	10.9	10		2

4	Park Drive	E	Unrestricted	Unrestricted	13.6	10		2
4	Park Drive	E	Unrestricted	Unrestricted	15.6	15		3
4	Park Drive	W	Unrestricted	Unrestricted	29.9	25		5
3	Parish Court	All	Private Residents Estate Parking	Private Residents Estate Parking	n/a	Private Marked Bays	13	13
4	Park End Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	5	5
4	Park End Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park End Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park End Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Park End Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Park End Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Park End Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park End Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Park End Road	E	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	Park End Road	W	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	Park End Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	18.4	15		3
4	Park End Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.2	10		2
4	Park End Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park End Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	21.8	20		4
4	Park End Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park End Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
4	Park End Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
4	Park End Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	Park End Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
4	Park End Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
5	Pettits Lane	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	36.0	35		7
5	Pettits Lane	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
5	Pettits Lane	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.7	15		3
5	Pettits Lane	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	15.0	10		2
5	Pettits Lane	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.2	10		2
5	Pettits Lane	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
5	Pettits Lane	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
5	Pettits Lane	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	21.8	20		4
5	Pettits Lane	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	20.4	20		4
5	Pettits Lane	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	49.0	45		9
1	Regarth Avenue	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	23.8	20		4
1	Regarth Avenue	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.2	10		2
1	Regarth Avenue	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	8.8	5		1
1	Regarth Avenue	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	18.4	15		3
1	Regarth Avenue	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	18.4	15		3
1	Regarth Avenue	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.2	10		2
1	Regarth Avenue	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	21.8	20		4
1	Regarth Avenue	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	5.4	5		1
1	Regarth Avenue	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.2	10		2
1	Regarth Avenue	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.2	10		2
1	Regarth Avenue	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	10.2	10		2
1	Regarth Avenue	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Sat 8:30am - 6:30pm)	8.8	5		1
1	Regarth Avenue	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Sat 8:30am - 6:30pm)	10.2	10		2
1	Regarth Avenue	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Sat 8:30am - 6:30pm)	6.1	5		1
1	Regarth Avenue	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Sat 8:30am - 6:30pm)	9.5	5		1
1	Regarth Avenue	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO6 Mon - Sat 8:30am - 6:30pm	11.6	10		2
2	Richmond Road	N	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	51.7	50		10
2	Richmond Road	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	47.6	45		9
2	Richmond Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
2	Richmond Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Richmond Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	South Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.7	15		3
2	South Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	South Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
2	South Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	South Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	42.8	40		8
2	South Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	38.8	35		7
2	South Street	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	29.2	25		5
2	South Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
2	South Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.1	5		1
2	South Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	7.5	5		1
2	South Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	29.9	25		5
2	South Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
2	South Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	35.4	35		7
2	South Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	South Street	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
5	Sydenham Close	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	23.1	20		4
5	Sydenham Close	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	25.2	25		5
5	Sydenham Close	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	27.9	25		5
5	Sydenham Close	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	24.5	20		4
4	The Avenue	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	The Avenue	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	The Avenue	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	The Avenue	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	2	2
4	The Avenue	S	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 or 3 Hours	Pay at Machine (Mon 8:30am - Sat 6:30pm) Max Stay 2 Hours	n/a	Lengthwise (Marked)	1	1
4	The Avenue	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	26.5	25		5
4	The Avenue	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	The Avenue	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
4	The Avenue	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
4	The Avenue	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1

4	The Avenue	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	21.8	20		4
4	The Avenue	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
4	The Avenue	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
2	The Maltings	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	21.8	20		4
2	The Maltings	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	The Maltings	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
2	The Maltings	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
2	Thurloe Gardens	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	45.6	45		9
2	Thurloe Gardens	S	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	46.2	45		9
3	Union Road	All	Private Residents Estate Parking	Private Residents Estate Parking	n/a	Private Marked Bays	136	136
1	Victoria Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
1	Victoria Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.7	15		3
1	Victoria Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	23.8	20		4
1	Victoria Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
1	Victoria Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
1	Victoria Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
1	Victoria Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.8	5		1
1	Victoria Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
1	Victoria Road	N	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	6.8	5		1
1	Victoria Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	8.2	5		1
1	Victoria Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
1	Victoria Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	15.0	10		2
1	Victoria Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	10.2	10		2
1	Victoria Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
1	Victoria Road	S	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Wheatsheaf Road	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	5.4	5		1
2	Wheatsheaf Road	E	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	15.0	10		2
2	Wheatsheaf Road	W	Residents Permit Holders Only - (Mon-Sat 8:30am-6:30pm)	RO3 Mon - Sat 8:30am - 6:30pm	21.8	20		4
2	Wheatsheaf Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	9.5	5		1
2	Wheatsheaf Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	12.9	10		2
2	Wheatsheaf Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.0	15		3
2	Wheatsheaf Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Wheatsheaf Road	E	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Wheatsheaf Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	5.4	5		1
2	Wheatsheaf Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	21.1	20		4
2	Wheatsheaf Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	23.1	20		4
2	Wheatsheaf Road	W	Single Yellow (Overnight/Weekend Parking)	Single Yellow (No Parking Mon - Fri 8:30am - 6:30pm)	17.7	15		3
2	Wheatsheaf Road	E	Voucher Parking Only - (Mon-Sat 8:30am-6:30pm)	Voucher Parking Only RO3C Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	2	2
2	Wheatsheaf Road	E	Voucher Parking Only - (Mon-Sat 8:30am-6:30pm)	Voucher Parking Only RO3C Mon - Sat 8:30am - 6:30pm	n/a	Lengthwise (Marked)	1	1

APPENDIX E

ZONE 1 PAY AT METER PARKING SURVEY

	Parking Area				1. Please indicate which of the following areas you live in (tick one box only)			2. Generally how often do you drive into Romford Town Centre? (tick one box only)					3. What are the main reasons for you driving into Romford Town Centre? (tick as many as apply)				4. Where do you normally park? (tick as many boxes as apply)			5. Do you consider there to be enough overall car parking in Romford Town Centre? (tick one box only)			Please provide any additional comments to support your answer
	Gloucester Road (5 Metered Spaces)	King Edward Road (6 Metered Spaces)	Kingsmead Avenue (3 Metered Spaces)	Marden Road (3 Metered Spaces)	In Romford Town centre	Within the wider borough of Havering	Outside of London Borough of Havering	Every day	Two or three times a week	Once a week	Once a month	Less frequently	Work	Shopping	Leisure	Other	Company or private car park	Public or shoppers car park	On-street	Yes, at all times during the week	Yes, except for a few peak periods of demand	No, there is not enough parking	
1	✔					✔			✔					✔	✔			✔	✔		✔		Parking is too expensive
2		✔					✔		✔					✔				✔		✔			N/A
3		✔					✔			✔						✔			✔		✔		N/A
4			✔			✔			✔					✔	✔	✔		✔	✔	✔			N/A
5				✔			✔					✔				✔			✔		✔		Had to come back to top up (old) meter - New meters needed maybe?
6				✔		✔			✔					✔	✔			✔	✔		✔		Depending on how quick the stopover is - payment will not be made
7	✔					✔				✔				✔	✔	✔		✔	✔		✔		More free parking spaces would be great
8		✔				✔			✔					✔	✔			✔			✔		N/A
9		✔					✔			✔			✔					✔	✔		✔		N/A
10			✔			✔			✔					✔	✔	✔			✔	✔			Pubic car parks are always busy so will park around here
11				✔		✔				✔				✔				✔	✔		✔		Need more parking spaces
12			✔			✔				✔						✔		✔	✔		✔		N/A
13	✔					✔			✔					✔		✔		✔	✔			✔	More free parking spaces needed
14				✔		✔				✔						✔		✔			✔		In the evening it can be difficult to find where to park
15			✔				✔		✔					✔				✔	✔	✔			N/A
16		✔					✔		✔					✔		✔		✔	✔	✔			N/A
17	✔					✔				✔				✔				✔	✔	✔			N/A
18	✔					✔			✔					✔		✔		✔	✔		✔		Shoppers car park always full. Hospital car park always full so have to park around here.
	5	**5**	**4**	**4**	**0**	**12**	**6**	**0**	**10**	**7**	**0**	**1**	**1**	**13**	**6**	**10**	**0**	**15**	**15**	**6**	**11**	**1**	

ZONE 4 PAY AT METER PARKING SURVEY

	Parking Area							1. Please indicate which of the following areas you live in (tick one box only)			2. Generally how often do you drive into Romford Town Centre? (tick one box only)					3. What are the main reasons for you driving into Romford Town Centre? (tick as many as apply)				4. Where do you normally park? (tick as many boxes as apply)			5. Do you consider there to be enough overall car parking in Romford Town Centre? (tick one box only)			Please provide any additional comments to support your answer
	Como Street (3 Metered Spaces)	Ingrave Road (10 Metered Spaces)	Linden Street (9 Metered Spaces	Olive Street (14 Metered Spaces)	Park Drive (20 Metered Spaces)	Park End Road (18 Metered Spaces)	The Avenue (8 Metered Spaces)	In Romford Town centre	Within the wider borough of Havering	Outside of London Borough of Havering	Every day	Two or three times a week	Once a week	Once a month	Less frequently	Work	Shopping	Leisure	Other	Company or private car park	Public or shoppers car park	On-street	Yes, at all times during the week	Yes, except for a few peak periods of demand	No, there is not enough parking	
1	✔									✔				✔				✔				✔	✔			
2			✔						✔			✔					✔					✔	✔			There is always space to park in Linden St and it's close to the Town Centre.
3				✔					✔		✔					✔					✔		✔			I usually park in Como Street car park as you can stay longer but I am only working for 1.5 hours today.
4		✔								✔					✔				✔			✔	✔			I am visiting my friend who lives on this street. Parking should be free.
5				✔				✔			✔						✔				✔	✔			✔	I'm just parking here to pop to the Tesco Express. There is not enough free parking in Romford.
6				✔					✔				✔				✔				✔	✔		✔		
7						✔			✔				✔					✔			✔		✔			
8						✔				✔				✔												I always park here when I use the library and in Como Street car park when I go shopping.
9		✔								✔				✔					✔	✔		✔	✔			Tradesman working on house extension
10				✔					✔			✔					✔	✔	✔		✔	✔		✔		
11						✔			✔				✔				✔		✔		✔		✔			Too expensive
12						✔		✔				✔					✔	✔	✔		✔	✔		✔		
13				✔					✔			✔					✔				✔		✔			Using parking to go to Tesco Express (didn't pay!)
14						✔			✔				✔				✔	✔			✔	✔	✔			The library has no parking facilities so have to use these meters
15						✔			✔				✔						✔			✔	✔			Using the library briefly
16						✔			✔				✔						✔			✔	✔			Romford has loads of cheap short term parking which is great
17	✔									✔		✔				✔	✔			✔		✔	✔			
18		✔						✔			✔					✔				✔	✔	✔		✔		
19		✔						✔						✔					✔				✔			
20						✔			✔					✔			✔				✔	✔			✔	
21						✔				✔			✔				✔	✔			✔		✔			Lots of parking but should be free
22				✔					✔				✔			✔						✔			✔	Home visits. Not enough parking on some of the streets around here.
23				✔						✔		✔					✔				✔	✔	✔			Better parking here than Ilford
24						✔			✔					✔					✔			✔	✔			

25		✔							✔						✔				✔			✔	✔			
26							✔		✔		✔					✔				✔		✔		✔		
27		✔								✔				✔						✔				✔		
28						✔			✔				✔				✔				✔	✔		✔		I alwasys try around here now to park rather than public car parks
29						✔			✔			✔					✔					✔		✔		More places to park would be great. Etiher paid or unpaid spaces
30						✔				✔			✔						✔		✔	✔	✔			
31						✔			✔			✔					✔		✔		✔	✔		✔		
32						✔			✔				✔				✔				✔	✔		✔		
33				✔						✔				✔				✔	✔		✔	✔		✔		
34						✔			✔			✔					✔					✔		✔		
35						✔			✔				✔				✔	✔	✔		✔	✔			✔	There should be more free parking
36						✔			✔				✔				✔		✔		✔	✔		✔		
37						✔			✔			✔					✔				✔	✔		✔		Tried to park at the public car park but no spaces
38						✔			✔				✔				✔	✔	✔		✔	✔	✔			
39						✔				✔					✔			✔				✔	✔			Here visitig a friend, every time will park at pay at meter
40						✔			✔			✔					✔	✔	✔		✔	✔	✔			Try to come and do my shopping out of peak hours so I don't have to worry about spaces
41						✔			✔				✔				✔	✔			✔	✔	✔			
42						✔			✔				✔				✔	✔	✔		✔	✔	✔			
43		✔								✔			✔			✔				✔		✔			✔	
44						✔		✔							✔				✔		✔	✔	✔			Parking is not an issue but price of parking is
45						✔			✔			✔					✔		✔		✔	✔		✔		
46						✔			✔				✔				✔	✔			✔	✔		✔		There isn't a bus that goes past my house and into the town centre so I would rather drive and pay to park and walk to the town centre
47						✔				✔					✔				✔		✔	✔			✔	Parking is too expensive
48						✔			✔			✔														
49						✔			✔			✔					✔	✔			✔	✔		✔		
50						✔				✔		✔					✔		✔		✔	✔		✔		
51						✔			✔		✔						✔		✔		✔	✔		✔		
52						✔			✔			✔					✔	✔			✔	✔		✔		
Total	**2**	**7**	**1**	**8**	**0**	**33**	**1**	**5**	**33**	**14**	**5**	**16**	**18**	**8**	**5**	**6**	**30**	**16**	**24**	**5**	**33**	**44**	**24**	**20**	**6**	

	ZONE 3 (OLDCHURCH PARK DEVELOPMENT RESIDENTS SURVEY)							
	1. How many cars/vehicles do you own?				2. Do you have any difficulty in finding a space to park?		3. If yes, where else do you park	Please provide any additional comments
	0	1	2	3 or more	Yes	No		
1	✔					✔	n/a	
2		✔				✔	n/a	I have an allocated space
3		✔				✔	n/a	Not enough space for visitors
4		✔			✔		Double Yellow Lines	At night parking can be a problem. Sometimes I parked on double yellow lines.
5			✔		✔		Neighbours allocated space	I have an arrangement with my neighbour who does not have a car. He lets me park my second car in his space.
6	✔					✔	n/a	People who come and visit me have to park on the double yellow lines
7		✔				✔	n/a	I have an allocated space but it is hard for my family to find a space if they visit.
8		✔				✔	n/a	Used to have 2 cars but had to sell one as I have only been allocated one space.
9				✔	✔		Nursey Walk	Two of my cars are parked in Nursery Walk as there is not enough provision near to my flat.

10	✔					✔	n/a	I cycle everywhere so it's not a problem for me as there is ample of secure bicycle storage
11		✔			✔		Nursery Walk or a space on Maxwell Road if I can find one	I am staying in my friends flat and do not have a space for my car. In the day I can usually find a space on Maxwell Road but at night most spaces are taken so I usually have to park on the grass verge in Nursery Walk.
12		✔				✔	n/a	My wife would like to get a car but there is not enough parking here and no-where close by so we are trying to manage with one.
13		✔				✔	n/a	I have never had any problems myself but at night it can get very full and residents park wherever they can find a space which is not allocated to a flat
14	✔					✔	n/a	
15	✔					✔	n/a	
16		✔			✔		Nursery Walk	I have a parking space but my girlfriend has to park in Nursery Walk when she visits. It isn't ideal as it's muddy and parking can be very tight.
17		✔			✔		Double Yellow Lines	no other spaces near to my flat. I leave for work very early in the morning thoug
18	✔					✔	n/a	I rent here and was told the flat came without a parking space
Total	**6**	**10**	**1**	**1**	**6**	**12**		

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

VIABILITY ASSESSMENT 2017

BNP PARIBAS REAL ESTATE

Real Estate for a changing world

Havering Local Plan - Viability Assessment

Prepared for

London Borough of Havering

June 2017

www.realestate.bnpparibas.co.uk

Contents

1	Summary	3
2	Introduction	5
3	Methodology and appraisal inputs	12
4	Appraisal assumptions	16
5	Appraisal outputs	22
6	Assessment of the results	23
7	Conclusions and recommendations	45

Appendices

Appendix 1 - Policy analysis
Appendix 2 - Sites details
Appendix 3 - Sample appraisal

Anthony Lee MRTPI MRICS
Senior Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

020 7338 4061
anthony.lee@bnpparibas.com
realestate.bnpparibas.com

1 Summary

1.1 This report tests the ability of a range of developments identified in London Borough of Havering's Draft Local Plan to be viably developed over the plan period. The study takes account of the cumulative impact of the Council's current planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'. As part of the exercise, we have tested the ability of developments to absorb higher amounts of Community Infrastructure Levy ('CIL') than the £50 to £70 per square metre rates contained in the Council's Preliminary Draft Charging Schedule ('PDCS').

Methodology

1.2 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the plan period. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the RICS Guidance on '*Financial Viability in Planning*'[1].

1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.

1.4 The housing and commercial property markets are inherently cyclical and the Council is the viability of potential development sites at a time when the market has recovered after a severe recession. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of uncertainty associated with the outcome of the referendum on the UK's membership of the European Union. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which varies the base sales values and build costs, with values increasing by 5% per annum and costs by 3% per annum.

1.5 This analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment[2].

[1] This guidance notes that when considering site-specific viability "*Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan*". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

[2] The Local Housing Delivery Group Guidance 'Viability Testing Local Plans: Advice for Planning Practitioners' notes that "*the role of the test is not to provide a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage*".

Key findings

1.6 The key findings of the study are as follows:

- The results of this study are reflective of current market conditions, which will inevitably change over the medium term. It is therefore important that the Council keeps the viability situation under review so that policy requirements can be adjusted should conditions change markedly. We have tested the development typologies to consider the impact of growth in values and inflation on costs over the plan period. The results of this sensitivity analysis show a significant improvement in the number of development scenarios which become viable incorporating the Council's policy requirements.

- Some schemes tested were unviable due to market factors, rather than the impact of the Council's policy requirements. These schemes will not come forward until changes in site specific market conditions and their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated on other schemes.

- In most cases, schemes can accommodate the Council's affordable housing requirement at a level somewhere between 25% to 50%. The type of development is a critical factor; our appraisals indicate that lower density developments providing a mix of houses and flats, are likely to be viable across the borough, including in the lowest value areas. This is because building costs associated with this form of development are lower in comparison to high density flatted schemes. Our appraisals indicate that high density flatted developments are only likely to be viable and able to provide affordable housing at a level of between 25% and 35% in the highest value locations in the borough.

- The Council's flexible approach to application of its affordable housing targets will ensure the viability of developments is not adversely affected over the economic cycle.

- The emerging Local Plan requirement for larger town centre schemes to make a contribution towards provision of employment floorspace requires a subsidy from the private element of developments (the relatively low office rents in the area result in low capital values which are insufficient to cover the development costs). This will result in two policy requirements requiring cross subsidy (affordable housing provision and workspace) as well as CIL and any residual Section 106 requirements. The Council may need to apply the workspace policy flexibly and balance this requirement with the need for developments to deliver affordable housing.

- As an additional requirement, the Local Plan seeks that 20% of newly developed workspace is provided as affordable, which in our appraisals we have tested at a 20% discount to market rent in perpetuity. This requirement has only a modest impact on the residual land values generated by our development typologies in comparison to the appraisals with 100% of workspace let at market rents.

- The Council's PDCS indicates Council's intention to adopt CIL rates of between £50 and £70 per square metre for residential development. These rates are not dissimilar from those adopted by neighbouring boroughs. However, our appraisals adopting higher rates of CIL (+£20 and +£40 per square metre on both rates) show only marginal movements in residual land values which equate to 1.7% and 3.4% of the base residual land value. Consequently, there may be some scope for the Council to consider upwards adjustments to their CIL rates, but this should be explored further with the Council's CIL advisors.

- The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements ensures that these objectives are balanced appropriately.

2 Introduction

2.1 The Council has commissioned this study to contribute towards an evidence base to inform its emerging Local Plan. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward to test the cumulative impact of planning policies in the emerging Local Plan, alongside the Council's emerging Community Infrastructure Levy ('CIL') rates.

2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's proposed planning policies alongside the proposed levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.

Economic and housing market context

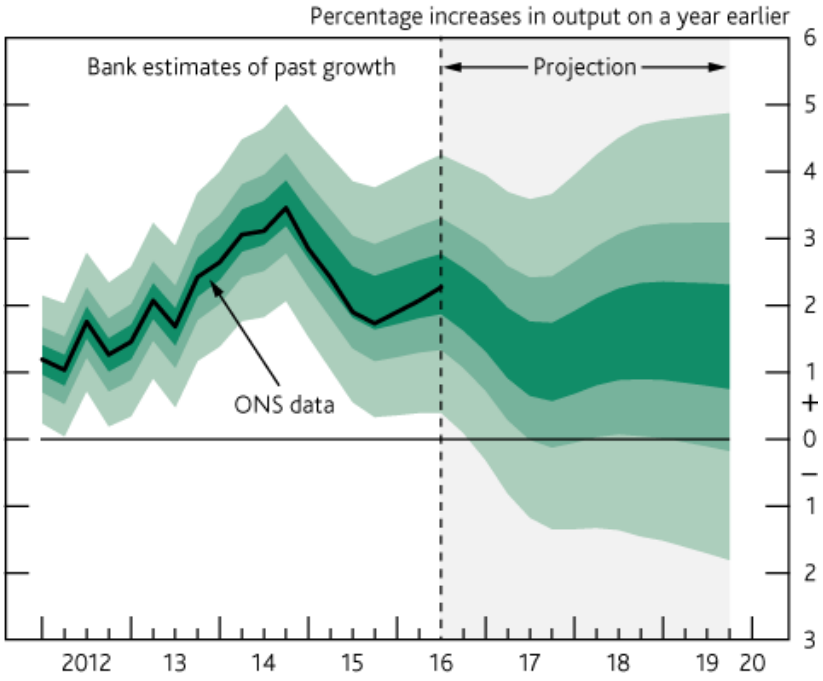
2.3 The housing and commercial property markets are inherently cyclical. The historic highs achieved in the UK housing market by mid-2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US subprime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.

2.4 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, affordability of repayments helped to boost demand for housing. This, together with a return to economic growth early in 2010 (see November 2016 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2019) meant that consumer confidence started to improve.

2.5 From the first half of 2010 improved consumer confidence fed through into more positive interest from house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. In March 2016, we highlighted downside risks in the form of the changing tax regime for buy to let investments and challenging economic conditions in some parts of the country. The regional economic implications of falling global demand in the manufacturing and oil sectors were also identified as likely to take its toll on house price growth in those exposed regions.

2.6 In the Referendum held on 23 June 2016 concerning the UK's membership of the EU, a decision was taken to exit. The immediate aftermath of the result of the vote was "panic" with the Pound Sterling falling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets, however there are tentative signs of improvement and resilience in the market. This includes The International Monetary Fund having revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the Referendum (1.9% to 1.7%). However it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.

2.7 The UK's first official growth figures since the Brexit vote have been published and exceed initial estimates. Office for National Statistics ('ONS') GDP figures were 0.5%, higher than analyst's predictions of 0.3%. The ONS has highlighted that "*the pattern of growth continues to be broadly unaffected following the EU referendum*". Initial expectations are that the better than expected GDP figures will deter the Bank of England Monetary Policy Committee from going ahead with any further interest rate cuts. The Economy has slowed slightly from the Q2 figure of 0.7% and the pattern is a slightly unbalanced one with the only sector of the economy continuing to grow being the services industry at 0.8%. Data from the construction and manufacturing sector are on a continuing trend of stagnation and decline, with construction contracting by 1.4% and manufacturing 0.4%. It was expected that manufacturing would be bolstered by the unprecedented fall in the value of the pound, however this has failed to materialise. Overall the figures are better than expected, however experts have warned that forecasts for 2017 are gloomier, as Britain begins the formal process of exiting the EU through the process of invoking article 50. Theresa May has announced that Article 50 will be triggered at the end of March (Q1) 2017, and any adverse impacts of leaving the EU on the UK economy are unlikely to become apparent until the terms of departure and future trading arrangements are settled. Nevertheless, the Bank of England's November Inflation report increases predicted economic growth from 0.8% to 1.4% for next year, but decreased growth in 2018 from 1.8% to 1.5%. The revisions indicate that the Bank now considers that the impact of the UK's departure from the EU will be felt later than initially expected.



Source: Bank of England

2.8 The November Halifax House Price Index report indicates that house prices in the three months to October were 5.2% higher on average than the equivalent three months of 2015, with the annual rate of growth easing from 5.8% in October to 5.2%. Martin Ellis, the Halifax housing economist comments that, "*Annual house price growth has nearly halved from a peak of 10.0% in March this year, but remains robust at 5.2%. This expected slowdown appears to have been largely due to mounting affordability pressures, which have increasingly constrained housing demand. Whilst house price growth may ease further in the coming months, very low mortgage rates and a shortage of properties available for sale should help support price levels*".

2.9 It is worth noting that Nationwide's chief Economist reported in Nationwide's October House Price Index that "*Measures of housing market activity remain fairly subdued, with the number of residential property transactions c10% below the levels recorded in the same period of 2015 in recent months*". He reflected that "*this weakness may still in part reflect the after-effects of the introduction stamp duty on second homes introduced in April, where buyers brought forward transactions to Q1 to avoid*

additional stamp duty liabilities (see chart below). Policy changes impacting the Buy to Let market may also be playing a role in dampening activity".

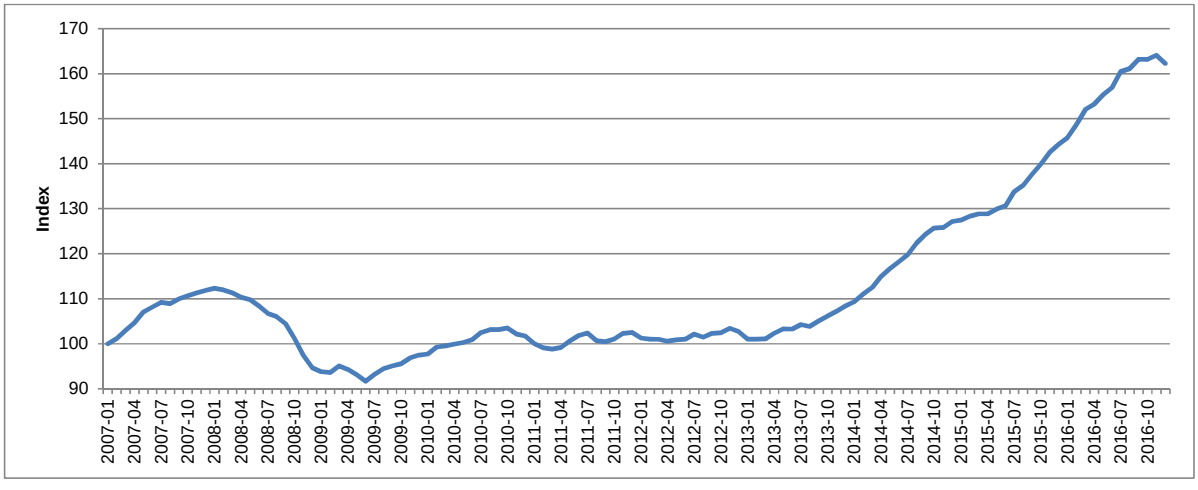
2.10 We also note that the Nationwide have reported that they consider "*the solid labour market conditions and historically low borrowing costs should provide support to buyer confidence. Moreover, the relatively low number of homes on the market and modest rates of housing construction are likely to keep the demand/supply balance fairly tight, even if economic conditions weaken in the quarters ahead, as most forecasters expect*".

2.11 All sources reviewed support the view that the economic outlook is uncertain, and the five year outlook for housing value growth in the UK will be "*almost wholly dependent on the UK's terms of exit from the EU and the agreements that we manage to put in place*" (JLL Unchartered Territory Report (UK Research November 2016, UK Residential Forecasts)).

2.12 Savills identify in their Residential Property Focus Q4 2016 Report (published November 2016) that, "*The effect of Brexit is complicating a natural shift towards the later stages of the housing market cycle, when the strongest growth is seen beyond London and the South East. All regions are expected to see reduced house price growth as the economy slows*". They highlight the expectation that negotiations on the terms of the UK's departure from the EU and future trading arrangements will be concluded by early 2019, which will bring "*to an end the two-year period of greatest uncertainty…As buyer confidence returns, low mortgage rates should mean there is capacity for a small bounce-back in house prices*". Thus the consensus in the market is that UK housing market will be more subdued for the next 2-3 years, as uncertainty in the economy will begin to have a dampening effect on the levels of activity. JLL identify in their November report that, they consider that the housing market "*will remain reasonably active with little chance of meaningful price corrections*".

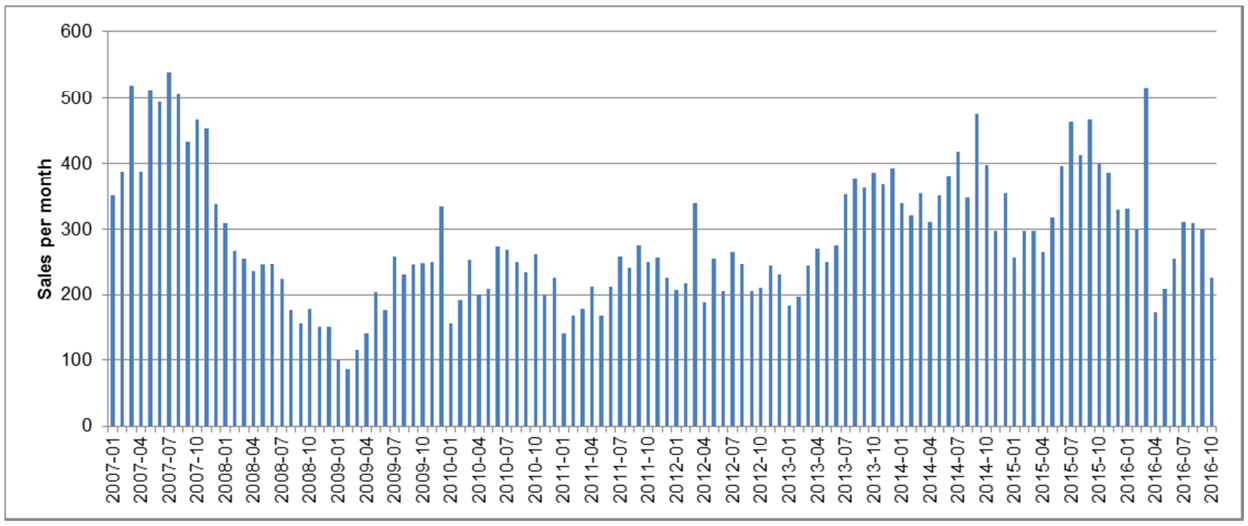
2.13 According to Land Registry data, residential sales values in Havering have recovered since the lowest point in the cycle in June 2009. Prices increased by 77% between June 2009 and December 2016. In December 2016, sales values were 44% higher than the previous (January 2008) peak value (see figures 2.13.1 and 2.13.2). There is also significant demand for new housing in the Borough, where the housing market operates as part of the wider London housing market. The Further Alterations to the London Plan (2015) have increased housing targets across London to address this demand. Havering's housing delivery target is 11,701 units over the ten period to 2025.

Figure 2.13.1: House prices in Havering (January 2007 = 100)



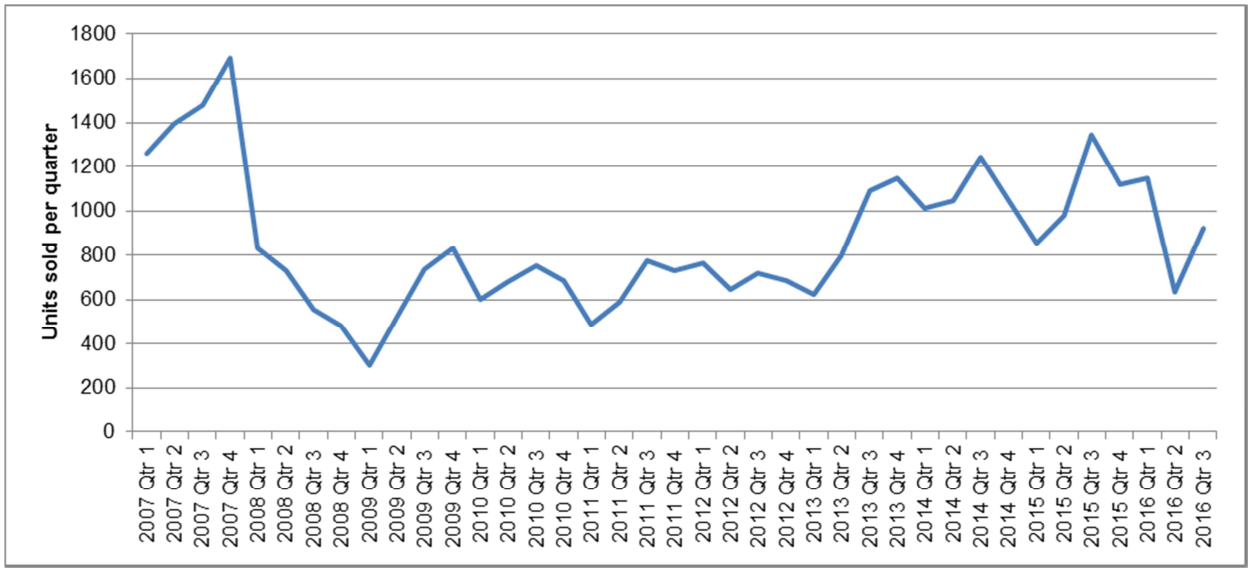
Source: Land Registry

Figure 2.13.2: Sales volumes in Havering (sales per month)



Source: Land Registry

Figure 2.13.3: Sales volumes in Havering (sales per quarter)



Source: Land Registry

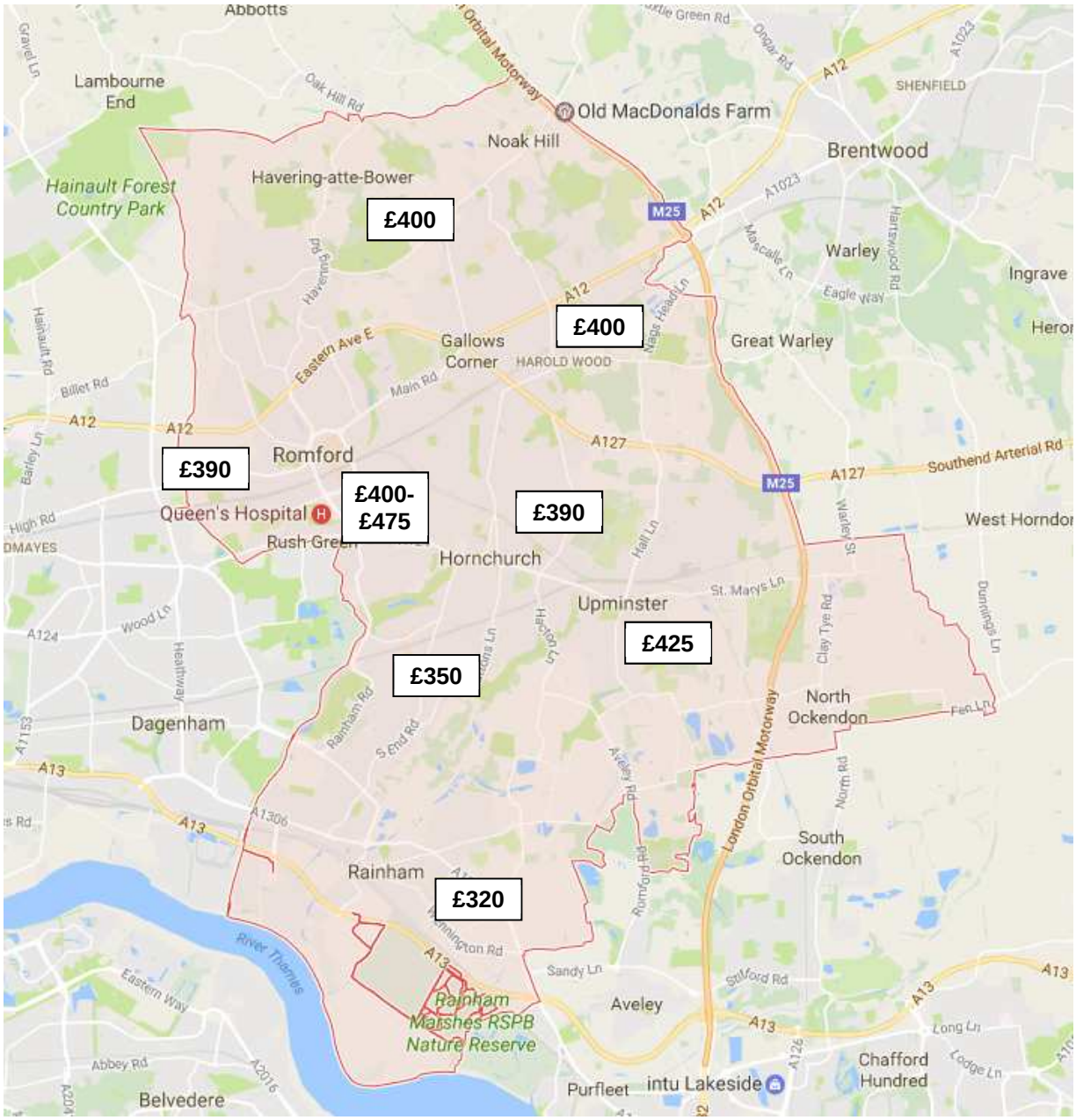
2.14 The future trajectory of house prices is currently uncertain, although Savills Property Focus Quarter 4 2016 prediction is that is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2017 and 2021[3]. Savills predict that values in mainstream London markets (i.e. non-prime) will increase by 1% in 2017, 1.5% in 2018, 6.5% in 2019, 4.0% in 2020 and 6% in 2021. This equates to cumulative growth of 19% between 2017 and 2021 inclusive.

2.15 In common with other Boroughs in London, there are variations in sales values between different parts of Havering, as shown in Figure 2.15.1. Highest sales values are achieved around the key transport hubs of Romford, Gidea Park and Harold Wood, which will benefit from access to Crossrail from 2018) and Upminster. In the centre and east of the Borough, values are slightly lower than in the west. Values are lowest in the south of the borough where public transport accessibility and

[3] Savills Property Focus Quarter 4 (November 2016)

frequency of services is lower.

Figure 2.15.1: Sales values in Havering (approx. £s per square foot)



Sources: Map – Google; Values – comparable evidence

National Policy Context

The National Planning Policy Framework

2.16 In March 2012, the old suite of planning policy statements and planning policy guidance was replaced by a single document – the National Planning Policy Framework ('NPPF'). The NPPF has subsequently been supplemented by the National Planning Practice Guidance ('NPPG').

2.17 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to

the impact on viability of the *cumulative effect* of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention "*to viability and costs in plan-making and decision-taking*". The NPPF requires that "*the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened*". After taking account of policy requirements, land values should be sufficient to "*provide competitive returns to a willing landowner and willing developer*".

2.18 The meaning of a "*competitive return*" has been the subject of considerable debate over the past year. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group[4] has concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value[5], although there is no consensus around this view.

CIL

2.19 The Council issued its 'PDCS for consultation in February 2015. Table 2.19.1 below summarises the proposed rates of CIL. For residential developments, the borough is divided into two zones; north of the A1306 and south of the A3016 at rates of either £50 or £70 per square metre.

Table 2.19.1: CIL rates in the PDCS

Type of Development	CIL Rates £ per square metre Net additional floorspace
Open market residential north of the A1306	£70
Open market residential south of the A1306	£50
Private care/retirement housing north of the A1306	£70
Private care/retirement housing south of the A1306	£50
Office and Industrial	£0
Retail – supermarkets, superstores and retail warehouses above 2,000m2 gross internal area	£175
Retail – below 2,000 m2 gross internal area in Metropolitan, District and Local Centres as defined in the Havering Core Strategy, 2008.	£50
Hotel	£20
All other development	£0

2.20 The Borough is located within Mayoral CIL Zone 3, which attracts a rate of £20 per square metre.

Crossrail Section 106

2.21 Havering has three existing stations that will be served by the new Crossrail service from 2018 (Romford, Gidea Park and Harold Wood. The Borough will not benefit from any new stations as a result of the introduction of the service.

2.22 Developments within one kilometre of the four stations will therefore be subject to the 'Rest of London' Crossrail Section 106 top-up charge. Developments are required to pay the higher of the Mayoral CIL or the Crossrail Section 106 charges which are £31 per square metre for offices and £16 per square metre for retail. The retail rate is lower than the prevailing rate of Mayoral CIL in the Borough (£20 per square metre), so there is no Crossrail Section 106 top up. However, the office charge of £31 per square metre exceeds the Mayoral CIL rate of £20 per square metre, so a top up

[4] Viability Testing Local Plans: Advice for planning practitioners, June 2012
[5] RICS Guidance Note: Financial Viability in Planning, August 2012

of £11 is payable.

Local Policy context

2.23 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough core strategies (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 1 summarises the Council's analysis of the anticipated cost of new or amended policies.

2.24 It is therefore considered prudent to assume that developments can absorb the pre-existing requirements in the adopted policies. Therefore only the elements of the policy framework which are proposed to change and which have cost implications for developments will need to be tested.

2.25 In addition to financing infrastructure through Section 106 (subject to pooling restrictions), the Council expects residential developments to provide a mix of affordable housing tenures to help meet identified housing needs. Policy 6 requires all developments of more than 10 dwellings or residential developments of 1,000 sqm or more to provide at least 35% affordable housing based on habitable rooms, subject to individual scheme viability. The Policy sets a proposed tenure mix of 70% social/affordable housing and 30% intermediate housing. We have therefore tested the viability of schemes providing 25%, 35% and 50% of units as affordable.

2.26 In 2015, the Council consulted on its key issues and priorities for a new Havering Local Plan. The Council has considered the viability implications of these emerging policies and their conclusions are attached at Appendix 1. As a result of the recent housing standards review, the government no longer intends to incorporate Code for Sustainable Homes into building regulations in 2016 as previously planned. We have therefore included an allowance for Code for Sustainable Homes level 4 only which reflects the standards currently include in Part L of the Building Regulations.

Development context

2.27 Havering is located in north-east London. It is the third largest borough in London (in terms of land area) with 11,227 hectares. The borough benefits from good transport links and plentiful open space, with over 50% of land within the green belt. There are three main train routes providing services to central London; the Transport for London Rail service which serves stations at Romford, Gidea Park and Harold Wood, with frequent train services to Liverpool Street Station; secondly, the c2c mainline service to Fenchurch Street Station serving Rainham Station; and thirdly, the c2c service at Upminster which provides access to Fenchurch Street. In addition, the Underground District Line serves stations at Elm Park, Hornchurch and Upminster.

2.28 The Borough has significant opportunities for development through the recycling of previously developed sites, including vacant and under-utilised commercial sites, car parks, surplus public sector land and existing Council owned housing estates in addition to smaller infill sites

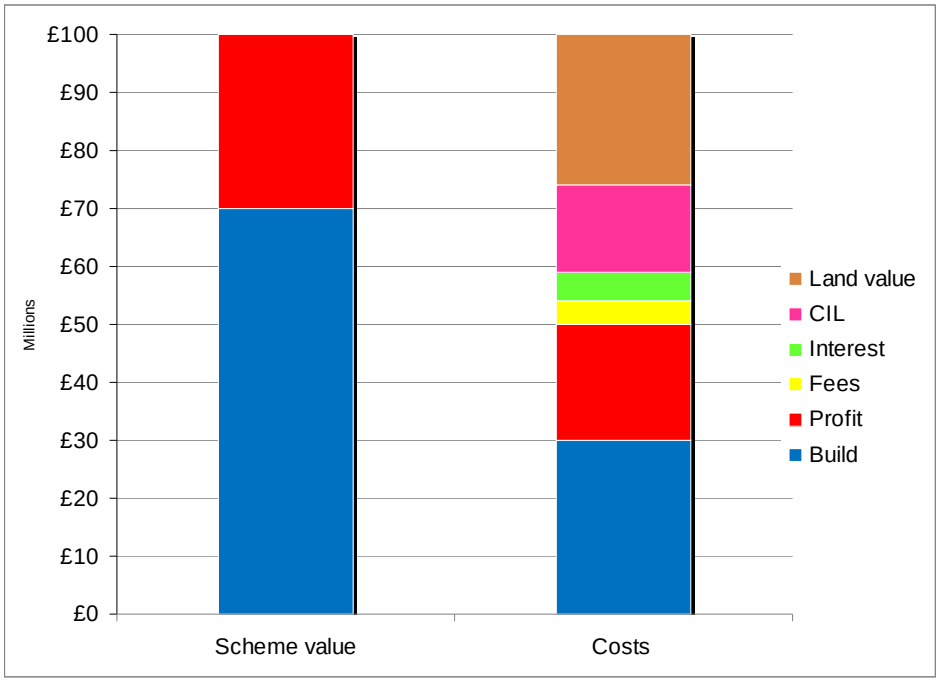
2.29 The Proposed Submission Local Plan identifies two key growth areas in the Borough. Romford Strategic Development Area ('SDA') which has the capacity for at least 5,500 new homes and Rainham and Beam Park SDA which has the capacity for a minimum of 3,000 new homes There is also the potential for an additional 900 homes on existing Council housing estates outside of the two SDAs.

3 Methodology and appraisal inputs

3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Havering and reflects the Council's existing and emerging planning policy requirements.

Approach to testing development viability

3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the blue portion) and the payment from a Registered Provider ('RP') (the red portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.

3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Boroughs like Havering, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is

because the interest cost is reduced if the costs are incurred later in the development cashflow; and

- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 17-20% profit on value of the private housing element.

3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value[6]' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

3.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "*the current use value of the land or its value for a realistic alternative use that complies with planning policy*" (para 024; reference ID 10-024-20140306).

3.8 The Local Housing Delivery Group published guidance[7] in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".

3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value "*is based on a premium over current use values*" with the "*precise figure that should be used as an appropriate premium above current use value [being] determined locally*". The guidance considers that this approach "*is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner*".

3.10 The examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

[6] For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

[7] Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

"The market value approach…. while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (para 8) and that "*I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done*" (para 9).

3.11 In his concluding remark, the Examiner points out that

"the price paid for development land may be reduced [so that CIL may be accommodated]. *As with profit levels there may be cries that this is unrealistic, but* ***a reduction in development land value is an inherent part of the CIL concept****. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges.* (para 32 – emphasis added).

3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

3.13 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.

3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Havering, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning":

"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

3.15 The Guidance goes on to state that "*it would be inappropriate to assume an uplift based on set percentages … given the diversity of individual development sites*".

3.16 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.

- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.

- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.

- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisal are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.

3.17 These issues are evident from a recent BNP Paribas Real Estate review of the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%.

3.18 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain respondents. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

4.1 We have appraised 10 development typologies to represent the types of sites that the Council expects to come forward over the plan period. These development typologies are consistent with those adopted in the Council's CIL Viability Study. The development typologies are identified in Table 4.1.1 below.

Table 4.1.1: Development typologies tested in the study

Typology No.	Number of units	Housing type	Development density units per ha	Site area (ha)
1	10	Houses	30	0.33
1	30	Flats and Houses	40	0.75
2	50	Flats and Houses	60	0.83
3	80	Flats and Houses	80	1.00
4	110	Flats and Houses	110	1.00
5	150	Flats	150	1.00
6	275	Flats	275	1.00
7	325	Flats	325	1.00
8	375	Flats	375	1.00
9	435	Flats	435	1.00

4.2 The unit mix and unit sizes required by the Council are summarised in Table 4.2.1.

Table 4.2.1: Unit size and mix

Site type	1 Bed flat	2 bed flat	3 bed flat	4 bed flat	2 Bed House	3 Bed House	4 Bed House
Size (sq m)	50	70	90	115	75	95	120
1					30%	50%	20%
2	20%				40%	30%	10%
3	20%				40%	30%	10%
4	20%	10%	10%		30%	20%	10%
5	20%	15%	15%		25%	15%	10%
6	20%	25%	25%		25%	5%	
7	20%	40%	30%	10%			
8	20%	40%	30%	10%			
9	35%	35%	25%	5%			
10	40%	40%	20%				

Residential sales values

4.3 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of transacted properties in the area and also properties on the market to establish appropriate values for each scheme for testing purposes. This exercise indicates that the developments in the sample will attract average sales values ranging from circa £3,445 per square metre (£320 per square foot)

to £5,110 per square metre (£475 per square foot).

4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values of 10%, accompanied by cost inflation of 5%[8] and growth in values by 20% and cost inflation of 10%. The results of these sensitivity analyses are included in Section 6 and provide the Council with an indication of the impact of changes in values and costs on scheme viability.

Affordable housing tenure and values

4.5 Policy 6 of the Council's emerging Local Plan proposes seeking 35% affordable housing on individual sites. Policy 6 indicates that the Council will continue to seek 70% of affordable housing provision as rented housing and the remaining 30% as intermediate housing. We have also tested the impact of seeking higher and lower proportions of affordable housing (25% and 50%).

4.6 Our appraisals assume that the rented housing is let at rents that do not exceed Local Housing Allowance rates, so that they are affordable to households subject to the Universal Credit, as shown in Table 4.7.1. The approach adopted is therefore consistent with the rent caps announced in the Autumn Statement in November 2015. It should be noted that the Local Housing Allowances are considerably lower than market rents. Prior to the Autumn Statement, rents for affordable rented units could have (in theory) been set as high as 80% of market rents (inclusive of service charges), but this is no longer an option.

Table 4.6.1: Weekly rents and Local Housing Allowance limits

Unit type	Local Housing Allowance per week	Net London Affordable Rent assumed in appraisals per week	Social rents per week	Traditional Affordable rent per week (80% of average market rents in Havering)	London Living Rent per week
1 bed	£155.57	£155.57	£89.62	£189.60	£194.08
2 beds	£192.62	£192.62	£101.96	£279.20	£215.53
3 beds	£242.40	£242.40	£114.30	£372.80	£237.23
4+ beds	£312.77	£312.77	£129.33	£461.60	£258.69

4.7 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the next four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. At this stage, it is unclear whether this requirement will roll forward beyond the four year period 2015/16 to 2018/19. We have therefore adopted a cautious assumption and assumed that the restriction will remain in place in perpetuity (i.e. every new development will face reduced rents for the first four years, even if they are started after the initial four year period).

4.8 Based on the rents above, our modelling indicates that RPs would pay an average of £2,011 per square metre (£187 per square foot) to acquire completed London Affordable Rented units. For 'traditional' Affordable Rented units, RPs would pay £3,095 per square metre (£288 per square foot). For social rented units, RPs would pay an average value of £799 per square metre (£74 per square foot).

4.9 The CLG/HCA 'Shared Ownership and *Affordable Homes Programme 2016-2021: Prospectus'* document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our

[8] Our appraisals do not, however, include any inflation on existing use values, as commercial floorspace is not expected to increase in value over the next four to five years. This is due to general weakness in the economy associated with uncertainty caused by the UK's impending departure from the EU.

appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

4.10 For shared ownership units, we have assumed that Registered Providers will sell 30% initial equity stakes and charge 2.5% on the retained equity. The rent on retained equity is capitalised using a yield of 6%.

Rents and yields for commercial development

4.11 Policy 22 requires that large scale developments in Romford Town Centre provide flexible office floorspace. Developers are likely to provide commercial floorspace on the ground floor of developments, as these floors are often unsuitable for residential use. A requirement for office floorspace could be accommodated on the floors immediately above the ground floor retail, providing a buffer between uses at street level and residential units.

4.12 Our assumptions on rents and yields for the retail and office are summarised in Table 4.12.1. These assumptions are informed by lettings of similar floorspace in the area over the past year. Our appraisals assume a 12 month rent-free period for both retail and office floorspace.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square foot	Investment yield	Rent free period (months)
Retail	350	6.00%	12
Office	200	6.50%	12

4.13 Policy 24 requires that 20% of office floorspace is provided as flexible and affordable workspace. We have assumed that this requirement is reflected through a 20% discount to market rents on 20% of the office floorspace.

Build costs

4.14 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

- Houses: £1,128 per square metre;
- Flats (1-2 storeys): £1,269 per square metre;
- Flats (3-5 storeys): £1,322 per square metre;
- Flats (6+ storeys): £1,737 per square metre;
- Retail: £1,198 per square metre; and
- Offices: £1,625 per square metre.

4.15 In addition, the base costs above are increased by 15% to account for external works (including car parking spaces) and an additional 6% for the standards that are equivalent to Code for Sustainable Homes Level 4 which are now embedded into Part L of the Building Regulations.

Accessibility standards

4.16 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 10% of dwellings at a cost of

£22,694 per flat and £7,908 per flat[9].

Professional fees

4.17 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

4.18 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

4.19 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

Mayoral CIL and Crossrail Section 106

4.20 Mayoral CIL is payable on most developments that receive planning consent from 1 April 2012 onwards. Havering falls within Zone 3, where a CIL of £20 per square metre will be levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL and, where necessary, Crossrail Section 106. The Borough is located within the "*rest of London contribution area*" where Crossrail Section 106 contributions of £31 per square will be sought for office development and £16 per square metre for retail development within a 1 kilometre radius of a Crossrail station. However, where a Crossrail Section 106 contribution is less than the CIL payable, only the CIL is payable. If the CIL is lower than the Crossrail Section 106, then the amount payable is the Crossrail Section 106 (i.e. the CIL plus a 'top up' amount)[10]. Mayoral CIL exceeds the Crossrail S106 for retail, but is lower for offices. The top up will therefore apply to retail development but not offices.

Havering CIL

4.21 As noted previously, the Council issued its PDCS for consultation in February 2015. Table 4.21.1 below summarises the proposed rates of CIL. For residential developments, the borough is divided into two zones; north of the A1306 and south of the A3016 at rates of either £50 or £70 per square metre.

Table 4.21.1: CIL rates in the PDCS

Type of Development	CIL Rates £ per square metre Net additional floorspace
Open market residential north of the A1306	£70
Open market residential south of the A1306	£50
Private care/retirement housing north of the A1306	£70
Private care/retirement housing south of the A1306	£50
Office and Industrial	£0
Retail – supermarkets, superstores and retail warehouses above 2,000m2 gross internal area	£175

[9] Based on DCLH '*Housing Standards Review: Cost Impacts'* September 2014

[10] See '*Use of Planning Obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy: Supplementary Planning Guidance – April 2013*'

Type of Development	CIL Rates £ per square metre Net additional floorspace
Retail – below 2,000 m2 gross internal area in Metropolitan, District and Local Centres as defined in the Havering Core Strategy, 2008.	£50
Hotel	£20
All other development	£0

4.22 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This may be the case for many development sites in Havering. However, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace.

Section 106 costs

4.23 To account for residual Section 106 requirements, we have included an allowance of £20 per square metre for non-residential development and £2,000 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations

Development and sales periods

4.24 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction.

Developer's profit

4.25 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

4.26 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.

4.27 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 20% for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances.

4.28 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-

sale of the units to an RSL prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

4.29 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land values

4.30 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

4.31 The Council's CIL viability study adopts a proxy of industrial value to establish a benchmark land value for testing purposes. The study adopts a rent of £80 per square metre, reflecting low grade single-storey industrial buildings, with 20% site coverage. The rent is capitalised at a 10% yield, resulting in a capital value of £0.64 million per gross hectare, inclusive of a 15% premium.

5 Appraisal outputs

5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and Appendix 2. We have appraised 10 development typologies, reflecting different densities and types of development across the Borough. Each appraisal incorporates (where relevant) the Council's emerging 35% affordable housing requirement along with a number of higher and lower levels (25% and 50%).

5.2 For each site, where relevant, the results of the following analyses are provided with regards to the Council's affordable housing policies:

- 25% affordable housing;
- 35% affordable housing; and
- 50% affordable housing.

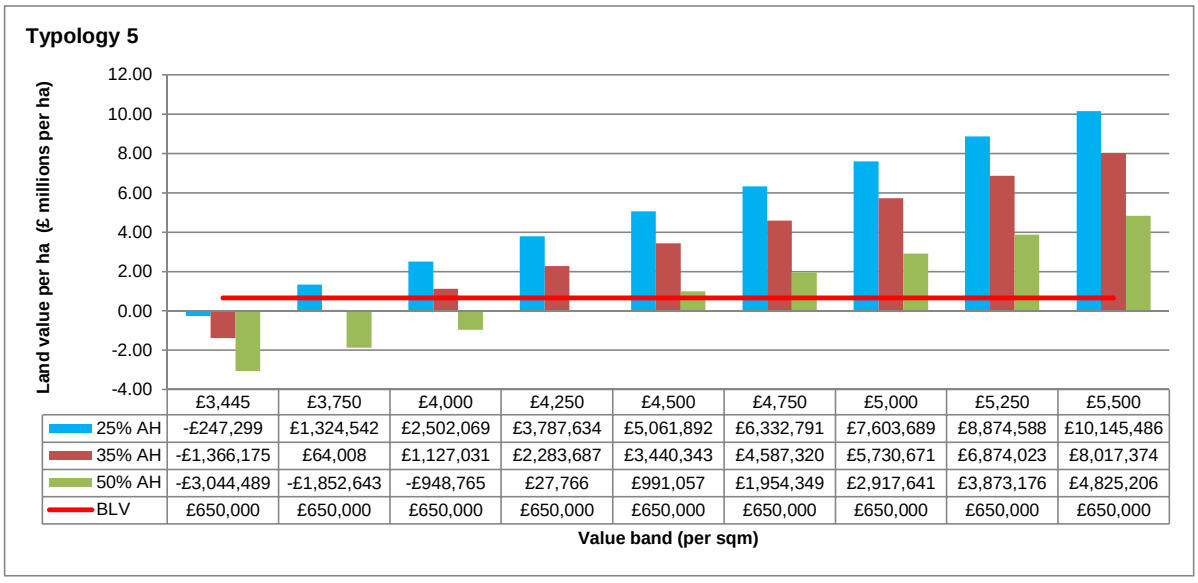
5.3 Viability has been tested at three four levels of affordable housing, although it should be noted that if a scheme is shown to be viable, a greater level of affordable housing may be provided within the 'interval' that has been tested. For example, if a scheme is shown to be viable with 25% affordable housing, but not with 35% affordable housing the actual level of affordable housing that could be provided will fall between 26 and 34%.

5.4 We have also tested the developments with CIL reflecting the proposed PDCS rates (i.e. £70 per square metre north of the A1306 and £50 per square metre south of the A1306) and £50 per square metre on retail development. We have also undertaken a sensitivity analysis which increases the CIL rates to £90 and £50 per square metre respectively.

5.5 An example of the layout of the results is provided below (Figure 5.5.1) which summarises the residual land values for Development Typology 1. The nine sets of three bars show the residual land values assuming 25%, 35% and 50% affordable housing, with sales values ranging from £3,445 to £5,500 per square metre. The benchmark land value is shown as a vertical line across the chart. Where the bars exceed the line, the scheme is viable, as the residual land value is higher than the benchmark land value.

5.6 At £4,000 per square metre (the third set of bars from the left), the residual land value at both 25% and 35% affordable housing is higher than the benchmark land value, so both levels of affordable housing are viable. However, the residual land value at 50% is negative and unviable.

Figure 5.5.1: Example of appraisal results



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£247,299	£1,324,542	£2,502,069	£3,787,634	£5,061,892	£6,332,791	£7,603,689	£8,874,588	£10,145,486
35% AH	-£1,366,175	£64,008	£1,127,031	£2,283,687	£3,440,343	£4,587,320	£5,730,671	£6,874,023	£8,017,374
50% AH	-£3,044,489	-£1,852,643	-£948,765	£27,766	£991,057	£1,954,349	£2,917,641	£3,873,176	£4,825,206
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

6 Assessment of the results

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. These RLVs are then compared to the benchmark land value as set out in Section 4.

6.2 Development value is finite and – in densely developed Boroughs such as Havering - is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.

6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.

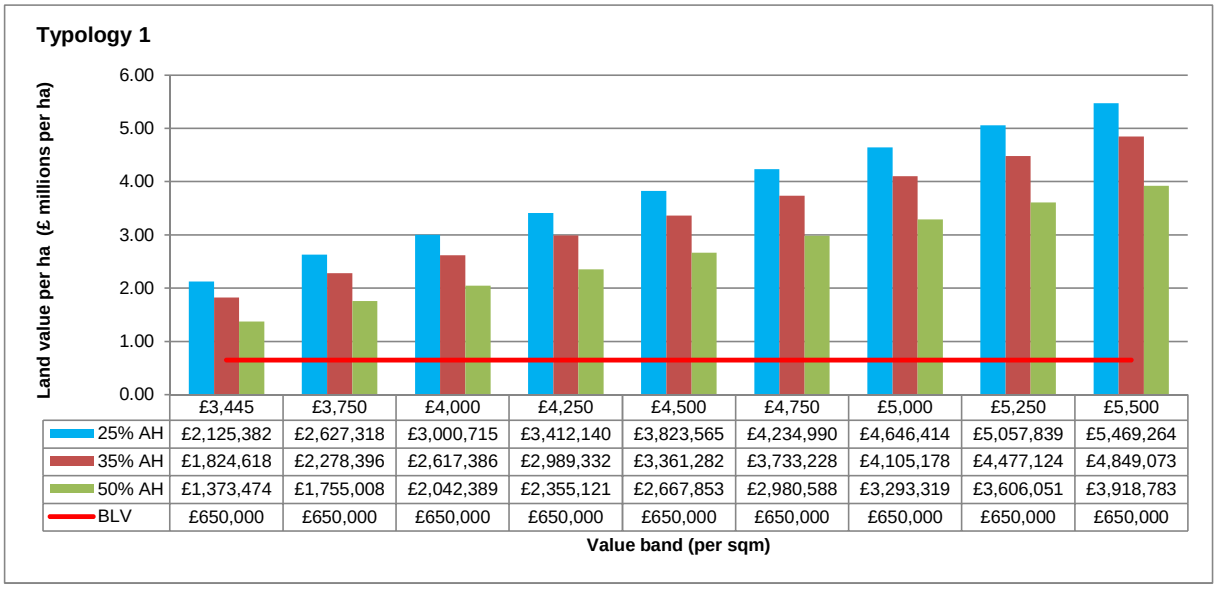
Affordable housing (current tenure requirement of 70% rent and 30% intermediate)

6.4 The first set of appraisals considers the impact of the Council's requirements for affordable housing, which seek the provision of 35% affordable housing, with a tenure mix of 70% rented and 30% intermediate housing. The results are summarised in figures 6.4.1 to 6.4.10 which show the residual land values for each development typology with 25%, 35% and 50% affordable housing.

6.5 The first set of appraisals are all in present costs and present values, i.e. the outcome if the schemes were to come forward today. Lower density typologies (i.e. typologies 1, 2 and 3) which are predominantly houses with lower build costs and higher efficiency in comparison to flats, generate positive residual land values across the borough. These residual land values exceed the benchmark land value when affordable housing of up to 50% is included.

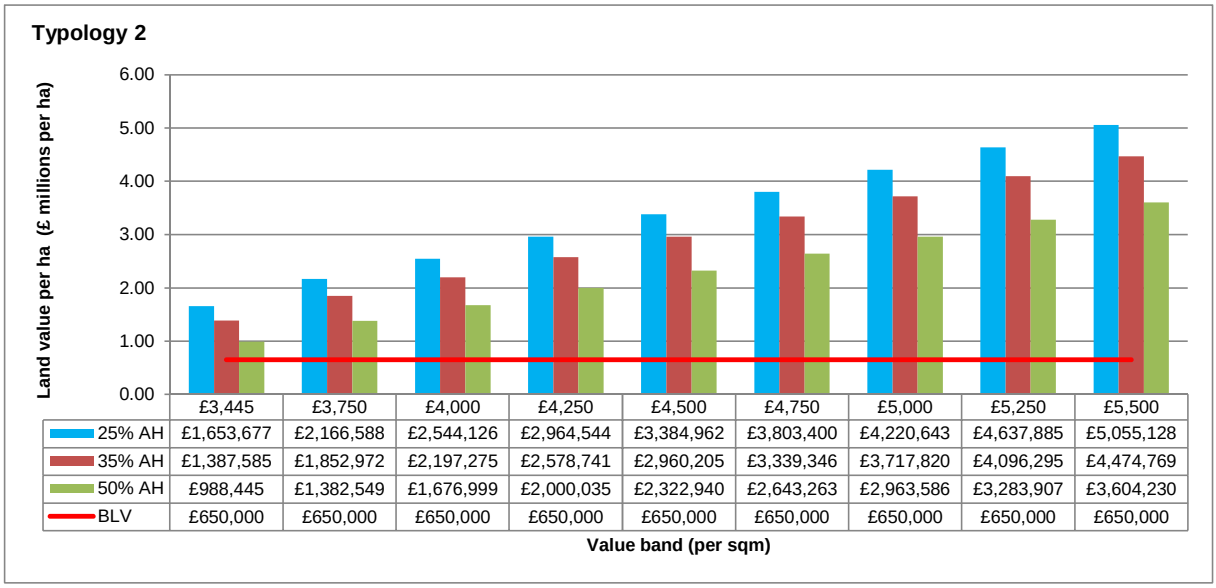
6.6 The higher density typologies only generate positive residual land values in the higher value parts of the borough and will only support affordable housing at a rate of between 25% and 35%. This is consistent with the likely development of high density development around the key transport hubs, especially Romford, where values are approaching the top of the range we tested.

Table 6.4.1: Development Typology 1 (with prevailing CIL rate, no workspace)



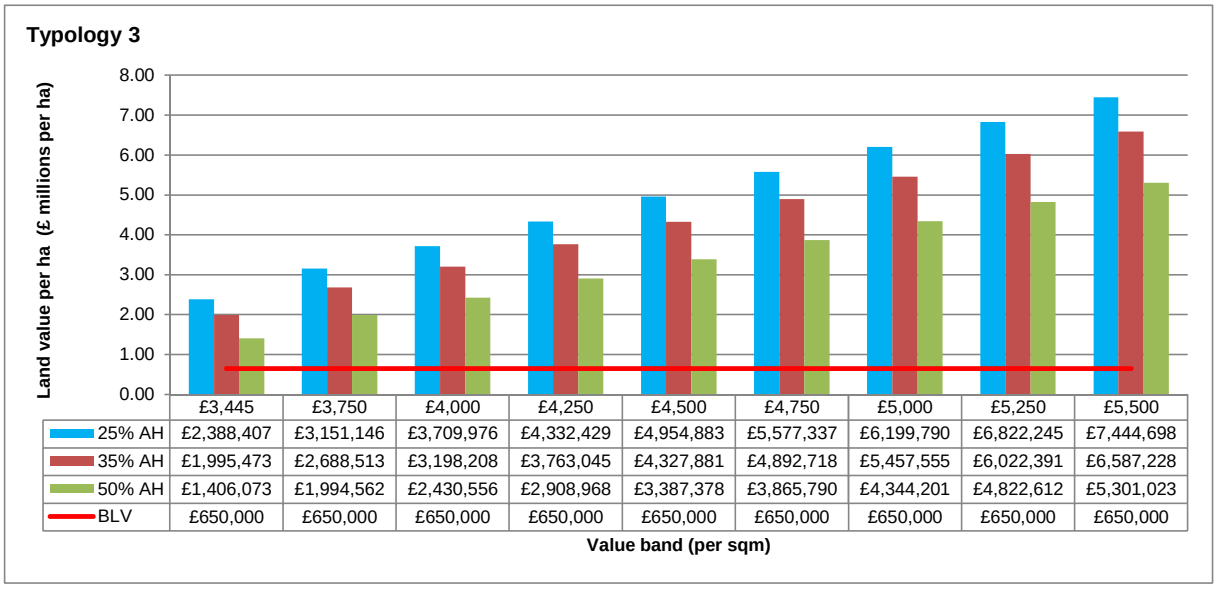
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£2,125,382	£2,627,318	£3,000,715	£3,412,140	£3,823,565	£4,234,990	£4,646,414	£5,057,839	£5,469,264
35% AH	£1,824,618	£2,278,396	£2,617,386	£2,989,332	£3,361,282	£3,733,228	£4,105,178	£4,477,124	£4,849,073
50% AH	£1,373,474	£1,755,008	£2,042,389	£2,355,121	£2,667,853	£2,980,588	£3,293,319	£3,606,051	£3,918,783
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.4.2: Development Typology 2 (with prevailing CIL rate, no workspace)



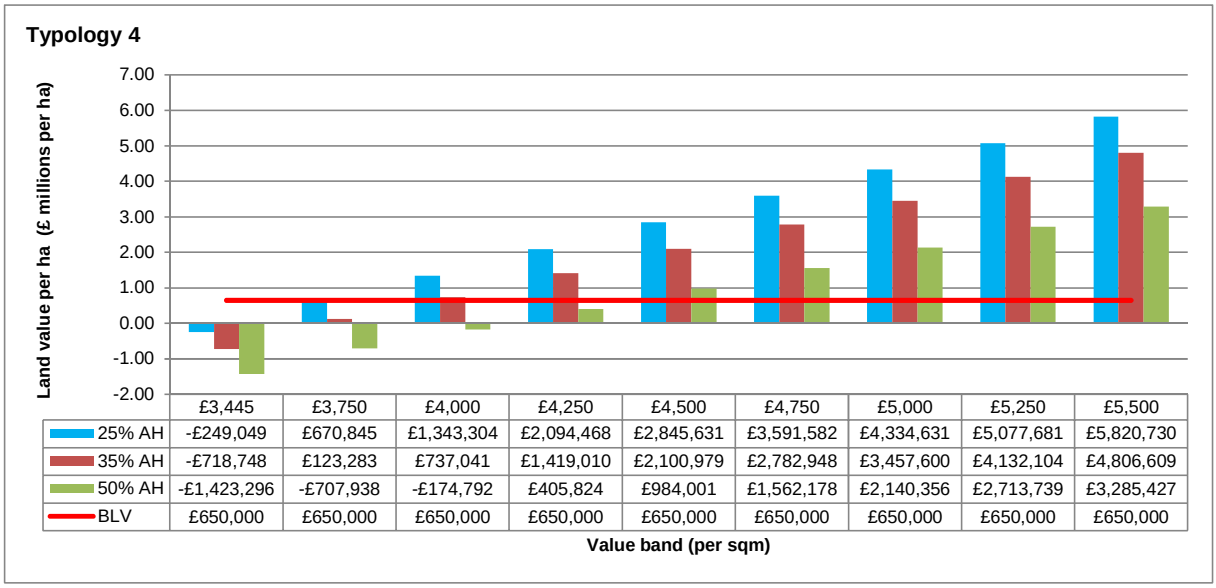
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£1,653,677	£2,166,588	£2,544,126	£2,964,544	£3,384,962	£3,803,400	£4,220,643	£4,637,885	£5,055,128
35% AH	£1,387,585	£1,852,972	£2,197,275	£2,578,741	£2,960,205	£3,339,346	£3,717,820	£4,096,295	£4,474,769
50% AH	£988,445	£1,382,549	£1,676,999	£2,000,035	£2,322,940	£2,643,263	£2,963,586	£3,283,907	£3,604,230
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.4.3: Development Typology 3 (with prevailing CIL rate, no workspace)



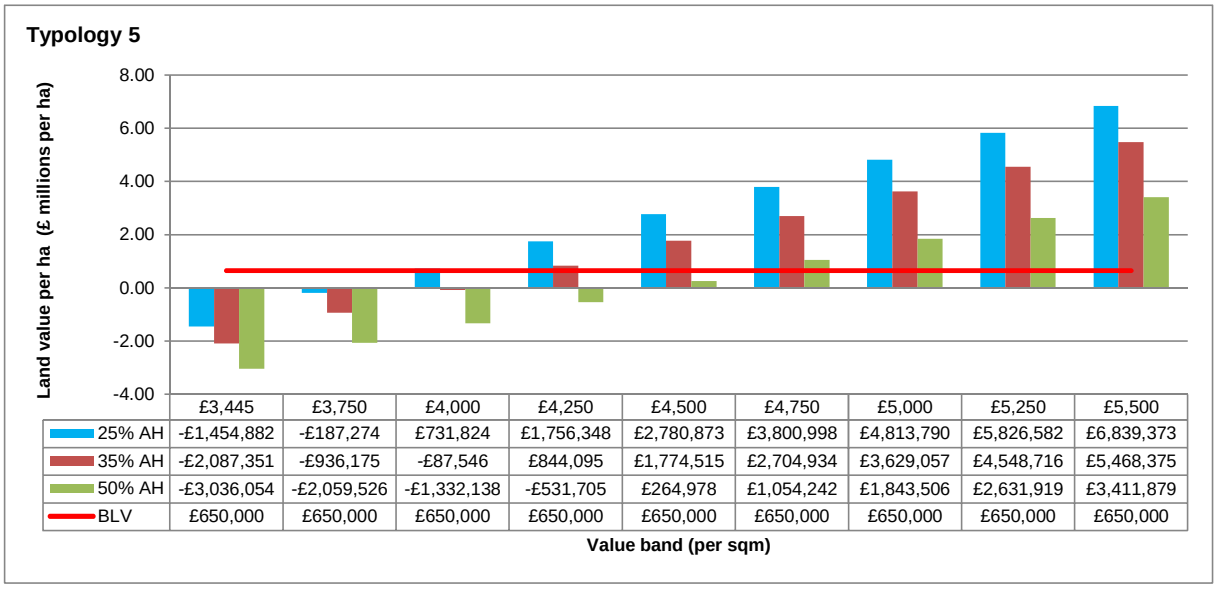
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£2,388,407	£3,151,146	£3,709,976	£4,332,429	£4,954,883	£5,577,337	£6,199,790	£6,822,245	£7,444,698
35% AH	£1,995,473	£2,688,513	£3,198,208	£3,763,045	£4,327,881	£4,892,718	£5,457,555	£6,022,391	£6,587,228
50% AH	£1,406,073	£1,994,562	£2,430,556	£2,908,968	£3,387,378	£3,865,790	£4,344,201	£4,822,612	£5,301,023
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.4.4: Development Typology 4 (with prevailing CIL rate, no workspace)



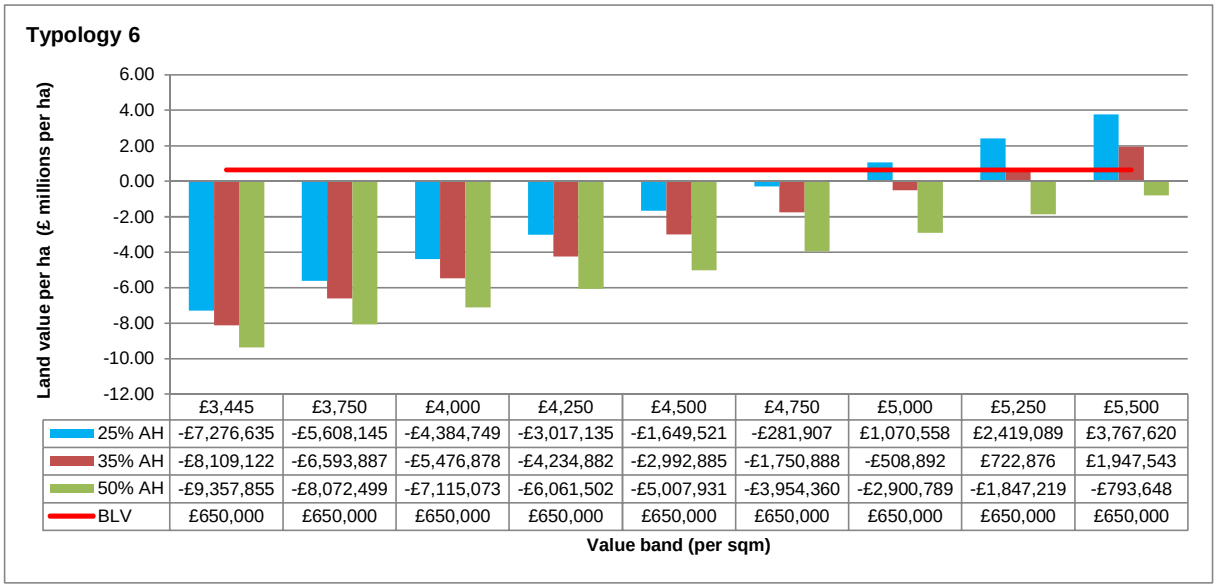
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£249,049	£670,845	£1,343,304	£2,094,468	£2,845,631	£3,591,582	£4,334,631	£5,077,681	£5,820,730
35% AH	-£718,748	£123,283	£737,041	£1,419,010	£2,100,979	£2,782,948	£3,457,600	£4,132,104	£4,806,609
50% AH	-£1,423,296	-£707,938	-£174,792	£405,824	£984,001	£1,562,178	£2,140,356	£2,713,739	£3,285,427
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.4.5: Development Typology 5 (with prevailing CIL rate, no workspace)



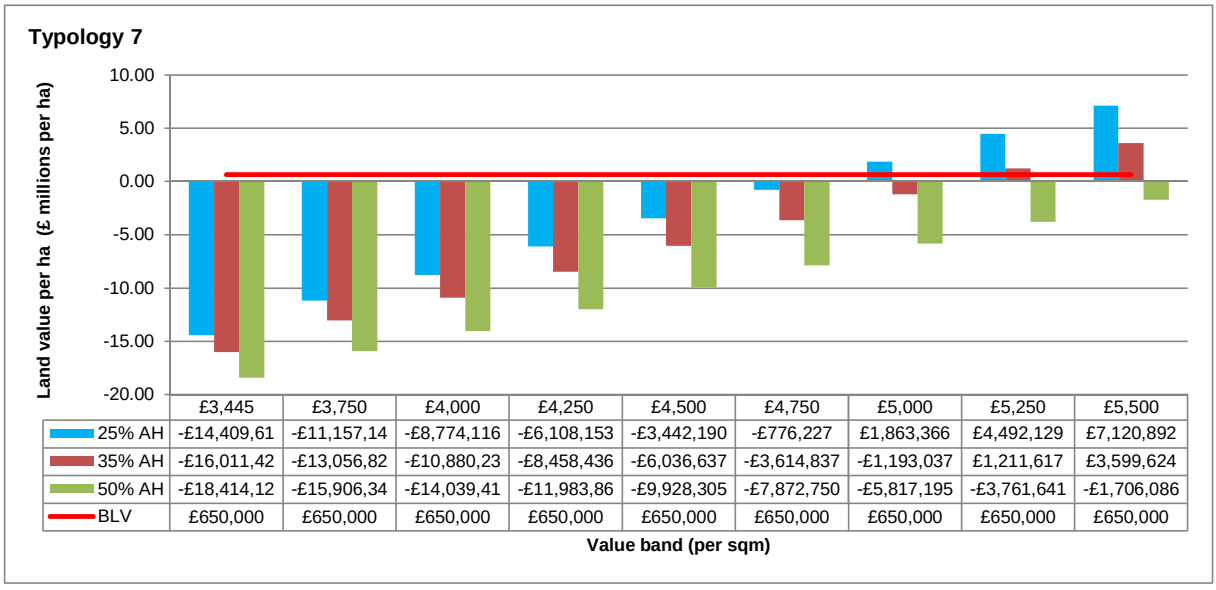
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£1,454,882	-£187,274	£731,824	£1,756,348	£2,780,873	£3,800,998	£4,813,790	£5,826,582	£6,839,373
35% AH	-£2,087,351	-£936,175	-£87,546	£844,095	£1,774,515	£2,704,934	£3,629,057	£4,548,716	£5,468,375
50% AH	-£3,036,054	-£2,059,526	-£1,332,138	-£531,705	£264,978	£1,054,242	£1,843,506	£2,631,919	£3,411,879
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.4.6: Development Typology 6 (with prevailing CIL rate, no workspace)



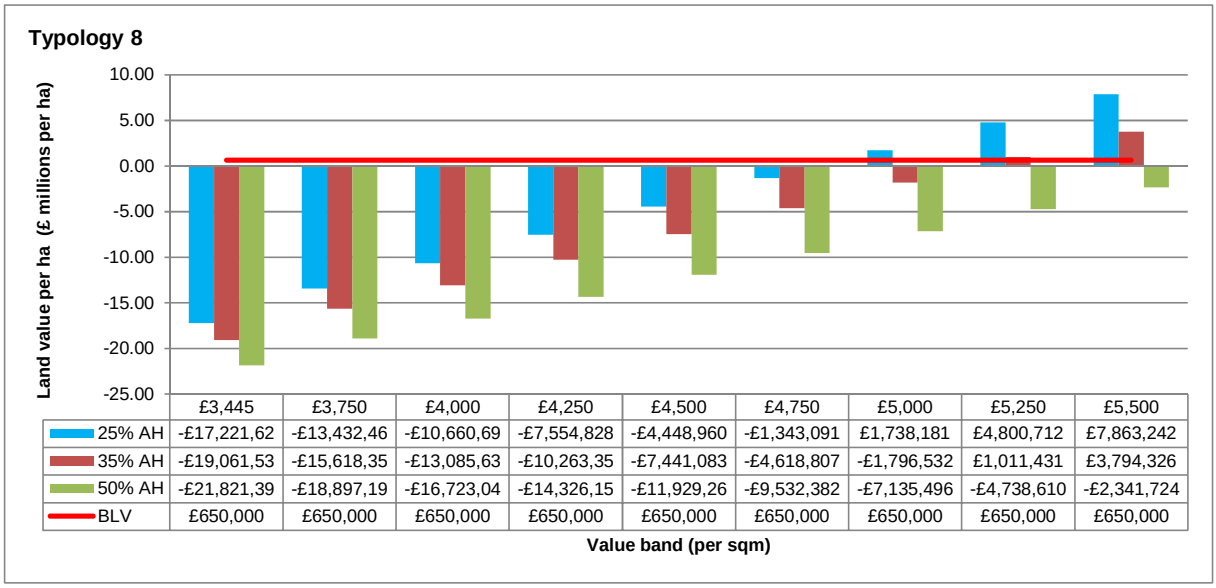
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£7,276,635	-£5,608,145	-£4,384,749	-£3,017,135	-£1,649,521	-£281,907	£1,070,558	£2,419,089	£3,767,620
35% AH	-£8,109,122	-£6,593,887	-£5,476,878	-£4,234,882	-£2,992,885	-£1,750,888	-£508,892	£722,876	£1,947,543
50% AH	-£9,357,855	-£8,072,499	-£7,115,073	-£6,061,502	-£5,007,931	-£3,954,360	-£2,900,789	-£1,847,219	-£793,648
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.4.7: Development Typology 7 (with prevailing CIL rate, no workspace)



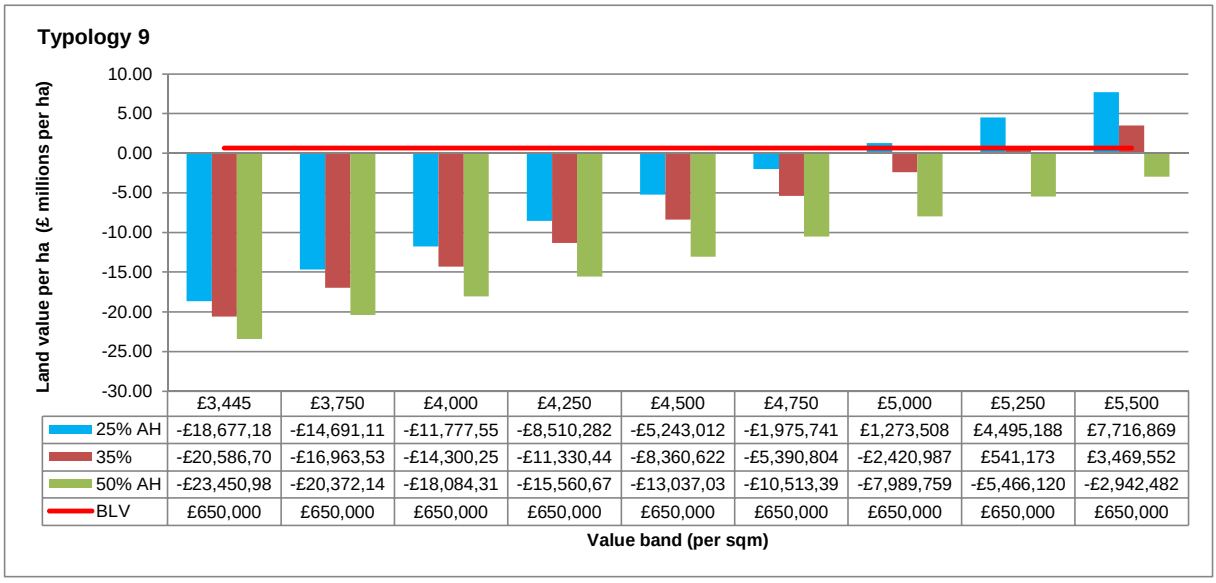
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£14,409,61	-£11,157,14	-£8,774,116	-£6,108,153	-£3,442,190	-£776,227	£1,863,366	£4,492,129	£7,120,892
35% AH	-£16,011,42	-£13,056,82	-£10,880,23	-£8,458,436	-£6,036,637	-£3,614,837	-£1,193,037	£1,211,617	£3,599,624
50% AH	-£18,414,12	-£15,906,34	-£14,039,41	-£11,983,86	-£9,928,305	-£7,872,750	-£5,817,195	-£3,761,641	-£1,706,086
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.4.8: Development Typology 8 (with prevailing CIL rate, no workspace)



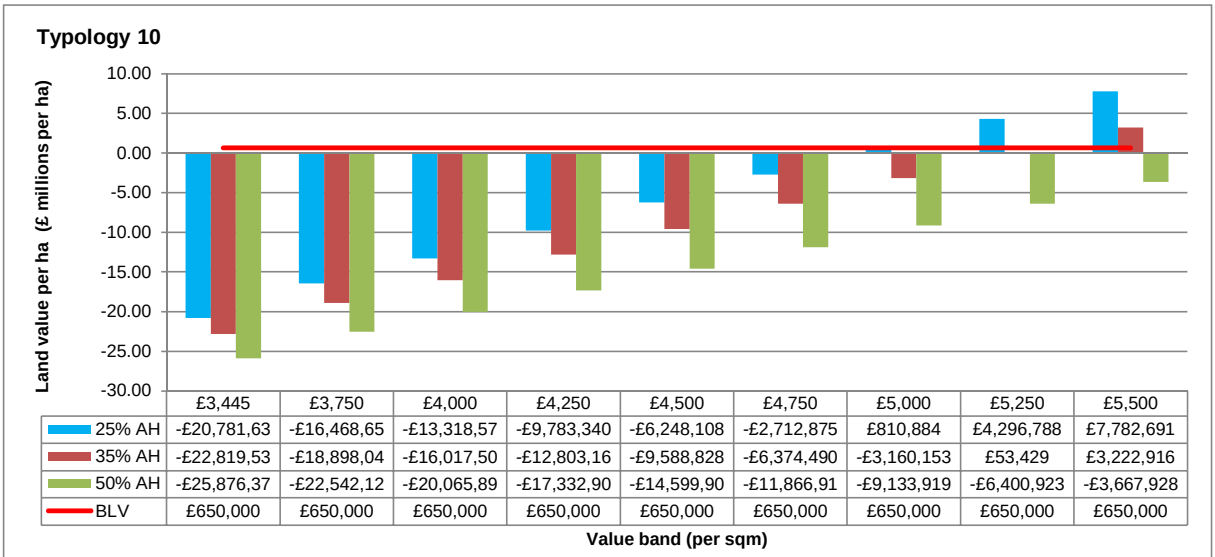
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£17,221,62	-£13,432,46	-£10,660,69	-£7,554,828	-£4,448,960	-£1,343,091	£1,738,181	£4,800,712	£7,863,242
35% AH	-£19,061,53	-£15,618,35	-£13,085,63	-£10,263,35	-£7,441,083	-£4,618,807	-£1,796,532	£1,011,431	£3,794,326
50% AH	-£21,821,39	-£18,897,19	-£16,723,04	-£14,326,15	-£11,929,26	-£9,532,382	-£7,135,496	-£4,738,610	-£2,341,724
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.4.9: Development Typology 9 (with prevailing CIL rate, no workspace)



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£18,677,18	-£14,691,11	-£11,777,55	-£8,510,282	-£5,243,012	-£1,975,741	£1,273,508	£4,495,188	£7,716,869
35%	-£20,586,70	-£16,963,53	-£14,300,25	-£11,330,44	-£8,360,622	-£5,390,804	-£2,420,987	£541,173	£3,469,552
50% AH	-£23,450,98	-£20,372,14	-£18,084,31	-£15,560,67	-£13,037,03	-£10,513,39	-£7,989,759	-£5,466,120	-£2,942,482
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.4.10: Development Typology 10 (with prevailing CIL rate, no workspace)



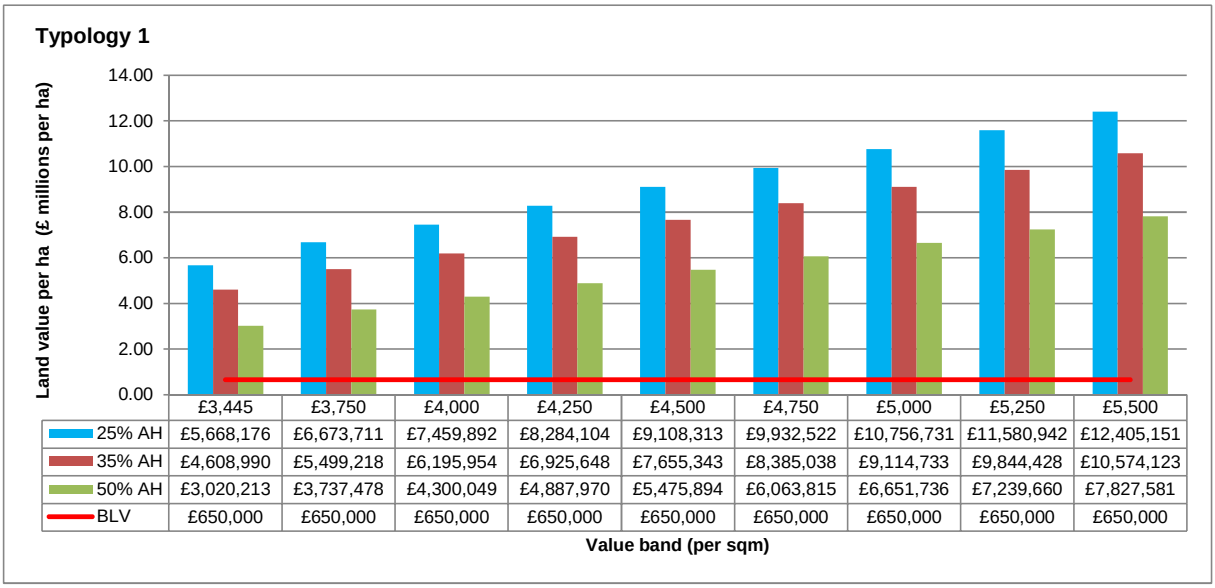
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£20,781,63	-£16,468,65	-£13,318,57	-£9,783,340	-£6,248,108	-£2,712,875	£810,884	£4,296,788	£7,782,691
35% AH	-£22,819,53	-£18,898,04	-£16,017,50	-£12,803,16	-£9,588,828	-£6,374,490	-£3,160,153	£53,429	£3,222,916
50% AH	-£25,876,37	-£22,542,12	-£20,065,89	-£17,332,90	-£14,599,90	-£11,866,91	-£9,133,919	-£6,400,923	-£3,667,928
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Value band (per sqm)

Affordable housing – sensitivity analysis with growth over plan period

6.7 We have re-tested the ten development typologies factoring in growth in sales values of 5% per annum and cost inflation of 3% per annum, assuming that developments come forward in the last five years of the plan period. The results are summarised in figures 6.7.1 to 6.7.10. As a result of factoring in growth, there is a significant increase in residual values across all development typologies. This improvement is of sufficient magnitude to ensure that all of the higher density development typologies become viable and able to deliver at least 25% affordable housing from (present) value of £4,250 per square metre. We would again reiterate that we would only expect the higher density development to be located in the town centres, particularly Romford, where values are already at the higher end of the range. These are also the areas that are likely to benefit from higher growth rates in comparison to less well connected areas within the borough, due to the impact of Crossrail.

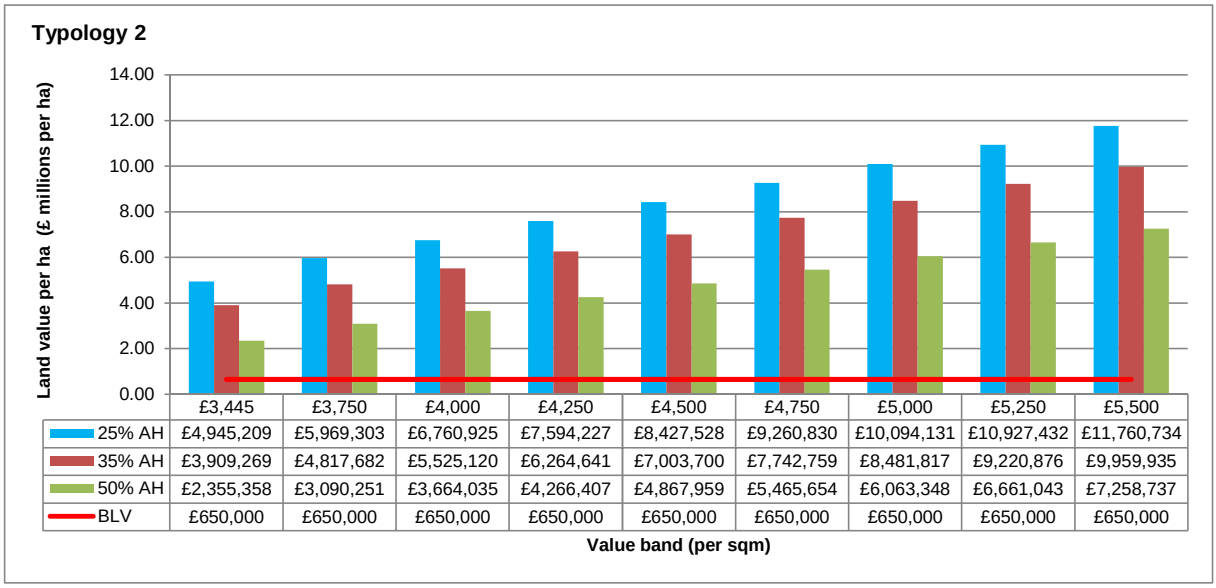
Table 6.7.1: Development Typology 1 (with prevailing CIL rate, no workspace, with growth)



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£5,668,176	£6,673,711	£7,459,892	£8,284,104	£9,108,313	£9,932,522	£10,756,731	£11,580,942	£12,405,151
35% AH	£4,608,990	£5,499,218	£6,195,954	£6,925,648	£7,655,343	£8,385,038	£9,114,733	£9,844,428	£10,574,123
50% AH	£3,020,213	£3,737,478	£4,300,049	£4,887,970	£5,475,894	£6,063,815	£6,651,736	£7,239,660	£7,827,581
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

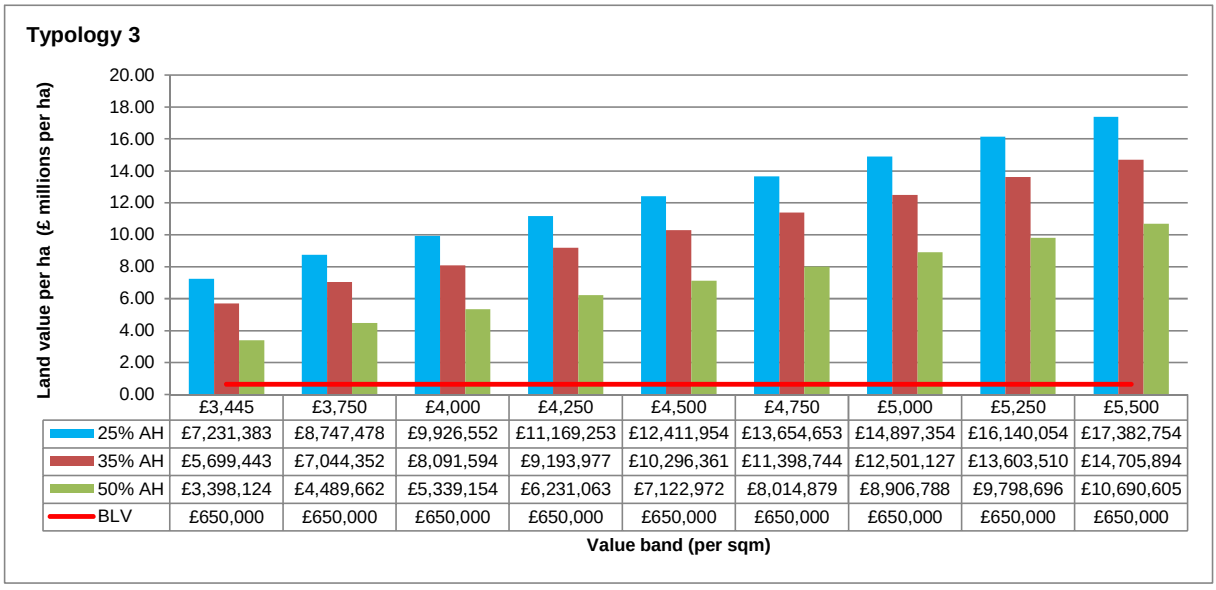
Value band (per sqm)

Table 6.7.2: Development Typology 2 (with prevailing CIL rate, no workspace, with growth)



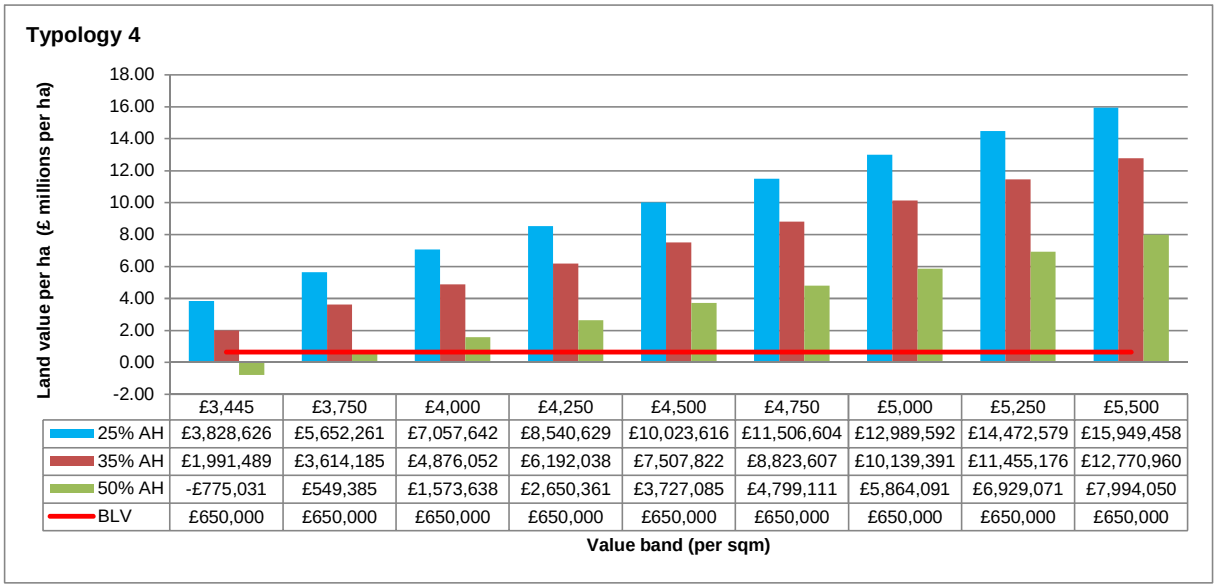
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£4,945,209	£5,969,303	£6,760,925	£7,594,227	£8,427,528	£9,260,830	£10,094,131	£10,927,432	£11,760,734
35% AH	£3,909,269	£4,817,682	£5,525,120	£6,264,641	£7,003,700	£7,742,759	£8,481,817	£9,220,876	£9,959,935
50% AH	£2,355,358	£3,090,251	£3,664,035	£4,266,407	£4,867,959	£5,465,654	£6,063,348	£6,661,043	£7,258,737
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.7.3: Development Typology 3 (with prevailing CIL rate, no workspace, with growth)



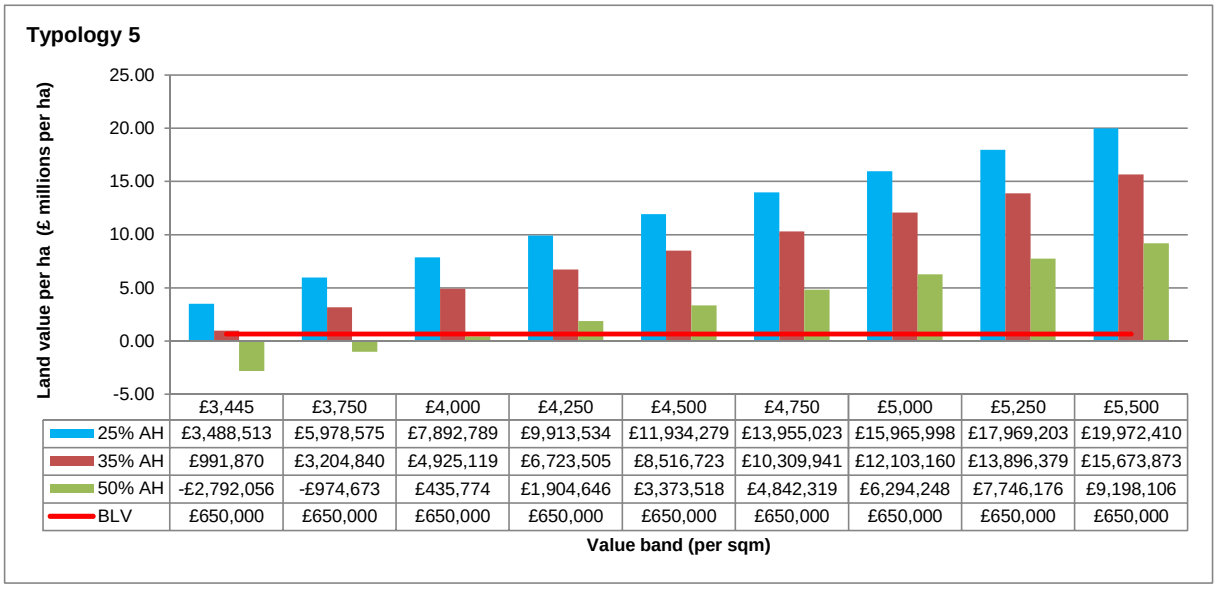
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£7,231,383	£8,747,478	£9,926,552	£11,169,253	£12,411,954	£13,654,653	£14,897,354	£16,140,054	£17,382,754
35% AH	£5,699,443	£7,044,352	£8,091,594	£9,193,977	£10,296,361	£11,398,744	£12,501,127	£13,603,510	£14,705,894
50% AH	£3,398,124	£4,489,662	£5,339,154	£6,231,063	£7,122,972	£8,014,879	£8,906,788	£9,798,696	£10,690,605
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.7.4: Development Typology 4 (with prevailing CIL rate, no workspace, with growth)



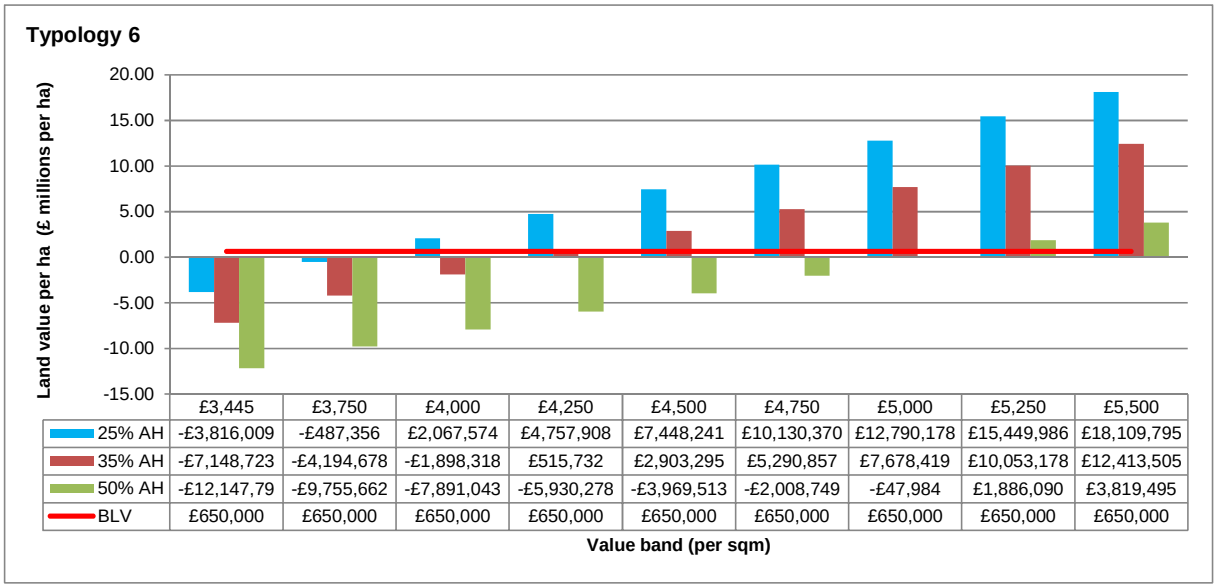
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£3,828,626	£5,652,261	£7,057,642	£8,540,629	£10,023,616	£11,506,604	£12,989,592	£14,472,579	£15,949,458
35% AH	£1,991,489	£3,614,185	£4,876,052	£6,192,038	£7,507,822	£8,823,607	£10,139,391	£11,455,176	£12,770,960
50% AH	-£775,031	£549,385	£1,573,638	£2,650,361	£3,727,085	£4,799,111	£5,864,091	£6,929,071	£7,994,050
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.7.5: Development Typology 5 (with prevailing CIL rate, no workspace, with growth)



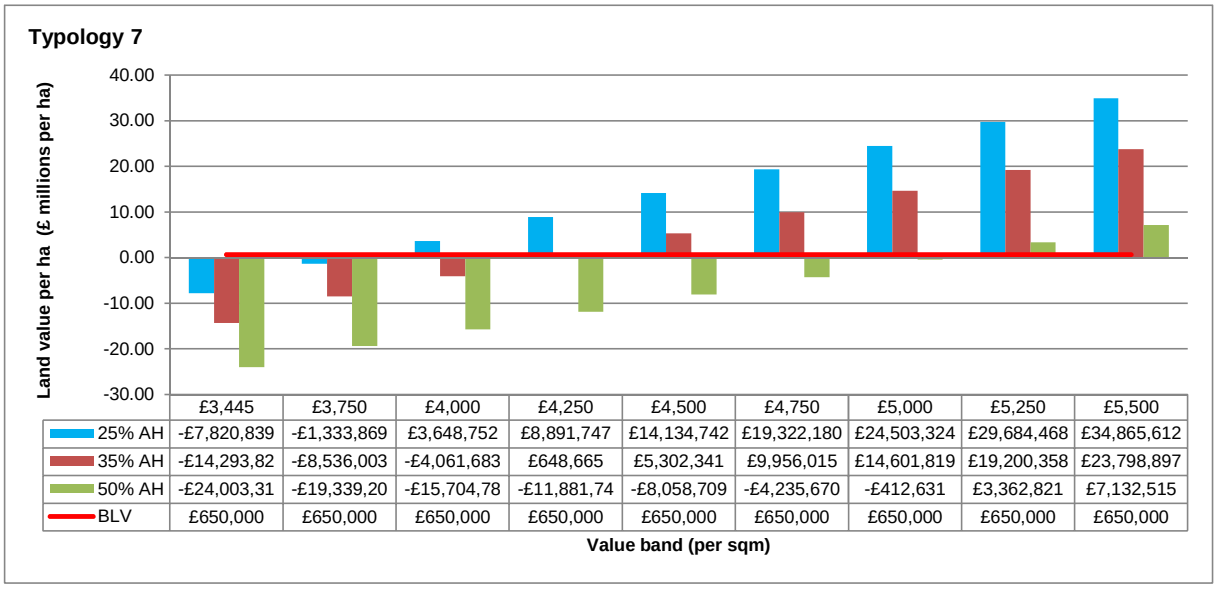
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£3,488,513	£5,978,575	£7,892,789	£9,913,534	£11,934,279	£13,955,023	£15,965,998	£17,969,203	£19,972,410
35% AH	£991,870	£3,204,840	£4,925,119	£6,723,505	£8,516,723	£10,309,941	£12,103,160	£13,896,379	£15,673,873
50% AH	-£2,792,056	-£974,673	£435,774	£1,904,646	£3,373,518	£4,842,319	£6,294,248	£7,746,176	£9,198,106
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.7.6: Development Typology 6 (with prevailing CIL rate, no workspace, with growth)



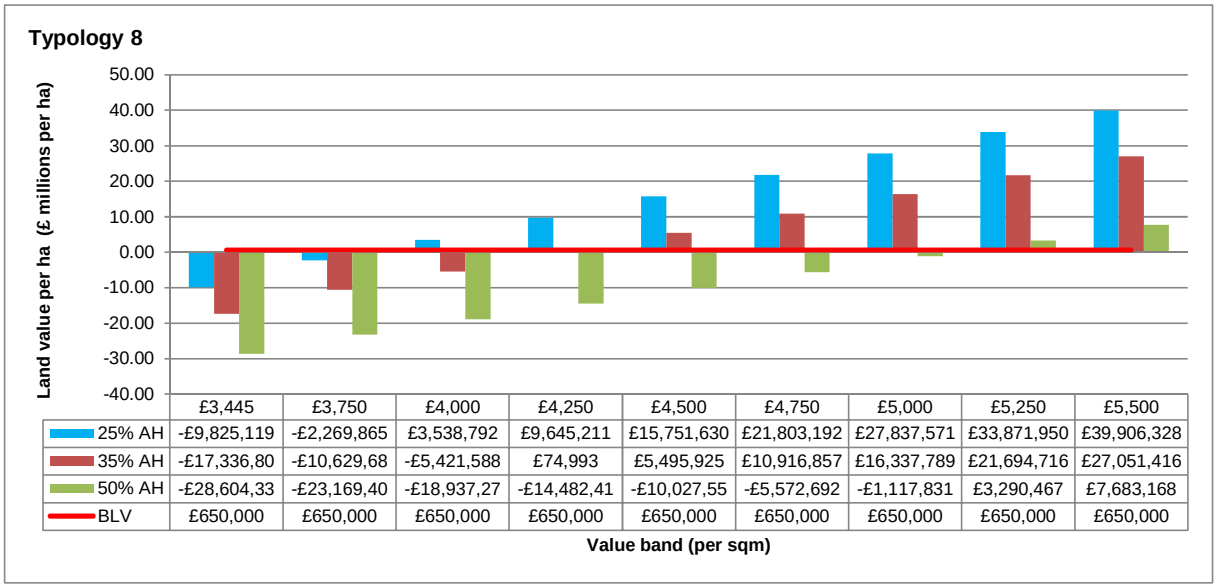
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£3,816,009	-£487,356	£2,067,574	£4,757,908	£7,448,241	£10,130,370	£12,790,178	£15,449,986	£18,109,795
35% AH	-£7,148,723	-£4,194,678	-£1,898,318	£515,732	£2,903,295	£5,290,857	£7,678,419	£10,053,178	£12,413,505
50% AH	-£12,147,79	-£9,755,662	-£7,891,043	-£5,930,278	-£3,969,513	-£2,008,749	-£47,984	£1,886,090	£3,819,495
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.7.7: Development Typology 7 (with prevailing CIL rate, no workspace, with growth)



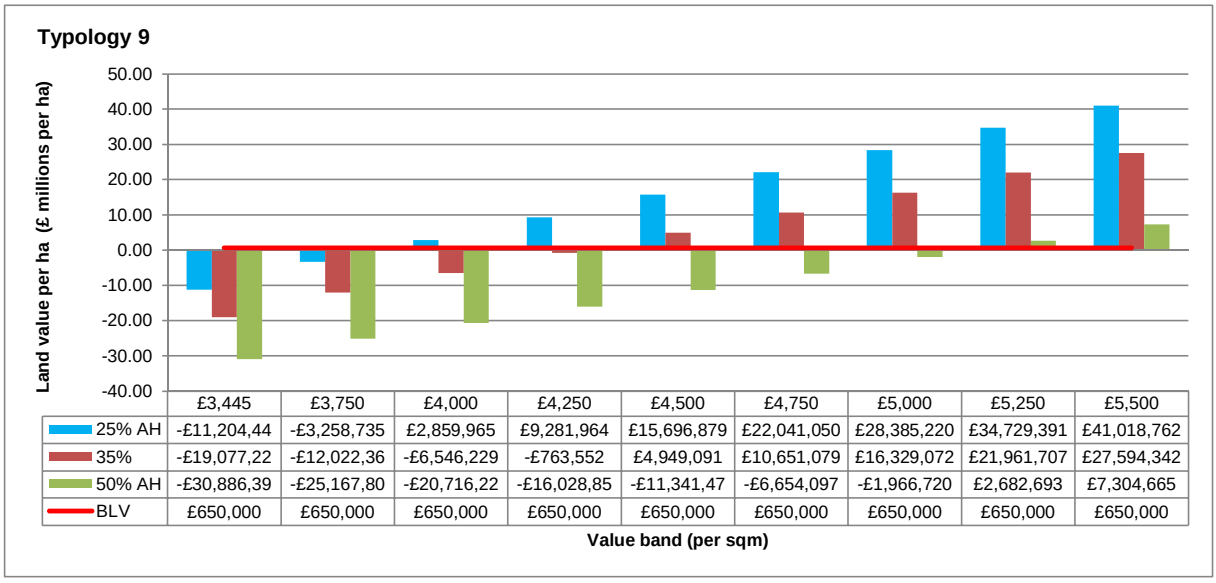
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£7,820,839	-£1,333,869	£3,648,752	£8,891,747	£14,134,742	£19,322,180	£24,503,324	£29,684,468	£34,865,612
35% AH	-£14,293,82	-£8,536,003	-£4,061,683	£648,665	£5,302,341	£9,956,015	£14,601,819	£19,200,358	£23,798,897
50% AH	-£24,003,31	-£19,339,20	-£15,704,78	-£11,881,74	-£8,058,709	-£4,235,670	-£412,631	£3,362,821	£7,132,515
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.7.8: Development Typology 8 (with prevailing CIL rate, no workspace, with growth)



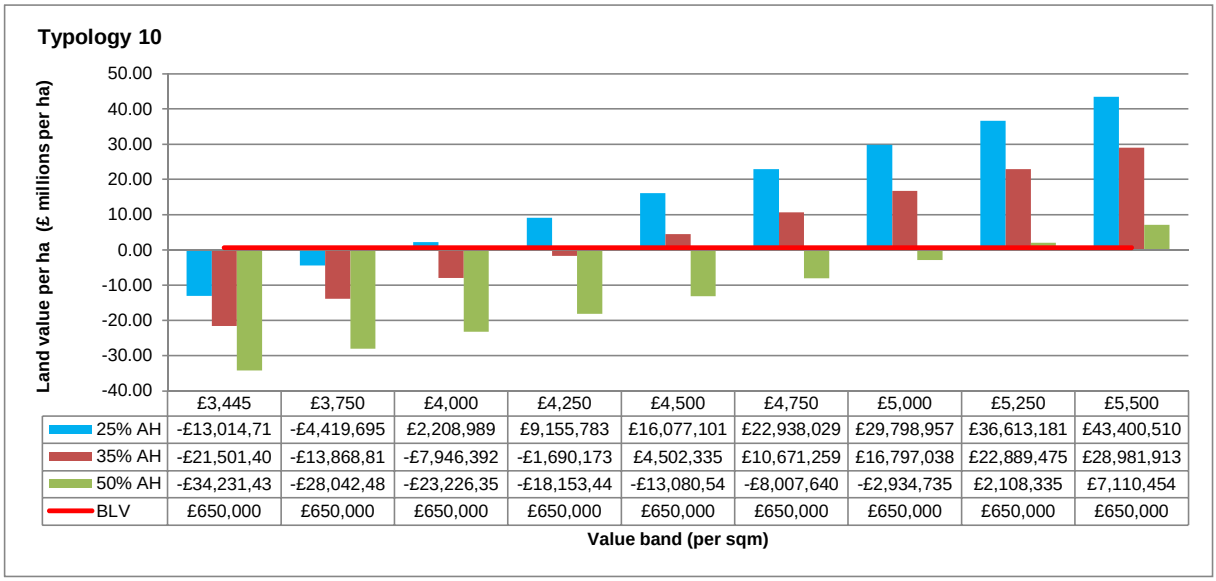
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£9,825,119	-£2,269,865	£3,538,792	£9,645,211	£15,751,630	£21,803,192	£27,837,571	£33,871,950	£39,906,328
35% AH	-£17,336,80	-£10,629,68	-£5,421,588	£74,993	£5,495,925	£10,916,857	£16,337,789	£21,694,716	£27,051,416
50% AH	-£28,604,33	-£23,169,40	-£18,937,27	-£14,482,41	-£10,027,55	-£5,572,692	-£1,117,831	£3,290,467	£7,683,168
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.7.9: Development Typology 9 (with prevailing CIL rate, no workspace, with growth)



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£11,204,44	-£3,258,735	£2,859,965	£9,281,964	£15,696,879	£22,041,050	£28,385,220	£34,729,391	£41,018,762
35%	-£19,077,22	-£12,022,36	-£6,546,229	-£763,552	£4,949,091	£10,651,079	£16,329,072	£21,961,707	£27,594,342
50% AH	-£30,886,39	-£25,167,80	-£20,716,22	-£16,028,85	-£11,341,47	-£6,654,097	-£1,966,720	£2,682,693	£7,304,665
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Table 6.7.10: Development Typology 10 (with prevailing CIL rate, no workspace, with growth)



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£13,014,71	-£4,419,695	£2,208,989	£9,155,783	£16,077,101	£22,938,029	£29,798,957	£36,613,181	£43,400,510
35% AH	-£21,501,40	-£13,868,81	-£7,946,392	-£1,690,173	£4,502,335	£10,671,259	£16,797,038	£22,889,475	£28,981,913
50% AH	-£34,231,43	-£28,042,48	-£23,226,35	-£18,153,44	-£13,080,54	-£8,007,640	-£2,934,735	£2,108,335	£7,110,454
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

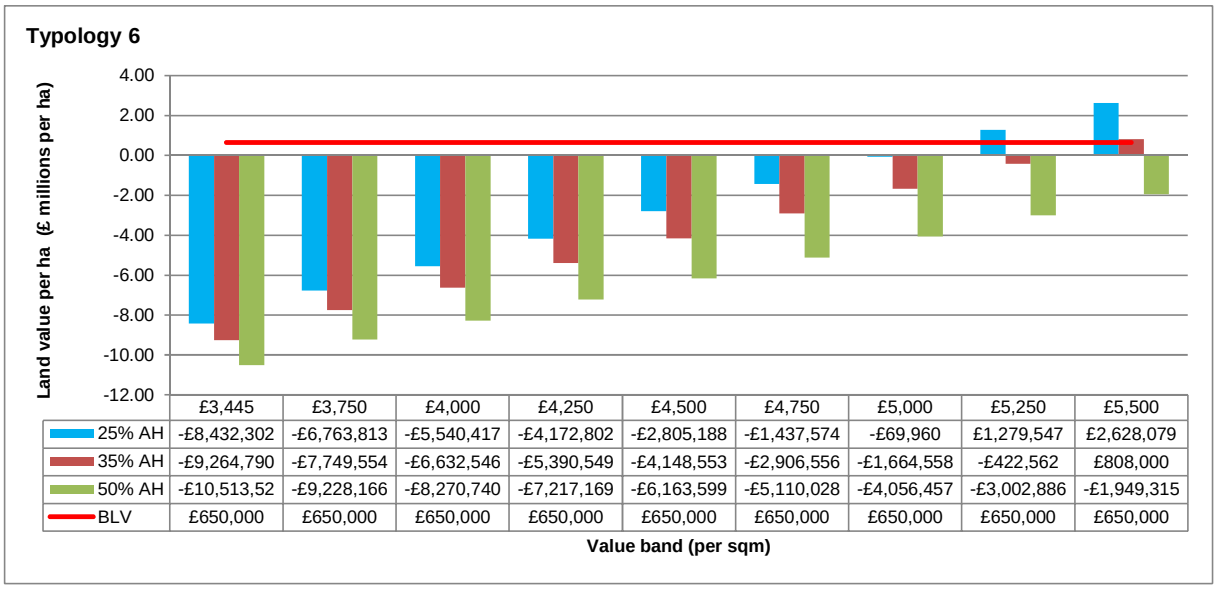
Value band (per sqm)

Workspace requirement

6.8 Development typologies 6, 7, 8, 9 and 10 have been re-run to include an element of commercial floorspace. These are the higher density schemes which will be of sufficient scale to include a number of floors of commercial floorspace at lower levels, with residential above. As noted in Section 4, office rents in Romford are currently relatively low, which will be attractive to start-up businesses and similar occupiers. However, the capital values generated by the rental income do not fully cover the costs of development. As a consequence, the private housing needs to cross-subsidise the delivery of commercial floorspace as well as delivering affordable housing.

6.9 The appraisal results for development typologies 6, 7, 8, 9 and 10 are summarised in figures 6.9.1 to 6.9.5. The requirement to provide workspace within the developments has a significant impact on viability, with the residual land values for Typology 10 reducing by as much as £5 million in some circumstances. The requirement would therefore need to be balanced with the requirement for affordable housing; both policy requirements could only be accommodated if affordable housing is reduced below the emerging 35% policy target.

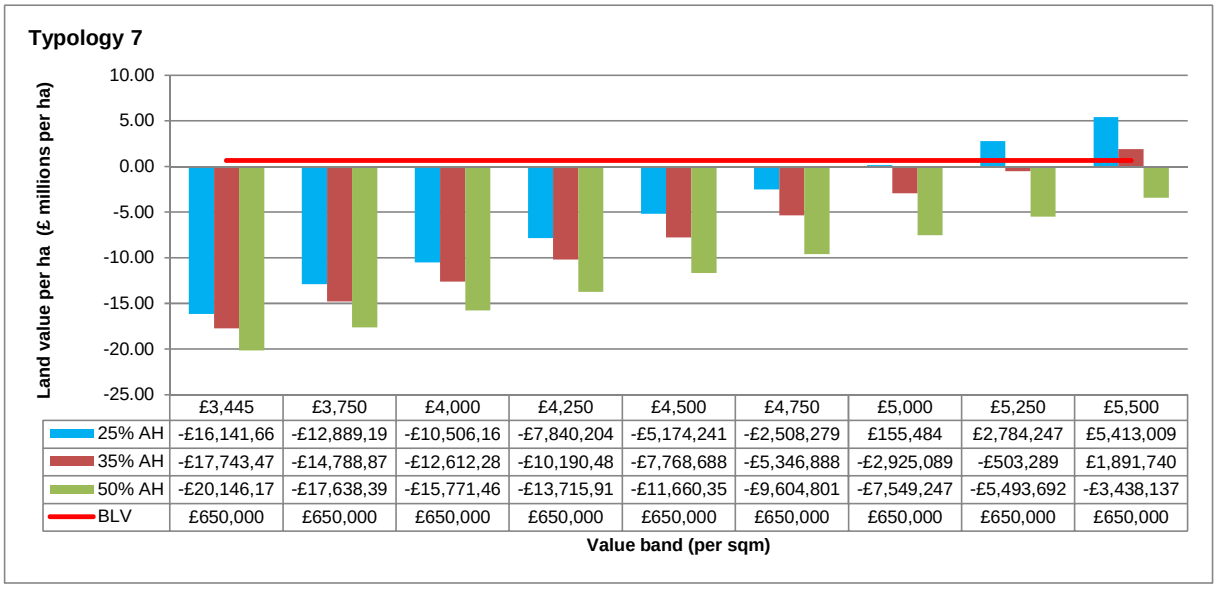
Figure 6.9.1: Development typology 6 (with prevailing CIL rates, workspace included)



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£8,432,302	-£6,763,813	-£5,540,417	-£4,172,802	-£2,805,188	-£1,437,574	-£69,960	£1,279,547	£2,628,079
35% AH	-£9,264,790	-£7,749,554	-£6,632,546	-£5,390,549	-£4,148,553	-£2,906,556	-£1,664,558	-£422,562	£808,000
50% AH	-£10,513,52	-£9,228,166	-£8,270,740	-£7,217,169	-£6,163,599	-£5,110,028	-£4,056,457	-£3,002,886	-£1,949,315
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

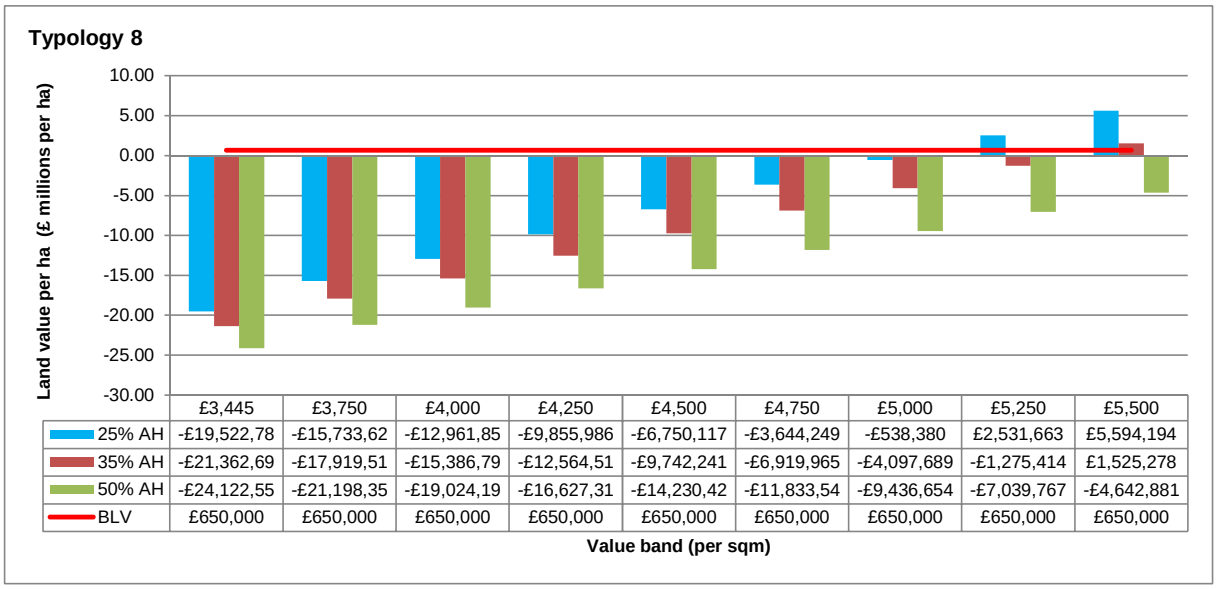
Value band (per sqm)

Figure 6.9.2: Development typology 7 (with prevailing CIL rates, workspace included)



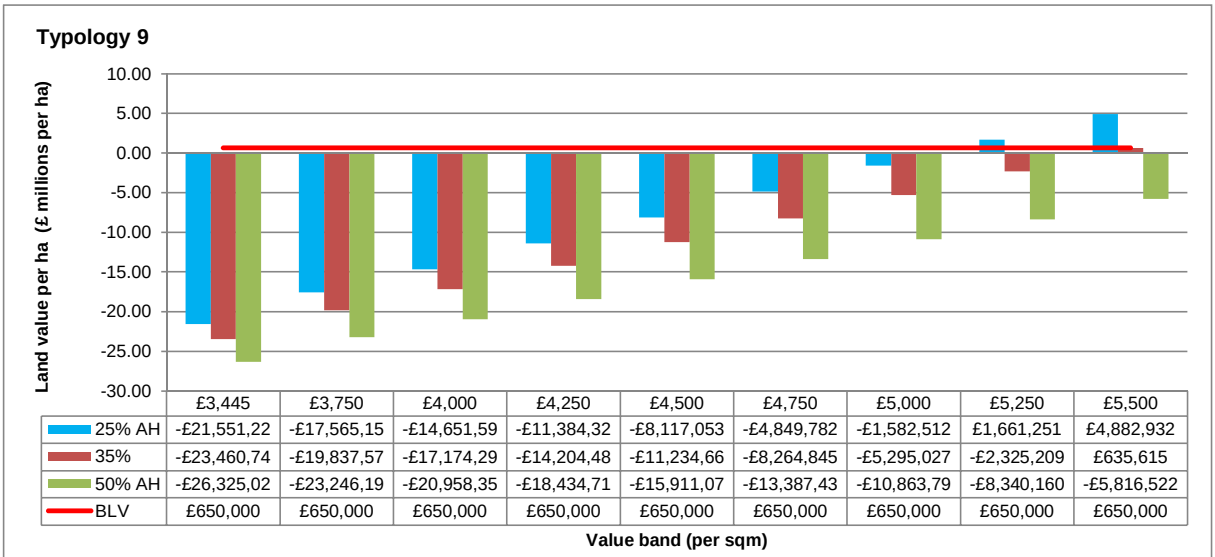
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£16,141,66	-£12,889,19	-£10,506,16	-£7,840,204	-£5,174,241	-£2,508,279	£155,484	£2,784,247	£5,413,009
35% AH	-£17,743,47	-£14,788,87	-£12,612,28	-£10,190,48	-£7,768,688	-£5,346,888	-£2,925,089	-£503,289	£1,891,740
50% AH	-£20,146,17	-£17,638,39	-£15,771,46	-£13,715,91	-£11,660,35	-£9,604,801	-£7,549,247	-£5,493,692	-£3,438,137
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.9.3: Development typology 8 (with prevailing CIL rates, workspace included)



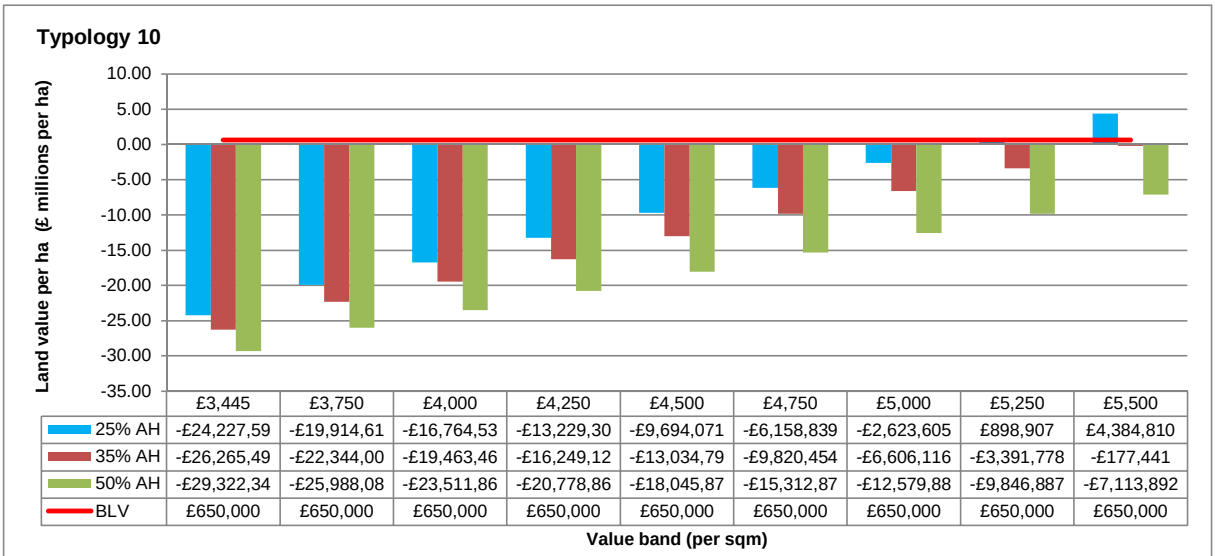
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£19,522,78	-£15,733,62	-£12,961,85	-£9,855,986	-£6,750,117	-£3,644,249	-£538,380	£2,531,663	£5,594,194
35% AH	-£21,362,69	-£17,919,51	-£15,386,79	-£12,564,51	-£9,742,241	-£6,919,965	-£4,097,689	-£1,275,414	£1,525,278
50% AH	-£24,122,55	-£21,198,35	-£19,024,19	-£16,627,31	-£14,230,42	-£11,833,54	-£9,436,654	-£7,039,767	-£4,642,881
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.9.4: Development typology 9 (with prevailing CIL rates, workspace included)



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£21,551,22	-£17,565,15	-£14,651,59	-£11,384,32	-£8,117,053	-£4,849,782	-£1,582,512	£1,661,251	£4,882,932
35%	-£23,460,74	-£19,837,57	-£17,174,29	-£14,204,48	-£11,234,66	-£8,264,845	-£5,295,027	-£2,325,209	£635,615
50% AH	-£26,325,02	-£23,246,19	-£20,958,35	-£18,434,71	-£15,911,07	-£13,387,43	-£10,863,79	-£8,340,160	-£5,816,522
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.9.5: Development typology 10 (with prevailing CIL rates, workspace included)



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£24,227,59	-£19,914,61	-£16,764,53	-£13,229,30	-£9,694,071	-£6,158,839	-£2,623,605	£898,907	£4,384,810
35% AH	-£26,265,49	-£22,344,00	-£19,463,46	-£16,249,12	-£13,034,79	-£9,820,454	-£6,606,116	-£3,391,778	-£177,441
50% AH	-£29,322,34	-£25,988,08	-£23,511,86	-£20,778,86	-£18,045,87	-£15,312,87	-£12,579,88	-£9,846,887	-£7,113,892
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Affordable workspace

6.10 Policy 24 requires that 20% of employment floorspace in a development be provided as 'affordable', as noted at Appendix 1. Although the policy does not clearly define what the Council regards as affordable, the policy requires that the space be made available on a flexible basis so that it is suitable to a range of enterprises.

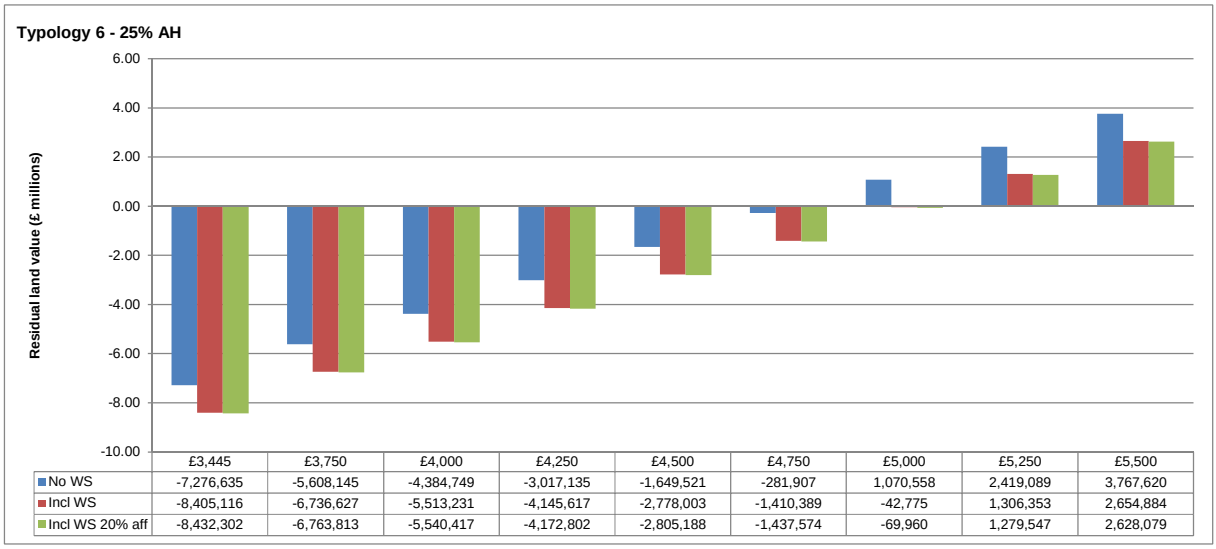
6.11 For the purposes of our appraisals, we have assumed that the affordable workspace is let at a 20% discount to market rent. Market rent is £200 per square metre, which is at the lower end of the London range and therefore already accessible to a range of businesses. This accessibility is further improved through a discount of 20% which we have applied in perpetuity. In contrast, the policy clearly fives flexibility in terms of the length of time that the discount is to be applied, subject to a minimum period of five years.

6.12 For the purposes of illustrating the impact of the affordable workspace requirement, we have complied the results of the appraisals for Typology 6 assuming (a) no workspace at all, (b) workspace included but at full market rent and (c) workspace included with 20% at discounted rents. The results are summarised in figures 6.12.1 and 6.12.2, the first assuming that the residential element provides 35% affordable housing, while the second assumes provision of 25% affordable housing. The results clearly show that, while the requirement for workspace itself has a significant impact on viability, the additional requirement for some of that workspace to be provided at discounted rents has only a very marginal additional impact (see the red and green bars in figures 6.12.1 and 6.12.2).

Figure 6.12.1: Workspace and 20% affordable workspace (35% affordable housing)

	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
No WS	-8,109,122	-6,593,887	-5,476,878	-4,234,882	-2,992,885	-1,750,888	-508,892	722,876	1,947,543
Incl WS	-9,237,605	-7,722,369	-6,605,361	-5,363,364	-4,121,367	-2,879,370	-1,637,374	-395,377	834,806
Incl WS 20% aff	-9,264,790	-7,749,554	-6,632,546	-5,390,549	-4,148,553	-2,906,556	-1,664,558	-422,562	808,000

Figure 6.12.2: Workspace and 20% affordable workspace (25% affordable housing)



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
No WS	-7,276,635	-5,608,145	-4,384,749	-3,017,135	-1,649,521	-281,907	1,070,558	2,419,089	3,767,620
Incl WS	-8,405,116	-6,736,627	-5,513,231	-4,145,617	-2,778,003	-1,410,389	-42,775	1,306,353	2,654,884
Incl WS 20% aff	-8,432,302	-6,763,813	-5,540,417	-4,172,802	-2,805,188	-1,437,574	-69,960	1,279,547	2,628,079

Alternative affordable housing tenure mix Scenario

6.13 The Outer North East London SHMA prepared to inform the Havering Local Plan identifies two different categories of affordable housing need, those who can afford affordable housing for rent with housing benefit support, and those who can afford affordable housing for rent without housing benefit support and therefore require intermediate housing. In Havering the results indicate that there is a need for 80% affordable and 20% intermediate products.

6.14 In light of this the Council has considered it appropriate to test this as an alternative scenario. For the purpose of the scenario test a detailed split has been identified based on average income levels in Havering, as follows:

- 80% rented housing:
  - Social rent: 72%
  - London affordable rent: 19%
  - Traditional affordable rent (at 80% of market rent): 9%

- 20% intermediate housing:
  - Shared ownership: 65%
  - London Living Rent: 35%

6.15 Applying the weightings above to the rented element results in the blended rents shown in Table 6.15.1. Applying these blended rents results in a capital value of £866 per square metre (£80 per square foot). The capital value is significantly lower in comparison to affordable rent due to the high weighting towards social rent (72%).

Table 6.15.1: Blended weekly rents

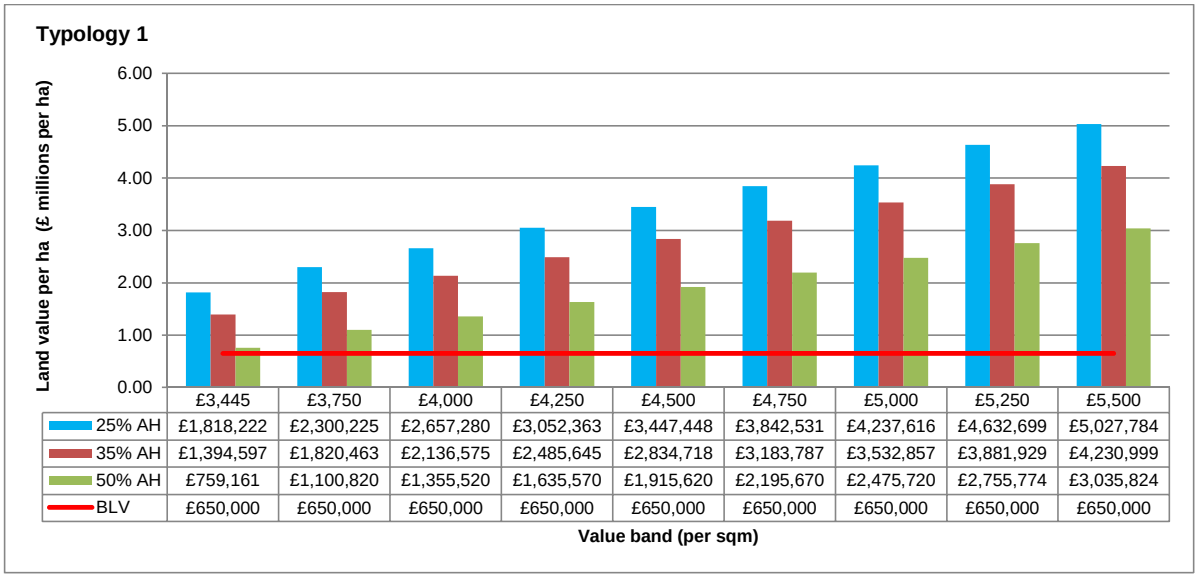
Unit type	Net London Affordable Rent per week	Social rents per week	Traditional Affordable rent per week (80% of average market rents in Havering)
1 bed	£155.57	£89.62	£189.60
2 beds	£192.62	£101.96	£279.20
3 beds	£242.40	£114.30	£372.80
4+ beds	£312.77	£129.33	£461.60

Blended rents	19%	72%	9%	
Unit type	**Apportioned Net London Affordable Rent per week**	**Apportioned Social rents per week**	**Apportioned Traditional Affordable rent per week**	**Blended rent**
1 bed	£29.56	£64.53	£17.06	**£76.18**
2 beds	£36.60	£73.41	£25.13	**£98.32**
3 beds	£46.06	£82.30	£33.55	**£125.66**
4+ beds	£59.43	£93.12	£41.54	**£160.40**

6.16 The value of intermediate housing is also reduced due to the inclusion of an element of housing provided as London Living Rent, which as a capital value of £2,043 per square metre (£190 per square foot). The results for the analysis above are set out in figures 6.16.1 to 6.16.10.

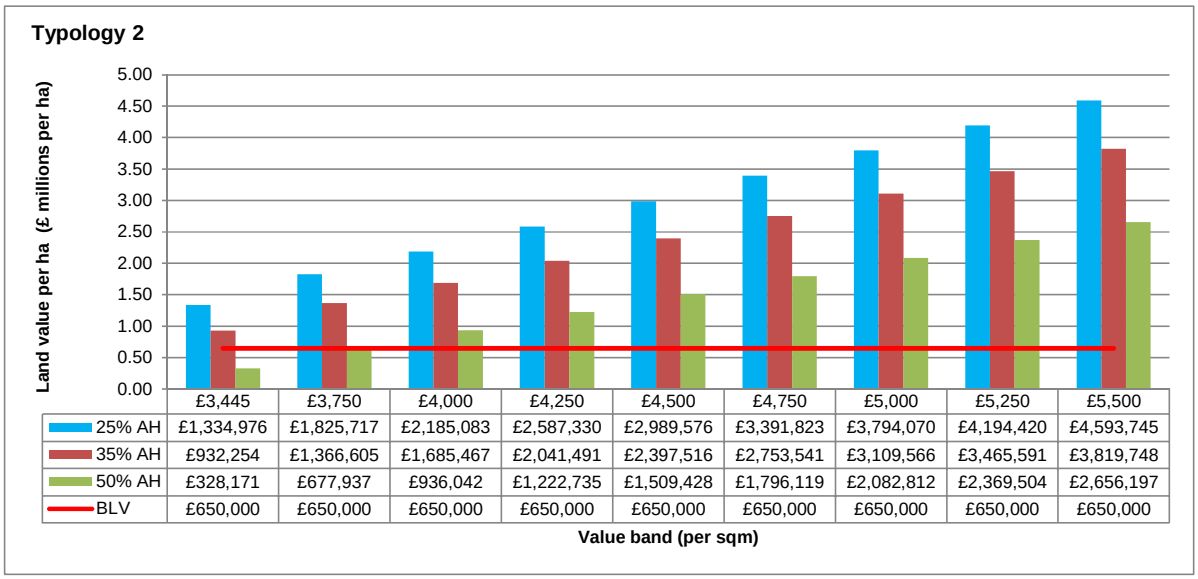
6.17 The change in tenure mix and in particular the weighting of the rented element towards social rent reduces the residual land values generated by our appraisals, although the results (in terms of which typologies are viable and in which areas) are broadly similar. The results do, however, indicate that there may need to be a trade-off between the revised tenure mix and the overall percentage of affordable housing on individual developments (i.e. a lower affordable housing percentage may be required in order to facilitate the revised tenure mix in some cases).

Figure 6.16.1: Development Typology 1 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate



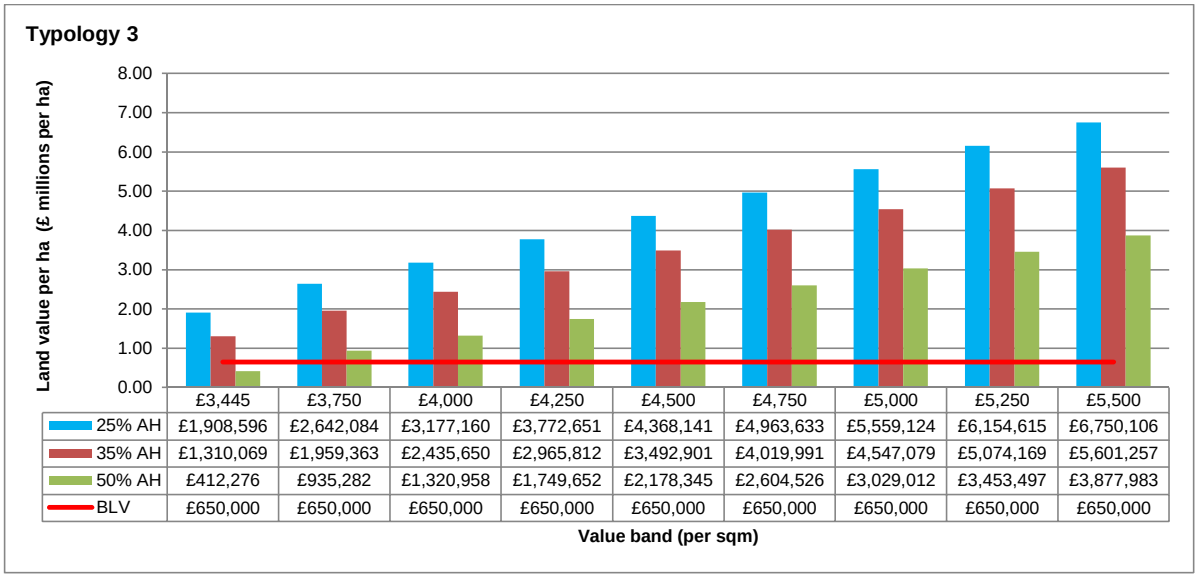
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£1,818,222	£2,300,225	£2,657,280	£3,052,363	£3,447,448	£3,842,531	£4,237,616	£4,632,699	£5,027,784
35% AH	£1,394,597	£1,820,463	£2,136,575	£2,485,645	£2,834,718	£3,183,787	£3,532,857	£3,881,929	£4,230,999
50% AH	£759,161	£1,100,820	£1,355,520	£1,635,570	£1,915,620	£2,195,670	£2,475,720	£2,755,774	£3,035,824
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.16.2: Development Typology 2 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate



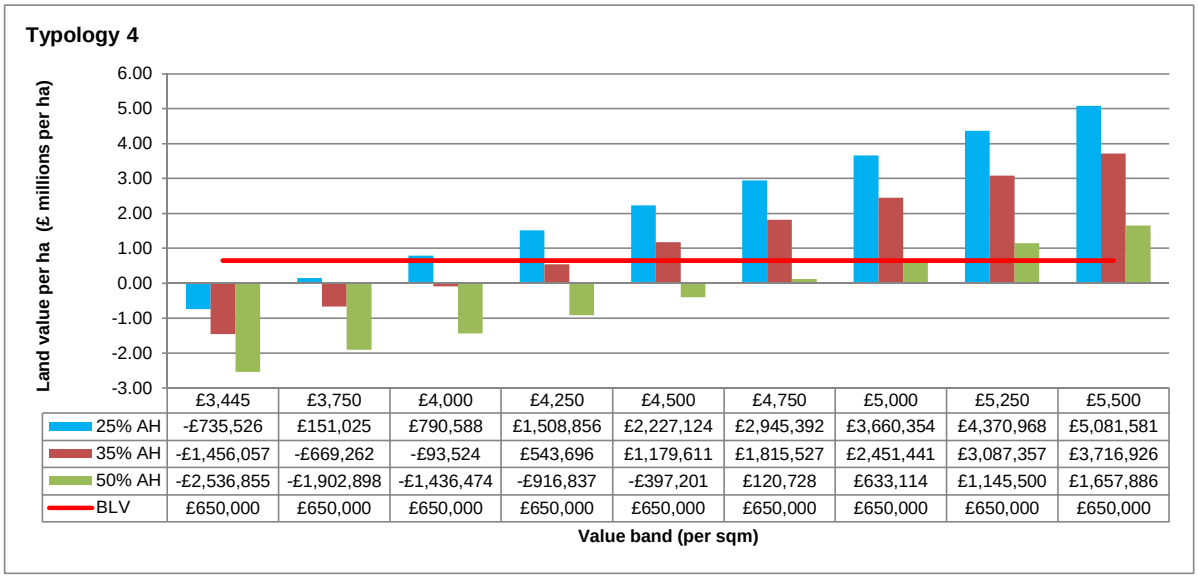
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£1,334,976	£1,825,717	£2,185,083	£2,587,330	£2,989,576	£3,391,823	£3,794,070	£4,194,420	£4,593,745
35% AH	£932,254	£1,366,605	£1,685,467	£2,041,491	£2,397,516	£2,753,541	£3,109,566	£3,465,591	£3,819,748
50% AH	£328,171	£677,937	£936,042	£1,222,735	£1,509,428	£1,796,119	£2,082,812	£2,369,504	£2,656,197
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.16.3: Development Typology 3 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate



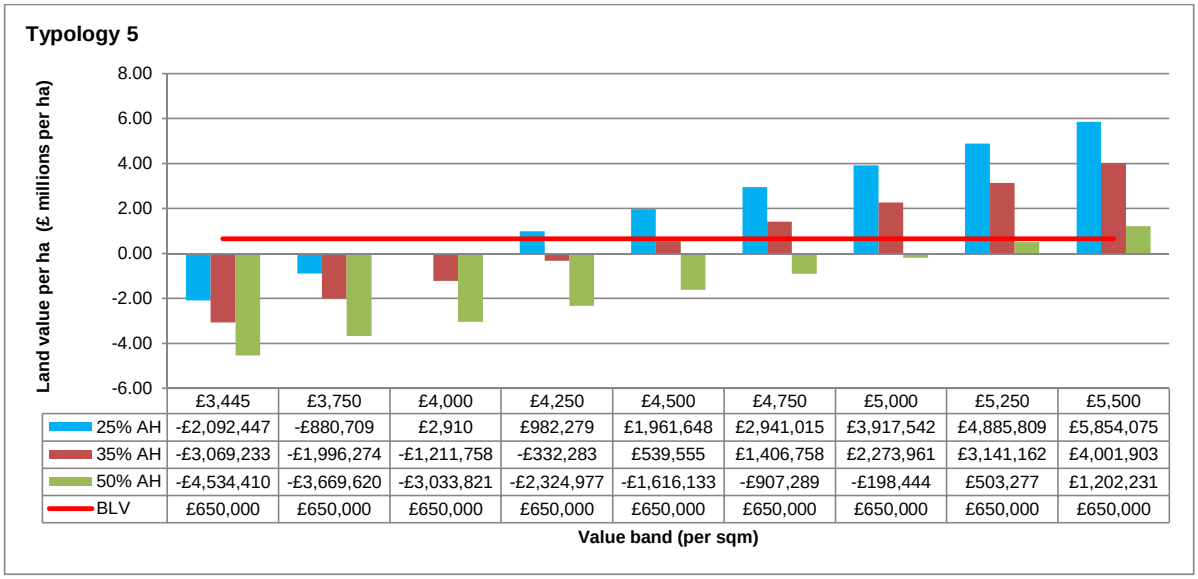
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	£1,908,596	£2,642,084	£3,177,160	£3,772,651	£4,368,141	£4,963,633	£5,559,124	£6,154,615	£6,750,106
35% AH	£1,310,069	£1,959,363	£2,435,650	£2,965,812	£3,492,901	£4,019,991	£4,547,079	£5,074,169	£5,601,257
50% AH	£412,276	£935,282	£1,320,958	£1,749,652	£2,178,345	£2,604,526	£3,029,012	£3,453,497	£3,877,983
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.16.4: Development typology 4 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate



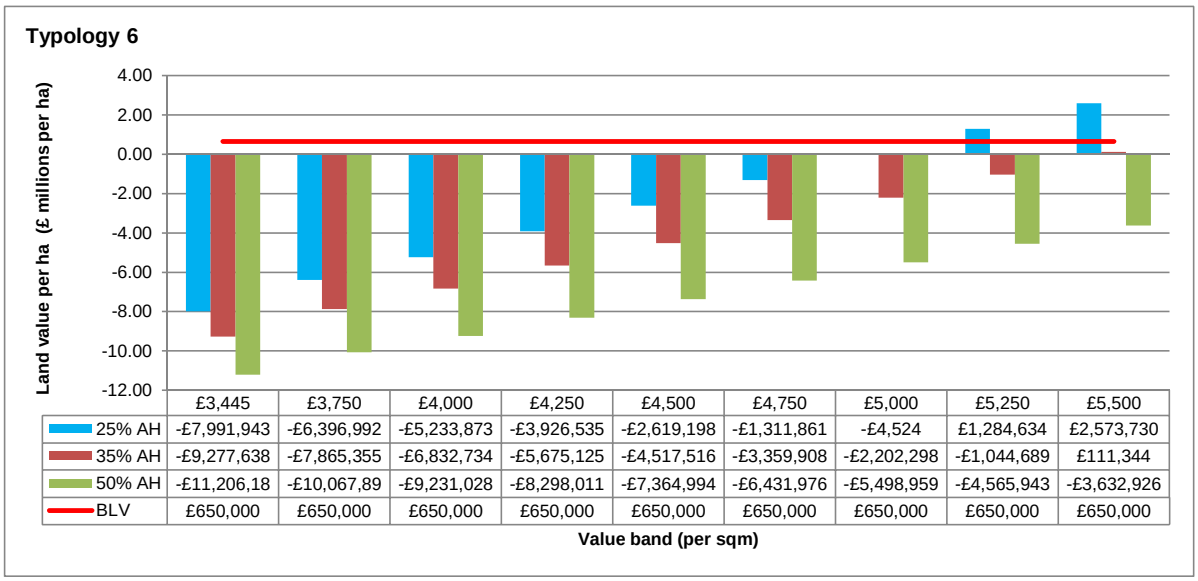
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£735,526	£151,025	£790,588	£1,508,856	£2,227,124	£2,945,392	£3,660,354	£4,370,968	£5,081,581
35% AH	-£1,456,057	-£669,262	-£93,524	£543,696	£1,179,611	£1,815,527	£2,451,441	£3,087,357	£3,716,926
50% AH	-£2,536,855	-£1,902,898	-£1,436,474	-£916,837	-£397,201	£120,728	£633,114	£1,145,500	£1,657,886
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.16.5: Development typology 5 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate



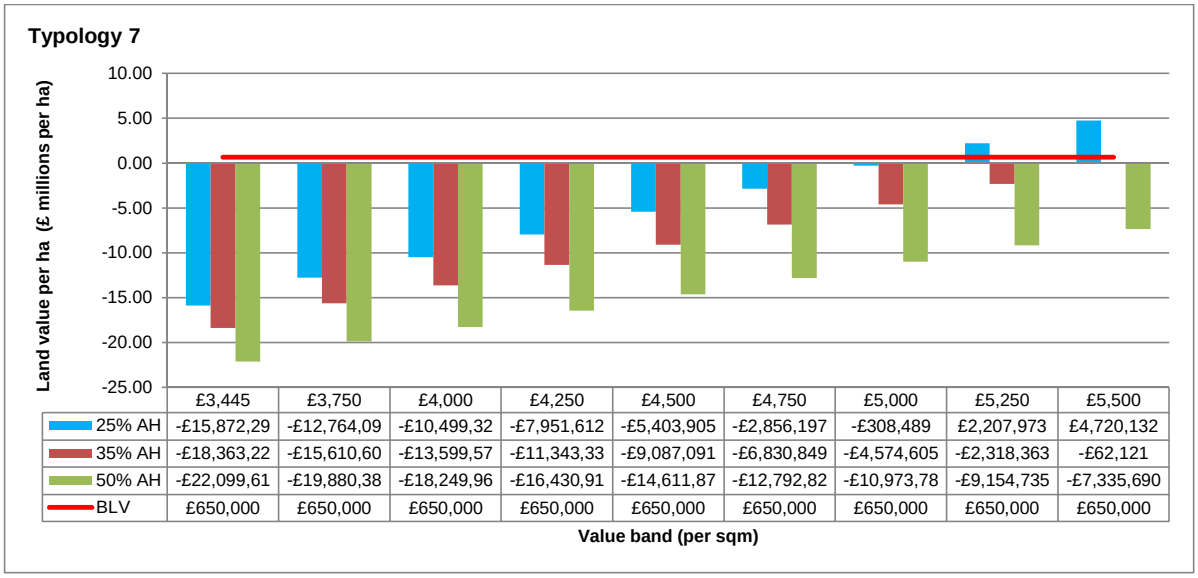
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£2,092,447	-£880,709	£2,910	£982,279	£1,961,648	£2,941,015	£3,917,542	£4,885,809	£5,854,075
35% AH	-£3,069,233	-£1,996,274	-£1,211,758	-£332,283	£539,555	£1,406,758	£2,273,961	£3,141,162	£4,001,903
50% AH	-£4,534,410	-£3,669,620	-£3,033,821	-£2,324,977	-£1,616,133	-£907,289	-£198,444	£503,277	£1,202,231
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.16.6: Development typology 6 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate



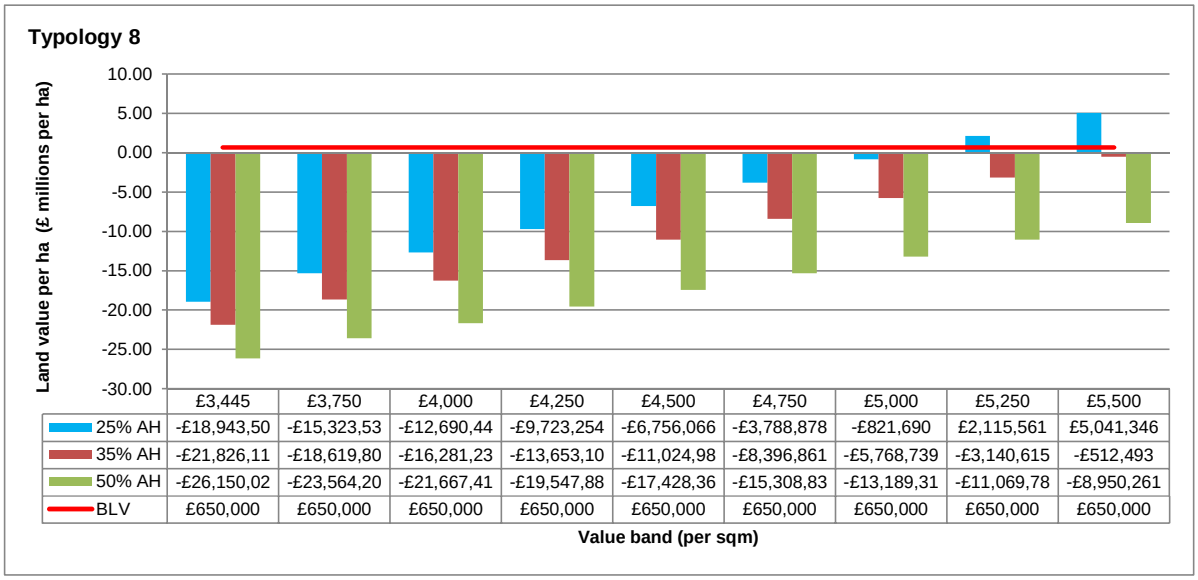
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£7,991,943	-£6,396,992	-£5,233,873	-£3,926,535	-£2,619,198	-£1,311,861	-£4,524	£1,284,634	£2,573,730
35% AH	-£9,277,638	-£7,865,355	-£6,832,734	-£5,675,125	-£4,517,516	-£3,359,908	-£2,202,298	-£1,044,689	£111,344
50% AH	-£11,206,18	-£10,067,89	-£9,231,028	-£8,298,011	-£7,364,994	-£6,431,976	-£5,498,959	-£4,565,943	-£3,632,926
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.16.7: Development typology 7 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate



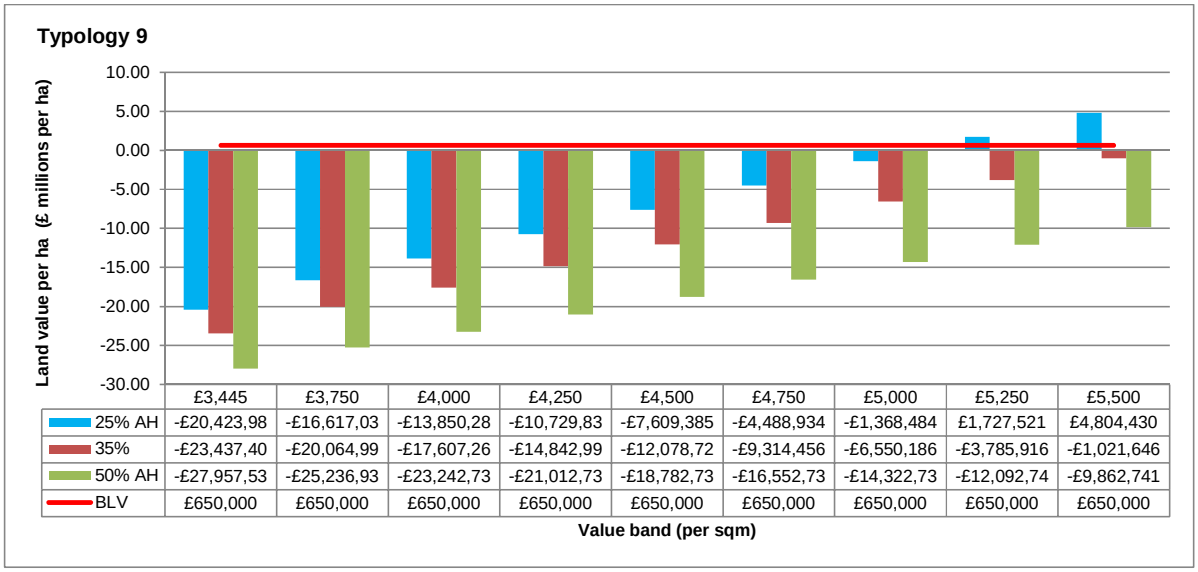
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£15,872,29	-£12,764,09	-£10,499,32	-£7,951,612	-£5,403,905	-£2,856,197	-£308,489	£2,207,973	£4,720,132
35% AH	-£18,363,22	-£15,610,60	-£13,599,57	-£11,343,33	-£9,087,091	-£6,830,849	-£4,574,605	-£2,318,363	-£62,121
50% AH	-£22,099,61	-£19,880,38	-£18,249,96	-£16,430,91	-£14,611,87	-£12,792,82	-£10,973,78	-£9,154,735	-£7,335,690
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.16.8: Development typology 8 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate



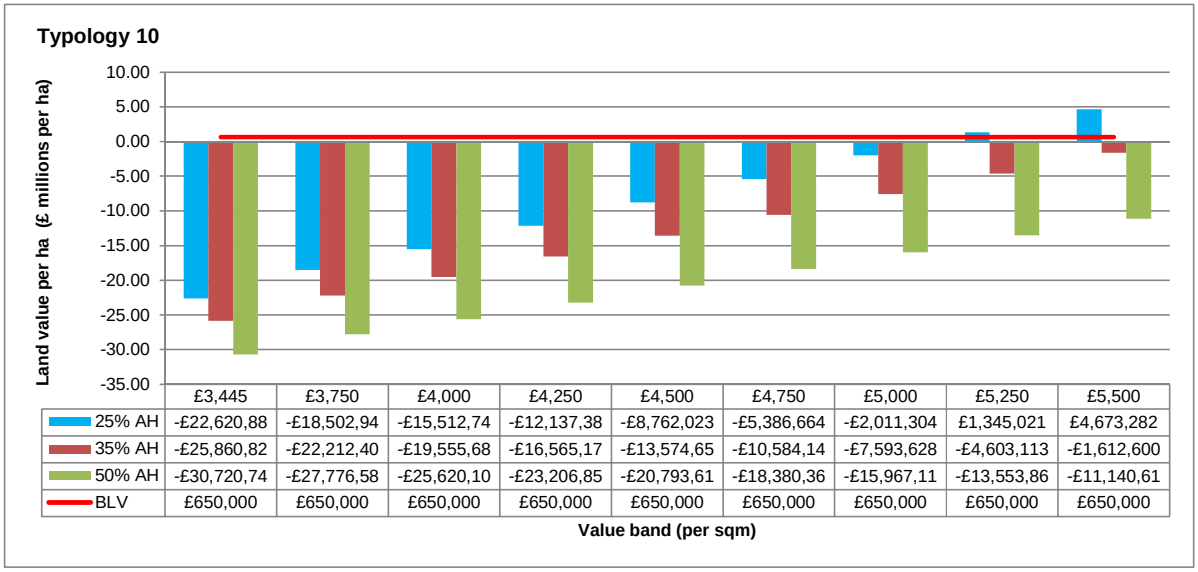
	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£18,943,50	-£15,323,53	-£12,690,44	-£9,723,254	-£6,756,066	-£3,788,878	-£821,690	£2,115,561	£5,041,346
35% AH	-£21,826,11	-£18,619,80	-£16,281,23	-£13,653,10	-£11,024,98	-£8,396,861	-£5,768,739	-£3,140,615	-£512,493
50% AH	-£26,150,02	-£23,564,20	-£21,667,41	-£19,547,88	-£17,428,36	-£15,308,83	-£13,189,31	-£11,069,78	-£8,950,261
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.16.9: Development typology 9 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£20,423,98	-£16,617,03	-£13,850,28	-£10,729,83	-£7,609,385	-£4,488,934	-£1,368,484	£1,727,521	£4,804,430
35%	-£23,437,40	-£20,064,99	-£17,607,26	-£14,842,99	-£12,078,72	-£9,314,456	-£6,550,186	-£3,785,916	-£1,021,646
50% AH	-£27,957,53	-£25,236,93	-£23,242,73	-£21,012,73	-£18,782,73	-£16,552,73	-£14,322,73	-£12,092,74	-£9,862,741
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Figure 6.16.10: Development typology 10 (with prevailing CIL rate, no workspace) 80% rented and 20% intermediate

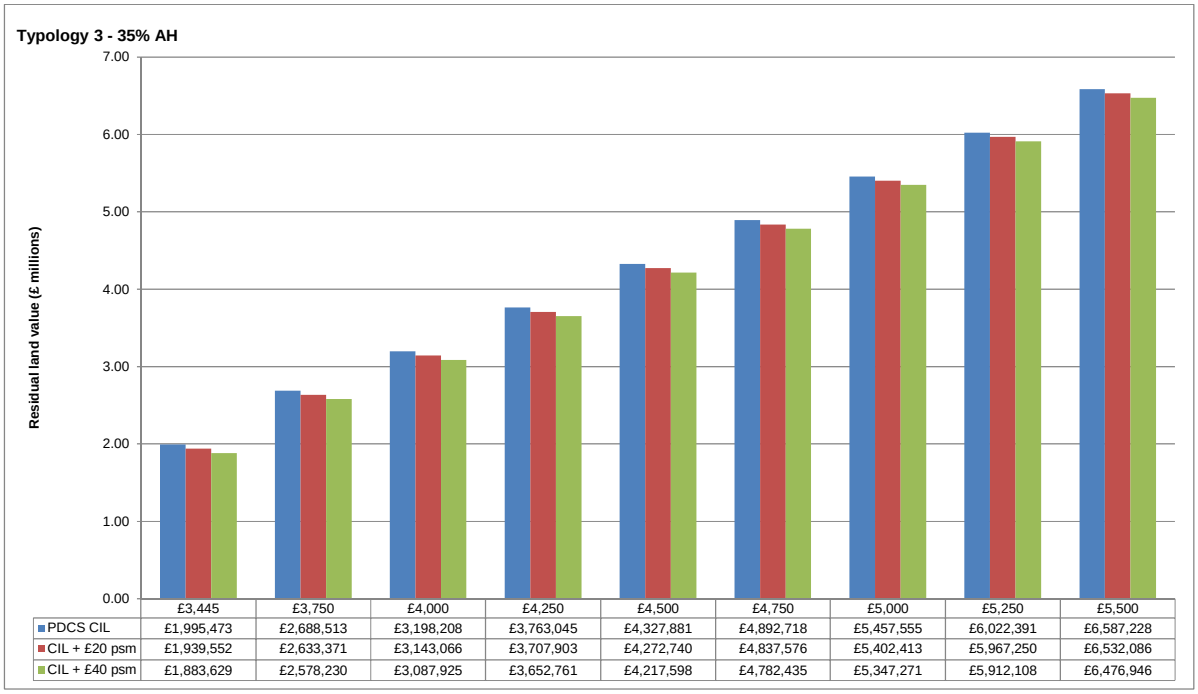


	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
25% AH	-£22,620,88	-£18,502,94	-£15,512,74	-£12,137,38	-£8,762,023	-£5,386,664	-£2,011,304	£1,345,021	£4,673,282
35% AH	-£25,860,82	-£22,212,40	-£19,555,68	-£16,565,17	-£13,574,65	-£10,584,14	-£7,593,628	-£4,603,113	-£1,612,600
50% AH	-£30,720,74	-£27,776,58	-£25,620,10	-£23,206,85	-£20,793,61	-£18,380,36	-£15,967,11	-£13,553,86	-£11,140,61
BLV	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000	£650,000

Changes to CIL rates

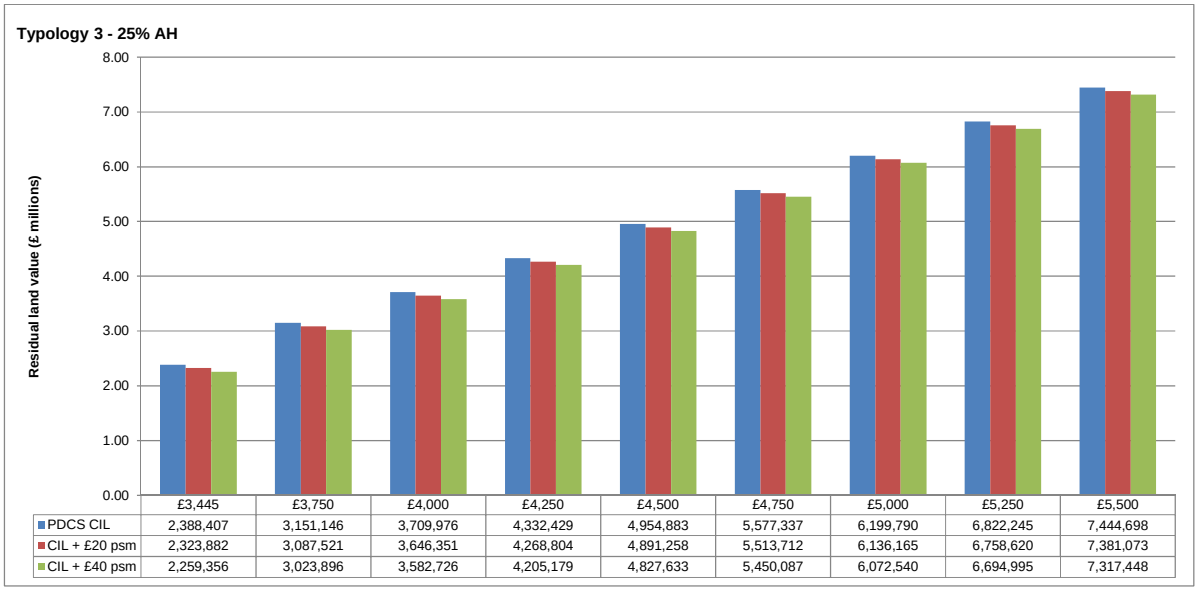
6.18 All the analyses so far incorporate the CIL rates as proposed in the Council's PDCS (i.e. £50 per square metre south of the A1306 and £70 per square metre north of the A1306) alongside Mayoral CIL and Crossrail Section 106 (the latter applying only to retail). We have tested the impact of increasing the CIL rates from £50 and £70 per square metre by £20 per square metre increments (i.e. £70 and £90 per square metre, and £90 and £110 per square metre (see Figure 6.13.1 and Figure 6.13.2 showing the results with 35% and 25% affordable housing respectively). The results of this analysis indicate that a £20 per square metre increase in the rates proposed in the PDCS would not have a significant impact on the residual land value generated. For example, in an area with sales values of £4,000 per square metre, the residual land value assuming the rates of CIL in the PDCS is £3,198,208. If the CIL rates are increased by £20 per square metre, the residual land value falls to £3,143,066, a change of just 1.7%. If the CIL rate is increase by £40 per square metre above the PDCS rates, the residual land value falls slightly further to £3,087,925, or 3.4% below the residual value incorporating the PDCS CIL rates.

Figure 6.13.1: PDCS CIL rates and increased CIL rates (+£20 and +£40 per square metre) with 35% affordable housing



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
PDCS CIL	£1,995,473	£2,688,513	£3,198,208	£3,763,045	£4,327,881	£4,892,718	£5,457,555	£6,022,391	£6,587,228
CIL + £20 psm	£1,939,552	£2,633,371	£3,143,066	£3,707,903	£4,272,740	£4,837,576	£5,402,413	£5,967,250	£6,532,086
CIL + £40 psm	£1,883,629	£2,578,230	£3,087,925	£3,652,761	£4,217,598	£4,782,435	£5,347,271	£5,912,108	£6,476,946

Figure 6.13.2: PDCS CIL rates and increased CIL rates (+£20 and +£40 per square metre) with 25% affordable housing



	£3,445	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
PDCS CIL	2,388,407	3,151,146	3,709,976	4,332,429	4,954,883	5,577,337	6,199,790	6,822,245	7,444,698
CIL + £20 psm	2,323,882	3,087,521	3,646,351	4,268,804	4,891,258	5,513,712	6,136,165	6,758,620	7,381,073
CIL + £40 psm	2,259,356	3,023,896	3,582,726	4,205,179	4,827,633	5,450,087	6,072,540	6,694,995	7,317,448

7 Conclusions and recommendations

7.1 The NPPF states that the cumulative impact of local planning authority standards and policies "*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*". This report and its supporting appendices test this proposition in the London Borough of Havering.

7.2 We have tested the impact of the Council's emerging affordable housing target of 35% (as well as 25% and 50% affordable housing) and other requirements (together with Mayoral CIL and – where relevant – Crossrail Section 106) as a base position. The results generated by this base position indicate that the Council's flexible approach to affordable housing delivery (i.e. subject to individual site circumstances and scheme viability) will ensure that most developments can come forward over the economic cycle.

7.3 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable *regardless* of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.

7.4 The results of our appraisals indicate that the Council's emerging target of 35% affordable housing should be deliverable on some sites that are expected to come forward over the life of the Development Plan. However, the type of development is a critical determining factor, with higher density flatted developments being unviable in all but the higher value parts of the borough, typically around key transport hubs. However, in lower value areas, high density developments are unlikely to provide a good physical fit with the existing townscape in any event and therefore unlikely to be a suitable design solution in most cases. In lower value areas, housing schemes, or mixed schemes of flats and houses, are shown to be viable incorporating the Council's emerging affordable housing target of 35%

7.5 The change in tenure mix from 70% affordable rent and 30% intermediate to 80% rented and 20% intermediate - and in particular the weighting of the rented element towards social rent - reduces the residual land values generated by our appraisals. However, the the results (in terms of which typologies are viable and in which areas) are broadly similar. The results do, however, indicate that an 80%/20% policy requirement would have required a trade-off between higher levels of rented housing and the overall percentage of affordable housing on individual developments (i.e. a lower affordable housing percentage may be required in order to facilitate the revised tenure mix in some cases).

7.6 The Council's requirement for provision of employment floorspace in high density developments requires cross-subsidy from the private residential element of the development, as the capital value of the office rents are insufficient to cover the development costs. As a consequence, workspace can only be brought forward in lower value scenarios if the level of affordable housing is reduced below the 35% policy requirement. However, the impact of the Council's requirement for an element of affordable workspace (assuming 20% of floorspace is let at rents discounted by 20%) has a marginal impact in comparison to the wider requirement for workspace.

7.7 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

7.8 Our appraisals do not consider the potential impact that grant funding might have on scheme viability. This is a realistic assumption for the short term. Given the constraints on public spending and the significant drop in funding during the current spending round. Levels of grant funding may change in the future and an increase in subsidy would clearly improve viability. The Council should therefore monitor the situation closely over the medium term, clearly if grant becomes available, then scheme viability will improve.

7.9 The Council's PDCS indicates the Council's intention to adopt CIL rates of between £50 and £70 per square metre for residential development. These rates are not dissimilar from those adopted by neighbouring boroughs. However, our appraisals adopting higher rates of CIL (+£20 and +£40 per square metre on both rates) show only marginal movements in residual land values which equate to 1.7% and 3.4% of the base residual land value. Consequently, there may be some scope for the Council to consider upwards adjustments to their CIL rates, but this should be explored further with the Council's CIL advisors.

7.10 The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements ensures that these objectives are balanced appropriately.

Appendix 1 - Policy analysis

The table on the following pages identifies all policies that are considered to potentially impact on development costs. Policies that are not listed are deemed not to have any potential impact on viability.

Policy Name	Policy Text / Summary	Comments and analysis of policy costs
Romford Strategic Development Area	• Require developers seeking to develop land adjacent to the ring road to address its perception as a barrier for active travel including opportunities for its greening, and the impact such development will have on the highway network; • Require developers to improve active travel links between Romford Station, Waterloo Road and Bridge Close; and • Require proposals for development along the River Rom to improve the quality and setting of the river and to provide continuous, safe and accessible links alongside the river to promote active travel and improve north south connectivity. Development proposals that generate a primary school child yield equivalent to one additional form of entry will be expected to provide adequate space on site for the provision of a school. The Council will only support proposals without this provision where it can be robustly demonstrated that existing or planned education provision can cater for the additional demand for school places. The Council will support proposals that: xxii. Create active streets with strong and well-articulated frontages to all existing and proposed pedestrian routes, particularly at ground floor level, avoiding blank facades and exposed service areas; xxiii. Incorporate generous floor to ceiling heights at ground floor level to provide for flexibility and adaptability over time and respond to the needs of different retailers; xxiv. Positively respond to the sensitive nature and urban fabric within the conservation area, views of St. Edward the Confessor Church and the historic crossroads where South Street, the High Street and the Market Place meet; xxv. Make a positive contribution towards public realm improvements in the Market Place xxvi. Demonstrate how the proposed scheme responds to wider development opportunities, movement and environmental enhancements in the town centre; xxvii. Open up access to the River Rom and positively incorporates the river into the development scheme(s); and xxviii. Optimises the design and location of development including the incorporation of resilience measures to address potential flood risk, where appropriate	Space for school provision could be accommodated within the site without necessarily reducing the quantum of development. Construction costs would be borne by the local authority, so no direct costs to the developer.
Affordable Housing	Requires all developments of more than 10 dwellings or residential developments of 1,000sq/m to provide at least 35% affordable housing contribution based on habitable rooms. Tenure mix of affordable housing of 70% social/affordable rent and 30% intermediate provision.	Will reduce Gross Development Value of developments as affordable units will be purchased by RPs from developers at a discount to market value.

<table>
<tr><th>Policy Name</th><th>Policy Text / Summary</th><th>Comments and analysis of policy costs</th></tr>
<tr><td>Housing mix</td><td>All housing schemes should include a proportion of family sized homes and be in line with the Housing mix below

<table><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4 bed</td></tr><tr><td>Market housing</td><td>5%</td><td>15%</td><td>64%</td><td>16%</td></tr><tr><td>Affordable housing</td><td>10%</td><td>40%</td><td>40%</td><td>10%</td></tr></table></td><td>The housing mix including a high proportion of three bed units reflects the suburban nature of the borough and provides a good fit with the type of housing the market will deliver. It should be noted that in the most accessible and urban areas of the borough the level of family housing may vary.</td></tr>
<tr><td>Residential design and amenity</td><td>To ensure a high quality living environment for residents of new developments the Council will support residential developments that:
iv. Meet the National Space Standards and the London Plan requirement for floor to ceiling heights;
v. Adhere to the London Plan policies in regards to 'Lifetime Homes Standards' and 'Lifetime Neighbourhoods';
vi. Are sited and designed to maximise daylight and sunlight;
vii. Incorporate an appropriate level of high quality, usable amenity space that is designed to be multi-functional and offer a range of leisure and recreation opportunities; that meets the needs of the intended occupants taking account of the need for an attractive outlook, and is not overlooked from the public highway;
viii. Provide both balconies and communal amenity space in flatted schemes;
ix. Provide dual aspect accommodation unless exceptional circumstances are demonstrated;

In any development affordable and market housing will be expected to have the same external appearance and equivalent amenity in relation to views, daylight, noise and proximity to open space.

New developments should promote independent living by utilising designs which can allow for alterations to be made in the future. The Council will require 90% of new build housing to meet Building Regulation requirement M4(2) ‘Accessible and Adaptable Dwellings’, with the remaining 10 percent meeting Building Regulation requirement M4(3) ‘Wheelchair User Dwellings’.</td><td>These requirements reflect standard design standards across London that are required by existing London Plan requirements. In addition, the requirements reflect standards that buyers will require in new developments.</td></tr>
<tr><td>Social Infrastructure</td><td>Requiring major developments to provide new social infrastructure facilities as part of mixed-use developments where feasible, where a deficiency is identified through the Infrastructure Delivery Plan.</td><td>Unlikely to have a significant quantifiable impact and are most likely to be facilities that enhance saleability and values. See also comments above in relation to schools.</td></tr>
</table>

Policy Name	Policy Text / Summary	Comments and analysis of policy costs
Open Space Leisure and Recreation	New developments are expected to create new open space, leisure and recreation facilities to address areas of deficiencies and ensure satisfactory levels of provision as well as safeguard and enhance existing allotments and extend provision, wherever possible, to provide opportunities for food growing, recreation and exercise. Requires developments to provide children's play and informal recreation space on-site in line with the London Plan;	While the requirement will reduce the potential capacity of sites, the policy reflects existing London Plan requirement for open space and amenity space.
Business Growth	Requiring large scale residential proposals in Romford Town Centre to incorporate flexible office space	Residential schemes are likely to incorporate commercial use on ground and lower floors as these are typically less desirable locations for residential. Our appraisals include commercial floorspace to test the impact this has on viability. The impact of policy 24 is also considered.
Affordable workspace	The Council will promote opportunities for start-up and small and medium enterprises by expecting major commercial and mixed-use schemes to provide 20% of its floorspace as affordable workspace.	Requirement for 20% of workspace to be provided as affordable will reduce capital value of commercial floorspace.
Skills and training	The Council will promote employment and skills development opportunities for local residents by supporting major development proposals that commit to: i. A minimum local labour target of 20% during construction and end user phase for major commercial or mixed use developments including a proportion of apprenticeships where the length of construction phase allows; ii. A minimum local labour target of 20% during construction for major residential developments; iii. The notification of all vacancies associated with the development and its end use through the Council's employment service; iv. Offer opportunities to local businesses within their supply chains.	These requirements can be met on-site without additional development costs. All medium and major developers have CSR policies that incorporate local labour and skills opportunities.

Policy Name	Policy Text / Summary	Comments and analysis of policy costs
Transport Connections	The Council supports development which ensures safe and efficient use of the highway and demonstrates that adverse impacts on the transport network are avoided or, where necessary, mitigated. Major planning applications will require a transport assessment in line with TfL's Transport Assessment Best Practice Guidance. When bringing forward a planning application full Travel Plans or Travel Plan Statements will be required for development reaching certain thresholds as set out in Transport for London's (TfL) latest Guidance on Travel Plan requirements. Requiring new development to optimise sustainable access and other future transport connections, Supporting new developments that include shared use routes for people walking and cycling which lead to public open spaces and parks to promote active recreational activities;	Deminimis costs of providing paths which are likely to be required for residents in any event.
Parking provision and design	The Council will require all development to provide sufficient parking provision in accordance with the maximum parking standards in the London Plan. In areas of the borough that have low public transport accessibility levels (PTAL 0-2), the minimum residential parking standards: 1 bed – 1space 2 bed – 1.5 space 3 bed + 2spaces In the most accessible parts of the borough where a standard of up to 1 space per unit applies the Council will expect a minimum of .5 parking spaces per unit. In all areas the Council will support proposals that: i. Consider the location and layout of parking provision at the earliest stage and as an integral part of the design process; ii. Locate parking close to people's homes and in areas with natural surveillance; iii. Provide intensive and durable planting in regular intervals that visually screens the continuity of car parking to the front of dwellings and provides a green street scene; and iv. Include car club membership and provide car club parking spaces	No additional requirement beyond existing London Plan requirement and the levels of car parking that developers would wish to provide to ensure units are marketable. No additional cost burden arising from local plan policy.

Policy Name	Policy Text / Summary	Comments and analysis of policy costs
Digital connections	The council seeks to ensure that all new developments in the borough are equipped with the physical infrastructure necessary to enable the delivery of 'high-speed broadband services, wireless hot-spots and improved mobile signal,' as part of a borough wide initiative to increase connectivity, inclusivity and opportunity across Havering. The council will therefore require developers to: i. 'Future-proof' their developments by installing direct fibre optic cable access wherever possible; ii. Provide suitable ducting from the buildings access point to the public highway- On larger developments all new roads and accesses should include suitable ducting; and iii. Ensure that the visual and environmental impact of such infrastructural works are minimised. Exceptions may be made in exceptional circumstances where applicants can demonstrate through consultation with broadband infrastructure providers that the above requirements would not be possible, practical or economically viable. In these cases an equivalent developer contribution towards off site works will be sought which could enable greater access in the future.	Provision of digital connectivity is a standard requirement in new build developments that buyers will require. No additional cost arising from the policy requirement.
Urban design	Sets out a range of design criteria for new developments	These are all standards that developers typically build to so that there development meets buyers' expectations. No additional cost requirements arising from policy.
Landscaping	Sets out a range of criteria for developers to meet when designing landscaping schemes	These requirements reflect buyers' requirements and do not add to development costs beyond normal build cost allowances.
Green infrastructure	The policy seeks to maintain and expand the network of green spaces and natural features in the borough and supports the provision of green infrastructure within new schemes.	Requirements for provision of green spaces and natural features are design requirements that developments typically provide and buyers expect. No additional costs beyond normal allowances build into development costs.
Biodiversity and nature conservation	The council will require all development to provide appropriate new biodiversity features on site	Reflects existing London Plan requirement – no additional costs beyond existing.

Policy Name	Policy Text / Summary	Comments and analysis of policy costs
Rivers and River Corridors	The Policy seeks to enhance the river environment by requiring developments in close proximity to a river to investigate and, where feasible, secure opportunities to restore and enhance rivers and their corridors. This should, wherever possible, include the integration of flood defences into new developments. Where enhancements or restoration are financially viable but not feasible a financial contribution will be sought towards other relevant projects for the enhancement or restoration of other sections of the waterway. To protect and enhance the biodiversity and amenity value of river corridors while accommodating future adaptations to flood defences the Council will required development to be set back by 8 metres from main rivers, ordinary watercourses and other flood assets, and 16 meters from tidal rivers or defence structures. Development will also be expected to facilitate and act on the recommendations of the Thames Estuary 2100 Plan.	Developments will need to integrate flood defence mechanisms and suitable distances from water to ensure housing units are mortgagable and readily insurable. No additional costs arising from policy.
Flood management	The Council will support development that seeks to avoid flood risk to people and property and manages residual risk by applying the Sequential Test and, if necessary, the Exception Test as set out in the NPPF. The Council will seek to reduce the risk from surface water flooding by requiring development proposals to: iv. Reduce surface water runoff by providing sustainable drainage systems (SuDS), unless there are practical reasons for not doing so; and v. Ensure that proposals for SuDS apply the London Plan drainage hierarchy achieving greenfield run-off rates, where feasible, and include clear arrangements for ongoing maintenance over the lifetime of the development. The Council will expected developments to identify reasonable opportunities for flood risk reduction measures and resilient design and construction and not increase the risk of flooding. The Council will seek financial contributions towards the anticipated costs of flood management infrastructure required to protect the proposed development over its lifetime.	Developments will need to integrate flood defence mechanisms and suitable distances from water to ensure housing units are mortgagable and readily insurable. No additional costs arising from policy. SuDS reflect existing London Plan requirements so the policy does not introduce additional requirement beyond existing.
Air Quality	This policy requires development to be air quality neutral	
Pollution	The Council will support development proposals that: i. Do not unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination; ii. Do not pose an unacceptable risk to the quality of the water catchment, groundwater or surface water; and iii. Optimise the design, layout and orientation of buildings and the use of green infrastructure to minimise exposure to the above pollutants.	Reflects existing London Plan requirements. No additional development cost arising from Local Policy.

Policy Name	Policy Text / Summary	Comments and analysis of policy costs
On-site waste management	This policy sets criteria for the provision of on sites, waste and recycling facilities	This policy reflects current development standards and does not introduce any additional requirements beyond those contained in the London Plan. No additional costs arising from policy.
Low carbon design, decentralised energy and renewable energy	The Council will seek to optimise the energy efficiency of buildings and support low carbon and renewable energy developments including energy efficiency improvements to existing buildings. The Council requires major development proposals to include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction set out in the London Plan will be met. The Council will require a cash in lieu contribution to the Council's Carbon Reduction Fund on any shortfall to secure the delivery of carbon dioxide savings elsewhere. The Council will require major development to prioritise connection to any existing or planned decentralised energy networks and, where feasible, integrate combined heat and power systems on site.	Sustainability requirements reflected through 6% additional cost on base build costs on all developments.
Delivery and implement-ation	The Council will conduct the following studies which developers will need to adhere to and may have an impact on the viability of a development: Infrastructure Delivery Plan (IDP); Housing Zone's; and Developers contributions	N/A

Appendix 2 - Sites details

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LB HAVERING						**Years 1 - 5**		**Years 6 - 10**		**Years 11 - 15**					
		Gross	Net site	No of	No of flats	No of	No of	No of	No of	No of	No of	Resi costs	Resi costs	GIA	GIA
Site ref	Development description	Site area	area	Houses		Houses	Flats	Houses	Flats	Houses	Flats	Houses	Flats	Houses	flats
1	Small scheme - houses	0.33	0.33	10	0	10	-	-	-	-	-	1,128	1,269	940	-
2	Medium scheme - flats and houses	0.75	0.75	24	6	24	6	-	-	-	-	1,128	1,269	2,115	300
3	Medium scheme - flats and houses	0.83	0.83	40	10	40	10	-	-	-	-	1,128	1,322	3,525	500
4	Medium scheme - flats and houses	1.00	1.00	30	50	30	50	-	-	-	-	1,128	1,737	2,675	3,250
5	Large scheme - flats and houses	1.00	1.00	30	80	30	80	-	-	-	-	1,128	1,737	2,700	5,440
6	Large flatted scheme medium-high density	1.00	1.00	0	150	-	150	-	-	-	-	1,128	1,737	-	10,714
7	Large flatted scheme - high density	1.00	1.00	0	275	-	275	-	-	-	-	1,128	1,737	-	21,038
8	Large flatted scheme - high density	1.00	1.00	0	325	-	325	-	-	-	-	1,128	1,737	-	24,863
9	Large flatted scheme - high density	1.00	1.00	0	375	-	375	-	-	-	-	1,128	1,737	-	26,344
10	Large flatted scheme - high density	1.00	1.00	0	435	-	435	-	-	-	-	1,128	1,737	-	28,710

1	17	18	19	20	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47
LB HAVER		**Floor areas - proposed (sqm)**					**CIL (rate per sqm)**										**Mayoral CIL and Crossrail S106**								
					Total resi	Total resi FS																			
Site ref		Retail A1-A5	Retail S'Mark	B1 office	units		Retail A1-A	Retail S'Ma	B1 office	B2 industria	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B2 industria	B8 storage	C1 Hotel	C2 resi ins	D1	D2
1					10	940	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20
2					30	2,415	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20
3					50	4,025	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20
4					80	5,925	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20
5					110	8,140	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20
6		500		500	150	10,714	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20
7		750		750	275	21,038	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20
8		1,000		1,000	325	24,863	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20
9		1,250		1,250	375	26,344	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20
10		1,500		1,500	435	28,710	50	50	0	0	0	0	0	0	0	70	20	20	31	20	20	20	20	20	20

1	48	49	50	51	52	53	54	55	56	57	58	59	60	61	68	69	70	71	79	80	81
LB HAVER		**S106 (per sqm for commercial; per unit for residential)**										**Rents**			**Cap val**	**Yields**			**Build costs**		
Site ref	C3 resi	Retail A1-A	Retail S'Ma	B1 office	B2 industria	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	Resi	Retail A1-A	Retail S'Ma	B1 office	Retail A1-A5	Retail S'Ma	B1 office
1	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639
2	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639
3	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639
4	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639
5	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639
6	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639
7	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639
8	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639
9	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639
10	20	20	20	20	20	20	20	20	20	20	2,000	350	350	200	5,500	6.00%	5.00%	6.50%	1,208	1,208	1,639

1	89	90	91	92	93	94	95	96	97	98	120	121	122	123	124	131	132	133	134	141	142	143	144
LB HAVEFNet to gross													**Build start (QUARTERS)**				**Build period (QUARTERS)**				**Investment sale (QUARTERS)**		
											Total new	Greenfield											
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	floorspace	Infrastructure	Retail A1-A	Retail S'Ma	B1 office	Resi	Retail A1-A	Retail S'Ma	B1 office	Resi	Retail A1-A	Retail S'Ma	B1 office
1	85%	85%	80%	85%	85%	85%	85%	85%	85%	85%	940	-	2	2	2	2	4	4	4	4	6	6	8
2	85%	85%	80%	85%	85%	85%	85%	85%	85%	85%	2,415	-	2	2	2	2	6	6	6	6	8	6	8
3	85%	85%	80%	85%	85%	85%	85%	85%	85%	85%	4,025	-	2	2	2	2	6	6	6	6	8	8	8
4	85%	85%	80%	85%	85%	85%	85%	85%	85%	85%	5,925	-	2	2	2	2	8	8	8	8	10	10	10
5	85%	85%	80%	85%	85%	85%	85%	85%	85%	85%	8,140	-	2	2	2	2	8	8	8	8	10	10	10
6	85%	85%	80%	85%	85%	85%	85%	85%	85%	80%	11,714	-	2	2	2	2	8	8	8	8	10	10	10
7	85%	85%	80%	85%	85%	85%	85%	85%	85%	80%	22,538	-	2	2	2	2	8	8	8	8	10	10	10
8	85%	85%	80%	85%	85%	85%	85%	85%	85%	80%	26,863	-	2	2	2	2	9	9	9	9	11	11	11
9	85%	85%	80%	85%	85%	85%	85%	85%	85%	80%	28,844	-	2	2	2	2	9	9	9	9	11	11	11
10	85%	85%	80%	85%	85%	85%	85%	85%	85%	80%	31,710	-	2	2	2	2	9	9	9	9	11	11	11

1	152	153	154	155	156	157
LB HAVEF	**Resi sales period (qtrs)**	**Sales period start**	**Area**		**On-site AH**	**% AH rented**
Site ref	Resi	Resi				
1	1	5	Havering	0	50%	80%
2	2	7	Havering	0	50%	80%
3	3	7	Havering	0	50%	80%
4	4	8	Havering	0	50%	80%
5	5	8	Havering	0	50%	80%
6	5	8	Havering	0	50%	80%
7	6	8	Havering	0	50%	80%
8	6	9	Havering	0	50%	80%
9	7	9	Havering	0	50%	80%
10	8	9	Havering	0	50%	80%

Appendix 3 - Sample appraisal

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	LONDON BOROUGH OF HAVERING
Area(s)	
Author	
Date	17 February 2017
Reference	

Site	1

DO NOT CHANGE SITE USING THIS CELL - USE M3 IN "RESULTS" PAGE

0.33

Values: - NOT USED

Sales values	i

	Residual Land Values	Total units	Total floor area GIA	Private floor area	Ave unit size	CIL as % of dev costs
	£1,001,822	10	940	470	94	1.2%

Affordable housing percentage	**50%**
of which social rented	**80%**
of which intermediate	20%

Code for Sustinable Homes

Cost allowance - all tenures (% of base costs)	6%

Grant available ☐ check box

Site area	0.33
Scheme above AH threshold	y

	GIA per unit	Units years 1 -5	Units years 6 - 10	Units years 11 - 15	GIA years 1 - 5	GIA years 6 - 10	GIA years 11 - 15	G to N flats	NIAs years 1 -5	NIAs years 1 -6	NIAs years 1 -7	Totals
Houses	94	10	-	-	940	-	-	100%	940	-	-	940
Flats	-	-	-	-	-	-	-	85%	-	-	-	-
Totals		10	-	-	940	-	-		940	-	-	940

Private NIAs	470	-	-	470
Starter homes NIAs	-	-	-	-
Affordable NIAs	470	-	-	470

Revenue		Years 1 -5	Years 6 - 10	Years 11 - 15	
Value psm	5500	5500	5500	5500	
Private GDV		**2,585,000**	**-**	**-**	**2,585,000**

Starter Homes to be sold at 80% of MV

Base costs	Per sqm	Years 1 -5	Years 6 - 10	Years 11 - 15	
Houses	1,128	1,128	1,128	1,128	
Houses externals	10%	113	113	113	
Flats	1,269	1,269	1,269	1,269	
Flats externals	10%	127	127	127	
Costs + externals		**1,166,352**	**-**	**-**	**1,166,352**

Growth/inflation	Year 1-5	Year 6 - 10	Year 11 - 15
Sales	100.00%	100.00%	100.00%
Build	100.00%	100.00%	100.00%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF HAVERING
Area(s)	0
Author	0
Date	17 February 2017
Reference	0

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

	Sub Market	£ per sq metre
A	Value 1	£3,445
B	Value 1	£3,750
C	Value 1	£4,000
D	Value 1	£4,250
E	Value 1	£4,500
F	Value 1	£4,750
G	Value 1	£5,000
H	Value 1	£5,250
I	Value 1	£5,500

GROUND RENTS from flats (£s per annum)

	Private	Affordable
Average	£200	£0
		£0
		£0
		£0
Capitalisation rate		4.50%

Investment value

	Private	Affordable
One bed	£4,444	£0
Two beds	£0	£0
Three beds	£0	£0
Four beds	£0	£0

Select affordable value option from drop down box: Option 2: Capital values calculated from net rents & yields

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats	£78,000	£0	£78,000			£0
Two bed flats	£95,000	£0	£95,000			£0
Three bed flats	£123,000	£0	£123,000			£0
Four bed flats	£132,000	£0	£132,000			£0
Two bed house	£95,000	£0	£95,000			£0
Three bed house	£123,000	£0	£123,000			£0
Four bed house	£132,000	£0	£132,000			£0

Per sqm	
Average Aff Rent value:	£866
Average Shd Own value:	£3,038.80
Blended value	£1,300.56 (Based on selection from 'Test Variables' sheet)

NOT USED

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent					NBHB								
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity	Indicative HCA funding per unit	Value per unit
One bed flats		6.50%	£0	£0	£0	£275,000		£0		£0	6.00%	£0	£0	£0
Two bed flats		6.50%	£0	£0	£0	£401,500		£0		£0	6.00%	£0	£0	£0
Three bed flats		6.50%	£0	£0	£0	£473,000		£0		£0	6.00%	£0	£0	£0
Four bed flats		6.50%	£0	£0	£0	£495,000		£0		£0	6.00%	£0	£0	£0
Two bed house		6.50%	£0	£0	£0	£456,500		£0		£0	6.00%	£0	£0	£0
Three bed house		6.50%	£0	£0	£0	£528,000		£0		£0	6.00%	£0	£0	£0
Four bed house		6.50%	£0	£0	£0	£621,500		£0		£0	6.00%	£0	£0	£0

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF HAVERING
Area(s)	0
Author	0
Date	17 February 2017
Reference	0

BUILD COSTS

	not used	not used	not used		TIMINGS *for cash flow*				PLANNING OBLIGATIONS / CIL						
					Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges				Fees
Typology	**Build costs per gross sqm - HOUSES**	**Build costs per gross sq m - FLATS**	**External works and other costs**	**Gross to net adjustment for flats**	**Quarters**	**Quarters**	**Quarters**	**Quarters from start on site**	**£s per sqm all tenures**	**Quarter paid**	**£s p sq m private sales only**	**Instal-ment 1 - Qtr paid**	**Instal-ment 2 - Qtr paid**	**Instal-ment 3 - Qtr paid**	**% of build cost**
Residential	£0	£0	£0	85.0%	2	4	1	5	£2,000	4	£70	1	3	5	10%

NB externals included in base costs in 'sites page'

Greenfield Infra	0
Per sqm	£0.00

SAMM per unit	£0

OTHER COSTS

Developer return % GDV	Private	20.00%
	Affordable	6.00%
Energy requirements	All tenures	6%
Contingency		5%
Marketing costs % of sales values		3.00%
Legal Fees % of GDV		0.50%
Site acquisition costs % land value		6.80%
Development Finance		6.00%

Cat 2 accessibility:	Applies to all dwellings	Nos of units:
Houses	£521	10
Flats	£924	-

Cat 3 accessibility	Applies to 10% of dwellings	
Houses	£22,694	1
Flats	£7,906	-

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF HAVERING
Area(s)	
Proxy number	1
Date	17 February 2017
Reference	0.33

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

					Project Totals	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 Year 2 1	Qtr 6 Year 2 2	Qtr 7 Year 2 3	Qtr 8 Year 2 4	Qtr 9 Year 3 1	Qtr 10 Year 3 2	Qtr 11 Year 3 3	Qtr 12 Year 3 4	Qtr 13 Year 4 1	Qtr 14 Year 4 2	Qtr 15 Year 4 3	Qtr 16 Year 4 4	Qtr 17 Year 5 1	Qtr 18 Year 5 2	Qtr 19 Year 5 3	Qtr 20 Year 5 4	Qtr 21 Year 6 1	Qtr 22 Year 6 2
Revenue				*Revenue per Qtr*																						
		0	£ 2,585,000	£ 2,585,000	£ 2,585,000	0	0	0	0	2,585,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents		0	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale			**Sub Total**		**£ 2,585,000**	**0**	**0**	**0**	**0**	**2,585,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																										
	Marketing costs		3.00%		-£ 77,550	0	0	0	0	-77,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Legal fees		0.50%		-£ 12,925	0	0	0	0	-12,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Sub Total		**-£90,475**	0	0	0	0	-90,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5		£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market		£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office		£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial		£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage		£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel		£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution		£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1		£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2		£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value			**Sub Total**		**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 2,494,525**	**0**	**0**	**0**	**0**	**2,675,475**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																										
	No fees on sale			*Revenue per Qtr*	£ -																					
		0	£ 611,263	*152,816*	4 £ 611,263	0	152,816	152,816	152,816	152,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																					
	NDV		**Total**		**£ 3,105,788**	**0**	**152,816**	**152,816**	**152,816**	**2,828,291**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																										
				Cost per Qtr																						
	Residential		£ 1,236,333	*309,083*	4 £ 1,236,333	0	309,083	309,083	309,083	309,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs		£ -																							
	Retail A1-A5		£ -	-	4 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market		£ -	-	4 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office		£ -	-	4 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial		£ -	-	4 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage		£ -	-	4 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel		£ -	-	4 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution		£ -	-	4 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1		£ -	-	4 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2		£ -	-	4 £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 61,817	0	15,454	15,454	15,454	15,454	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Sub Total		**£ 1,298,150**	**0**	**324,537**	**324,537**	**324,537**	**324,537**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																										
	Professional fees		10.00%		£ 129,815	0	32,454	32,454	32,454	32,454	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Sub Total		**£ 129,815**	**0**	**32,454**	**32,454**	**32,454**	**32,454**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																										
		Total	32,900																							
Resi CIL			£ 10,967		£ 10,967	10,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			£ 10,967		£ 10,967	0	0	10,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			£ 10,967		£ 10,967	0	0	0	0	10,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Sub Total		**£ 32,900**	**10,967**	**0**	**10,967**	**0**	**10,967**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs		0	£ 20,000		£ 20,000	0	0	0	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards			£ 55,808		£ 55,808	0	0	0	55,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SAMM			£ -		£ -	0																				
			Sub Total		**£ 75,808**	**0**	**0**	**0**	**75,808**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs			**Sub Total**		**£ 108,708**	**10,967**	**0**	**10,967**	**75,808**	**10,967**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 1,536,673**	**10,967**	**356,991**	**367,958**	**432,799**	**367,958**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																					
Developer's profit on GDV	% of GDV		20.00%		£ 535,095	0	0	0	0	535,095	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable		6%		£ 36,676	0	9,169	9,169	9,169	9,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 997,345**	**-10,967**	**-213,344**	**-224,311**	**-289,152**	**1,916,069**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-10,967	-224,466	-451,954	-747,502	1,157,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest			6.00%		-£ 20,305	-155	-3,176	-6,396	-10,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 1,157,990**	**-11,122**	**-216,521**	**-230,707**	**-299,730**	**1,916,069**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Land Value

per developable hectare	£3,035,824
per gross hectare	£3,035,824

Residual land value			**£ 1,074,916**
Site acquisition costs		6.80%	£ 73,094
MV (Residual Sum available to offer for Development Opportunity)			**£ 1,001,822**

£ 1,074,916

Quarterly Interest 1.50%

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

STRATEGIC FLOOD RISK ASSESSMENT 2017

Strategic Flood Risk Assessment Update

London Borough of Havering

Level 1 Strategic Flood Risk Assessment

B08600D2-L-01 | 04

21 November 2016

-

Strategic Flood Risk Assessment Update

Project No:	B08600D2
Document Title:	Level 1 Strategic Flood Risk Assessment
Document No.:	B08600D2-L-01
Revision:	04
Date:	21 November 2016
Client Name:	London Borough of Havering
Client No:	-
Project Manager:	R Collins
Author:	M. Leung, M Aspin
File Name:	\\CROFIL01\MSData\Projects\Water\Clients\LB Havering\B08600D2-L Local Plan Support\900 Deliverables\907 SFRA v04\LBH L1 SFRA 2016 Update v03b.docx

Jacobs U.K. Limited

Simpson House
6 Cherry Orchard Road
Croydon CR9 6BE
United Kingdom
T +44 (0)20 8686 8212
F +44 (0)20 8681 2499
www.jacobs.com

© Copyright 2016 Jacobs U.K. Limited. The concepts and information contained in this document are the property of Jacobs. Use or copying of this document in whole or in part without the written permission of Jacobs constitutes an infringement of copyright.

Limitation: This report has been prepared on behalf of, and for the exclusive use of Jacobs' Client, and is subject to, and issued in accordance with, the provisions of the contract between Jacobs and the Client. Jacobs accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.

Document history and status

Revision	Date	Description	By	Review	Approved
01	8/7/16	For client review	L Bonsall & M Symons	H Williams	R Collins
02	26/8/16	For client and Environment Agency review	M Leung & M Aspin	M White & M Symons	R Collins
03	7/11/16	Addresses client and Environment Agency comments	M Leung & M Aspin	M White & M Symons	R Collins
04	21/11/16	Addresses client comments	M Leung & M Aspin	M White & M Symons	R Collins

Contents

1. Introduction 1
1.1 Overview 1
1.2 SFRA Approach and Update 2
1.3 The Need for an Updated SFRA 3
1.4 Consultation and Co-operation 3
2. The Planning Framework 5
2.1 Introduction 5
2.2 National Planning Policy 5
2.3 London-wide Planning Policy – The London Plan 6
2.4 Adopted Local Planning Policy 10
2.5 Emerging Local Planning Policy 15
2.6 Regional and Local Flood Plans 15
2.7 Other Relevant Plans and Policies 17
3. Approach to Strategic Flood Risk Assessment 21
3.1 Role of the SFRA 21
3.2 Methodology for the Level 1 SFRA 22
4. Data Collection and Methodology 24
4.1 Overview 24
4.2 Information from Historic Flooding 24
4.3 Delineation of Flood Zones 1, 2 and 3 25
4.4 Dry Islands 27
4.5 Consideration of Climate Change 27
4.6 Flood Defences 28
4.7 Flood Warning 31
4.8 Havering Critical Drainage Areas 31
4.9 Dam Breach 31
4.10 Previous Flood Risk Studies 31
5. Flood Risk in Havering 34
5.1 Overview 34
5.2 Historic Flooding 35
5.3 Predicted Flooding 36
5.4 Residual Flood Risk 44
5.5 Impact of Climate Change 45
5.6 Changes from Previous SFRA 46
6. Sustainable Flood Risk Management 48
6.1 Overview 48
6.2 Responsibility for Flood Risk Management 48
7. Recommendations and Policy for the Planning Authority 50
7.1 Revisions to Local Planning Policy Regarding Flooding 50
7.2 Site Allocations 50

7.3 Relocation of Unsuitable Existing Development 51
7.4 Safeguarding 51
7.5 Havering Critical Drainage Areas 51
7.6 Washlands Development 52
7.7 Best Practice 52
7.8 Opportunities to Reduce Flooding 52
7.9 Planning Applications – LBH and Applicants 53
7.10 Restriction of Permitted Development Rights 56
7.11 General Recommendations – Minimising Flood Risk and Impacts 56
7.12 Summary – Development Management Recommendations 60
7.13 Local Community Action to Reduce Flood Damage 62
7.14 Emergency Planning – London Borough of Havering 62
7.15 Updating this SFRA 65

Annex A – Growth Areas

List of Tables

Table 2-1 : London Plan SuDS Hierarchy 7
Table 3-1: NPPG Table 3 - Flood Risk Vulnerability and Flood Zone Compatibility 22
Table 4-1 : Recommended Climate Change allowances for Peak River Flow 27
Table 4-2 : Recommended Climate Change allowances for Peak Rainfall Intensity 28
Table 5-1 : Recorded Historic Flooding in Havering 35
Table 5-2: Thames Estuary Tidal Water Levels 39
Table 5-3: Sea Level Allowance Guidance for London and the South East 39
Table 5-4: Predicted Peak Sea Levels Based on Latest EA Guidance 40
Table 5-5: Thames Water Sewer Flooding Records 43
Table 5-6: Flood Hazard Classification 45
Table 7-1 : Requirements of Flood Risk Assessments 54
Table 7-2: Summary of Potential SuDS Measures to Reduce Flood Risk 58
Table 7-3: Summary of Potential SuDS Measures to Reduce Flood Risk 58
Table 7-4: Summary of Benefits of SuDS Measures 59
Table 7-5: Summary of Flood Risk to Vulnerable Institutions, Emergency Services and Utilities 64

Glossary and Abbreviations

Term	Definition
Adaptation	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities *(NPPF definition).*
AEP	Annual Exceedance Probability e.g. 1% AEP is equivalent to 1% (1 in 100) probability of flooding occurring in any one year (or, on average, once in every 100 years)
Anthropogenic	Originating in human activity (particularly in relation to climate change)
Climate Change	Long term variations in global temperature and weather patterns caused by natural and human actions.
Core Strategy	Part of the current Local Plan for the London Borough of Havering, which sets the long-term vision and objectives for the area. It contains a set of strategic policies that are required to deliver the vision including the broad approach to development. The Core Strategy forms part of the 'Core Strategy and Development Control Policies Development Plan Document'.
CLG	Department of Community and Local Government
Defra	Department of Environment, Food and Rural Affairs
Development	The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of a building or other land.
Development Plan	This includes the adopted London Plan, adopted local plans and neighbourhood plans, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004 *(NPPF definition).*
DG5 Register	A water-company held register of properties which have experienced sewer flooding due to hydraulic overload, or properties which are 'at risk' of sewer flooding with an annual probability of 1 in 20 (5%) or more.
EA	Environment Agency
Flood & Water Management Act	Part of the UK Government's response to Sir Michael Pitt's Report on the Summer 2007 floods, the aim of which (partly) is to clarify the legislative framework for managing surface water flood risk in England.
Flood Storage Area	Land which provides a function of flood conveyance and/or storage, either through natural processes, or by design
Flood Map for Planning (Rivers and Sea)	Nationally consistent delineation of 'high', 'medium' and 'low' probability of fluvial flooding, published on a quarterly basis by the Environment Agency
Formal Flood Management Asset	A feature or structure built and maintained specifically for the purpose of flood risk management

Term	Definition
Functional Floodplain (Zone 3b)	NPPF Flood Zone, defined as areas in which water *has* to flow or be stored in times of flood.
GLA	Greater London Authority – higher tier of government for the whole Greater London area.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities *(NPPF definition)*.
Habitable Room	A room used as living accommodation within a dwelling but excludes bathrooms, toilets, halls, landings or rooms that are only capable of being used for storage. All other rooms, such as kitchens, living rooms, bedrooms, utility rooms and studies are included in this definition.
Havering Critical Drainage Areas	Areas which are likely to be most at risk of flooding from local sources (surface water, groundwater and ordinary watercourses) and where sustainable drainage solutions should be a priority. These areas have been termed Havering Critical Drainage Areas or HCDAs to differentiate them from Critical Drainage Areas that can be designated by the Environment Agency. The Environment Agency has not designated any Critical Drainage Areas in the London Borough of Havering.
Informal Flood Management Asset	A feature or structure that provides a flood defence function, however has not been built and/or maintained for this purpose (e.g. boundary wall)
LBH	London Borough of Havering – the borough council and local planning authority for Havering. Under the Flood & Water Management Act 2010 and the Flood Risk Regulations 2009, LBH is also the Local Authority responsible for taking the lead on local flood risk management in its administrative area
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act. *(NPPF definition)*
Main River	A watercourse shown as such on the Main River Map, and for which the Environment Agency has responsibilities and powers. N.B. Main River designation is not an indication of size, although it is often the case that they are larger than Ordinary Watercourses.
National Flood Risk Assessment (NaFRA)	An assessment of flood risk for England and Wales produced using local data and expertise. It shows the chance of flooding from rivers and the sea presented in categories taking account of flood defences and the condition they are in.
National Planning Policy Framework (NPPF)	National planning policy, published by the Government in March 2012. It replaces most of the previous Planning Policy Statements, including that regarding flood risk (PPS25).

Term	Definition
National Planning Practice Guidance (NPPG)	Supporting guidance to the NPPF, published by the Government in March 2014 as an online resource, available at: (http://planningguidance.planningportal.gov.uk/). It replaces previously published Government guidance, including that regarding flood risk.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).*(NPPF definition)*
Ordinary Watercourse	All watercourses that are not designated Main River, and which are the responsibility of Local Authorities or, where they exist, Internal Drainage Boards. Note that Ordinary Watercourse does not imply a "small" river, although it is often the case that Ordinary Watercourses are smaller than Main Rivers.
Planning Policy Statement (PPS)	A series of statements issued by the Government, setting out policy guidance on different aspects of planning. The majority of PPSs have now been replaced by the National Planning Policy Framework, including PPS25 regarding flood risk.
PPS25	Planning Policy Statement 25: Development and Flood Risk – previous government planning policy regarding flood risk, which has now been replaced by the National Planning Policy Framework.
Permitted Development (PD)	Permitted Development rights allow for some minor development, such as certain sizes of building extension, without the requirement to submit an application for planning permission.
Previously Developed (Brownfield) Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. *(NPPF definition)*
Residual Risk	A measure of the outstanding flood risks and uncertainties that have not been explicitly quantified and/or accounted for as part of the design process
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. *(NPPF definition)*
Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. *(NPPF definition)* SPDs are not subject to independent examination before adoption by a local planning authority.

Term	Definition
Sustainability Appraisal (SA)	Appraisal of plans, strategies and proposals to test them against broad sustainability objectives. The SEA forms part of the SA.
Sustainable Development	"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs" (*The World Commission on Environment and Development, 1987*).
Sustainable Drainage System (SuDS)	Term covers the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. *(Based on NPPF flood risk guidance text)*
Thames Tidal Defences (TTD)	Tidal flood defences downstream (east) of the Thames Barrier.
Updated Flood Map for Surface Water (uFMfSW)	Under their strategic overview role for flood risk in England and Wales the EA produced and then in 2013 updated the map of flood risk from surface water In 2010 the Flood and Water Management Act (FWMA) defined 'surface runoff' in the following terms: *"The flooding that takes place from the 'surface runoff' generated by rainwater (including snow and other precipitation) which: (a) is on the surface of the ground (whether or not it is moving), and (b) has not yet entered a watercourse, drainage system or public sewer."*
Zone 1 Low Probability	NPPF Flood Zone, defined as areas outside of Zone 2 Medium Probability. This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
Zone 2 Medium Probability	NPPF Flood Zone which comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%) in any year.
Zone 3a High Probability	NPPF Flood Zone which comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) in any year.

Executive Summary

An SFRA was developed for the London Borough of Havering (LBH) in 2007 and updated in 2014. The 2014 update incorporated new techniques for flood risk mapping and updates to planning policy and guidance including the introduction of the National Planning Policy Framework and the National Planning Practice Guidance. The SFRA set out criteria that would necessitate the update of the SFRA including: "*Has the EA or LBH (as LLFA) issued any amendments to their flood risk mapping and/or guidance since the previous policy review?*" In February 2016 the Environment Agency issued updated guidance on climate change allowances for SFRA's. This requires the uplift factors to be applied to consider the location, design life and vulnerability classification of the development, producing a range of potential factors to be applied rather than a single figure as included in the previous SFRA. Furthermore updated hydraulic modelling by the Environment Agency has been incorporated to delineate flood zones on Blacks Brook and the River Thames.

This report updates the SFRA to reflect those developments.

The primary objective of the Havering SFRA is to inform the emerging Local Plan in respect of the development and review of policies related to flood risk management and also policies for the allocation of land for future development. The SFRA has a broader purpose however, and in providing a robust depiction of flood risk across the Borough, it can:

- Inform the development of LBH policy that will underpin decision making within the Borough, particularly within areas that are affected by (and/or may adversely impact upon) flooding;
- Assist the development management process by providing a more informed response to development proposals which may be affected by flooding, influencing the acceptability and design of future development within the Borough;
- Identify and implement strategic solutions to flood risk, providing the basis for possible future flood attenuation works by a range of agencies with responsibility for flood risk management;
- Support LBH in their role as Lead Local Flood Authority; and
- Support and inform the Council's emergency planning response to flooding.

This is a Level 1 SFRA and as such addresses the requirements of the Sequential Test, which will assist the council to guide development to areas of lower flood risk. LBH intend to progress with their development allocation sites in 2016, which will then be likely to require preparation of a Level 2 SFRA if required to address the requirements of the Exception Test. In discussion with the Environment Agency, it has been agreed that an annex to this Level 1 SFRA be included in order to inform the Local Plan in respect of potential flood risk implications of Rainham and Beam Park (which forms part of the London Riverside Opportunity Area) and Romford Metropolitan Centre, both of which are identified in the London Plan for development over the Plan period.

The following actions have been undertaken to assess flood risk within Havering:

- The identification of flood risk zones 1, 2, 3a and 3b (functional floodplain);
- Identification of locations of flood risk from other sources (ordinary watercourses, groundwater, sewers, reservoirs and canals);
- Identification of locations at risk of surface water flooding (termed Havering Critical Drainage Areas or HCDA), particularly outside fluvial or tidal risk areas;
- The consideration of the impact of climate change upon flood risk within Havering;

- Identification of areas protected by existing flood defences and that could be at risk should they fail.

The SFRA makes a number of planning policy recommendations in Section 7 for adoption by LBH when considering development and flood risk. The SFRA also provides guidance for actions that local communities could take to reduce flood damage. In addition, the report provides guidance for emergency planning within the Borough on infrastructure and vulnerable institutions within Flood Zones.

Finally in Section 7.14 the report provides guidance on how the SFRA should be monitored and reviewed to ensure it remains current.

Figures are provided of the fluvial Flood Zones and other sources of flood risk to classify the risk of flooding across the Borough.

Supporting Figures

Figure Number	Figure Contents
101	Location Plan
102	Historical Flood Extents
103	Flood Zone 3
104	Flood Zone 2
105a	Climate Change Impact (+10%)
105b	Climate Change Impact (+15%)
105c	Climate Change Impact (+25%)
105d	Climate Change Impact (+35%)
105e	Climate Change Impact (+70%)
106	Defences
107a	Thames Breach – Hazard (Locations 5 and 6)
107b	Thames Breach – Depth (Location 5)
107c	Thames Breach – Level (Location 5)
107d	Thames Breach – Velocity (Location 5)
107e	Thames Breach – Depth (Location 6)
107f	Thames Breach – Level (Location 6)
107g	Thames Breach – Velocity (Location 6)
108	Culverts
109	Surface Water
110	Sewer Flooding
111	Groundwater Flood Risk
112	Infrastructure Flood Risk
113	Flood Warning and Alert Areas
114	Emergency Planning

1. Introduction

1.1 Overview

The London Borough of Havering (LBH) is situated in the north east of London. The Borough covers an area of approximately 11,200 hectares and has a population of approximately 245,974 (2015 Demographic Information). It is adjoined by the London Boroughs of Barking and Dagenham, Bexley and Redbridge and by the Essex Districts of Brentwood, Epping Forest and Thurrock.

There are four distinct watercourses in Havering (please refer to Figure 101):

- The River Beam forms a part of the western boundary of the Borough with the London Borough of Barking and Dagenham to the West. It has three tributaries. The River Rom drains the north-western area of the Borough and is joined by Blacks Brook at Romford. The Emerson Park Stream joins the River Ravensbourne which joins the River Rom at Heath Park, Elm Park. From this point the watercourse is known as the River Beam;
- The Ingrebourne, including its tributaries the Weald Brook and the Paines Brook, drain the centre, east and north of the Borough;
- The River Mardyke drains the eastern area of the Borough although for most of its length it flows through Thurrock, outside Havering;
- The final watercourse is the River Thames into which the above watercourses drain. This forms the southern boundary of the Borough.

Havering has a large proportion of London's floodplains (source: Core Strategy p.152). In addition to the areas of the Borough at risk of flooding from rivers, other areas may also be at risk from flooding from groundwater, surface water runoff, ordinary watercourses and/or culvert blockage, which may result in localised flooding at any location, resulting in damage to property and severe disruption. Flooding has received widespread media attention in recent years and potential associated issues with the cost of and obtaining property insurance as well as the fear of future flooding are well-known. Organisational responsibilities for managing flood risk have changed substantially in the last few years. The following text box provides definitions produced by Jacobs of the principal local sources of flooding referred to in this SFRA.

Local Flood Risk

The London Borough of Havering and their partners have responsibilities for managing local flood risk, i.e. flood risk from sources other than Main Rivers, the sea and reservoirs, principally meaning surface runoff, groundwater and ordinary watercourses.

Surface runoff – rainwater (including snow and other precipitation) which is on the surface of the ground (whether or not it is moving), and has not entered a watercourse, drainage system or public sewer. Note that the term 'surface water' is used generically to refer to water on the surface and is often associated with periods of intense rainfall.

Groundwater – water which is below the surface of the ground and in direct contact with the ground or subsoil. It is most likely to occur in areas underlain by permeable rocks, called aquifers. These can be extensive, however are of limited risk in Havering as the geology is predominantly Clayey.

Ordinary watercourse – all watercourses that are not designated Main River, and which are the responsibility of local authorities

It is essential that future planning decisions do not inadvertently increase the potential risk of localised flooding and, where possible, seek to improve flood management. Specific recommendations have been provided within the SFRA to guide the design of future development accordingly.

The National Planning Policy Framework (NPPF) requires that local planning authorities prepare a Strategic Flood Risk Assessment (SFRA) in consultation with the Environment Agency (EA) and others. The primary purpose of a Level 1 SFRA is to determine the variation in flood risk across the Borough, based upon data from a variety of sources. Robust information on flood risk is essential to inform and support the Council's revised flooding policies in its emerging Local Plan and to inform the decision making process in the allocation of sites for development. It also provides guidance to developers on planning requirements and recommendations for council policy.

A Level 2 SFRA assesses the flood risk at potential development sites in more detail than that covered at Level 1. This SFRA update only covers Level 1 as LBH are yet to allocate development sites. LBH is currently beginning the process of preparing its new Local Plan. In this respect, Jacobs has been commissioned to update the Level 1 SFRA.

A Level 1 and more detailed Level 2 SFRA were prepared for LBH and published in a joint document in November 2007 to inform the development of the Council's current suite of Development Plan Documents, which were adopted in 2008. The Level 1 SFRA was updated in 2014 to reflect new flood risk information and changes to National Planning Policy. The SFRA forms part of the evidence base being used to inform the emerging Havering Local Plan.

This report (and the supporting mapping) represents the Level 1 SFRA[1], and should be used by the Council to inform the application of the Sequential Test (see Section 3.1). Following the application of the Sequential Test, it may be necessary to develop a more detailed SFRA[2] should it be shown that any further proposed allocations fall within a flood affected area of the Borough. The more detailed SFRA should consider the risk of flooding in greater detail within a local context to ensure that the site can be developed in a safe and sustainable manner.

1.2 SFRA Approach and Update

The primary objective of the Havering SFRA is to inform the development and review of policies related to flood risk management and also policies for the allocation of land for future development, within the emerging Local Plan. The SFRA has a broader purpose however, and in providing a robust depiction of flood risk across the Borough, it can:

- inform the development of Council policy that will underpin decision making within the Borough, particularly within areas that are affected by (and/or may adversely impact upon) flooding;
- assist the development management process by providing a more informed response to development proposals which may be affected by flooding, influencing the acceptability and design of future development within the Borough;
- help to identify and implement strategic solutions to flood risk, providing the basis for possible future flood attenuation works by a range of agencies with responsibility for flood risk management;
- support and inform the Council's emergency planning response to flooding.

1 The requirements of a Level 1 SFRA are further detailed in the 'Flood Risk and Coastal Change' section of the national Planning Practice Guidance available online at http://planningguidance.planningportal.gov.uk/

2 The requirements of a Level 2 SFRA are further detailed in the 'Flood Risk and Coastal Change' section of the national Planning Practice Guidance available online at http://planningguidance.planningportal.gov.uk/

Government provides no specific methodology for the SFRA process. Therefore, to meet these broader objectives, the SFRA has been developed in a pragmatic manner in close consultation with the LBH and the EA.

Knowledge exists with respect to flood risk within the Borough, provided largely in the form of records of observed flooding and provided from a variety of sources. The Havering SFRA has gathered and built upon this existing knowledge, underpinning the delineation of the Borough into zones of 'high', 'medium' and 'low' probability of fluvial flooding, in accordance with the NPPF, and together with Havering Critical Drainage Areas (HCDA). These zones have then been used to provide a robust and transparent evidence base for the development of flooding related policy, and the allocation of sites for new development as part of the Local Plan.

1.3 The Need for an Updated SFRA

As stated above, an up-to-date SFRA is required to support planning policy development in Havering. The 2014 SFRA requires updating because:

- In February 2016 the EA published updated guidance[3] on the consideration of the potential impact of climate change upon flood risk for Flood Risk Assessments and SFRA. This SFRA provides the necessary information for these updated factors to be included in the application of the Sequential Test; and
- Since 2014 the EA has completed updates to its hydraulic modelling of the River Thames and the Blacks Brook. The updated modelling has resulted in changes to the extent of Flood Zones adopted in this SFRA.

1.4 Consultation and Co-operation

Consultation and co-operation has formed a key part of the development of the updated Havering SFRA. This is particularly important in light of the 'Duty to Cooperate' brought in by the Localism Act 2011 (Section 110). In addition, paragraph 157 of the NPPF states that Local Plans should *"be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations"*. One of the roles of this SFRA is to support the production of the new Local Plan.

The National Planning Practice Guidance (NPPG) (2014) states that the following organisations / roles should be involved in preparing the SFRA:

- Environment Agency;
- Lead local flood authorities (role within LBH);
- Emergency response (role within LBH);
- Drainage authority (role within LBH under the Land Drainage Act 1991);
- Internal drainage boards (where appropriate).

The NPPG also requires consultation with Thames Water and Anglian Water as the sewerage undertakers, so that the SFRA *'takes account of any specific capacity problems and of the undertaker's drainage area plans'*. We have requested information from them on areas that have experienced flooding.

An internal consultation process with LBH and the EA in relation to the draft of this updated SFRA was undertaken in Summer 2016 to seek their feedback on the document.

[3] https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

In addition, the Development Planning and Emergency Planning functions of LBH were consulted to seek their feedback on specific issues throughout the development of the SFRA and have co-operated fully in the process. The key roles played by the EA and LBH's Emergency Planning function with regard to fluvial flooding and flooding from local sources, respectively, are such that they are in a key position to lead in providing advice on such issues. LBH and the EA were closely involved in ensuring that this SFRA integrates with the advice, guidance and services they already provide and are proposing to provide with respect to flooding.

Most rivers within Havering drain to the Thames without leaving the Borough so there is no need for particular cross boundary consultation. While future development could impact upon the flow regimes in these rivers their impact upon the River Thames is likely to be minimal, given the comparison in flows, so consequently consultation with local authorities downstream on the Thames would not be required. The River Mardyke enters Thurrock from Havering but only a small part of the overall catchment is within the Borough. In this respect LBH should consider consulting with Thurrock Council should they receive planning applications for development within the Mardyke catchment in order for Thurrock Council to be able to assess the potential impact downstream.

Although no issues with cross border management of flows are known to LBH or were highlighted through the consultation on this updated SFRA, it is imperative that all local authorities clearly understand the core issues that flood risk raises within their respective areas and the potential knock on effects to other local authority areas, and adapt their decision making accordingly. They must be aware of the impact that planning policies and development management decisions may have, not only locally, but upon adjoining Boroughs.

2. The Planning Framework

2.1 Introduction

This Section provides a brief overview of the strategy and policy context relevant to flood risk in the Havering area.

The success of the SFRA is heavily dependent upon the ability of the Council to implement the recommendations put forward for future sustainable flood risk management, both with respect to planning policies and development management recommendations (refer to Section 7). The National Planning Policy Framework (NPPF) provides guidance and direction to local planning authorities. Ultimately however, it is the responsibility of the Council to establish 'sound' planning policies that will ensure future sustainability with respect to flood risk.

The policy framework informing the development of this Level 1 SFRA has changed significantly since the previous SFRA was published in November 2007. At the national level, Planning Policy Statement 25 (PPS25) (regarding flood risk) and its supporting guidance has been replaced with the NPPF in 2012 and associated guidance. At the regional level, the London Plan has since been updated, published in 2016. At the local level, Unitary Councils, such as LBH, have been given new responsibilities through the Flood & Water Management Act 2010 with regard to managing local flood risk and best practice and knowledge with regard to the production of SFRAs continues to evolve.

2.2 National Planning Policy

National planning policy is set out in the NPPF, which was published by the Government in March 2012. It forms a more succinct replacement for numerous topic-specific Planning Policy Statements (PPSs), including PPS25 on flood risk. The NPPF is accompanied by online National Planning Practice Guidance (NPPG)[4], first published in March 2014, which provides further guidance on specific issues, including flood risk, and replaces all previously published national planning guidance. The NPPF covers a full range of planning issues drawing on the central issue of sustainable development. Central themes include the re-use of previously developed land of low environmental value, promoting economic growth and high quality design, and transitioning to a low carbon future, including taking full account of flood risk.

The NPPF underpins the process by which local planning authorities are to account for flood risk as an integral part of the planning process. The overarching aims set out by the NPPF for the management of flood risk at a planning authority level are encapsulated in Paragraph 100 of the document:

"Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and

4 http://planningguidance.planningportal.gov.uk/

- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations."

The Sequential Test and Exception Test are further explained in Section 3.1.

These aims effectively set the scope for the specific outcomes of the SFRA process. The SFRA in turn then informs planning and development management decisions to ensure that the aims set out above can be achieved.

The NPPF states that '*a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors*' (paragraph 165). The purpose of Sustainability Appraisal (SA) is to promote sustainable development through better integration of sustainability considerations in the preparation and adoption of plans. The SA developed in conjunction with the new planning policy documents for Havering will be informed by the information and recommendations contained in this updated SFRA.

It is important to reiterate that the NPPF covers a range of planning issues – not just flood risk. The formulation of council policy and the allocation of land for future development must also meet the requirements of other elements of the NPPF, including (for example) with regard to environmental protection, housing and economic growth. The provision of sustainable development requires the balancing of a range of social, economic and environmental factors.

The SFRA aims to assist in this process through the provision of a clear and robust evidence base upon which informed decisions can be made.

In December 2014, the Secretary of State for Communities and Local Government published a written statement (HCWS161) setting out the Government's continuing commitment to protect people and property from flood risk. Local planning policies and decisions on planning applications relating to major development are required to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. The policies contained in the written statement came into effect on 6th April 2015.

2.3 London-wide Planning Policy – The London Plan

The London Plan forms part of the Development Plan for Havering. The latest version of the plan was adopted in 2016 and contains a range of policies of relevance to this SFRA. It consolidates all alterations made since the previous adopted version in 2011 including Revised Early Minor Alterations to the London Plan which were published in October 2013 to ensure consistency with the NPPF. In addition, Minor Alterations have been prepared to bring the London Plan in line with national housing standards and car parking policy. Both sets of alterations have been considered by an independent inspector at an examination in public and were published on 14 March 2016

The key London Plan policy regarding flood risk management is **Policy 5.12**, which seeks *'to address current and future flood issues and minimise risks in a sustainable and cost effective way'*. The policy requires planning decisions to *'comply with the flood risk assessment and management requirements set out in the NPPF and associated Technical Guidance [(since replaced with the NPPG)] on flood risk over the lifetime of the development and have regard to measures proposed in Thames Estuary 2100 [(regarding tidal flood risk)] and Catchment Flood Management Plans'*, both produced by the EA. The policy also builds on that set out at a national level, requiring that *'developments which are required to pass the Exception Test set out in the NPPF and the technical guidance [(since replaced with the NPPG)] … address flood resilient design and emergency planning by demonstrating that:*

- the development will remain safe and operational under flood conditions;
- a strategy of either safe evacuation and/or safely remaining in the building is followed under flood conditions;
- key services including electricity, water etc. will continue to be provided under flood conditions; and
- buildings are designed for quick recovery following a flood'.

In support of this, the Greater London Authority's **Housing Supplementary Planning Guidance (SPG) (2016)** requires as **Standard 38** that *'Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with the NPPF'*.

Policy 5.12 further states that *'Development adjacent to flood defences will be required to protect the integrity of existing flood defences and wherever possible should aim to be set back from the banks of watercourses and those defences to allow their management, maintenance and upgrading to be undertaken in a sustainable and cost effective way'*.

With regard to policy development, Policy 5.12 requires boroughs *'utilise Strategic Flood Risk Assessments to identify areas where particular flood risk issues exist and develop actions and policy approaches aimed at reducing these risks, particularly through redevelopment of sites at risk of flooding and identifying specific opportunities for flood risk management measures'*. This SFRA will contribute toward the achievement of this requirement.

Policy 5.13 regarding sustainable drainage states that *'Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the … drainage hierarchy'*, which is summarised in Table 2-1.

Table 2-1 : London Plan SuDS Hierarchy

Preference	Technique
HIGH	Store rainwater for later use
↓	Use infiltration techniques, such as porous surfaces in non-clay areas
↓	Attenuate rainwater in ponds or open water features for gradual release
↓	Attenuate rainwater by storing in tanks or sealed water features for gradual release
↓	Discharge rainwater direct to a watercourse
↓	Discharge rainwater to a surface water sewer/drain
LOW	Discharge rainwater to the combined sewer

Based on Table 2-1, in principle planning authorities should prefer development proposals which retain or infiltrate runoff at source rather than discharging them off-site.

In support of this, the **Housing Supplementary Planning Guidance (2016)** requires as **Standard 39** that *'New development should incorporate Sustainable Urban Drainage Systems … where practical with the aim of achieving a Greenfield run-off rate, increasing bio-diversity and improving water quality. Surface water run-off is to be managed as close to source as possible'*.

Policy 5.13 further states that *'Drainage should be designed and implemented in ways that deliver other policy objectives of this Plan, including water use efficiency and quality, biodiversity, amenity and recreation'*.

With regard to plan preparation, the Policy 5.13 states that, within their plans, boroughs should, *'in line with the Flood and Water Management Act 2010, utilise Surface Water Management Plans to identify areas where there are particular surface water management issues and develop actions and policy approaches aimed at reducing these risks'*. This SFRA will contribute toward the achievement of this requirement.

The supporting text to Policy 5.13 notes that green roofs, the subject of Policy 5.11, *'can also make a contribution to sustainable urban drainage by absorbing a proportion of surface water and therefore reducing rates of water flow'*.

Policy 5.11 regarding green roofs states that *'major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible'*.

In support of this, the **Housing Supplementary Planning Guidance (2016)** requires as **Standard 39** that *'New development should incorporate … green roofs where practical with the aim of achieving a Greenfield run-off rate, increasing bio-diversity and improving water quality'*.

Policy 5.11 states that, with regard to plan development, '*boroughs may wish to develop more detailed policies and proposals to support the development of green roofs and the greening of development sites. Boroughs should also promote the use of green roofs in smaller developments, renovations and extensions where feasible'*.

Policies 5.11 and 5.12 also overlap with London Plan **Policy 5.10** which seeks to encourage *'urban greening'*.

Policy 5.3 regarding sustainable design and construction requires major development proposals to meet the minimum standards outlined in the Mayor's supplementary planning guidance on the topic[5], including with regard to *'avoiding impacts from natural hazards (including flooding)'*.

The policy further states that, in developing their plans, boroughs should *'consider the need to develop more detailed policies and proposals' on such issues that are 'specific to their local circumstances'*.

Policy 2.18 seeks *'to protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure'* – the network of green spaces across London. The policy recognises the importance of green infrastructure for flood mitigation and reducing flood risk through sustainable urban drainage systems, particularly in light of climate change.

The policy states that, in making planning decisions, *'Enhancements to London's green infrastructure should be sought from development and where a proposal falls within a regional or metropolitan park deficiency area'*, which is shown to include London Riverside Conservation Park, within the Borough, *'it should contribute to addressing this need'*. In addition, *'Development proposals should: (a) incorporate appropriate elements of green infrastructure that are integrated into the wider network; and (b) encourage the linkage of green infrastructure, including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees, and other components of urban greening (Policy 5.10)'*.

[5] Sustainable Design and Construction Supplementary Planning Guidance (2014)

The policy currently notes that, in developing their plans, Boroughs should:

a) plan positively for the creation, protection, enhancement and management of networks of green infrastructure. This should be achieved by producing green infrastructure which identify priorities for addressing deficiencies and should set out positive measures for the design management of all forms of green and open space;

b) ensure that in and through Local Plan policies, green infrastructure needs are planned and managed to realise the current and potential value of open space to communities and to support delivery of the widest range of linked environmental and social benefits; and

c) support through appropriate initiatives, the vision of creating and protecting an extensive and valued recreational landscape of well-connected and accessible countryside around London for both people and for wildlife.

It should be noted that a requirement to positively plan for green infrastructure is also stated in paragraph 114 of the NPPF.

Policy 2.18 is supported by more detailed guidance in the form of the '**Green Infrastructure and Open Environments: The All London Green Grid SPG**', which highlights the vital role that green infrastructure can play in managing flood risk.

Policy 7.24 highlights the importance of the Blue Ribbon Network, a strategically important series of linked water-spaces, for drainage and flood management. An element of the network is found in every London borough, including Havering.

Policy 7.29 regarding the River Thames states that, *'following appraisal in accordance with the criteria in paragraph 7.90, Thames-side boroughs should identify a Thames Policy Area within their* [Local Plans] *and formulate policies and a strategy for this area covering the matters set out in paragraphs 7.93 and 7.94 [which include indicative flood risk]. Boroughs are encouraged to work in sub-regional partnerships to progress this work. The existing Thames Strategies have identified a range of actions and planning priorities that should be reflected in relevant* [Local Plans]*'*).

Paragraph 7.90 states that *'Setting the boundary of the Thames Policy Area should be done in consultation with neighbouring authorities, including those across the river'*. In defining the boundaries, the paragraph states that boroughs should have regard to the maps contained within that chapter of the London Plan, which highlight the Thames Policy Area, and a range of specific criteria.

The existing **Thames Strategy East (2008)** already covers the Havering area and was created in partnership with LBH; its policies are therefore of relevance to this SFRA and are discussed later in this section.

Paragraph 7.96 also notes that importance of allowing a margin of land for future flood defences where there are larger areas of development along the Thames.

Policy 2.13 identifies London Riverside, which is on the Thames and falls within both the Boroughs of Havering and Barking and Dagenham, as an Opportunity Area for development. Table A1.1 of the London Plan states that London Riverside covers an area of 3,000 hectares and is noted to have an indicative employment capacity of 16,000 and could provide a minimum of 26,500 new homes. It should be noted that the January 2014 draft amendments to the London Plan envisage increasing the area of London Riverside from 2,500 to 3,000 hectares, the indicative employment capacity from 14,000 to 16,000, and the minimum new homes figure from 25,000 to 26,500 – all increases on current figures. As the area falls within two London Boroughs, not all of this growth will be provided within Havering.

A London Riverside Opportunity Area Planning Framework was also published in 2015. This document forms Supplementary Planning Guidance (SPG) to the London Plan and sits alongside the London Plan's strategic policies. It does not establish new policies but does set the direction of travel for the emerging Local Plan and is a material consideration for decisions on planning applications that fall within its area.

It should be noted that flood risk will be an important consideration for development in London Riverside, with parts in Flood Zones 2 and 3.

Policy 2.15 identifies Romford, as a Metropolitan Centre in London's town centre network, with Medium growth potential. Other towns within the Borough are identified as District Centres with Medium growth potential.

Housing targets for each borough are set out under **Policy 3.3** of the Plan. Havering's target is 1,170 per annum (on average) – a total of 11,700 over the ten year plan period to 2025; this figure is acknowledged by LBH and supersedes the housing figures noted in local policy CP1 below.

2.4 Adopted Local Planning Policy

2.4.1 Adopted Havering Core Strategy and Development Control Policies DPD

The Core Strategy and Development Control Policies Development Plan Document (DPD), covering the period to 2020, was adopted in 2008, with the original SFRA (2007) forming part of the evidence base.

Policy CP1 regarding housing supply seeks to provide a minimum of 535 new homes per year within the borough, prioritising brownfield land and utilising sites identified in the Romford Area Action Plan and the Site Specific Allocation DPD, including sites within the London Riverside Opportunity Area; sites were selected utilising the results of the previous SFRA. A significant number of new homes on 'windfall' sites are also expected.

It should be noted that the Mayor's target for the borough has since increased significantly to new homes 1,170 per annum. As noted above, this figure is acknowledged by LBH and supersedes the housing figure noted in Policy CP1. It is indicative of an upward trajectory of housing demand in the Borough, in common with the rest of London.

The key policy with regard to flood risk is **Policy DC48**, which states that *'Development must be located, designed and laid out to ensure that the risk of death or injury to the public and damage from flooding is minimised whilst not increasing the risk of flooding elsewhere and ensuring that residual risks are safely managed'*.

The policy further states that: *'Planning permission therefore will only be granted for development where it can be demonstrated that:*

- Through a sequential test it is located in the lowest appropriate flood risk zone with regard to the advice in PPS25 and Havering's Strategic Flood Risk Assessment;
- It would not constrain the natural function of the flood plain, either by impeding flood flow or reducing storage capacity;
- With regard to the London Plan drainage hierarchy, surface water is controlled as near to its source as possible to Greenfield rates attenuated up to the 1% annual probability plus climate change, and that the use of Sustainable Urban Drainage Systems (SUDS) has been considered. Where SUDS have not been used the applicant should justify these reasons'.

Policy DC48 requires that 'a Flood Risk Assessment (FRA) which satisfies the requirements in Havering's Strategic Flood Risk Assessment must be submitted with planning applications:

- For major developments in Flood Risk Zone 1 and all developments in Flood Risk Zones 2 and 3. With regard to PPS25, the Flood Risk Assessment must demonstrate that the sequential test has been undertaken and in addition, where the vulnerability classification of the development is not compatible to the flood zone, the exception test has been passed;

- In areas at risk from surface water, sewer, groundwater and lake flooding;

- Where drainage problems are identified by the Environment Agency or the Council'.

The policy specifically states that 'Development will not be permitted where it would undermine or breach flood defences'.

Policy DC48 is supported within the Core Strategy by high-level **Policy CP15** regarding environmental management. This states that new development should 'reduce and manage fluvial, tidal and surface water and all other forms of flood risk through spatial planning, implementation of emergency and other strategic plans and development control policies' and have 'sustainable … drainage infrastructure'.

Policy DC42 on minerals extraction requires there to be 'no significant adverse effect' on flooding from such works. It further states that 'Planning permission for minerals extraction will be granted within the specific sites/preferred areas shown on the proposals map' provided that the various provisions regarding environmental impact and site restoration have been met, including that in relation to flooding noted above. Minerals Safeguarding Areas are indicated on the North and South Proposals Maps. Policy DC42 indicated that a Specific Sites/Preferred Areas for Mineral Extraction DPD was envisaged, but this document is no longer going to be produced.

2.4.2 Adopted Havering Site Specific Allocations DPD

The Havering Site Specific Allocations (SSA) DPD was adopted in 2008 and sets out the specific development allocations for individual sites across the Borough except for sites in Romford Town Centre and those for minerals and waste, which are covered in separate planning policy documents, discussed below.

The majority of development, outside of Romford Town Centre, is proposed to be located at London Riverside, which was, and continues to be, designated in the London Plan as an Opportunity Area.

Each site allocation indicates whether a site-specific Flood Risk Assessment is required.

The development of the SSA DPD was informed by the previous Level 1 and more detailed Level 2 SFRA published in 2007. It includes sites in Flood Zones 2 and 3.

2.4.3 Adopted Romford Area Action Plan

LBH adopted the Romford Area Action Plan in 2008. In addition to a number of specific policies for the Romford area, the plan contains several site allocations.

Each site allocation indicates whether a site-specific Flood Risk Assessment is required.

The River Rom runs through Romford town centre, presenting associated flood risks. This is recognised in **Policy ROM18**, which seeks opportunities, through new development, to improve the river and reduce flood risk. The policy states that:

'The Council will work in conjunction with other bodies, including the Environment Agency, to restore the River Rom through the town centre. The Council will use development opportunities to enhance the River Rom and will place significant emphasis on improving public accessibility through the creation of a river pedestrian route, opening up culverts and naturalising the river channels. Where appropriate, contributions may be sought from developers to enable this'.

The supporting text to the policy states that *'the River Rom has been identified by the Environment Agency as a priority location for river restoration and deculverting'*, which should *'reduce flood risk by making space on site for flood waters to be stored'*, in addition to providing recreational, public realm and wildlife benefits.

2.4.4 Minerals and Waste Planning

Waste developments are considered in accordance with the Joint Waste Development Plan (2012), which was produced in partnership with the London Boroughs of Barking and Dagenham, Newham and Redbridge and covers all four local authority areas. Policy W5 of that plan requires consideration of drainage and flood risk when determining applications for waste management developments. Three sites in Havering are allocated in the plan for waste development, all of which were assessed for flood risk prior to allocation.

Applications for minerals developments are considered in accordance with policies contained in the LBH Adopted Havering Core Strategy and Development Control Policies DPD, flood-related policies from which are detailed in Section 2.4.1 above. With regard to minerals site allocations, as noted in Section 2.4.1 above, the DPD envisages that minerals sites would be allocated in a separate Minerals DPD. Policy CP13 of the Core Strategy states that LBH *'will identify specific sites/preferred areas in a separate dedicated Minerals DPD'*. However, this document is no longer going to be produced and no minerals sites have yet been allocated. Any planning applications for new mineral extraction will be considered in accordance with the policies in Havering's Core Strategy and Development Control Policies DPD, the London Plan (Policy 5.20) and the NPPF. More specifically, applications will be considered against the criteria in Havering's Core Policy CP13 and Development Control Policy DC42 on minerals extraction; the latter includes consideration of flood risk as previously discussed in Section 2.4.1

2.4.5 Adopted Havering Supplementary Planning Documents

LBH has issued a range of topic-specific Supplementary Planning Documents (SPDs) in support of their planning policies, several of which have links to flood management:

- Planning Obligations SPD (2013)
- Landscaping SPD (2011)
- Heritage SPD (2011)
- Residential Extensions and Alterations SPD (2011)
- Residential Design SPD (2010)
- Designing Safer Places SPD (2010)
- Protecting and Enhancing the Borough's Biodiversity SPD (2009)
- Sustainable Design and Construction SPD (2009)

Area-specific SPDs have also been produced for Emerson Park and Hall Lane, but these relate to landscape and townscape character, so are not of direct relevance to flooding. Environment Agency Flood Policy.

2.4.6 Thames Catchment Flood Management Plan (2008)

The Thames Catchment Flood Management Plan (Thames CFMP) assesses flood risk within the Thames catchment, within which the Havering area is situated. It considers all sources of flooding, but acknowledges a lack of available data in relation to surface and groundwater flooding. The CFMP finds that 1,000 to 2,000 homes within the Havering area have a 1% annual probability river flood.

The CFMP uses four key messages to summarise how future flood risk needs to be managed:

- 'Flood defences cannot be built to protect everything'.
- 'Climate change will be the major cause of increased flood risk in the future'.
- 'The floodplain is our most important asset in managing flood risk'.
- 'Development and urban regeneration provide a crucial opportunity to manage the risk'.

Havering lies within the Beam and the Ingrebourne CFMP sub-areas, which are within Sub-Area 9 'London Catchments'. These are identified as areas of low, moderate or high flood risk areas in which the EA are already managing the flood risk effectively but where further action may be needed to keep pace with climate change. The plan states that *'The most sustainable approach to managing future flood risk will be to bring about adaptation of the urban environment. There are some major opportunities to reduce flood risk through the appropriate location, layout and design of redevelopment. This will make properties more resilient or resistant to flood water, therefore reducing the consequences of flooding.'*

The EA state that they will develop their emergency response planning *'to deal with extreme floods, including raising public awareness and working with key partners to identify critical infrastructure at flood risk'*. The EA further note that they *'want to continue to maintain the existing flood defences and when redevelopment takes place, replace and improve them so that they are more effective against the impacts of climate change'*. The EA will also be seeking *'to remove culverts and other structures that cause significant conveyance problems'*. With their partners, the EA state that they *'will look for opportunities to reduce flood risk by recreating river corridors in urban areas'*. The EA note that *'opening up culverts and re-creating river corridors through redevelopment will result in more space for the river to flow, more floodplain where water can be stored and reduced flood risk'*. Regeneration is cited as a key means through which flood risk can be reduced.

2.4.7 South Essex Catchment Flood Management Plan (2008)

The South Essex CFMP includes the River Mardyke catchment. The Mardyke falls under Policy Unit PU11 for which the preferred policy is "*P6 – Take action with others to store water or manage runoff*". The EA have advised that care should be exercised with regard to this policy as the later Mardyke Flood Risk Study (2011) identified limited flood risk to people and property in the downstream policy unit. However the underlying philosophy of the policy is supported by the use of SuDS, promoted by Havering as part of their LLFA role.

2.4.8 Thames Estuary 2100 Plan

The Thames Estuary 2100 (TE2100) Plan, published in 2012, is part of the TE2100 Project, which was set up by the EA in 2002 to pro-actively plan for future flood events on the River Thames from Teddington in the west to its mouth of the estuary, having climate change adaptation at its core. The Plan sets out the EA's recommendations for flood risk management for London and the Thames estuary through to 2100 and beyond, with a range of short, medium and long-term actions.

The TE2100 Plan divides the floodplains of the tidal Thames into 23 separate policy units. These are generally independent flood cells, where tidal flooding could occur from overtopping or failure of defences in the policy unit but not from adjacent policy units. The policy units are grouped into 8 action zones. There is also an estuary-wide action zone (zone 0).

Havering contains most of the TE2100 Rainham policy unit. The western boundary of the LBH area runs along the Beam River and the eastern boundary crosses Wennington Marshes.

The flood risk management policy set out in the TE2100 Plan for Rainham policy unit is as follows:

- Rainham policy unit: Policy P4, to *take further action to keep up with climate and land use change so that flood risk does not increase*. This will be achieved by improvements to the defences including river walls/banks and flood control gates.

Specific actions in the TE2100 Plan that refer to LBH are as follows:

- To maintain, enhance or replace the existing river defence walls/banks and flood control structures;
- Implement a major improvement to the flood risk management system, probably between 2050 and 2070;
- To incorporate the Riverside Strategy concept into local plans, strategies and guidance documents;
- To agree a programme of managing flooding from other sources in the defended tidal floodplain;
- To inform the development and revision of local council strategic flood risk assessments (SFRAs) and flood plans;
- To agree partnership arrangements and principles to ensure that new development in the tidal flood risk area is safe and where possible applies the NPPF to reduce the consequences of flooding;
- To agree partnership arrangements for floodplain management;
- To agree a programme of floodplain management;
- To agree a programme for habitat enhancement and replacement.

The implementation of flood defence improvements has already commenced under the EA's Thames Estuary Asset Management (TEAM) 2100 programme.

It is important that requirements for safeguarding land are incorporated into strategic plans, in particular site allocation documents for Thames riverside development. Most of the hard Thames Tidal Defences (TTD) within Havering could be raised within the existing defence footprint (or with only a small increase in width) but the structures would be tall, unattractive and would restrict public access and views of the estuary. The embankments could accommodate a small amount of raising on the existing footprint but larger amounts of raising would require widening of the embankment. Additional space will be needed when the defences are raised both for the defence engineering works and also for other enhancements such as suitable public access. Land is also required for maintaining, replacing and improving the flood defences along the Thames. To increase the height of a 'soft' embankment significant extra width will be required of approximately 20-30 meters. Without this space it will not be possible to raise the height of the embankment without adding 'hard' structural elements to the top. This is likely to increase costs of future raising and the structures would be tall, unattractive and would restrict public access and views of the estuary.

Corridors of land along the existing defence lines should therefore be safeguarded. This should include space for vehicle access for maintenance and repair of the defences. We suggest that the width of land that should be safeguarded for future flood risk management interventions on the Thames could be of the order of 10 metres. More space may be required especially if wider enhancements are to be achieved. However the land requirements will depend on the particular site, the defence type and proposed riverside improvements, and should be discussed and agreed with the EA.

2.5 Emerging Local Planning Policy

LBH is currently preparing a new Havering Local Plan to replace the adopted Core Strategy and Site Specific Allocations DPDs. The Local Plan will include strategic and development control policies, including broad locations for growth, but will not include site allocations (which will be the subject of a separate Local Plan to follow on). Public consultation on the key issues and priorities for the Local Plan took place in February 2015 however no information on specific policies is available at this time.

2.6 Regional and Local Flood Plans

2.6.1 London Strategic Flood Response Framework (London Resilience Partnership, Version 3, 2015)

The Framework covers flooding with London-wide impacts – either severe flooding in one location requiring a London-wide response or several less severe flooding incidents in multiple locations within London.

The Framework *'aims and objectives are to:*

- Provide strategic direction to London responders, before, during and after a significant flooding incident in London;
- Provide the necessary links to existing plans and procedures;
- Identify triggers and mechanisms for invoking a London-wide response;
- Provide responders with guidance about warning the public before, during and after a flood;
- Confirm the actions responders should take at each stage of a flooding incident'.

2.6.2 Multi-Agency Flood Plan for London Borough of Havering (Havering Borough Resilience Forum / LBH Emergency Planning and Business Continuity Service, 2016)

The Borough Resilience Forum for Havering consists of the following key partners:

- London Fire Brigade;
- Metropolitan Police Service;
- London Ambulance Service;
- Environment Agency;
- NHS E (L) (London);
- London Borough of Havering;
- Barking, Havering & Redbridge University Trust;
- North East London Foundation Trust;
- Public Health England; and
- Port of London Authority

The Plan seeks to provide 'a coordinated multi-agency response framework to mitigate the impact of a large-scale flood event in the London Borough of Havering', through achieving following objectives:

- 'Prepare key parts of the community susceptible to flooding through the provision of advice and information;
- To prioritise the identification and required responses to protect the vulnerable within the community;
- To support the Environment Agency in the provision of warnings to communities at flood risk, where technically feasible;
- Manage precautionary actions to preserve life for the highest impact flood risks;
- Provide accurate and timely information to public and local business on flood response;
- Manage the wider impact of borough flooding events to reduce disruption to the utilities, communities and environment;
- Lead recovery activity to support the recovery of communities and business;
- Maintain critical services within each organisation as part of business continuity arrangements'.

2.6.3 Havering Preliminary Flood Risk Assessment

In order to provide better and more comprehensive management of flood risk, the Flood & Water Management Act 2010 assigned new responsibilities to local authorities. As a result, LBH works in partnership with the EA, water companies and others to manage various aspects of flood risk.

The Preliminary Flood Risk Assessment (PFRA) for Havering was published in April 2011[6] as part of the Drain London[7] programme. The PFRA reviews existing available flood data and seeks to predict the location and likelihood of local sources of flooding, from a range of sources, in the future, taking into account factors such as climate change.

In addition to enabling LBH to comply with their legal requirements as the Lead Local Flood Authority, the PFRA sought to establish productive working partnerships with a range of organisations in relation to flood risk to ensure a co-ordinated approach to the management of local flood risk across London.

The PFRA forms a key data source for this updated SFRA.

2.6.4 Havering Surface Water Management Plan

The Surface Water Management Plan (SWMP) for Havering was developed in 2011 as part of the Drain London[7] programme. The SWMP uses data and modelling to seek to understand the causes and effects of surface water flooding – that from sewers, drains, groundwater, and runoff from land, small watercourses and ditches that occurs as a result of heavy rainfall. The plan also seeks to manage surface water over the longer-term through the work of a range of bodies, including LBH, the EA, Thames Water and Transport for London. It includes potential high-level solutions to the flooding problems identified.

The SWMP collated historic records of flooding within Havering which has been utilised as part of this SFRA. Additionally, as part of the SWMP a hydraulic model was developed in order to assess the potential impact of rainfall generated surface water flooding. However the modelling methodology was not the same as the EA's

6 Available at: http://www.havering.gov.uk/Pages/Services/Flooding-advice.aspx?l1=100001&l2=200039
7 Drain London: http://www.london.gov.uk/priorities/environment/looking-after-londons-water/drain-london

uFMfSW. We have therefore chosen to adopt the uFMfSW for this SFRA to identify areas at risk of surface-water flooding.

The SWMP also divided the borough into Critical Drainage Areas; these delineated the borough into sub-areas and estimated the damages that could result from flooding. However these are not the same as the CDAs that could be defined by the EA or the HCDA defined as part of this study (see Section 4.8). The Drain London CDAs include flood risk from rivers and therefore is not limited to surface-water which is the aim of the HCDA as under this SFRA the fluvial flood risk is incorporated by the inclusion of Flood Zones.

2.6.5 Havering Flood Risk Management Strategy

The Havering Flood Risk Management Strategy (FRMS) was developed in June 2011 and published in 2015. Under the Flood and Water Management Act (2010), each Lead Local Flood Authority is required to develop a FRMS. The objective of the FRMS is to tackle 'local' flood risk (e.g. surface water, groundwater and ordinary watercourses) as opposed to Main River fluvial flooding. In addition it will identify short-term (2 years) measures to tackle flood risk and agree the principles for the longer-term management of flooding in the Borough. The FRMS seeks to bring together all the Flood Risk Management Authorities that contribute to the mitigation of flood risk within Havering.

2.7 Other Relevant Plans and Policies

2.7.1 Thames Strategy East (Thames Estuary Partnership, 2008)

The Thames Estuary Partnership consists of major stakeholders with an interest in the Thames. These include the Department for Communities and Local Government, EA, Natural England, English Heritage, the Royal Society for the Protection of Birds (RSPB), Groundwork UK, the Greater London Authority, the Port of London Authority and relevant local councils, including LBH.

Study area covers land in close proximity to the River Thames, including within the Havering area. The document contains strategic guidance on a range of issues, including planning, flood risk and climate change, with the aim of achieving the 'Vision for the River'. The Vision is to achieve: *'A world class river where the diverse social, economic, cultural and environmental legacy is recognised through:*

- conserving and enhancing the natural assets of the area and making a positive contribution to its character;
- balancing the competing demands placed on the river - the region's greatest physical asset;
- creating vibrant, sustainable communities alongside the Thames that include and benefit new and existing residents;
- creating a high quality, multi-functional, well-connected network of river-related spaces and places that are accessible to all, and are managed and maintained to the highest standards for people and wildlife;
- promoting the use of the river as an artery for public, commercial, industrial, leisure and recreational transport and use'.

Strategic Guidance (SG) 24 to 27 considers flood risk.

SG24 states that *'Development proposals for riverside sites and for existing parks and open spaces should investigate the potential for full or part realigned flood defences prior to commencement of site planning. Flood defences should then be realigned as and when appropriate by following Environment Agency guidance. Even in cases where flood defences are not re-aligned, development should be set back from*

existing flood defences to allow space for their future maintenance and upgrade. It will not be appropriate to set back some river dependent uses such as wharves, boatyards and passenger piers'.

SG25 states that *'Development proposals should seek to improve the visual appearance and ecological value of existing sheet piling and concrete slab river defences following Environment Agency guidance contained in 'Partnership in Planning - Riverbank Design Guidance for the Tidal Thames''*.

SG26 recommends that *'Existing open space infrastructure should be re-assessed in terms of its flood storage potential as part of a multi-functional environmental infrastructure resource. Environment Agency initiatives should identify areas where managed retreat for flood risk management can provide opportunities for habitat creation'*.

SG27 states that *'Development proposals should aim to minimise surface water run-off through incorporation of sustainable drainage systems and should generally avoid discharging clean surface water into the combined sewer system'*.

The Strategy also recognises the increasing risk of flooding resulting from climate change.

Parts of Reach 5 and Reach 6 identified within the Strategy are within the Havering area. Each Reach has specific policy guidance with regard to flood risk management and climate change.

For Reach 5, 'Halfway and Erith Reach', Reach Guidance RG5.10 and part of RG5.12 are of relevance to Havering.

RG5.10 states *'Undertake a hydrological study of Rainham Creek and investigate opportunities to reconnect the Creek to the western edge of Rainham Marshes through intermediary channels and generally enhance the flood management function and biodiversity of the Ingrebourne, Beam and Goresbrook rivers, through creation of floodplain habitat adjacent to the rivers'*.

RG5.12 states *'Seek opportunities for creative realignment of flood defences and making space for water in all riverside development proposals, where defences are being replaced and at riverside open spaces …'*.

For Reach 6, 'Erith Reach, Erith Rands and Long Reach', Reach Guidance RG6.13 and part of RG6.12 are of relevance to Havering.

RG6.12 states *'Continue the research into strategic tidal flood risk management options at Rainham [and] Wennington … Marshes and explore opportunities for flood storage along … marsh watercourses and ditches as part of a multi-functional green space infrastructure designed to enhance biodiversity value'*.

In common with RG5.12, **RG6.13** states *'Seek opportunities for creative flood defence realignment and making space for water in all riverside development proposals, where defences are being replaced and at riverside open spaces'*.

2.7.2 Rainham and Beam Park Planning Framework

In 2015 Rainham and Beam Park was identified as one of Greater London Authority's (GLA's) new housing zones. In January 2016 the Rianham and Beam Park Planning Framework was published which will form part of the evidence base of the emerging Local Plan and will inform area specific policies. It will also be used as a material planning consideration in the assessment of planning applications.

The illustrative masterplan set out in the Framework establishes the following development headlines for the area:

- 3,250 homes, of which 1,000 are houses;

- 3,500 – 4,000m^2 new town centre uses in Beam Park including 2,000 m^2 of retail floor space and a new railway station;
- A new 2-Form Entry Primary School;
- Health and community facilities at Beam Park Centre; and
- Expansion of Havering College.

The Environment Agency Flood Map indicates that the majority of the Rainham and Beam Park Planning Framework area is within Flood Zone 3. However, some areas are located within 'Areas Benefitting from Defences' due to flood protection provided by the TTD, and the flood defences along the River Beam and the Ingrebourne River. A Flood Management and Drainage Strategy has been developed to inform the production of the Planning Framework. The strategy identifies a number of development sites within the Framework area at fluvial flood risk from river flooding in the 1 in 100 year event including climate change and identifies a number of recommendations to mitigate the identified flood risk including:

- 'Dovers Corner / Havering College: Open up the culverted section of the Havering New Sewer which flows through the Dovers Corner site, and provide an open channel with a width of 5m and a bed and bank height the same as the open channel upstream and downstream.
- Suttons Industrial Park: It is suggested to open up the culvert in the Sutton Industrial Park site and provide an open channel with a width of 5m and a bed and bank height the same as the open channel up-stream and downstream to reduce the flood risk at this site.
- Beam Park: Upgrading the existing Washlands Flood Storage Area (FSA) may reduce the risk from flooding at the Beam Park site. It is recommended that the area of the site still shown to be at risk from flooding during the 1 in 100 year event including climate change (when the Washlands FSA is upgraded) is designated as green open space. Planning applications for this site should follow the new Environment Agency guidance on climate change, once published.'

Policy PG28 states that for any planning application '*Applicants are expected to*:

- Limit surface water runoff rate and volume to the peak Greenfield runoff rate and volume;
- Follow a Sustainable Drainage System (SuDS) management train, a set out by the SuDS Manual, CIRIA Report C753, to ensure that natural catchment management processes are replicated as closely as possible;
- Demonstrate how the use of green roofs and rain water harvesting systems have been considered where appropriate;
- Demonstrate how Water Sensitive Urban Design (CIRIA C723, C724) has informed the design and development of the proposals;
- Demonstrate how SuDS are an integral aspect of the development layout and design, its open spaces, public realm and gardens and how they deliver wider community benefits, including improvements in health, wellbeing and quality of life, as well as supporting the provision of habitats and places for wildlife to live and flourish.'

2.7.3 Romford Town Centre

The Romford Town Centre Development Framework will be used to inform the policies and land allocations in the emerging Local Plan. The planning recommendations for development in various flood zones (see

Section 7.12) will help inform decisions on land use policies and site specific land allocations contained in the emerging Local Plan. In summary Romford Town Centre has been identified as:

- A metropolitan Centre, which will continue to be the main focus for retail growth'
- An area with the potential to bring forward high-density residential and mixed use development'
- A focus for office development within Romford Town Centre. The majority of which is included in the Office Quarter and the preferred location for large-scale office development''
- An area to promote cultural and arts uses to diversify the evening economy; and
- An area where accessibility should be increased by considering the potential to introduce a Park and Ride facility as part of a wider strategy to encourage modal shift.

3. Approach to Strategic Flood Risk Assessment

3.1 Role of the SFRA

The important role of SFRAs in the local plan process is set out in the National Planning Practice Guidance (NPPG) (2014). It states that *'local planning authorities should use the Assessment to:*

- determine the variations in risk from all sources of flooding across their areas, and also the risks to and from surrounding areas in the same flood catchment;
- inform the sustainability appraisal of the Local Plan, so that flood risk is fully taken into account when considering allocation options and in the preparation of plan policies, including policies for flood risk management to ensure that flood risk is not increased;
- apply the Sequential Test and, where necessary, the Exception Test when determining land use allocations;
- identify the requirements for site-specific flood risk assessments in particular locations, including those at risk from sources other than river and sea flooding;
- determine the acceptability of flood risk in relation to emergency planning capability;
- consider opportunities to reduce flood risk to existing communities and developments through better management of surface water, provision for conveyance and of storage for flood water'.

The ideal solution to effective and sustainable flood risk management is a planning led one, i.e. where possible prioritise development away from areas that are susceptible to flooding. The NPPF stipulates the application of a sequential approach to site allocation – seeking development sites within areas of lowest flood risk in the first instance (Flood Zone 1 – low probability of flooding). Only if it can be demonstrated that there are no suitable sites within these areas should alternative sites (i.e. within areas that may potentially be at greater risk of flooding – Zones 2 (medium probability), 3a (high probability) or 3b (functional floodplain)) be contemplated, taking account of the vulnerability of the proposed land use.

The Sequential Test, which is set out in the NPPF with further detail provided in the NPPG, must be utilised in both allocating sites and determining applications. Tables 1 to 3 in the NPPG stipulate 'appropriate' land uses for each Flood Zone. Land uses are divided into five 'vulnerability classifications', detailed in Table 2 of the NPPG:

- Essential Infrastructure
- Highly vulnerable
- More vulnerable
- Less vulnerable
- Water-compatible development.

Table 3 of the NPPG (reproduced as Table 3-1) identifies types of development (by vulnerability classification) that should not be permitted in particular Flood Zones. It also identifies circumstances in which the 'Exception Text' must be passed for development not initially permissible in that zone , where, following application of the Sequential Test, no sites are available in zones with lower flood risk.

Table 3-1: NPPG Table 3 - Flood Risk Vulnerability and Flood Zone Compatibility

Flood Zone	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
1	Appropriate	Appropriate	Appropriate	Appropriate	Appropriate
2	Appropriate	Exception Test required	Appropriate	Appropriate	Appropriate
3a	Exception Test required*	Not Appropriate	Exception Test required	Appropriate	Appropriate
3b	Exception Test required*	Not Appropriate	Not Appropriate	Not Appropriate	Appropriate*
* Conditions may be applicable (refer to NPPG)					

Paragraph 102 of the NPPF states that 'For the Exception Test to be passed: *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh the flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.'*

The latter point includes a requirement to take account of the future risk from climate change over the lifetime of the development.

This Level 1 SFRA provides the information required to enable LBH to apply the Sequential Test and to identify whether the Exception Test will be required.

The Planning Practice Guidance (SFRA guidance, paragraph 012) states that *'where a Level 1 Assessment shows that land outside flood risk areas cannot appropriately accommodate all the necessary development, it may be necessary to increase the scope of the Assessment to a Level 2 to provide the information necessary for application of the Exception Test where appropriate'*. The requirement for a Level 2 SFRA will be determined once LBH have confirmed their planning allocation sites. In the interim period, a Level 1 SFRA annex is included in order to consider the potential flood risk implications of Rainham and Beam Park (part of the London Riverside Opportunity Area) and Romford Metropolitan Centre, both of which are identified in the London Plan for development in Havering over the Plan period. The annex provides recommendations to inform a Level 2 SFRA (should it be required).

In addition to providing the information required to apply the Sequential Test, this document also contains a series of general recommendations for local planning policy and development management. Overlaps with emergency planning are also discussed.

3.2 Methodology for the Level 1 SFRA

In accordance with the NPPF a Level 1 SFRA should collect and refine data in order to define the flood zones. The SFRA should provide the basis of applying the Sequential Test based on this identification of Flood Zones.

The adopted methodology for this Level 1 SFRA is summarised in the subsequent sections.

3.2.1 Data Collection

This involves the collection and review of data pertaining to known and perceived flood risk and current planning policy within Havering. This has been collected from a number of sources including LBH, EA Anglian Water and Thames Water.

3.2.2 Assessment of Flood Risk

The extent and probability of flood risk within Havering has been categorised and assessed for the SFRA. The following actions have been undertaken:

- The identification of flood risk zones 1, 2, 3a and 3b (functional floodplain);
- Identification of locations of flood risk from other sources (ordinary watercourses, groundwater, reservoirs, canals);
- Identification of locations at risk of surface water flooding (termed Havering Critical Drainage Areas or HCDA), particularly outside fluvial or tidal risk areas;
- Identification of areas protected by existing flood defences and that could be at risk should they fail.

3.2.3 Climate Change

Climate change has the potential to significantly increase the consequences of flooding within Havering. The assessment of flood risk has taken into account the estimated impact of climate change up to the year 2115[8]. This has been assessed for both changes in rainfall leading to an increase in fluvial flood risk due to higher river levels and the impact of higher tidal flood levels on the River Thames. This has the potential to increase the current risk of flooding through an increase in rainfall frequency and intensity. The frequency of high water levels on the River Thames is also expected to increase.

3.2.4 Outputs

The following outputs have been produced as part of this SFRA:

- Delineation of Flood Risk Zones (to comply with the Sequential Test);
- Flood maps indicating areas at risk of flooding;
- Assessment of residual risk of flooding;
- Maps of Havering Critical Drainage Areas;
- SFRA Report;
- Suggested policies and guidance for the local planning authority on the management of flood risk in the Borough;
- Guidance for developers and LBH planning officers dealing with applications.

8 This is based on the BIM and river Mardyke detailed modelling increasing the existing 1% (1 in 100) event peak flow rates by factors specified in the Environment Agency's guidance issued in February 2016

4. Data Collection and Methodology

4.1 Overview

This Section details the data used to develop this SFRA and the methodology used to analyse the flood risk.

The flood risk knowledge within Havering includes (but is not limited to):

- experience of council engineers and staff, local councillors and others;
- records and information on past flooding from all sources (primarily river, surface water, groundwater and sewers);
- Flood Map for Planning (Rivers & Sea) and the uFMfSW showing areas most susceptible to local flooding. We have used the latest information, updated by the EA in January 2014;
- Previous studies such as the Drain London project.

The application of this data has facilitated the delineation of zones of 'high', 'medium' and 'low' probability of fluvial flooding, HCDA and the formulation of planning and development management recommendations. A summary of the findings based on the analysis is provided in Section 5.

An overview of the core datasets, including their source and their applicability to the SFRA process, is outlined here. It should be noted that information on flood risk is continually changing as new flooding events occur and further modelling and analysis is undertaken. Therefore, whilst the datasets used are the best available at the time of publication, the SFRA should be reviewed periodically (see Section 7 for a checklist), with LBH contacted in the meantime for the latest information.

4.2 Information from Historic Flooding

Please refer to Figure 102 for fluvial flooding and Figure 110 for surface water flooding

Information on previous flooding incidents within LBH has been collated from a variety of sources. A number of fluvial flood events have been identified dating back to 1707.

Data on previous flood events has been sourced from:

- Previous LBH (2007 and 2014) SFRA's;
- Drain London Preliminary Flood Risk Assessment;
- LBH Records;
- EA records;
- Thames Water records; and
- Anglian Water records.

Thames Water provided information on flooding resulting from surcharge and blockage of surface, combined and foul water sewers for the Drain London project in 2011. Up-to-date information has been provided by Thames Water and Anglian Water for this update of the SFRA. This data, known as DG5 flooding data, is subject to confidentially issues and specific incidences where individual properties were affected cannot be

divulged. However, Thames Water is allowed to confirm how many properties have been subject to DG5 flooding per postcode area (the first four digits of the postcode are provided only).

4.3 Delineation of Flood Zones 1, 2 and 3

The risk of an event (in this instance a flood event) is a function of both the probability that the flood will occur, and the severity of the consequences. This SFRA endeavours to assess the likelihood (or probability) of fluvial (river) flooding, categorising the Borough into zones of low, medium and high probability. It should be noted that this delineation does not incorporate the risk of flooding from other sources, which also pose a risk. It then provides recommendations to assist LBH to manage the consequence of flooding in a sustainable manner, for example through the restriction of vulnerable development in areas of highest flood risk.

To this end, a key outcome of the SFRA process is the establishment of the Sequential Test in accordance with the NPPF. To inform the planning process, it is necessary to review flood risk across the area, categorising the area in terms of the likelihood (or probability) that flooding will occur. The Borough has been delineated into the fluvial Flood Zones summarised below, in line with the NPPF. The delineation of Zones 1, 2 and 3a is based on the EA's Flood Map for Planning (Rivers & Sea), whereas Zone 3b has been derived separately.

The EA's Flood Map for Planning (Rivers and Sea), available on its website[9], shows the natural floodplain, ignoring the presence of defences, and therefore areas potentially at risk of flooding from rivers. The Flood Map shows the area that is susceptible to a 1% (1 in 100) annual chance of flooding from rivers in any one year. It also indicates the area that has a 0.1% (1 in 1000) annual chance of flooding from rivers in any given year. This is also known as the Extreme Flood Outline. The Flood Map outlines for Havering have been produced from a combination of a national generalised computer model and available historic flood event outlines. The EA's knowledge of the floodplain is continually being improved by a variety of studies, detailed models, data from river flow and level monitoring stations, and actual flooding information. The EA has an ongoing programme of improvement, and updates are made on a quarterly basis.

The derivation of Flood Zone 3b is summarised below and presented in Figure 103. Changes to the delineation of flood zones since the 2014 SFRA are summarised in Section 5.6.

Flood Zone 1 – Low Probability

Flood Zone 1 (FZ1) Low Probability comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). For SFRA purposes, this incorporates all land that is outside of the Zone 2 and Zone 3 flood risk areas. It is important to note that land within Flood Zone 1 may still be vulnerable to flooding from other, non-fluvial, sources.

Flood Zone 2 – Medium Probability

Flood Zone 2 (FZ2) Medium Probability comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%) in any year. In other words, land situated between Zones 1 and 3a. Zone 2 Medium Probability is based on the most recent (February 2016) EA Flood Map for Planning (Rivers and Sea).

Flood Zone 3a - High Probability

Flood Zone 3a High Probability comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) in any year. Zone 3a High Probability is based on the most recent (February 2016) EA Flood Map for Planning (Rivers and Sea).

9 http://www.environment-agency.gov.uk/

Flood Zone 3b – Functional Floodplain

Flood Zone 3b (FZ3b) Functional Floodplain is defined in Table 1 of the NPPG as those areas in which "water *has* to flow *or be stored in times of flood"*. The definition of functional floodplain remains somewhat open to subjective interpretation, but the NPPG requires that the boundaries shown in the SFRA should be as agreed with the EA. The NPPG states that *"the identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. However, land which would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designed to flood (such as a flood alleviation scheme) in an extreme (0.1% annual probability) flood, should provide a starting point for consideration and discussion to identify the functional floodplain"* (NPPG, SFRA guidance, paragraph 015). The guidance (paragraph 015) further clarifies that:

'The area identified as function floodplain should take into account the effects of defences and other flood risk management infrastructure. Areas which would naturally flood, but which are prevented from doing so by existing defences and infrastructure or solid buildings, will not normally be identified as function floodplain.'

In addition, the guidance states that areas intended to flood, such as upstream flood storage areas (FSA) (e.g. The Washlands FSA), should also be identified as functional floodplain.

In 2011 the EA completed the Mardyke Flood Risk Study (JBA, March 2011). This included the development of a hydraulic model of the watercourse which was run to develop predicted flood outlines for the Mardyke. The 5% (1 in 20) AEP undefended flood extent developed as part of this study has been adopted as the extent of FZ3b on the Mardyke.

No detailed modelling is available to define the extent of FZ3b on Emerson Park Stream, Paines Brook and Weald Brook. Therefore following consultation with the EA; areas identified as 'high' risk on these watercourses in the National Flood Risk Assessment (NaFRA) have been classified as the FZ3b. It should be noted the NaFRA data identifies 'high risk' as a 3.3% (1 in 30) AEP risk or greater.

The EA completed a project in 2013 to update the hydraulic modelling of the Rivers Beam, Ingrebourne and Marshes (BIM; please refer to Figure 103). One output of this study was detailed flood extent maps of these watercourses for a range of storm events. The 5% (1 in 20) annual chance event extent has been adopted as Zone 3b.

The EA completed a flood mapping study of the Blacks Brook in 2015. The outputs of the hydraulic modelling for the 5% (1 in 20) annual chance event extent have been adopted as Zone 3b.

The open land surrounding existing solid buildings in areas designated as Zone 3b form important flow paths and FSAs. It must be protected from development by appropriate planning policies and decisions. Zone 3b should be interpreted in terms of:

- 'existing development' and
- 'new development' (including all new development on previously undeveloped land, or on surfaces that are currently permeable, or on surfaces that are currently impermeable but not designed to flood).

It is important to recognise that all areas within Zone 3b are subject to relatively frequent flooding – on average, 5% (1 in 20) annual chance. There are clear safety, sustainability and insurance implications associated with future development within these areas, and informed planning decisions must be taken with care. This is reflected in Section 7.

4.4 Dry Islands

There are areas within Havering which, while in Zone 1, would be surrounded by floodwater during a flood event. For this reason, development proposals in these 'dry island' areas should be accompanied by a flood evacuation plan suitable for the NPPF category into which the surrounding area falls. For example, a development proposal on a dry island site that is categorised as Zone 1 Low Probability, but wholly surrounded by the 1% (1 in 100) annual chance floodplain, should be accompanied by a flood evacuation plan appropriate to Zone 3a High Probability.

4.5 Consideration of Climate Change

There is clear scientific evidence that global climate change is happening now and cannot be ignored. Further information is provided in Section 5.5. Changes in the extent of inundation due to climate change are likely to be negligible in well-defined valleys, but could be dramatic in very flat areas. Changes in the depth of flooding under the same allowance will increase the probability of a given flood. This means that a site currently located within a lower risk zone (e.g. Zone 2) could in future be re-classified as lying within a high risk zone (e.g. Zone 3a). This in turn could have implications for the type of development that is appropriate according to its vulnerability to flooding.

In February 2016 the Environment Agency updated its guidance on the allowances to be made for the predicted impact of climate change. Of particular relevance to this SFRA is the revised guidance on:

- Peak river flow
- Peak rainfall intensity; and
- Sea levels.

4.5.1 Peak River Flow and Fluvial Flood Risk

The allowance to be made for the predicted impact of climate change on peak river flows throughout the UK is subject to the location (river basin district[10]), timescale (design-life) to be considered and the vulnerability classification (see Paragraph 66 of the NPPG) of the proposed development. For Havering the uplift factors to be applied are summarised in Table 4-1.

Table 4-1 : Recommended Climate Change allowances for Peak River Flow

Allowance	2015 to 2039	2040-2069	2070-2115
Upper End	25%	35%	70%
Higher Central	15%	25%	35%
Central	10%	15%	25%

The following data and assumptions have been made to estimate the extent of the flood zones as a result of climate change to the year 2115:

- In the absence of detailed modelling FZ3b will broadly become the extent of the current FZ3a (subject to the free passage of water through urban areas; see Section 0);

[10] https://www.gov.uk/government/publications/flood-risk-assessments-river-basin-district-maps

- Future FZ3a has been estimated based on the modelled impact of climate change on the BIM model, Blacks Brook model, the TE2100 hydraulic model and the Mardyke Flood Risk Mapping Study model based on the uplift factors required by EA guidance;

- Analysis of ground levels should be made to determine whether a site currently in FZ1 (<0.1% AEP flood) should be considered as lying within FZ2 (the 0.1% AEP flood) at the end of this century.

Please refer to Figures 105A to E for a comparison of the impact of Climate Change on FZ3 for the full range of potential allowance factors. The predicted flood extents are based upon the undefended scenario i.e. the removal of raised flood defences, for the Mardyke and BIM models.

For certain watercourses the extent of the current hydraulic model used to generate the 'with climate change' predicted flood extents does not cover the full extent of published Flood Zones (for an example see the upper reaches of the tributaries to the River Ingrebourne in Figure 105e). The extent of the published Flood Zones in such areas was developed using a different model to the watercourse model. Should a site be proposed for development in such areas the developer would need to consider the potential impact of climate change through a site-specific flood risk assessment.

It is not possible to extrapolate these assessments of climate change impact to estimate the potential changes to Zone 2. Detailed modelling has not been undertaken to estimate the impact of climate change on such an extreme event. However, given the statistical rarity of a 0.1% (1 in 1000) annual probability event it is likely that the increase in extent due to climate change will be relatively small as the likely increase in rainfall is smaller as a portion of the total.

4.5.2 Peak Rainfall Intensities

The updated guidance requires the testing of two uplift factors across all of England as summarised in Table 4-2. SFRAs and site-specific FRAs are expected to test the impact of both allowances to understand the potential range of impact based on the design-life of the proposed development.

Table 4-2 : Recommended Climate Change allowances for Peak Rainfall Intensity

Allowance	Total potential change (1961-90 baseline)		
	2015 to 2039	2040-2069	2070-2115
Upper End	10%	20%	40%
Central	10%	10%	20%

4.5.3 Sea Level Rise

The allowances for the predicted impact of climate change upon sea level rise is summarised in Section 5.3.2.

4.6 Flood Defences

Please refer to Figure 106 for Tidal/Fluvial defences and Figure 108 for culverts

The EA's Flood Map for Planning (Rivers and Sea) does not take account of the presence of raised defences. The NPPF states that defended areas are still at risk of flooding and therefore the adequacy of these defences must be considered when considering the development of a site in these areas. This will be

included when the Level 2 SFRA is developed for allocation sites, if required. This aspect should also be considered when developing a FRA for a windfall site.

The extent of formal flood defences is indicated in Figure 106. This figure additionally indicates the areas that benefit from these defences (ABDs) in the event of a 1% (1 in 100) annual chance fluvial or a 0.5% (1 in 200) annual chance tidal flood event.

In the complex rural and built environments in which we live, many natural and manmade structures and features can affect the routing of flood waters. Some of these may have been specifically constructed (i.e. known as 'formal') for the purposes of managing water flow and reducing flooding (e.g. flood embankments, culverts and sluices) and are maintained by their respective owner. This could be the EA, Local Authority, or an individual. Others may have been built for a different purpose (i.e. known as 'informal') but which also affect the spread of floods (e.g. buildings, garden walls, railway embankments) but are not maintained for this specific purpose. The structures and features have not necessarily been used in modelling used to generate the flood maps used in this SFRA. However, the location of these assets are mapped and described here since it is important to recognise their function and to ensure that their functionality is not impaired by any development.

The EA has no statutory responsibility to maintain Main Rivers (and/or flood management assets) within the UK. This remains the responsibility of the riparian land owner. The EA retains 'permissive powers' however, and using these powers may carry out a programme of monitoring and maintenance.

Other flood management infrastructure (e.g. culverts) has also been identified across Havering. It is important to recognise the function of these assets and to ensure that their functionality is maintained. Assets should be carefully reviewed in a local context as part of the detailed site based Flood Risk Assessment (see Table 7-1).

Within protected areas there will always be a residual risk of flooding. This may be due to an extreme event that exceeds the design of the asset, changing climatic conditions that increases the frequency and severity of flooding, a structural failure, or flooding behind the asset e.g. due to elevated groundwater levels. It is incumbent on both LBH and developers to ensure that the level and integrity of flood management assets provided within new developments can be assured for the lifetime of the developments.

4.6.1 Flood Storage Areas

Please refer to Figure 107

FSAs have been identified at the following locations within Havering:

River Beam

With reference to the BIM modelling report the Washlands FSA was originally constructed in 1961 to attenuate 430,000m^3 of flood water. A series of modifications have been made to the FSA; the most recent being in 2010 which included works to the spillways and embankments. Subsequently in 2011, landscaping works were undertaken to increase the available storage by 25,000m^3. The FSA is located on the border with Barking and Dagenham.

River Ravensbourne

Harrow Lodge Park reservoirs on the Ravensbourne attenuate a significant amount of flood water (40,000m^3) based on the BIM Modelling study.

There is a FSA upstream of the Main River extent on the Ravensbourne, north of Gallows Corner. The FSA receives flows from the public surface water sewer and attenuates it in a grassed open area south of Faringdon Avenue (NGR TQ 5352 9093) before returning flows to the public sewer. Thames Water has

confirmed the operation of this FSA but no details are available. This area has been designated as a HCDA and as FZ3b.

River Rom

The River Rom Flood Alleviation Scheme built between 1981 and 1984 included the Cross Road FSA (NGR: TQ 4943 9013). The FSA was designed to attenuate peak flows upstream of Romford. The previous SFRA report stated that a timetable of remedial works were proposed after it was inspected in 2006 and found to be below standard. Information provided for this study however stated that the downstream embankment was discontinued in December 2010.

River Ingrebourne

The Dovers Corner FSA (NGR: TQ 5219 8262) is located on the Ingrebourne in Rainham, immediately upstream and downstream of the A1306. There is no control structure at the outlet; the FSA is designed to fill as the water level backs up when Rainham Creek is tidally locked by high levels in the River Thames.

4.6.2 Fluvial Defences

Please refer to Figure 106

Based on the information provided by the EA the majority of fluvial flood defences within the Borough are classified as high ground. There are lengths of raised embankment on the Ingrebourne in Rainham. There are no raised embankments on the upper reaches of the Mardyke.

There are 14 control gates identified on the EA records. These are predominantly located on the lower reaches of the rivers before they outfall into the Thames.

4.6.3 Tidal Defences

Please refer to Figure 107

The Borough is protected from flooding by the River Thames by a series of tidal defences to a Standard of Protection (SoP) of in excess of the 0.1% (1 in 1000) annual chance event. These defences are typically steel piles with concrete capping or concrete walls. In some cases flood gates are provided where access to the riverward side of the defence is maintained. A number of the smaller gates are manually operated and require closing in advance of a tidal event. There are four such gates within Havering. The defences are maintained to a minimum level of between 7.1 and 6.9m AOD along the Borough's boundary.

The flood zone maps (see Figure 103) do not take the protection provided by the TTD into account in accordance with the published mapping of Flood Zones by the Environment Agency. However, when reviewing the suitability of development in such areas the protection provided by the defences should be considered because it is anticipated that the Environment Agency will continue to maintain the defences for the foreseeable future based on the Thames CFMP (see Section 2.5). Proposed Development in these areas would require a site-specific flood risk assessment which would need to take into account of the potential for a breach of the defences and the subsequent flood hazard for future users.

As part of the EA's Thames Tidal Breach Modelling (2013), the impact of breaches in the TTD was assessed. Three locations were tested in Havering and the resultant flood extent and flood hazard (see Section 5.4.1) are included in Figures 107a-g.

4.7 Flood Warning

Please refer to Figure 113

The EA operates the Floodline Warnings Direct[11] service to warn homes and businesses of potential flooding. There are Flood Warning areas on the Beam, Rom and Ingrebourne. The upper reaches of these watercourses are within Flood Alert areas. Section 5.3.1 summarises the extent of fluvial flood risk in the Borough. At present there is only one tidal flood risk warning area within Havering: '062FWB55Dagenham'; The River Beam at Dagenham. Section 5.3.2 summarises the degree of tidal flood risk in Havering.

4.8 Havering Critical Drainage Areas

Please refer to Figure 109

Based on the uFMfSW (2013), a number of residential and commercial properties in Havering could be at risk of flooding from local sources (principally surface runoff generated by intense rainfall, groundwater and ordinary watercourses). In areas susceptible to local flooding, the volume of runoff and sufficiency of the drainage, ordinary watercourse and sewer systems are critical to determining the degree of flood risk. For this reason, this SFRA has delineated HCDA across the Borough. The EA has the ability to delineate Critical Drainage Areas (CDA) to cover such areas, but as is the case across much of the country, has not currently done so within the Borough. Although HCDA and CDA would both cover areas with critical drainage problems, the variation in name has been used to differentiate between those areas delineated by LBH's SFRA and those which may be notified by the EA. Therefore because the HCDAs are locally designated they are subject to local policy requirements and do not necessarily require EA consultation unless they meet other pre-existing criteria.

In the 2007 SFRA, areas at risk of surface water flooding were identified using JFLOW flood mapping, but no further significance was attached to them. Guidance was provided for proposed developments, and that LBH should take responsibility for ensuring flood risk is addressed, in these areas. Since then LBH has become the LLFA and has formally been assigned this responsibility. The identification of the HCDA indicates to LBH where this is required.

Since the 2007 SFRA the EA has produced the FMfSW which was further updated in December 2013 (uFMfSW). This provides refinements over the previously defined areas. The uFMfSW outline of a 1% (1 in 100) annual chance flood event is used in this SFRA as a basis to define HCDA in Havering. Because the HCDA represent flood risk from different sources, no indication of the likely duration of flooding is given.

4.9 Dam Breach

Following a recommendation in the Pitt Review, the EA has provided Reservoir Flood Maps[12] for those reservoirs which it regulates under the Reservoirs Act 1975. These show the likely extent of flooding resulting from a dam breach which could be caused by extreme rainfall or floods, as well as structural failure. For this SFRA a review has been undertaken of the information available on the EA's website to assess the potential area of risk of a reservoir embankment breach, please see Section 5.3.3 0.

4.10 Previous Flood Risk Studies

In developing this SFRA we have drawn upon other studies to provide information on sources of flooding within the Borough.

11 https://fwd.environment-agency.gov.uk/app/olr/home
12 http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=reservoir#x=357683&y=355134&scale=2

4.10.1 Havering SFRA (2007 and 2014)

The first LBH SFRA was completed in November 2007 and was updated in 2014. This SFRA updates and replaces these studies with current information. Instances of historic recorded flooding have been used from that report augmented with the most recent data.

4.10.2 Drain London

A key conclusion of the Mayor of London's consultation on the draft Regional Flood Risk Appraisal (RFRA) in 2007 was that the threat of surface water flooding in the capital was poorly understood. Furthermore the management responsibility was split between a number of organisations. To address these issues Defra funded the Drain London project to produce Surface Water Management Plans for each London Borough.

Through the enactment of the Flood and Water Management Act 2010 (FWMA) the boroughs are also required to produce a Preliminary Flood Risk Assessment (PFRA), also delivered through Drain London.

4.10.3 Havering Surface Water Management Plan (2011)

Surface Water Management Plans (SWMP) identify sustainable responses to manage local flooding and contain Action Plans that provide an evidence base for future decisions. As part of the Drain London[13] project a SWMP was developed for Havering. A hydraulic model was developed to simulate overland flood flows to identify flood prone areas. The project has delivered the following:

- Maps showing predicted flood depth and velocity in different flood event scenarios, including consideration of climate change;
- Development of a number of options to improve management of local flooding, both through changes to policy and practice, as well as location-specific actions including individual property protection, control of runoff close to source and design of urban environments to make space for water. An estimate of their cost is included.

The SWMP made a number of location-specific and policy related recommendations to improve management of local flooding in Havering. LBH are progressing works to investigate the potential options further.

4.10.4 Preliminary Flood Risk Assessment (2011)

A PFRA was required to be completed by December 2011 under the European Floods Directive by each LLFA (including LBH), implemented in the UK as the Flood Risk Regulations 2009. It is a high level screening exercise that identifies areas of significant flood risk from all sources, and summarises the probability and harmful consequences of past (historical) and future (potential) flooding.

Data utilised from this study for the present SFRA includes recorded instances of Surface Water flooding and areas identified to be at increased risk of groundwater flooding.

4.10.5 Environment Agency FRA Database

The EA has developed a database of all the FRAs they have reviewed.

4.10.6 Beam, Ingrebourne and Mayes Brook FRM Study (2013)

This EA study has developed an updated hydraulic model of the three catchments. The model will be used to update the flood extent maps of these watercourses for a variety of storm events. The flood extents have

13 http://www.london.gov.uk/priorities/environment/looking-after-londons-water/drain-london

been used to identify FZ3b and the potential impact of climate change on the Beam and Ingrebourne for this SFRA.

4.10.7 Mardyke Flood Risk Strategy (2011)

The EA undertook a study to update the prediction of flood risk in the Mardyke catchment in 2011. The project included the development of a hydraulic model to update the EA's flood mapping in the catchment. The results from this model have been used to determine FZ3b and the potential impact of climate change on the Mardyke in this SFRA.

4.10.8 Blacks Brook Mapping Study (2015)

The EA undertook a study to develop a hydraulic model of the Blacks Brook and to produce updated flood extents for the watercourse. The study also undertook a number of sensitivity analyses to test a variety of scenarios.

5. Flood Risk in Havering

5.1 Overview

The following maps accompany this SFRA:

- **Figure 101** is a general location plan of the Borough which also indicates the topography and rivers;
- **Figure 102** provides a summary of historic flooding locations, including fluvial flood extents and local incidents of flooding recorded by the EA. It also includes instances of flooding recorded by LBH for Drain London and their likely source which may also be found in Table 5-1;
- **Figure 103** focuses on fluvial flooding and shows the river centrelines, extent of Main Rivers and FZ3a and FZ3b. The map provides an initial indication of the probability of flooding at a proposed development site;
- **Figure 104** focuses on fluvial flooding and shows the river centrelines, extent of Main Rivers, FZ2. The map provides an initial indication of the probability of flooding at a proposed development site;
- **Figures 105A-E** provide an indication of the impact of climate change on the extent of FZ3 in relation to new development or redevelopment in the current FZ2 based on the available hydraulic modelling and the latest peak flow allowances to be applied (see Section 4.5);
- **Figure 106** identifies the location of flood defences within Havering. It also indicates the Areas Benefitting from Defences (ABDs), in other words the areas subject to tidal/coastal flood risk that would flood under a 0.5% (1 in 200) annual chance tidal flood event without the defences;
- **Figures 107A-G** provide an indication of the areas at risk of tidal flooding should the TTD be breached and the impact on the full extent as a result of climate change. They include an assessment of the flood hazard, depth, level and velocity due to a breach at two separate locations;
- **Figure 108** Identifies culverted watercourses within the Borough, as the risk of blockage could lead to flooding not indicated by the identified flood zones;
- **Figure 109** identifies area at risk of flooding from surface water. This is based on the uFMfSW produced by the EA in November 2013. In addition this plan identifies HCDA as a result of non-fluvial flooding;
- **Figure 110** identifies the number of properties that have experienced sewer flooding, by post code based on records provided by Thames Water;
- **Figure 111** indicates the risk of groundwater flooding. This information has been obtained from the EA and work undertaken for Drain London;
- **Figure 112** identifies critical infrastructure in relation to the flood zones. The intention is to identify those that could be at risk of flooding;
- **Figure 113** indicates the EA's Flood Warning and Alert areas within the Borough;

- **Figure 114** indicates emergency services and vulnerable institutions in relation to Flood Zones. This is intended to provide emergency planning with an indication of those institutions that could be at risk of flooding within Havering;

5.2 Historic Flooding

Records of historic flooding within Havering have been collected from a variety of sources. A schedule of recorded flood events is included in Table 5-1.

Table 5-1 : Recorded Historic Flooding in Havering

Date	Type of flooding	Location	Source of information
Easter 1448	Tidal	Rainham Marshes	http://www.british-history.ac.uk/report.aspx?compid=42827
Dec 1707	Tidal	Dagenham Breach / Hornchurch Marshes	Environment Agency Historic Flood Extents
Aug 1888	Fluvial	Beam and Ingrebourne catchment - Romford, Upminster, Hornchurch	http://www.romfordrecorder.co.uk/news/the_125_year_anniversary_of_the_flood_that_devastated_havering_1_2305546
1914	Fluvial	Ingrebourne	"Rainfall observer at Upminster (High House) noted p[7] "Heavy rain throughout the night amounting to 3.35 in. ... The fields along the banks of the Ingrebourne, which flows through the lower part of the village, were flooded. The storm seems to have been a local one" (4)
Mar 1947	Fluvial	Widespread flooding in River Thames catchment	Environment Agency Washlands FSA Improvement Works Report / Previous (2007) SFRA
Feb 1953	Tidal	Extensive flooding of areas adjacent to the River Thames at South Hornchurch, Rainham and the marshes	Environment Agency Historic Flood Extents / Previous (2007) SFRA
Sep 1958	Fluvial	Unknown	Environment Agency Washlands FSA Improvement Works Report / Previous (2007) SFRA
Sep 1968	Fluvial	Ingrebourne catchment – Harold Park, Upminster, Hornchurch	Environment Agency Historic Flood Extents and Washlands FSA Improvement Works Report / Previous (2007) SFRA
Nov 1974	Fluvial	Beam and Ingrebourne catchments – mostly Romford.	Environment Agency Historic Flood Extents and Washlands FSA Improvement Works Report / Previous (2007) SFRA
Aug 1987	Fluvial	Intense thunderstorm caused flooding on River	River Rom Hydraulic Study / Previous (2007)

Date	Type of flooding	Location	Source of information
		Rom at Romford.	SFRA
Oct 1992	Fluvial	Ingrebourne catchment – Isolated flooding in Upminster and Hornchurch	Environment Agency Historic Flood Extents / Previous (2007) SFRA
Dec 2000	Fluvial	Lower Beam at Dagenham	Environment Agency Historic Flood Extents / Previous (2007) SFRA
Jan 2003	Fluvial	Ingrebourne at Rainham (Dover's Corner)	Environment Agency Historic Flood Extents / Previous (2007) SFRA
June/July 2007	Sewer	Romford and Hornchurch	London Borough of Havering flooding record spreadsheet / Previous (2007) SFRA
June 2016	Surface waterand fluvial	River Rom and numerous locations across Havering	Section 19 investigations are to be progressed by LBH

In addition a record of observed flooding as recorded by LBH was included in the Drain London SWMP and is included in Figure 102.

5.3 Predicted Flooding

5.3.1 Fluvial Flooding

The Borough has been delineated into Flood Zones in line with the NPPF. The risk shown by the Flood Zones (Figures 103 and 104) is interpreted here for the key areas in Havering. Generally flood risk is limited to the southern area of the Borough in the vicinity of the Thames and the valleys of the Rivers Beam and Ingrebourne and their tributaries.

It is important to note that even shallow flood waters can be extremely dangerous. Some people will be at risk when the water depth is only 0.5m if the velocity is 1m/s (about 2 mph). If the velocity increases to 2m/s (about 4mph) some people will be unable to stand in a depth of water of only 0.3m. Most people will be unable to stand when the velocity is 2m/s and the depth is 0.6m[14].

River Beam Catchment

The River Beam rises in Wattons Green and flows through the western area of the Borough to the Thames at Dagenham. Its tributaries are the River Rom (which flows through Romford) and Blacks Brook and further south the Ravensbourne whose confluence is south of Romford. The upper reaches are predominantly rural with significant urban development further downstream. The Wantz Stream joins the Beam further downstream at the Washlands FSA.

River Rom and Blacks Brook

The first urban area the Rom reaches is Havering Park where properties in Carter Drive, which back on to the Rom, are within the extent of FZ3. From this point downstream the Rom flows through undeveloped areas which are within FZ2. The Cross Road FSA is identified as FZ3 (although there is uncertainty to its

14 Further information is contained in the Defra Report "Flood Risks to People" "Flood Risks to People" Phase 1 (July, 2003) and Phase 2 Project Records (FD2321/PR), March 2006)

operation; see Section 4.6.1). The extent of FZ3b is predominantly within the river channel with the exception of a few areas in the vicinity of Como Street which are also designated as FZ3. There are developed areas defined as FZ2 between Mawney Road and Como Street.

Blacks Brook rises in Rise Park and is designated Main River at Brook Road, South of the A12. Based on the NaFRA data there are areas within FZ3b north of Main Road although this does not affect property. Upstream of the A12 there are properties within FZ3 and on Millbrook Gardens to the South. From this point the flood zones are within parks and open areas, until a few properties within FZ3 on Kingston Road and Sims Road, Romford. At this point the flood zones runs between the railway and the main retail area of Romford Town Centre, there is an extensive area of FZ3 which affects properties along Eastern Road. It is understood that the Brook is flashy; responding quickly to rainfall, which limits the time available to prevent flooding.

Downstream of Romford Town Centre the extent of FZ3b and FZ3 is retained within the river corridor and open parks to the confluence with the Ravensbourne.

River Ravensbourne

The Ravensbourne rises in Harold Wood where there is an extensive urban area within FZ3, upstream (north) of the railway. The predicted flood extents suggest the railway crossing is acting as a constraint on the passage of floodwaters. From the railway the Ravensbourne flows through Ardleigh Green in open areas. There are properties at Slewins Lane within FZ3b. To the confluence with the Emerson Park Stream the flood zones are within gardens and not predicted to affect property directly.

From the confluence of the Emerson Park Stream the flood zones are within rear gardens (Lyndhurst Drive and Boscombe Avenue, Hornchurch) or open areas further downstream to the confluence with the Beam.

Emerson Park Stream

The Emerson Park Stream is predominantly culverted; however based on the NaFRA data there are isolated properties within FZ3b along its path at Wakefield Close, Brookside, Woodlands Avenue and Warrington Gardens at the confluence with the Ravensbourne.

River Beam

The Beam starts at the confluence of the Rom and Ravensbourne and forms the western boundary of the Borough. The flood extents are extensive, however, as the river flows through The Chase nature reserve, there are few properties affected.

Upstream of Beam Bridge (A1306) FZ3b extends eastwards and includes properties on Lower Mardyke Avenue, South Street and Walden Avenue. From this point the flood zones are influenced by the Thames.

River Ingrebourne Catchment

Carters Brook, Paines Brook and Weald Brook

Two tributaries of the Ingrebourne: Carters Brook (which becomes Paines Brook) and Weald Brook are located on the north-eastern boundary of the Borough. Carters Brook flows south-easterly through Harold Hill, where there are properties within FZ3 at Dorking Road, St Neots Road, the A12 and an industrial estate at the confluence with the Ingrebourne. Potentially, more significantly, Brookside Primary School is within FZ3.

The NaFRA data does identify an area of FZ3b on Dagnam Park Drive which does place part of Brookside Infants School within FZ3b. There are small areas of FZ3b upstream of the confluence with the Ingrebourne but they do not encompass property.

The Weald Brook is rural in character with no properties at risk of flooding. Its confluence with the Ingrebourne is to the west of Junction 28 of the M25.

River Ingrebourne

The River Ingrebourne flows through rural areas until it reaches Upminster. There are properties at risk (FZ3) to the north of the railway line on Frimley Avenue. Downstream (south) of the railway the River remains in an essentially rural valley with only properties at Derby Avenue and Hornchurch Stadium with FZ3 to Rainham and the confluence with the Thames. There are areas defined as FZ3b but no property is affected. The Ingrebourne becomes the Rainham Creek downstream of the A1306 where flood risk is driven primarily by the Thames.

Rainham Main Sewer

The Rainham Main Sewer is located in the south-eastern corner of the Borough. The floodplain is rural, with three small areas designated as Zone 3b to the west of Rainham Marshes. The watercourse outfalls into the River Thames at Purfleet. The watercourse is protected from tidal flooding by a sluice at its outfall.

River Mardyke

The River Mardyke rises to the east of Upminster and the M25 and flows southwards and then westwards to its confluence with the Thames at Purfleet. The river is predominantly in the neighbouring authority of Thurrock. The catchment is at the far eastern edge of Havering and is predominantly rural, although there are some existing properties within FZ3 to the east of Upminster. Anglian Water's Bury Farm treatment works is alongside the West Branch of the Mardyke (NGR TQ 6071 8672) but is not within FZ3.

5.3.2 Tidal Flooding

The southern area of Havering is at risk of flooding from the River Thames which is tidal at this point. The Borough is protected by the TTD which run along both banks of the river downstream (east) of the Thames Barrier. Typically tidal flooding in the Thames is caused by a storm surge in the North Sea as experienced in 1953. The delineation of flood zones in these areas is the same as for fluvial flooding.

There are tidal sluices at Beam Tidal Sluice, Havering Tidal Sluice and Frog Island Tidal Sluice which prevent ingress of the River Thames. These control structures are complemented by a pumping station at Beam Tidal Sluice to discharge during tidal locking. There is a risk of fluvial flooding resulting from the closure of these sluices if a fluvial flood event coincides with a high tide on the Thames. Consequently FSAs have been constructed to mitigate this risk (see Section 4.6.1).

Dry Islands

Please refer to Figure 103.

In Havering the majority of the area to the south of the A1306 is at risk of tidal flooding. The extent is a worst-case scenario, and does not take account of the tidal flood defences.

Between the River Thames and the A1306 there are areas of land designated as FZ1, which are surrounded by areas designated as FZ2 and 3. Therefore in an extreme flood event there is the possibility that they could become islands, potentially preventing safe access and egress. These include the CEME Conference Centre, Ford Car Compounds, Freightmaster Estate, the Tilda Rice site and the Fairview Industrial Park. These areas were recorded as flooded in 1953.

Impact of Climate Change upon Tidal Levels

One output of the EA Thames Estuary 2100 project (TE2100) was hydraulic modelling to estimate the impact climate change would have on predicted water levels in the Thames. These are summarised in Table 5-2.

Table 5-2: Thames Estuary Tidal Water Levels

Node	Present Day 0.1% (1 in 1000) Annual Chance Level	Predicted 0.1% (1 in 1000) Annual Chance Water Level with Climate Change by Year				
		2040	2070	2100	2120	2170
3.10	5.98	6.19	6.37	6.70	6.90	7.40
3.11	5.97	6.18	6.37	6.70	6.90	7.39
3.12	5.97	6.18	6.36	6.70	6.89	7.38
3.13	5.97	6.18	6.35	6.69	6.88	7.37
3.14	5.98	6.19	6.34	6.67	6.87	7.35

NB: All levels are in mAOD

The EA provided 0.1% (1 in 1000) annual chance water levels which equates to FZ2. The nodes have been selected as representative of the water levels in Havering; 3.10 being upstream/west and 3.14 downstream/east. Please refer to Figure 105 for their location.

Subsequent to the development of these levels the EA has updated the predicted impact of climate change on changes to sea levels. The predicted impact on sea levels is spit by location and epoch as indicated in Table 5-3 as sea level rise allowance for each epoch and the cumulative rise for the next century.

Table 5-3: Sea Level Allowance Guidance for London and the South East

	Epoch				Cumulative (1990 – 2115)
	1990 - 2025	2026 - 2050	2051 – 2080	2081 - 2115	
Yearly	4	8.5	12	15	1.24
Cumulative	140	212.5	360	525	

NB: Figures for Epochs and in millimetres, the cumulative figure is in metres.

The EA guidance provides details of how these figures are to be applied when considering the impact of sea level rise for an individual year over the full time scale if required. Based on this guidance the predicted sea levels for the TE2100 model nodes as listed in Table 5-2 are summarised in Table 5-4.

Table 5-4: Predicted Peak Sea Levels Based on Latest EA Guidance

Node	Present Day 0.1% (1 in 1000) Annual Chance Level	Predicted 0.1% (1 in 1000) Annual Chance Water Level with Climate Change by Year			
		2025	2050	2080	2115
3.10	5.98	6.12	6.33	6.69	7.22
3.11	5.97	6.11	6.32	6.68	7.21
3.12	5.97	6.11	6.32	6.68	7.21
3.13	5.97	6.11	6.32	6.68	7.21
3.14	5.98	6.12	6.33	6.69	7.22

Based on the revised guidance from the EA the peak sea level that needs to be considered for a 100 year timescale in Havering has increased from 5.98 to 7.22m AOD.

Tidal and Fluvial Interaction

The Beam, Ingrebourne, Rainham Main Sewer and Mardyke all drain to the tidal estuary of the River Thames. The EA do not consider there to be any tidal interaction on these watercourses unless the TTD are overtopped. The tidal influence is greater on the Mardyke primarily due to its lower gradient, but this is within neighbouring Thurrock and does not affect the area of the catchment within Havering.

In addition to the watercourses referred to above, a number of other ditches and drains are located in the area. Generally the outfalls of these to the Thames are controlled by sluice gates to maintain the TTD. The sluices effectively defend these areas from flooding from the Thames, however when they are in operation, their closure prevents the watercourses from draining to the Thames. If high water levels are maintained on the Thames then fluvial flooding from these watercourses could result. Figures 103 and 104 identify the areas at risk of tidal and fluvial flooding.

There are two areas at risk of fluvial flooding as a result of tidal interaction as indicated as ‘tidal/fluvial’ in Figure 103. These are the lower reaches on the River Beam, south of the railway bridge in Elm Park and the Rainham Main Sewer.

5.3.3 Other Sources of Flood Risk

Ordinary Watercourses

Where the supplied hydraulic model flood extents do not extend to cover Non-Main River the uFMfSW has bene utilised to identify areas of potential flood risk. The key locations where the ordinary watercourse coincides with predicted flooding in the uFMfSW are as follows:

- Havering Park, west of the River Rom;
- Harold Hill, north-west of Carter’s Brook
- Upstream of the Mardyke, east of Upminster

Surface Water

The EA's uFMfSW was utilised to determine areas at risk of flooding from surface water runoff resulting from rainfall exceeding the capacity of the drainage network.

We have used the uFMfSW to identify HCDA which may be most susceptible to local flooding. These areas are shown on Figure 109. A summary of the larger HCDA lying outside fluvial Flood Zones is provided below.

The EA provide a suitability classification with the uFMfSW data. For the majority of Havering it is classified as "County to Town". This means that the data is suitable to identify which areas are at risk but is unlikely to be reliable at the local scale and individual properties. As recommended in Section 7.5; development within HCDAs will have to consider surface water flood risk in greater detail via a site-specific FRA. There are two small areas classified as "National to County" south of Upminster that are less reliable but there are no HCDAs identified in these areas.

Romford

The extent of FZ3 within the Romford area is mainly within the river channel. However the uFMfSW identifies three areas beyond the area of fluvial flood risk in FZ3 that are at risk of flooding from surface water:

- Upstream of the A12;
- Immediately upstream of the town centre;
- Between the town centre and the A124.

In each case there are extensive areas at risk from surface water flooding under the 3.33% (1 in 30) annual chance event.

Rise Park

The uFMfSW identifies two areas at risk of flooding upstream (north) of the A12 at Rise Park. There is an extensive area at risk from the 3.3% (1 in 30) and 1% (1 in 100) annual chance events in the vicinity of Pettits Lane North, Heather Gardens and Linton Court. The flow path upstream is contained on the highway but its passage appears to be blocked by the A12. The predicted flooding closely matches that predicted by the Drain London SWMP. The second main flow path follows a route through Rise Park itself, following the direction of the watercourse before ponding against the A12 embankment.

Harold Hill

The uFMfSW identifies a flow path to the north of Harold Hill running eastwards towards Carters Brook. There is an extensive area of flooding predicted under the 3.33% (1 in 30) annual chance event. The properties at risk are centred upon Taunton Road and North Hill Drive. Upstream a number of flow paths converge from the rural areas at Noak Hill Road. The Drain London SWMP predicts a similar flow path but with a narrower extent in the urban area.

Gallows Corner

The uFMfSW identifies a flow path running southwards towards Gallows Corner on the A12, north-east of Romford. This closely matches the flood mapping produced by the Drain London SWMP. The flow path affects properties to the south of Myrtle Road and then appears to be impeded by the Gallows Corner roundabout as there is extensive predicted flooding immediately to the north.

Upminster

The uFMfSW identifies two main branches of surface water flood risk upstream of the Main River extent of the western branch of the River Mardyke in Upminster.

The northern flood path rises south of the A127 in Pot Kiln Wood and then flows southwards potentially placing properties at risk in Frin Lane, Waycross Road, and Brunswick Avenue. There is a second smaller branch which places properties at risk on Roseberry Gardens and Cranham Gardens. These flow paths combine to flow southwards along Front Lane and then eastwards along Moor Lane to the Mardyke.

The southern flow path is to the south of St. Marys Lane (B187). This is currently a rural area and consequently few properties are at risk of flooding. But should development be proposed in this area this risk should be considered.

Hacton

There is an Ordinary Watercourse which flows south-westwards from Upminster towards the Ingrebourne through Hacton. This is identified on the uFMfSW but is not designated as FZ3. The watercourse is predominantly rural, however, at its head; the uFMfSW does identify roads in Upminster: Maple Avenue, Oak Avenue and South View Drive as at risk of flooding.

Elm Park and South Hornchurch

Elm Park lies between the Beam and the Ingrebourne and the uFMfSW identifies a flow path running south-westwards towards South Hornchurch where it joins a drain to the Beam. The flow path places properties at risk of flooding on a number of roads and flows through the grounds of Brittons Academy.

There is a second area of flood risk from surface water to the east potentially affecting properties on a number of roads in South Hornchurch. The route initially follows South End Road and then Nelson Road.

Groundwater

The EA have developed a map which identifies the Susceptibility to Groundwater flooding. This is indicated for Havering on Figure 111. This is based on the British Geological Survey Groundwater Flood Susceptibility Map. The map shows the proportion of each 1km^2 grid square where geological and hydrogeological conditions show that groundwater might emerge.

Sewer Flooding

Thames Water has provided information on the number of properties that have experienced sewer flooding In Havering for this updated SFRA, which is summarised in Table 5-5.

Table 5-5: Thames Water Sewer Flooding Records

Postcode	Internal Flooding			External Flooding			TOTAL
	2 in 10	1 in 10	1 in 20	2 in 10	1 in 10	1 in 20	
RM1	0	2	23	6	12	47	**90**
RM2	0	3	13	4	16	30	**66**
RM3	0	0	9	0	2	30	**41**
RM4	0	0	0	0	0	2	**2**
RM5	1	0	47	2	5	85	**140**
RM7	0	0	25	0	3	27	**55**
RM11	1	1	0	0	4	9	**15**
RM12	0	2	22	1	15	21	**61**
RM13	0	0	0	0	2	17	**19**
RM14	0	0	5	0	1	9	**15**
Total	**2**	**8**	**144**	**13**	**60**	**277**	**504**

In addition to the number of properties flooded in Havering Table 5-5 also provides an indication of severity and frequency. Internal flooding is generally considered more disruptive than external or curtilage flooding. For each classification a frequency is provided; for example whether the property has been flooded twice in a ten year period, once in ten, or once in twenty.

The total number of properties flooded from overloaded sewers in Havering are summarised by postcode in Figure 110. The highest risk areas are in the north-west of the borough.

There are other postcodes within the Borough not included in Table 5-5. However they are only partly within Havering and therefore it is not possible to attribute the flooding within those postcodes to the Borough as they may lie outside.

There are a few areas to the east of the Borough that fall into the area served by Anglian Water. They have confirmed that there is one DG5 property within LBH at Rectory Gardens, Upminster, which has experienced external flooding.

Reservoirs

The requirement for regular inspections by a Supervising Panel Engineer means that the likelihood of structural failure of reservoirs is considered to be minimal. The risk of failure remains, however, and the EA has mapped the potential extent of flooding resulting from the failure of a covered water supply reservoir to the west of Harold Hill. However this does not place additional property at risk of flooding. Should the reservoir fail the floodwater will follow the topography, as the reservoir is at the head of the Blacks Brook; once it reaches the A12 it will follow its course to Romford town centre and then the path of the River Rom.

This flow path is indicated by the uFMfSW (see Figure 109) and once it reaches the Main River the flow path remains within FZ3. There are no properties between the reservoir and the A12 / FZ3 extent[15].

It is understood that ground level has been modified locally on the golf course adjacent to the A12 in recent years which may not be represented on the published reservoir flood risk map. If this is the case it is thought that these changes may direct the flow further West placing properties at risk in the vicinity of Petits Lane (which could include Romford Fire Station and Marshalls Park Lower School). From this point the flood water would flow southwards towards Blacks Brook through a residential area.

The Childerditch Hall reservoir (NGR TQ 6069 8672) is non-EA maintained and located outside Havering within Brentwood Borough Council's area. However the risk area published by the EA does include part of the Anglian Water Bury Farm treatment works, which is within Havering. Form this point downstream the risk area is within Thurrock and the Mardyke's FZ3.

There is the possibility that Flood Storage Areas with raised embankments within Havering could fail leading to flooding. The Washlands FSA is located on the River Beam to the east of Dagenham (NGR: TQ5030 8322) and is operated by the Environment Agency, its embankments are approximately 3 metres higher than the surrounding ground level. The embankments were overtopped during an event on 31 December 2001 which resulted in bank erosion. The FSA falls under the auspices of the Reservoirs Act as it has a storage volume greater than 25,000m^3 consequently annual inspections by a Supervising Engineer each year are required and an Inspecting Engineer at least once every ten years. Should the FSA embankment fail the flow path would be expected to follow the course of the River Beam placing the industrial properties south of the A1306 at risk.

5.4 Residual Flood Risk

The 'residual flood risk' is the risk of flooding that remains with a defence in place. This would occur if the defence was overtopped or it failed.

5.4.1 Tidal

The TTD are regulated and maintained by the EA using permissive powers under the Water Resources Act 1991, but the primary maintenance duty rests with the riparian landowner. The tidal defences along Havering's frontage are currently maintained to a crest level of 7.1 – 6.9m AOD (see Figure 107). Given the consequences of failure, the TTD are well maintained. Furthermore, it is unlikely that these would be overtopped by an event considered as part of an SFRA; typically they are designed to exceed the 0.1% AEP flood level and, with reference to Table 5-2, they currently provide approximately 1m of freeboard above this level.

The EA have undertaken modelling to determine the impact of three separate breaches to the TTD. The subsequent combined flood extent is included on Figure 107.

Flood Hazard

The extents of the breaches provided by the EA include an assessment of flood hazard based on the predicted flood depth and velocity, following their guidance[16].

A summary of the flood hazard classifications and their description is included in Table 5-6.

15 http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=reservoir#x=357683&y=355134&scale=2
16 Flood Risks to People Phase 2, Defra, March 2006FD2321/TR2

Table 5-6: Flood Hazard Classification

Classification	Degree of Hazard	Description
Low	Caution	Flood Zone with shallow flowing or deep standing water
Moderate	Dangerous for some (i.e. children)	Danger: flood zone with deep or fast flowing water
Significant	Dangerous for most	Danger: flood zone with deep fast flowing water
Extreme	Dangerous for all	Extreme danger: flood zone with deep fast flowing water

Based on FD2321/TR2 Table 4.2

The areas at greatest risk are the Ford motor works and the western area of Rainham Marshes. There are extensive areas of 'Significant' risk to the south-eastern area of the borough, but these are the currently undeveloped marsh areas south of the A1306.

5.5 Impact of Climate Change

There is clear scientific evidence that global climate change is happening now. It cannot be ignored. Over the past century around the UK we have seen sea level rise and more of our winter rain falling in intense wet spells. Seasonal rainfall is highly variable. It seems to have decreased in summer and increased in winter, although winter amounts changed little in the last 50 years. Some of the changes might reflect natural variation; however the broad trends are in accordance with projections from climate models, suggesting partly anthropogenic causes.

Greenhouse gas levels in the atmosphere are likely to cause higher winter rainfall in the future. Past Greenhouse gas emissions mean some climate change is inevitable in the next 20–30 years. Lower emissions could reduce the amount of climate change further into the future, but changes are still projected at least as far ahead as the 2080s.

There is enough confidence in large scale climate models to say that we must plan for change. There is more uncertainty at a local scale but model results can still help us plan to adapt. For example we understand rain storms may become more intense, even if we cannot be sure about exactly where or when. By the 2080s, the latest UK climate projections (UKCP09) are that there could be around three times as many days in winter with heavy rainfall (defined as more than 25 mm in a day). It is plausible that the amount of rain in extreme storms (with a 20% (1 in 5) annual chance or less) could increase locally by 40%. If emissions follow a medium future scenario, UKCP09 projected changes for Havering by the 2050s relative to the recent past are that winter precipitation will increase by around 15% (central estimate).

Climate changes can affect local flood risk in several ways. Impacts will depend on local conditions and vulnerability. Wetter winters and more of this rain falling in wet spells may increase river flooding in both rural and urbanised catchments. More intense rainfall causes more surface runoff, increasing localised flooding and erosion. In turn, this may increase pressure on drains, sewers and water quality. Storm intensity in summer could increase even in drier summers, so we need to be prepared for the unexpected. Rising river levels may increase local flood risk away from major rivers because of interactions with drains, sewers and smaller watercourses. There is unlikely to be significant change to groundwater flood risk in Havering because the geology is predominantly Clay.

Changes in the extent of inundation due to climate change on fluvial flooding are likely to be negligible in well-defined valleys, but could be dramatic in very flat areas. Changes in the depth of flooding under the same allowance will increase the probability of a given flood. For example, a site currently located within a lower risk zone (e.g. Zone 2) could in future be re-classified as lying within a high risk zone (e.g. Zone 3a).

This in turn could have implications for the type of development that is appropriate according to its vulnerability to flooding. In the absence of detailed flood modelling to define the impact of climate change on Flood Zones in this SFRA, the anticipated extent of Zone 3a (the 1% AEP flood) at the end of the century may be approximated by the current Zone 2 (the 0.1% AEP flood). In the same way, the HCDA could increase in extent and/or depth of flooding with climate change.

It is essential that developers consider the possible change in flood risk over the lifetime of the development as a result of climate change. For planning purposes, the EA assume that the 'lifetime of development' equates to 100 years for residential development, and 60 years for commercial development.

In planning terms, it is essential that Havering consider their response to the potential impacts of climate change within the Borough. While the impact of climate change may in some areas not markedly increase the extent of, for example, Zone 3a, within that Zone the extent of lower severity flood events could increase significantly. Furthermore, there could be an increase in localised surface water issues. It is essential therefore that the development management process (influencing the design of future development within the Borough) carefully mitigates against the potential impact that climate change may have upon the risk of flooding.

For this reason, all of the development management recommendations set out in Section 7.12 require all floor levels, access routes, drainage systems and flood mitigation measures to be designed with an allowance for climate change within Zones 3b, 3a and 2, as well as within HCDA in Zone 1. This provides a robust and sustainable approach to the potential impacts that climate change may have upon the Borough over the next 100 years, ensuring that future development is considered in light of the possible increases in flood risk over time.

It is highlighted that, for planning purposes within the context of the current local planning policy, Zone 3a High Probability is defined on the basis of existing (i.e. 2016) flood level predictions.

5.6 Changes from Previous SFRA

5.6.1 Fluvial Flood Risk

The assessment of fluvial flood risk and the delineation of Flood Zones in Havering is based on the EA's published flood zones of February 2016. There have been minor changes to the extent of the flood zones since the previous SFRA in 2014 due to updated data. This section summarises the key changes.

Flood Zone 3b

The only change in the extent of FZ3b is on the Blacks Brook. As a result of the Environment Agency's update of their hydraulic model this extent is based on detailed modelling rather than NaFRA data used in the previous SFRA (see Section 4.3) which has resulted in a reduction in the extent of this Flood Zone.

Flood Zone 3

There are localised amendments (generally a reduction) to the extent of FZ3 on the Emerson Park Stream, the Paines Brook in Harold Hill and the River Mardyke, west of the M25. The extent of FZ3 at the head of the Blacks Brook; north of the A12, has reduced compared to that in the previous SFRA. The extent of FZ3 has increased at the head of the Emerson Park Stream between Gallows Corner and the railway line at Ardleigh Green.

The main change to FZ3 is at Romford, where the extent has significantly reduced. There remain pockets of FZ3 in the town centre, upstream (north) of Cross Road and the Blacks Brook, but the rest of the previously identified FZ3 is no longer within the zone. This is based on the information provided by the EA (see Section 4.3).

Flood Zone 2

The upper reaches of the Rom are unchanged but downstream of the Cross Road FSA there is a significant reduction in the extent of FZ2 through Romford Town Centre.

On the Blacks Brook the extent is unchanged except for upstream of A12 where it has increased, identifying more properties on Beauly Way as at risk.

The rest of FZ2 is largely unchanged with minor variations except for the upper reaches of the Mardyke and the Paines Brook where the extent has significantly reduced between the A12 and the railway.

5.6.2 Tidal Flood Risk

The extent of Havering at risk from tidal flooding is largely unchanged since 2007 with the exception of the filling-in of three dry islands south of Rainham; other dry islands remain (see Section 4.4).

5.6.3 Surface Water

The surface water flow paths included in this assessment continue to rely on the uFMfSW, therefore the extents have not changed since the previous version of the SFRA in 2014.

5.6.4 Other Sources

No re-assessment of flood risk from other sources has been made in the update of this SFRA as it is not anticipated that they have changed since 2014.

6. Sustainable Flood Risk Management

6.1 Overview

This Section highlights the role of various parties in relation to flood risk and offers recommendations for each to ensure that flood risk is managed in a sustainable manner into the future.

The risk of flooding can never be completely eliminated, but the likelihood and consequences of flooding can be minimised through good management. One of the key aims of the EA's National Flood and Coastal Erosion Risk Management Strategy is to improve flood risk management in a sustainable way. In other words, the risk of flooding must be reduced now, but in a way which does not compromise the interconnected needs of the economy, society and environment in the future. Indeed, one of the defined roles of local authorities in the Flood & Water Management Act 2010 is for them to aim to make a contribution towards the achievement of sustainable development.

The primary purpose of the SFRA is to inform decision making as part of planning policy and development management processes, taking due consideration of the scale and nature of flood risk affecting the Borough. Responsibility for flood risk management resides with all tiers of government, and indeed individual landowners and applicants, as outlined below.

6.2 Responsibility for Flood Risk Management

There is no statutory requirement for the Government to protect property against the risk of flooding. Nevertheless, the Government recognises the importance of safeguarding the wider community and, in doing so, the economic and social well-being of the nation. Following the Pitt Review into the flooding of summer 2007 and subsequent Flood Risk Regulations 2009 and Flood & Water Management Act 2010, new responsibilities for managing flood risk have been assigned to local authorities, the EA and others.

A number of partners manage flood risk within Havering, the key responsibilities of the primary groups relevant to this SFRA are:

- **Environment Agency:** Provides a strategic overview of all sources of flooding. Under its permissive powers, it is responsible for flood risk management activities on Main Rivers, regulating reservoir safety, and working in partnership with the Met Office to provide flood forecasts and warnings. It assists the spatial planning and development management process through the provision of information and advice regarding flood risk and related issues.

- **London Borough of Havering:** As Lead Local Flood Authority, LBH is responsible for coordination of local flood risk management across its administrative area. This includes development, maintenance, application and monitoring of a strategy for local flood risk management, a duty to maintain a register of structures or features which have a significant effect on flood risk and a duty to aim to contribute towards the achievement of sustainable development. LBH is also the Local Planning Authority for the borough and so is responsible for carrying out a SFRA which should consider the risk of flooding throughout the borough and inform the allocation of land for future development, development management policies and sustainability appraisals. LBH is responsible for determining local planning applications and must consult with the EA, where appropriate, when making planning decisions.

- **Landowners** have the primary responsibility for protecting their land against the risk of flooding. They are also responsible for managing the drainage of their land such that they do not adversely impact upon adjoining properties.

The EA has updated its "Living on the Edge" guide in 2013 that provides specific advice regarding the rights and responsibilities of property owners, the EA and other bodies. The guide is targeted at owners of land

situated alongside rivers or other watercourses, and is a useful reference point outlining who is responsible for flood defence, and what this means in practical terms. It also discusses how stakeholders can work collaboratively to protect and enhance the natural environment of our rivers and streams. This guide can be found on the EA's website[17].

17 https://www.gov.uk/government/organisations/environment-agency

7. Recommendations and Policy for the Planning Authority

7.1 Revisions to Local Planning Policy Regarding Flooding

Current LBH planning policy in relation to flooding detailed in Section 2 of this SFRA, pre-dates this SFRA and relevant policy contained in the NPPF, the London Plan and TE2100 Plan (also detailed in Section 2).

RECOMMENDATION: LBH should review their current planning policy in relation to flooding to ensure it is consistent with the NPPF, the London Plan and the TE2100 Plan, including in relation to flood risk assessments, sustainable drainage, green infrastructure and flood resilience. New or revised policy should reflect the findings and recommendations of this SFRA, including requiring applicants to consider the SFRA and its mapping, taking into account the impacts of climate change, as a starting point for the assessment of flood risk in relation to development or redevelopment proposals. Later in this report, section 7.7 focuses on the need to seek opportunities and reduce flood risk where possible.

7.2 Site Allocations

The ideal solution to effective and sustainable flood risk management is a planning led one, i.e. where possible steer urban development towards the areas of lowest flood risk. The NPPF stipulates the application of a sequential approach to site allocation, utilising the Sequential Test. A flow diagram demonstrating the application of the Sequential Test for a local plan site allocation is provided in the NPPG (Diagram 2 in Flood Risk and Coastal Change, Paragraph 021) and this diagram is reproduced in Annex B of this report. Development sites should be allocated within areas of lowest flood risk in the first instance – in Flood Zone 1 (which relates to flooding from river and sea), but the NPPG stipulates that other sources of flooding must be considered, so HCDAs in Flood Zone 1 must be taken into account. Only if it can be demonstrated that there are no suitable sites within areas with the lowest flood risk (taking into account all sources of flooding) should alternative sites (i.e. within areas that may potentially be at greater risk of flooding) be contemplated, taking account of the vulnerability of the proposed land use. Tables 2 and 3 in the NPPG stipulate 'appropriate' land uses for each Flood Zone.

The priority is to allocate sites in areas with the lowest level of flood risk taking account of all sources of flooding, so sites in Flood Zone 1 unaffected by flooding from any source should be the priority for allocations. If sufficient sites in the most sustainable locations for development are not available in Flood Zone 1 (taking into account all sources of flooding), then sites with the lowest flood risk available within Flood Zone 2 should then be sought. If sufficient sites are also not available in Flood Zone 2, only then should sites within Flood Zone 3 be sought, with priority given to those with the lowest flood risk. The Exception Test should be applied where necessary.

Table 3 in the NPPG identifies types of development that should not be permitted in particular Flood Zones via the application of the Sequential Test (see Table 3-1). It also identifies types of development which may be allocated in zones of higher flood risk (from rivers and sea) via the application of the Exception Test.

Paragraph 102 of the NPPF states that 'For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh the flood risk, informed by a SFRA where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.'

The latter point includes a requirement for account to be taken to the future risk from climate change over the lifetime of the development.

The NPPG (SFRA guidance, paragraph 012) states that "where a Level 1 Assessment shows that land outside flood risk areas cannot appropriately accommodate all the necessary development, it may be necessary to increase the scope of the Assessment to a Level 2 to provide the information necessary for application of the Exception Test where appropriate".

RECOMMENDATION: Any future site allocations must be determined via the application of the Sequential Test, and the Exception Test if required, in line with Government guidance. The evaluation of potential sites should be guided by the mapping (taking into account climate change) and the findings presented within this Level 1 SFRA, including with regard to HCDA and, if necessary, supplemented by a more detailed Level 2 SFRA which covers all potential sources of flooding. Full account should be taken of all sources of flooding including from rivers, groundwater, sewerage and surface water, together with the potential effects of climate change on flood risk and impacts on and from existing flood management infrastructure (see Sections 4 and 5). The NPPG highlights that a Level 2 SFRA may be required to provide the information necessary for the application of the Exception Test, but a Level 2 SFRA may also be required to assess flood risk from non-fluvial sources on some sites where the information in this Level 1 SFRA provides insufficient detail to enable the allocation to be determined. In this regard, whilst not a Level 2 SFRA, the information provided as Annex A of this SFRA will help inform these decisions.

7.3 Relocation of Unsuitable Existing Development

Paragraph 100 of the NPPF recommends that, where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, local authorities should seek to facilitate the relocation of development, including housing, to more sustainable locations.

RECOMMENDATION: LBH, working in partnership with the EA and others, should seek to identify both existing development which is potentially at risk from future impacts of climate change and, if necessary, potential sites for relocating that development, taking into account the Sequential Test. More suitable alternative uses for such sites should be sought, taking account of Table 3 in the NPPG. The information contained in the SFRA can be used to assist this process.

7.4 Safeguarding

Paragraph 100 of the NPPF states that local authorities should safeguard land from development that is required for current and future flood management. Such land may take the form of multi-function green infrastructure.

The TE2100 Plan also highlights the importance of safeguarding land for future flood management needs, stating that each flood risk management option in the TE2100 Plan *"will require land for new defences, enlarged defences, new barriers, new areas of habitat creation, and in some cases flood storage. Land allocations through the spatial planning system must be guided and informed by the requirements of the TE2100 options to ensure they remain possible"* (p.39).

RECOMMENDATION: In partnership with the EA, LBH should seek to identify land required for current and future flood management, taking account of the TE2100 Plan, and, if justified, safeguard it through planning policy. This can include areas within or adjoining allocated development sites which are particularly suitable for flood management purposes. The information contained in the SFRA can be used to assist this process.

7.5 Havering Critical Drainage Areas

The NPPF requires a site-specific flood risk assessment for all development proposals "*in an area within Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency)"*. The EA has not specified any CDA in the Havering area. However, areas which are likely to be most at risk of flooding from local sources have been identified as part of this SFRA. They have been termed 'Havering Critical Drainage Areas' to differentiate them from those areas which could potentially be notified by the EA. The wording of the NPPF is such that it is not clear that an FRA would be required in an Area of

Critical Drainage because they were not 'notified to the local planning authority by the Environment Agency'. However, current LBH policy DC48 includes a requirement for an FRA for sites 'w*here drainage problems are identified by the Environment Agency or the Council'*, which would include the HCDA.

RECOMMENDATION: LBH should retain a local policy requiring a site-specific flood risk assessment for all development on sites where drainage problems are identified by the EA or LBH, which would include development in the HCDA identified in this SFRA. FRAs are particularly important in such areas as they have known localised flooding problems which can cause significant damage.

7.6 Washlands Development

It is understood that the Greater London Authority is proposing to develop part of the Washlands FSA for housing. This has flood risk implications for the proposed development and potentially the area currently benefitting from the FSA.

RECOMMENDATION: LBH should retain a local policy requiring a site-specific flood risk assessment for all development on the Washlands FSA specifically requiring demonstration of resilience measures, safe access and egress or places of refuge as well as the potential implications of increasing flood risk elsewhere.

7.7 Best Practice

The London Plan contains detailed policies with regard to SuDS, which is echoed by current LBH policy. In their role as Lead Local Flood Authority, LBH are responsible for managing flooding from local sources and will be the SuDS approval body (SAB). It is important that applicants are made aware of current best practice guidance with regard to sustainable drainage solutions to ensure that such information can be taken into account in development proposals. Best practice guidance on flood management is also published by the EA, National Flood Forum and others. In addition, this SFRA contains links to key information with regard to minimising flood risk in new and existing development. LBH are developing their own SuDS guide for developers which will provide applicants with a summary of what is expected of their application and the approval process.

RECOMMENDATION: Although links to some information are already publicised on the LBH website, this should be extended to provide links of sources of current best practice with regard to SuDS and flood management to be utilised by applicants. It could also be utilised by LBH officers seeking to evaluate FRAs and development proposals. It is anticipated that this information will also be included in the SuDS guide for developers.

7.8 Opportunities to Reduce Flooding

Paragraph 100 of the NPPF recommends that local plans should seek to reduce the causes and impacts of flooding by *'using opportunities offered by new development'*.

The NPPF requires local authorities to work with other local authorities and providers to assess infrastructure needs in their area, including with regard to flood risk (Paragraph 162).

Opportunities to reduce flood risk can be informed by the TE2100 Plan and Havering's Local Flood Risk Management Strategy (see Section 2 of this document).

Section 106 agreements and Community Infrastructure Levy charges provide potential mechanisms for securing new flood risk reduction infrastructure or contributions towards it. However, account should be taken of the potential impact on the financial viability of development proposals and developers should be pro-active and innovative in managing flood risk.

RECOMMENDATION: LBH should:

- Work with other authorities and bodies, as appropriate, to identify specific flood risk infrastructure required within the Borough. The TE2100 Plan, Havering's Local Flood Risk Management Strategy, the information contained in the SFRA, and the potential solutions to surface water drainage problems identified in the SWMP, can be used to assist this process, although more detailed studies are likely to be required.

- In identifying and allocating potential development sites seek reasonable opportunities for flood risk reduction measures; taking into account the Level 2 SFRA which will be prepared in due course.

- Give consideration to a suitable generic policy to be contained within the emerging Local Plan in respect of non-allocated sites where flood risk reduction measures should be sought.

- Continue to seek adoption of the Community Infrastructure Levy charges as a potential additional tool for securing contributions towards the delivery of flood risk reduction measures where a need has been identified. If appropriate, include wording to this effect in a local plan policy, supported by evidence and SPD if necessary.

This section may also be relevant to any neighbourhood plans proposed in future in the Borough.

7.9 Planning Applications – LBH and Applicants

Planning applications can be submitted both for sites allocated within development plans and other sites, known as windfall sites. Flood risk at windfall sites may not have been previously considered in detail by the local planning authority.

The NPPF[18] stipulates that a site-specific flood risk assessment is required for:

- Development proposals on sites of 1 hectare or greater in FZ1;

- all proposals for new development (including minor development and change of use) in FZ2 and FZ3;

- all proposals for new development (including minor development and change of use) in an area within FZ1 which has critical drainage problems (as notified to the local planning authority by the EA); and

- Where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding (groundwater or surface water flooding).

Table 7-1 summarises LBH's requirements for site-specific flood risk assessments (FRAs). It is noted that the EA has not notified LBH of any areas within FZ1 with critical drainage problems at present. However, areas which are likely to be most at risk of flooding from local sources, and where sustainable drainage solutions should be a priority, have been identified in this SFRA and have been delineated as HCDA. This is different from the CDA terminology used by the EA but nevertheless effectively means the same thing.

Flooding from local sources also occurs outside the mapped HCDAs within FZ1, but a FRA is not always required. In this respect, the NPPF requires a FRA for all sites greater than 1ha in area within Zone 1. FRAs for sites in Zone 1 should be proportionate to the level of risk and focus on records of past flooding and sustainable drainage solutions.

18 Footnote 20, page 24

The EA provides detailed Standing Advice, available online[19], to assist with both the development and evaluation of flood risk assessments. This includes information on what FRAs should cover and what accompanying plans should be submitted. In addition to a Flood Risk Stranding Advice Tool for Local Planning Authorities, advice specific to the fluvial flood zone in which the proposed development lies and the broad size of the development is provided. For example, there is specific standing advice for proposed developments in fluvial FZ1 which are less than 1ha in size. It is also noted that a homeowner's guide to flood resilience has been published at http://www.knowyourfloodrisk.co.uk.

Table 7-1 : Requirements of Flood Risk Assessments

Zone 3b Functional Floodplain		Zone 3a High Probability	Zone 2 Medium Probability	Havering Critical Drainage Areas	Zone 1 Low Probability
Existing Development	New Development				
Detailed FRA required				FRA required (proportionate to level of risk), should focus on records of past flooding and SuDS	FRA required (proportionate to level of risk) for all sites greater than 1ha in area, but should focus on records of past flooding and SuDS. Recommend that sites of 1ha or less carry out an assessment of localised flood risks

The site-specific FRA must follow the Sequential Test, and if required the Exception Test, as noted above and detailed in the NPPF and its accompanying NPPG. The NPPF[20] stipulates that the FRA must demonstrate that:

- the development is appropriate in its proposed location, considering the proposed use and all potential sources of flooding;
- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location;
- the development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems; and
- The development will not increase flood risk elsewhere.

Paragraph 104 of the NPPF notes the following exceptions to this:

- The Sequential Test need not be applied where the proposed site is allocated in the development plan.
- The Sequential and Exception Tests should not be applied for applications for minor development and changes of use, 'except for any proposal involving a change of use to a caravan, camping or

19 www.gov.uk/planning-applications-assessing-flood-risk
20 Paragraph 103

chalet site, or to a mobile home or park home site, where the Sequential and Exception Tests should be applied as appropriate'.

The NPPF requirements are supplemented by planning policies in relation to flooding set out in the London Plan and in local planning documents produced by LBH, including with regard to FRAs, sustainable drainage and flood resilience. Relevant policies at the time of writing are set out in Section 2 of this SFRA. In its role as a statutory consultee for planning applications, the EA will provide comment on applications for sites at higher risk of flooding, although their role is set to decrease in future.

A Site-Specific Flood Risk Assessment Checklist is provided by the Government as part of the Planning Practice Guidance and should be used as the starting point for all site-specific FRAs. It is available online at:

http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastalchange/site-specific-flood-risk-assessment-checklist/

It should be noted that since the policies outlined in DCLG Written Statement HCSWS161 on sustainable drainage systems came into effect on 6th April 2015, the local planning authority is required to consult the relevant lead local flood authority on the management of surface water in planning applications, and satisfy themselves that the proposed minimum standards of operation are appropriate. This policy applies to all developments of 10 homes or more and to major commercial development.

Developers should be aware that the Environment Agency are continually refining and updating the flood zone mapping. They should therefore consult with the EA to ensure that the latest extents are used when assessing the risk of flooding.

RECOMMENDATION: Applicants should use the Government's FRA checklist as the starting point for any flood risk assessment to be submitted with their planning application, utilising the information contained within this SFRA in both their FRA and design proposals; this will provide the evidence required to enable LBH to undertake the Sequential Test if necessary. In this respect, as noted above, LBH should consider a policy in the Local Plan which would require developers to utilise the checklist and review the SFRA as a starting point in relation to flood risk guidance. Equally, planning officers should use the information contained in the checklist, the NPPG and this SFRA to inform their evaluation of planning applications and any accompanying flood risk assessments. It should be noted that, in line with the NPPF, ALL sources of flooding must be considered, including from surface water and groundwater. When granting planning permission, the use of planning conditions and Section 106 agreements should be considered, where necessary, to prevent any increase in flood risk and to assist in securing flood risk reduction measures.

The SFRA mapping will be of particular use in identifying key information for the FRA, including Flood Zones, HCDA and flood management assets, but must be read in conjunction with the SFRA text. Sections 4 and 5 provide further information on flood risk in specific locations and highlight key issues to consider, including the potential effects of climate change on flood risk and location of flood management infrastructure. Further issues to take in to consideration in developing or evaluating an FRA are noted below.

There is some uncertainty as to the extent of FZ3b on Blacks Brook, Emerson Park Stream, Paines Brook and Weald Brook. Proposed development on these watercourses will need to demonstrate via a suitable site-specific FRA, that the site is outside the functional floodplain.

However, it is important to note that the SFRA provides the most up-to-date information at the time of writing, but the data could change with time. The SFRA mapping is also taken at a borough-wide level and more localised mapping and flood history information will be needed to determine flood risk at particular sites. The EA and LBH will be important sources for the latest data.

Compliance with current planning policy in relation to flooding contained in the NPPF, the London Plan and in planning policy documents produced by LBH should be demonstrated by applicants in their planning

applications and considered by planning officers in their determination of applications, including with regard to FRAs, sustainable drainage and flood resilience.

Key contacts:

National Planning Policy Framework and Planning Practice Guidance – http://planningguidance.planningportal.gov.uk/

Environment Agency – https://www.gov.uk/government/organisations/environment-agency

London Borough of Havering – https://www.havering.gov.uk/Pages/Services/Flooding-advice.aspx

Know Your Flood Risk - http://www.knowyourfloodrisk.co.uk

7.10 Restriction of Permitted Development Rights

Permitted Development (PD) rights allow for some minor development, such as certain sizes of building extension, without planning permission. The NPPG (Flood risk guidance, paragraph 047) states that minor developments, some of which are covered by PD rights such as small extensions, are *'unlikely to raise significant flood risk issues unless they would:*

- have an adverse effect on a watercourse, floodplain or its flood defences;
- impede access to flood defences and management facilities; or
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows'.

Minor developments subject to PD rights, such as some extensions or paving over of gardens, therefore have the ability to raise flood risk and increase surface water run off.. Article 4 of the Town and Country Planning General Permitted Development Order provides a possible vehicle for the removal of PD rights in exceptional circumstances, which the NPPF (Paragraph 200) notes to be *'limited to situations where this is necessary to protect local amenity or the wellbeing of the area'*. This could include situations where minor permitted development has the potential to add to localised flood risk as highlighted above, such as from the cumulative impact of extensions within an area.

If there are areas of the Borough where Permitted Development could lead to an increase in flooding an Article 4 Direction could be explored with the Development Management team. For example, the HCDA's may be locations where this could be considered. There would need to be a strong justification to support this and therefore the implementation of an Article 4 direction would need to be subject to further detailed investigation.

7.11 General Recommendations – Minimising Flood Risk and Impacts

When evaluating the flood risk of an existing or proposed development it is important to consider issues of flood resilience and flood resistance – minimising the likelihood of flooding, minimising impacts if the site does flood, and allowing a quick recovery after flooding. Such measures should also be included in the development of design proposals in planning applications, as relevant to the likely level of flood risk at a site. As noted above, the NPPF requires that planning applications demonstrate that the *'development is appropriately flood resilient and resistant'*, that *'any residual risk can be safely managed'* and *'it gives priority to the use of sustainable drainage systems'*. Potential considerations include:

- A change in land use to reduce the vulnerability of the proposed development;
- Placing uses with greater vulnerability to flooding in higher areas within the site to limit the risk or extent of flood damage;
- Minimising / reducing impermeable surfaces (building footprints and areas of hardstanding);
- Raising internal floor levels above the predicted flood level to reduce the likelihood of the property flooding, taking into account any increase in flood level likely in future as a result of climate change;
- Arranging buildings and solid walls on site to remove obstructions to the overland flow paths of flood waters;
- Identifying potential sources of pollution in the event of flood and seeking to contain them;
- Ensuring there is a safe means of access and escape in the event of a flood;
- Developing a flood evacuation plan in the event of the threat of flood;
- Subject to matters relating to Building Control, raising electrical wiring and sockets to avoid damage to electrical systems in the event of flood, use of tiled or stone flooring etc.

Sustainable Drainage Systems (SuDS) is a term used to describe the various approaches that can be used to manage surface water drainage in a way that mimics the natural environment. The management of rainfall (surface water) is considered an essential element of reducing future flood risk to both the site and its surroundings.

LBH and the EA all strongly advocate the use of SuDS. Policy 5.13 of the London Plan and Policy DC48 of the LBH Core Strategy and Development Control Policies DPD require the use of SuDS unless there are practical reasons for not doing so (see Section 2 of this SFRA).

Schedule 3 of the Flood and Water Management Act (FWMA) 2010, which is yet to be fully enacted, deals with SuDS. In particular, the Act calls for the establishment of a SuDS Approving Body (SAB) to be set up within Lead Local Flood Authorities (LLFAs).As a LLFA LBH will be expected to review and approve SuDS proposed as part of some developments. This includes prior to determination; consultation with other bodies such as the EA, sewerage undertaker, highway authorities, British Waterways and Internal Drainage Boards. Additionally the SAB will need to agree a non-performance bond with the developer. The SAB will have a duty (and the power) to adopt the SuDS which satisfy the conditions of the Act. This SFRA will be updated to reflect these changes when they are enacted. In line with this requirement DCLG Written Statement HCWS161 on sustainable drainage systems requires that SuDS are put in place on all major developments, unless they can be demonstrated to be inappropriate. Local planning authorities are required to consult the relevant LLFA on these proposals.

A wide variety of SuDS techniques are available, potentially providing both water quality and water quantity improvement benefits on a site by site basis throughout LBH. Wherever possible within brownfield areas, the developer should seek to reduce the rate of runoff from the site to the equivalent Greenfield runoff rates (i.e. the rate of runoff generated from the site assuming it were an open grassed area). This is usually within the range of 5 to 9 litres per second per hectare (l/s/ha), depending on site slope and soil porosity. Collectively, the effective application of SuDS as part of all future development has the potential to reduce the risk of flooding within Havering.

Indeed reducing the rate of discharge from urban sites to Greenfield runoff rates is one of the most effective ways of reducing and managing flood risk within the Borough. Although any reduction in the amount of water that originates from any given site is likely to be small, if applied to sites across the Borough in a consistent

way, the cumulative effect could be significant. There are numerous different ways that SuDS can be incorporated into a development and the most commonly found components of a SuDS system are described in the following table. The appropriate application of a SuDS scheme to a specific development is heavily dependent upon the topography and geology of the site.

It should be noted that the London Plan contains a drainage hierarchy, detailed in Section 2.3 of this SFRA, which must be taken into account.

Table 7-2: Summary of Potential SuDS Measures to Reduce Flood Risk

SuDS Measure	Description
Pervious surfaces	Surfaces that allow inflow of rainwater into the underlying construction or soil.
Green roofs	Vegetated roofs that reduce the volume and rate of runoff and remove pollution.
Filter drain	Linear drains consisting of trenches filled with a permeable material, often with a perforated pipe in the base of the trench to assist drainage, to store and conduct water; they may also permit infiltration.
Filter strips	Vegetated areas of gently sloping ground designed to drain water evenly off impermeable areas and to filter out silt and other particulates.
Swales	Shallow vegetated channels that conduct and retain water, and may also permit infiltration; the vegetation filters particulate matter.
Basins, Ponds and Wetlands	Areas that may be utilised for surface runoff storage.
Infiltration Devices	Sub-surface structures to promote the infiltration of surface water to ground. They can be trenches, basins or soakaways.
Bioretention areas	Vegetated areas designed to collect and treat water before discharge via a piped system or infiltration to the ground.

Table 7-3: Summary of Potential SuDS Measures to Reduce Flood Risk

It should be noted that SuDS can have other benefits, depending upon the system installed, in addition to helping to minimise flood risk; these include helping to improve water quality by reducing pollutants, helping to recharge groundwater supplies, reducing the demand for potable water, improving wildlife habitats and helping to provide green corridors and improving local amenity. The cumulative benefits of numerous SuDS schemes over a number of sites in the Borough could therefore be significant.

Table 7-4: Summary of Benefits of SuDS Measures

	SuDS technique	Flood Reduction	Water Quality Improvement	Landscape & Wildlife Benefit
Most Sustainable	Living roofs	✓	✓	✓
	Basins and ponds - Constructed wetlands - Balancing ponds - Detention basins - Retention ponds	✓	✓	✓
	Filter strips and swales	✓	✓	✓
	Infiltration devices - soakaways - infiltration trenches and basins	✓	✓	✓
	Permeable surfaces and filter drains - gravelled areas - solid paving blocks - porous paving	✓	✓	
Least Sustainable	Tanked systems - over-sized pipes/tanks - storms cells	✓		

There are numerous sources of best practice advice with regard to flood resilience and flood resistance measures, including SuDS. Examples are the EA standing advice for development of Flood Risk Assessments and the Know Your Flood Risk guide to flood resilience. These should be consulted in the production of all FRAs.

Key contacts:

- Environment Agency – https://www.gov.uk/government/organisations/environment-agency
- London Borough of Havering – https://www.havering.gov.uk/Pages/Services/Flooding-advice.aspx
- CIRIA[21] – www.susdrain.org
- Know Your Flood Risk - http://www.knowyourfloodrisk.co.uk

21 Construction Industry Research and Information Association

RECOMMENDATION: LBH should encourage developers to consider flood resilience in their developments to permit a quick recovery post-flooding. LBH should continue to mandate the use of SuDS in developments where practicable, as indicated in the London Plan, current LBH policy and by the EA.

7.12 Summary – Development Management Recommendations

The following table summarises the recommendations made in this SFRA regarding spatial planning and development management. It is important to note that the table is designed as a summary of issues covered elsewhere in the SFRA, NPPF and other guidance documents. It should not be relied upon in isolation when writing or evaluating a FRA.

The table is not intended to replace current planning policies within existing development plans prepared by LBH, but it may be useful in their preparation of future planning policies relating to flood risk.

Requirements	NPPF Flood Zone					
	Zone 3b Functional Floodplain (See Section 0)		Zone 3a High Probability (See Section 0)	Zone 2 Medium Probability (See Section 0)	HCDAs [1] (See Section 4.8)	Zone 1 Low Probability (See Section 0)
	Existing Development[22]	New Development				
Important Considerations	Opportunities should be sought: to reduce overall level of flood risk in the area through layout and form of development and appropriate application of SuDS; and to relocate existing inappropriate development to land with lower probability of flooding. Sequential Test required (unless para.104 of NPPF applies) All existing 'solid buildings' that would otherwise be in Zone 3b, unless designed to allow the passage of water, together with any other land prevented from flooding in a 5% (1 in 20) AEP event by the presence of solid buildings and existing infrastructure, are considered to be within Zone 3a for planning purposes. Existing buildings and other land designed to flood will continue to be in Zone 3b.	Includes all new development on previously undeveloped land, or on surfaces that are currently permeable, or on surfaces that are currently impermeable but not designed to flood.	Opportunities should be sought: to reduce overall level of flood risk in the area through layout and form of development and appropriate application of SuDS; to relocate existing inappropriate development to land with lower probability of flooding; and to create space for flooding to occur.	Opportunities should be sought to reduce overall level of flood risk in the area through layout and form of development and appropriate application of SuDS. Sequential Test required (unless para.104 of NPPF applies)	Important to check whether site is a 'dry island' (see Section 3.3.5). HCDA have been identified which are likely to be most at risk of flooding from local sources. Local flooding must be considered as in integral part of the design process for all development. Opportunities should be sought to reduce overall level of flood risk in the local area through layout and form of development and appropriate application of SuDS. (See guidance provided by EA on Critical Drainage Areas - equally applicable here - and best practice guidance on SuDS)	Important to check whether the site is a 'dry island' (see Section 3.3.5). It is important to recognise that sites within Zone 1 may be susceptible to flooding from other sources. Development may contribute to an increase in flood risk elsewhere if not carefully mitigated. Opportunities should be sought to reduce overall level of flood risk in the area and beyond through layout and form of development and appropriate application of SuDS.
Appropriate Land Use (refer to Tables 2 and 3 of the NPPG)	Proactively seek a reduction in risk by reducing the vulnerability of the existing land use.	Water Compatible uses Essential Infrastructure, if passes Exception Test.	Water Compatible or Less Vulnerable uses. More Vulnerable uses or Essential Infrastructure, if passes Exception Text.	Water Compatible, More Vulnerable or Less Vulnerable uses. Highly Vulnerable uses, if passes Exception Test.	No restrictions upon land use.	No restrictions upon land use.
Flood Risk Assessment (FRA) (all sources of flooding)	Detailed FRA required		Detailed FRA required	Detailed FRA required	FRA required (proportionate to level of risk) for a sites in Flood Zone 1,but should focus on records of past flooding and SuDS. Detailed FRA required for sites in Flood Zones 2 and 3	FRA required (proportionate to level of risk) for all sites greater than 1ha in area, but should focus on records of past flooding and SuDS. Recommend that sites of 1ha or less carry out an assessment of localised flood risks

Notes

General *This table should be referred to in conjunction with reference to the rest of this SFRA report.*

1 *This includes areas in Flood Zone 1 that Havering have identified as being at risk of surface water flooding*

22 Existing development specifically designed to allow the passage of flood water, such as buildings on stilts or car parks designed to flood

7.13 Local Community Action to Reduce Flood Damage

It is important to ensure a broad awareness with respect to flood risk, to enable communities to help themselves should a flood event occur. Advice is available on several websites, in particular those of the EA, the Mayor of London and LBH.

Key contacts:

- Environment Agency – https://www.gov.uk/government/organisations/environment-agency
- Mayor of London – www.london.gov.uk/mayor-assembly/mayor/london-resilience
- London Borough of Havering –www.havering.gov.uk/Pages/Services/Flooding-advice.aspx

The EA advises everyone to check whether their property is at risk of flooding; this includes both residential and business premises. For those whose properties are at risk of flooding, the EA advises:

- sign up to their flood warnings;
- make a flood plan;
- prepare the property for flooding; and
- prepare a flood kit.
- Information on all of the above can be found on the EA's website.

It is also important for property owners to ensure that they have sufficient insurance to cover their property if damaged by flood.

7.14 Emergency Planning – London Borough of Havering

The Council is designated as a Category 1 Responder under the Civil Contingencies Act 2004. As such, the Council has defined responsibilities to assess risk, and respond appropriately in case of an emergency, including (for example) a major flooding event. The Council's primary responsibilities are[23]:

- from time to time assess the risk of an emergency occurring;
- from time to time assess the risk of an emergency making it necessary or expedient for the person or body to perform any of his or its functions;
- maintain plans for the purpose of ensuring, so far as is reasonably practicable, that if an emergency occurs the person or body is able to continue to perform his or its functions;
- maintain plans for the purpose of ensuring that if an emergency occurs or is likely to occur the person or body is able to perform his or its functions so far as necessary or desirable for the purpose of:
    - preventing the emergency,
    - reducing, controlling or mitigating its effects, or
    - taking other action in connection with it.

23 Civil Contingencies Act 2004

In addition to the EA fluvial flood warning service, the Flood Forecasting Centre is a partnership between the EA and the Met Office. The centre forecasts for all natural forms of flooding - river, surface water and groundwater. A daily Flood Guidance Statement provides information for Category 1 and 2 responders to help with emergency planning and resourcing decisions. It presents an overview of the flood risk across five days and identifies possible severe weather, which could cause flooding and significant disruption to normal life. These forecasts, combined with understanding of the areas at highest risk of local flooding through the HCDA maps, can inform emergency planning for all sources of flooding.

As water levels rise and begin to pose a risk to life and/or livelihood, it is the responsibility of the emergency services to coordinate the evacuation of residents. This evacuation will be supported by the Council. It is essential that a robust plan is in place that clearly sets out (as a minimum):

- roles and responsibilities;
- paths of communication;
- evacuation routes;
- community centres to house evacuated residents;
- contingency plans in case of loss of power and/or communication.

Dry access (i.e. above flood level) should be sought wherever possible to ensure that all residents can be safely evacuated in times of flood. A Flood Evacuation Plan must be in place, suitable to the type of development, where there is no safe dry access to/from the site (i.e. access through Zone 1).

Emergency Planners have a role through the planning approval process to assess the adequacy of safe access plans for new developments. This will be particularly important for instances where developments pass the Exception Test and are located in a zone of higher flood risk than they would otherwise be. The emergency planners will have to take this into account to ensure the developer has considered this carefully in their proposals and that the plans are appropriate for future users.

Coordination with the emergency services and the EA is imperative to ensure the safety of residents in time of flood. Relatively few areas within Havering are at risk of river flooding (as indicated by the shaded NPPF flood risk zones in the adjoining maps). Flooding of this nature will typically occur following relatively long duration rainfall events, and consequently forewarning will generally be provided to encourage preparation in an effort to minimise property damage and risk to life. It is worth highlighting however that the benefits of flood warning are often compromised to a large degree by the lack of ‘take up’ within the local community. This emphasises the extreme importance of raising local awareness with respect to the potential risks of flooding.

Areas suffering from localised flooding issues may be at greater risk due to the difficulty of forecasting intense rainfall which may lead to surface water flooding and the response of aquifers to above average long-term rainfall which may lead to groundwater flooding. Localised flooding caused by intense rainfall can occur rapidly and pose a risk to life, particularly in confined spaces e.g. basement properties. Furthermore, the blockage of gullies and culverts as a result of litter and/or leaves is commonplace, and this will inevitably lead to localised problems that can only realistically be addressed by reactive maintenance.

It is noted, however, that the EA has recently introduced a Groundwater Flood Warning Service as an extension to its existing Floodline Warnings Direct service. This new service is available to areas which have previously been affected and already receive local information about groundwater flooding. The service will issue Flood Alerts when there is the possibility of flooding from groundwater, Flood Warnings in some areas when flooding of property is expected and support the dissemination of information through the website, flood wardens, flood action groups etc. The areas within Havering that are covered by both the Flood Warning and Flood Alert services are indicated in Figure 113.

It is recommended that the Council advises the Havering Borough Resilience Forum of the risks raised in light of the updated LBH SFRA, ensuring that the planning for future emergency response can be reviewed accordingly. This will inform the Havering Borough Risk Register[24].

7.14.1 Essential Infrastructure

Essential infrastructure has been identified within Havering to provide information to emergency planners. Infrastructure and critical services and vulnerable institutions at risk of flooding have been identified in Figures 112 and 114 respectively. Table 7-5 summarises services at risk of flooding.

Table 7-5: Summary of Flood Risk to Vulnerable Institutions, Emergency Services and Utilities

Type	No. in Flood Zone 3	No. in Flood Zone 2	Comments
Hospitals	0	0	
Ambulance Stations	0	1	Old Church Road Romford
Fire Stations	1	0	Wennington FS
Police Stations	0	0	
Schools	2	0	Newtons Primary School Brookside Infants School
Community Centres	1	1	(3) Mardyke Youth and Community Assoc. (2) Wennington Village Assoc.
Care Homes	0	0	
Telephone Exchanges	1	1	Rainham Road, Rainham
Thames Water Sites	0	2	Riverside STW and Final Sludge Pumping Station
Anglian Water Sites	0	1	Bury Farm Treatment Works
Gas Pipelines	0	1	8171 2430 Fords Branch off Rom/Baker St
Electricity Sub-stations	16	11	*Individual site information not available*

7.14.2 Transport

Figure 112 indicates the location and flood risk to key transport routes in Havering. It should be noted that although some routes appear to be within a Flood Zone, they may be elevated or on an embankment which would mean they would not be at risk of flooding from such an event.

24 http://www.havering.gov.uk/Documents/Emergencies/BoroughRiskRegister.pdf

7.15 Updating this SFRA

This SFRA provides a strategic overview of the spatial variation of flood risk throughout the Borough at a particular point in time, building upon the best available information at that time.

The SFRA has been developed building heavily upon existing knowledge with respect to flood risk within the Borough; with data continually changing as new flooding events occur and further modelling is undertaken, this knowledge is continually evolving. In addition, Government policy on flood risk continues to change, with significant changes to national and local policy evident between the publication of the previous SFRA in 2007 and the production of this update in 2014. Given that this is the case, a periodic review of this SFRA is imperative and it must be treated as a living document.

The following key questions should again be addressed as part of the SFRA review process:

Question 1

Has any flooding been observed within the Borough since the previous review? If so, the following information should be captured as an addendum to the SFRA:

- Location of flooding (grid reference or street name);
- Date(s) of flooding;
- Source of flooding (e.g. surface water, main river, sewers etc);
- Pathway of floodwaters (e.g. along the particular streets);
- Receptors (e.g. properties flooded internally, road, gardens etc);
- Frequency of flooding (e.g. once a year, during heavy rainfall etc).

Question 2

Have any amendments to the NPPF or the accompanying National Planning Practice Guidance (NPPG) or the London Plan been issued since this document was published? If so, does it materially affect any relevant LBH policy or the assessment or recommendations of this SFRA?

Question 3

Has the EA or LBH (as LLFA) issued any amendments to their flood risk mapping and/or guidance since the previous policy review? If so:

- Has any further detailed flood risk mapping been completed within the Borough, resulting in a change to the 5% (1 in 20) AEP, 1% (1 in 100) AEP or 0.1% (1 in 1000) AEP flood outline? If yes, then the Zone 3b and Zone 3a flood outlines should be updated accordingly;
- Has any further detailed or revised mapping been produced for the Borough resulting in a change to the HCDA? If so, then relevant maps should be altered accordingly;
- Has the assessment of the impacts that climate change may have upon rainfall and/or river flows over time altered? If yes, then a review of the impacts that climate change may have upon the Borough is required;
- Do the development management recommendations provided in the SFRA in any way contradict emerging EA advice with respect to (for example) the provision of emergency access, the setting of floor levels and the integration of sustainable drainage techniques? If yes, then a discussion with the EA is required to ensure an agreed suite of development control requirements are in place.

It is highlighted that the EA updates the Flood Map for Planning (Rivers and Sea) on a quarterly basis[25]. If this has been revised within the Borough, the updated Flood Zones will be automatically forwarded to the Council for their reference. It is recommended that only those areas that have been amended by the EA since the previous SFRA review are reflected in Zone 3 and Zone 2 of the SFRA flood maps. This ensures that the more rigorous analyses carried out as part of the SFRA process are not inadvertently lost by a simple global replacement of the SFRA flood maps with the Flood Map for Planning (Rivers and Sea).

Question 4

Has the implementation of the SFRA within the spatial planning and/or development management functions of the Council raised any particular issues or concerns that need to be reviewed as part of the SFRA process?

[25] Available here: http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap

Figures

Annex A: Strategic Development Areas Summary

Strategic Flood Risk Assessment Update

London Borough of Havering

Annex A - Growth Areas Review

B08600D2-L-03 | 03

21 November 2016

-

Document history and status

Revision	Date	Description	By	Review	Approved
01	26/08/16	For client review	M Aspin & M Leung	M Symons & M White	R Collins
02	07/11/16	For client review	M Aspin & M Leung	M Symons & M White	R Collins
03	21/11/16	Addresses client comments	M Aspin & M Leung	M Symons & M White	R Collins

Strategic Flood Risk Assessment Update

Project No:	B08600D2
Document Title:	Annex A - Growth Areas Review
Document No.:	B08600D2-L-03
Revision:	03
Date:	21 November 2016
Client Name:	London Borough of Havering
Client No:	-
Project Manager:	Richard Collins
Author:	Meryl Leung, Matt Aspin
File Name:	\\CROFIL01\MSData\Projects\Water\Clients\LB Havering\B08600D2-L Local Plan Support\900 Deliverables\904 SFRA Annex\v02\LBH L1 SFRA 2016 Update Annex A v03.docx

Jacobs U.K. Limited

Simpson House
6 Cherry Orchard Road
Croydon CR9 6BE
United Kingdom
T +44 (0)20 8686 8212
F +44 (0)20 8681 2499
www.jacobs.com

© Copyright 2016 Jacobs U.K. Limited. The concepts and information contained in this document are the property of Jacobs. Use or copying of this document in whole or in part without the written permission of Jacobs constitutes an infringement of copyright.

Limitation: This report has been prepared on behalf of, and for the exclusive use of Jacobs' Client, and is subject to, and issued in accordance with, the provisions of the contract between Jacobs and the Client. Jacobs accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.

Contents

1. Introduction 1
1.1 Background 1
1.2 Methodology 3
2. Rainham and Beam Park Strategic Development Area 4
2.1 Description 4
2.2 Flood Risk Summary 5
2.3 Development Acceptability 8
2.4 Planning Considerations 9
2.5 Conclusions 9
3. Romford Town Centre Strategic Development Area 10
3.1 Description 10
3.2 Flood Risk Summary 11
3.3 Planning Considerations 13
3.4 Development Acceptability 13
3.5 Conclusions 14

Supporting Figures

London Riverside	
A01	Flood Zones
A02	Fluvial Flood Depth
A03a-d	Tidal Flood Hazard, Depth, Level and Velocity
A04	Flood Warning / Onset of Flooding
A05	Flood Defences
A06	Surface Water Flood Risk
A07	Other Sources of Flood Risk
A08a	Climate Change (River Thames Sea Level Rise)
A08b	Climate Change (10% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)
A08c	Climate Change (15% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)
A08d	Climate Change (25% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)
A08e	Climate Change (35% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)
A08f	Climate Change (70% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)
Romford Town Centre	
A09	Flood Zones
A10	Flood Depth
A11	Flood Warning / Onset of Flooding
A12	Flood Defences
A13	Surface Water Flood Risk
A14	Other Sources of Flood Risk
A15a	Climate Change (10% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)
A15b	Climate Change (15% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)
A15c	Climate Change (25% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)
A15d	Climate Change (35% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)
A15e	Climate Change (70% Uplift on Rivers Beam, Ingrebourne and Mardyke Model)

1. Introduction

1.1 Background

This annex accompanies the London Borough of Havering Updated Level 1 Strategic Flood Risk Assessment (SFRA) which incorporates new flood risk information and provides guidance on applying the updated guidance from the Environment Agency on the consideration of climate change for Flood Risk Assessments and SFRA's. The updated Level 1 SFRA provides the necessary information to apply the Sequential Test across Havering and support the Sustainability Appraisal when considering the allocation of development sites in the emerging Local Plan.

In line with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), the overall aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding (Flood Zone 1). Where there are no reasonably available sites in Flood Zone 1, the allocation of land taking into account the flood risk vulnerability of the land use, development in Flood Zone 2 should be considered next, applying the Exception Test if required. Then, only if it can be demonstrated that there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test. The Exception Test is defined in the NPPF at paragraph 102 as:

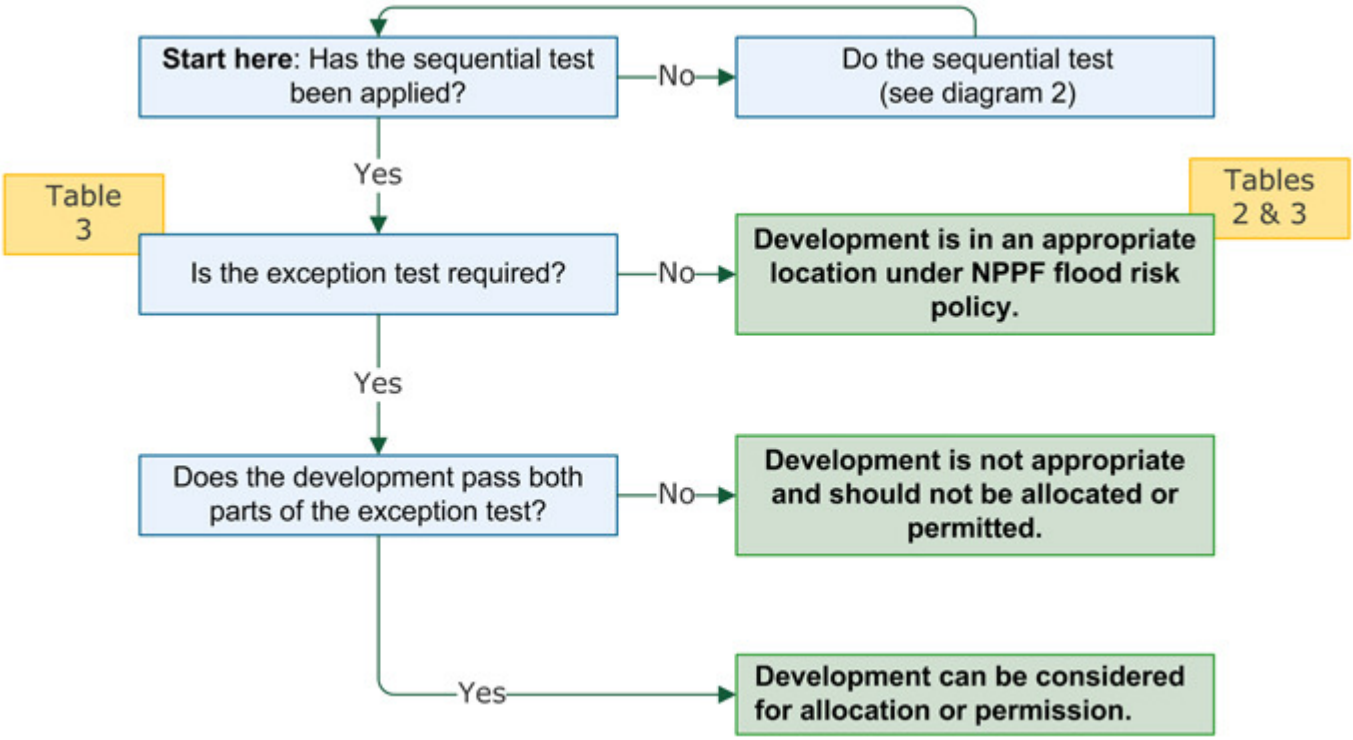
If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding; the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and*

- *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

Both elements of the test will have to be passed for development to be allocated or permitted.

The flow diagram below is taken from the NPPG and demonstrates how the Sequential Test is applied in Local Plan making and explains the circumstances where the Exception Test would need to be passed.



It is likely that the Exception Test will need to be passed as part of the emerging Local Plan. In lieu of the Level 2 SFRA which will be required at a later stage once the emerging Local Plan includes site allocations, the Environment Agency has confirmed that an acceptable way forward for this document is to provide a Level 1 SFRA Annex to deal with flood risk relating to the Strategic Development Areas in the emerging Local Plan, including the assessment of residual risk based on the hypothetical failure of a flood defence. The residual flood risk, (i.e. the flood risk that would result should the defences be removed or fail) should be considered in determining the viability of land for future allocation. Therefore, this Annex provides more detail than is normally presented in a Level 1 SFRA but is not a Level 2 SFRA which would still need to be completed where the Exception Test needs to be passed.

The specific objective of the SFRA Update Annex A is to form an important part of the flood risk evidence base for the emerging Local Plan through considering the potential flood risk implications of two strategic Strategic Development Areas proposed as part of the emerging Local Plan:

- Rainham and Beam Park; and
- Romford Town Centre.

This evidence base will partially fulfil the requirements in a Level 2 SFRA in respect of high level information to support strategic Strategic Development Areas in the Local Plan, but not to the same level of detail as would be required for site allocations with defined boundaries.

Strategically, Rainham and Beam Park has been identified as one the Greater London Authorities new housing zones and would be a major area of new development encompassing:[1]

- 3,250 homes, of which 1,000 are houses;
- 3,500 – 4,000 sqm new town centre uses in Beam Park including 2,000 sqm of retail floor space and a new railway station;

[1] Rainham and Beam Park Planning Framework, Final Report, January 2015: https://www.havering.gov.uk/Documents/Planning/Rainham-Beam-Park-Planning-Framework.pdf

- A new 2-Form Entry Primary School;
- Health and community facilities at Beam Park Centre; and
- Expansion of Havering College.

On 15 June 2016, Cabinet Members of London Borough of Havering entered into an overarching agreement with the Greater London Authority (GLA) for funds to become allocated to the Romford Housing Zone. London Borough of Havering is 1 of only 8 Boroughs to be awarded a second Housing Zone. Romford is designated one of the 13 metropolitan centres in the London Plan. The aim of the Housing Zone status to boost housing supply, stimulate building and produce the new low cost homes London needs to meet its growing population. The investment from GLA will support the delivery of:[2]

- 3,304 homes;
- An East-West pedestrian and cycle route;
- New public square; and
- New community related infrastructure.

New development in the two Housing Zones is consistent with the Borough's adopted planning and regeneration strategies.

1.2 Methodology

Inputs from the London Borough of Havering on the quantum and defined boundaries of housing and employment growth for each Strategic Development Area will be considered and assessed against the detailed nature of the flood characteristics of the flood zones relevant to the Strategic Development Areas including:

- Flood probability;
- Flood depth;
- Flood hazard;
- Rate of onset of flooding; and
- Duration of flood.

[2] Romford Housing Zone Decision Details regarding Overarching Borough Agreement with the GLA to support the reinvigoration of Romford town centre. Available at: http://democracy.havering.gov.uk/ieDecisionDetails.aspx?ID=2053

2. Rainham and Beam Park Strategic Development Area

Strategic Development Area Name	Rainham and Beam Park Strategic Development Area			
Location	Rainham			
River Catchment	River Thames, River Beam, River Ingrebourne			
Flood Risk Zone (% Total Area)	**3b**	**3a**	**2**	**1**
	5	15	5	75
Surface Water Flood Risk Zone (% Total Area)	**High (Greater than 3.3% annual chance)**	**Medium (Between 3.3% and 1% annual chance)**	**Low (Between 0.1% and 1% annual chance)**	**Very Low (Less than 0.1% annual chance)**
	1	4	20	75

2.1 Description

The Rainham and Beam Park Strategic Development Area (RBPSDARBPSDA) located just north of the Rainham Marshes is bounded by the River Beam, the railway line that services Rainham station, Brookway and Lambs Lane South and slightly north of the A1306.

2.1.1 Flood Defence Assets

Please refer to Figure A05

The RBPSDA is at risk of fluvial flooding from the Rivers: Thames, Beam and Ingrebourne. Of these the most significant is the Thames. The RBPSDA is primarily at risk of flooding should the Thames Tidal Defences (TTD) fail. The TTD provide a minimum standard of protection of the 0.1% 1 in 1,000 annual chance event. The TTD defence (crest) level varies along the frontage of the London Borough of Havering (LBH): the western half defence level is 7.1m AOD which changes to 7.0m AOD approximately halfway along. The boundary between the two levels is approximately at the Rainham Main Sewer which outfalls into the River Thames from the Rainham Marshes adjacent to the Tilda Rice factory (NGR: TQ 5152 8019). At the far eastern end of the Borough boundary there is a relatively short (approximately 140m) length of defence with defence level of 6.9m AOD.

Based on the Environment Agency's AIMS database fluvial flood defences on the River Ingrebourne extend from the Thames to the A1306 and are classified as either high ground or embankments. Defences on the River Beam extend from the Thames to Beam Country Park.

Washlands Flood Storage Area (FSA) is located on the River Beam to the north of the RBPSDA. Dovers Corner Flood Storage Area is adjacent to the River Ingrebourne to the north of the RBPSDA. These Flood Storage Areas are designed to attenuate flood flows on both watercourses during storm events. This reduction in flow would mitigate flood risk along both watercourses in the RBPSDA.

Through liaison with the Environment Agency it is understood that the Washlands FSA is likely to require an increase in storage capacity to continue to provide its current Standard of Protection (SoP) when the impact of climate change is taken into account.

2.2 Flood Risk Summary

2.2.1 Flood Zones

Please refer to Figure A01

Fluvial flood zones from the Rivers Beam, Ingrebourne and Thames encroach upon the Strategic Development Area, the predominant risk is from the River Thames although this is residual risk should the TTD fail.

The River Beam and River Thames define the borders of the Borough in the west and south respectively. The River Ingrebourne flows south-west through the RBPSDA from the east to the River Thames in the south. The Rainham Main Sewer runs from the River Ingrebourne, just south of the A1306 and discharges into Rainham Marshes. The River Beam flood zones indicate the majority of the land along the western boundary of the RBPSDA is designated as Flood Zone 3b – Functional Floodplain. Towards the south of the RBPSDA the land immediately east of the River Beam is designated as Flood Zone 3a. The southern edge of the RBPSDA is land designated as Flood Zones 3a and 2. These extents include both fluvial and tidal modelling from the River Thames, to the south of the RBPSDA. Flood Zones 3a and 2 cover much of the western end of the RBPSDA the land adjacent to the River Ingrebourne is designated predominantly as Flood Zone 3a.

2.2.2 Flood Depth

Please refer to Figure A02

A 1% (1 in 100) AEP event, modelled in 2004 by the Environment Agency, has been used to assess potential flood depths within the RBPSDA. There are localised depressions within the RBPSDA that are potentially at risk of ponding up to depths of 1 metre. Ponding is also indicated against the A1306 embankments immediately to the west of the location where the River Ingrebourne is crossed. Flooding follows the courses of the River Beam and the River Ingrebourne throughout the RBPSDA, however not exceeding 1m in depth, other than the locations previously summarised. Additional localised ponding occurs immediately south of the RBPSDA boundary.

2.2.3 Flood Hazard

Please refer to Figure A03

Flood hazard has been calculated by the methodology contained within the Defra Guidance: Flood Risk Assessment Guidance for New Development; FD2320/TR2. The degree of flood hazard provides a guide to the risk to people from a combination of predicted flood depth and velocity. A ‘Debris Factor’ is added to the calculation to account for the additional hazard posed by floating debris. A summary of the flood hazard classifications and their description is included in Table 1.

Table 1: Flood Hazard Classification

Classification	Degree of hazard	Description
Low	Caution	Flood Zone with shallow flowing or deep standing water
Moderate	Dangerous for some (i.e. children)	Danger: flood zone with deep or fast flowing water
Significant	Dangerous for most	Danger: flood zone with deep fast flowing water
Extreme	Dangerous for all	Extreme danger: flood zone with deep fast flowing water

Based on FD2321/TR2 Table 4.2

Flood hazard modelling has been completed for a hypothetical breach in the TTD. The flood hazard is designated as low for the majority of the Strategic Development Area. The south-eastern corner has a very small area designated as having an Extreme flood hazard rating.

2.2.4 Flood Warning / Onset of Flooding

Please refer to Figure A04

The response time of the River Beam and the River Ingrebourne should be sufficient for Flood Warnings to be issued by the Environment Agency. In the event of a Thames Tidal Breach, it may not be possible to provide flood warnings if the breach results in rapid inundation. In this particular Strategic Development Area, the Flood Alert and Flood Warning areas are extremely similar and resemble the extents of Flood Zone 2.

The Environment Agency aims to issue a 'Flood Alert' two hours prior to the onset of any flooding within the area. They also aim to provide a 'Flood Warning' two hours prior to the onset of property flooding. The warnings are only possible for flooding from fluvial sources as information regarding the possible onset of flooding is collected using telemetry gauges on river levels.

There are currently no formal warning systems in place to raise the alarm in response to anticipated groundwater flooding incidents.

2.2.5 Surface Water Flood Risk

Please refer to Figure A06

Surface water flood risk across the RBPSDA is relatively low with only one substantial surface water flow route. Other locations within the RBPSDA have been identified as being susceptible to localised ponding in natural depressions. The main flow route enters the RBPSDA as it flows south from the Beam Valley Country Park. It is essential that potential surface water flood risk before and after development is assessed at the earliest opportunity of the design process. Please refer to Section 4.8 of the main SFRA report.

2.2.6 Other Sources of Flood Risk

Please refer to Figure A07

Approximately half of the RBPSDA is indicated as having between 50% and 75% of its area susceptible to groundwater flooding. The other half of the RBPSDA is designated as having greater than 75% of its area susceptible to groundwater flooding.

There are currently no internal or external flood records to properties within the RBPSDA.

2.2.7 Impact of Climate Change

Please refer to Figures A08a-e

Figure A08a indicates the predicted Flood Zone 3a climate change extents for flooding from the River Thames, based upon predicted sea level rise. The increase in extents predicts additional inundation against the existing situation along the A1306. The 'undefended; versions of the BIM and Mardyke models have been adopted for this assessment and consequently provide an indication of what Flood Zone 3 could become subject to influence of climate change.

Figures A08b-f indicates climate change extents from detailed modelling of the Rivers Beam, Ingrebourne and Mardyke for a range of uplift factors specified in the updated Environment Agency guidance[3]. The 10% uplift scenario indicates a negligible increase in extents within the Strategic Development Area. The 15%, 25% and 35% uplift scenarios indicate a small increase in extents around the A1306 roundabout just north of Rainham Police Station. The 70% uplift scenario indicates an increase in extents at the aforementioned roundabout as well as in the Rainham Village Primary School grounds; they also show an increase in Flood Zone 3a to as far east as Stirling Close.

Table 2: Peak River Flow Climate Change Factors to be Adopted by development Vulnerability Classification

Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
2	HC + UE	HC + UE	HC + UE	Central	None
3a	UE	Should not be permitted	HC + UE	HC + UE	Central
3b	UE	Should not be permitted			Central

UE= Upper End, HC = Higher Central

The allowance to be made for the predicted impact of climate change on peak river flows throughout the UK is subject to the location (river basin district[3]), timescale (design-life) to be considered and the vulnerability classification (see Paragraph 66 of the NPPG) of the proposed development. For Havering the uplift factors to be applied are summarised in Table 3.

Table 3: Recommended Climate Change allowances for Peak River Flow

Allowance	2015 to 2039	2040-2069	2070-2115
Upper End	25%	35%	70%
Higher Central	15%	25%	35%
Central	10%	15%	25%

[3] https://www.gov.uk/government/publications/flood-risk-assessments-river-basin-district-maps

2.3 Development Acceptability

As set out in Section 3.1 of the main SFRA report flood zones have been delineated across the Borough for LBH to apply the Sequential Test. The purpose is to steer development away from areas susceptible to flooding. However, it is accepted in Table 3 of the Planning Practice Guidance[4] it is not always compatible with wider sustainability objectives for the development to be located in zones of low flood risk. In such circumstances the Exception Test can be applied (see Section 1.1).

Based on the Rainham and Beam Park Planning Framework[5] the RBPSDA is proposed to consist of mixed use development, predominantly residential but also including a primary school, college and library and other mixed use development centred on the proposed district centre. Based on these proposed uses the majority of the development would be classified as 'More Vulnerable' in accordance with *Table 2: Flood Risk Vulnerability Classification* of the Planning Practice Guidance[4]. If the new development includes basements then it would change to 'Highly Vulnerable'.

Table 4: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
1	Appropriate				
2	Appropriate	Exception Test required	Appropriate		
3a	Exception Test required	Should not be permitted	Exception Test required	Appropriate	
3b	Exception Test required	Should not be permitted			Appropriate

This table is based on Table 3, Paragraph 067 of the Planning Practice Guidance

With reference to Table 3 assuming the development is classified as 'More Vulnerable' the Exception Test would need to be applied to meet the criteria outlined above for the development to progress. Such development would not be acceptable in areas of Flood Zone 3b. There are small areas of Flood Zone 3b within the GA but these are restricted to the watercourse channel and therefore are unlikely to impinge on the development proposals. The majority of the GA is within flood zone 3 of the River Thames which it would be anticipated would protect the development to at least a 0.1% (1in 1,000) annual chance standard of protection as outlined in Section 2.1.1 and that based on the Thames Estuary 2100 project it is anticipated will be maintained by the Environment Agency.

When considering the impact of climate change on fluvial flood risk based on an assumed 'More Vulnerable' development vulnerability classification, with reference to Table 2 and Table 3 the 70% and 35% uplift factors should be applied to determine the future extent of Flood Zone 3a for an assumed development lifetime of 100 years.

[4] Planning Practice Guidance, DCLG, March 2014: http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-3-flood-risk-vulnerability-and-flood-zone-compatibility/

[5] Rainham and Beam Park Planning Framework, London Borough of Havering, January 2016

2.4 Planning Considerations

Overall the Strategic Development Area encompasses up to 144 ha of land, much of which is already developed. The Rainham and Beam Park and Planning Framework was adopted by Council's Members in February 2016 as a non-statutory planning policy document that would be a material planning consideration when the Council is considering development proposals in the Rainham and Beam Park area. This document considers the existing infrastructure of the area and identifies design principles for future development. It identifies constraints which need to be overcome and development opportunities. In terms of flood risk and water management the document states:

Opportunities

Natural environment – the site has good access to open spaces and the natural environment along the Beam River and River Ingrebourne, to Rainham Marshes, Rainham Wildspace, Thames Chase Community Forest and the All London Green Grid.

Challenges

Flood Risk – some sites are on low-lying land and are vulnerable to fluvial and tidal flooding.

Section 2.2 of this Annex outlines the flood risk constraints noting that a number of potential development sites fall within the fluvial flood risk 1 in 100 year event including climate change. The document suggests potential mitigation including opening up culverts, upgrading and improving existing flood mitigation measures and where flood risk represents a significant risk allocating this land as Green Space. LBH should encourage future riverside development to enhance and help regenerate the River Beam and River Ingrebourne corridors.

The funding of new infrastructure will also be required and the planning framework identifies SuDS as a vital part of the new infrastructure required to facilitate new development.

The Rainham and Beam Park and Planning Framework will support the emerging London Borough of Havering Local Plan through providing supporting evidence to demonstrate how the area can be developed. In particular it contains information and guidance relating to six specific character areas. The planning recommendations for development in various flood zones (section 7.11 of the main document) of the Updated Level 1 SFRA will need to be considered as part of the overall evidence base for determining allocations in the emerging Local Plan.

2.5 Conclusions

The southern section of the Rainham and Beam Park Strategic Development Area is located within fluvial Flood Zones 3a and 2 with areas designated as Flood Zone 3b adjacent to the River Beam and Ingrebourne. Flood depths, modelled for a 1% (1 in 100) AEP event, indicate localised ponding in several locations across the Strategic Development Area with maximum depths exceeding 1m. Flood depths of up to 0.75m, for the same event, are indicated as more widespread across the Strategic Development Area adjacent to the main watercourses. Consequently, the risk to life within the area is considered to be moderate.

3. Romford Town Centre Strategic Development Area

Strategic Development Area Name	Romford Town Centre			
Location	Romford			
River Catchment	River Rom, Blacks Brook			
Flood Risk Zone (% Total Area)	**3b**	**3a**	**2**	**1**
	2	1	20	77
Surface Water Flood Risk Zone (% Total Area)	**High (Greater than 3.3% annual chance)**	**Medium (Between 3.3% and 1% annual chance)**	**Low (Between 0.1% and 1% annual chance)**	**Very Low (Less than 0.1% annual chance)**
	2	5	20	73

3.1 Description

The boundary for the Romford Town Centre Strategic Development Area includes the area inside the A125 and A1251 ring road around the town centre; it also includes the River Rom corridor to the A12 and areas to the north east and south west of the town centre. Seven sites have been earmarked for development and labelled as 'Key Opportunity Sites' in the Romford Town Centre Development Framework (June 2015)[6]. In addition to these seven sites, three key sites have been identified as part of Romford Housing Zone. The nine sites are:

- 1 Como Street
- 2 Angel Way
- 3 The Brewery
- 4 Station Quarter North
- 5 Atlanta Boulevard + 108-116 South Street
- 6 Bridge Close
- 7 Homebase Site
- 8 Waterloo Road Estate
- 9 Romford Gas Works

It should be noted that for the purposes of this Annex, the boundary is based on potential flood risk and the key sites and therefore does not completely align with the Strategic Development Area.

[6] Available from: http://democracy.havering.gov.uk/documents/s15499/Item%201b%20-%20RDF%20Brochure%20-%20not%20on%20agenda.pdf

3.1.1 Flood Defence Assets

Please refer to Figure A12

The area is alleviated from flooding from the River Rom and Blacks Brook by formal flood defences. In this area, these defences are in the form of raised ground along the lengths of the watercourses. No formal Flood Storage Areas have been constructed within the Strategic Development Area. The Strategic Development Area is situated too far north to be affected by a breach of defences along the River Thames. No formal defences exist along the length of the River Rom through Romford town centre. There are no areas indicated as Benefitting from Defences within the Strategic Development Area.

3.2 Flood Risk Summary

3.2.1 Flood Zones

Please refer to Figure A09

The River Rom and one of its tributaries, Blacks Brook, run through the Strategic Development Area. A narrow corridor of land adjacent to the River Rom is designated as Flood Zone 2 with very small areas designated as Flood Zone 3b. Where Blacks Brook enters the Strategic Development Area, the land adjacent is designated as Flood Zone 3a and 3b. The land adjacent to the confluence between the two watercourses, north of Blacks Brook, is also indicated as Flood Zone 3b.

Opportunity site 7 is located solely in Flood Zone 1. Opportunity Sites 1, 2, 4, 5 and 6 all slightly encroach upon Flood Zone 2. The south-eastern corner of Opportunity site 3 is located within Flood Zone 3b.

3.2.2 Flood Depth

Please refer to Figure A10

Modelling by the Environment Agency in 2004 for a 1% (1 in 100) AEP event indicate the flood depths to exceed 1m in four locations within the Strategic Development Area. Three of these locations are adjacent to the River Rom (roundabout between St Edwards Way and the A125, roundabout between the A125 and the A1251 and to the east of Queen's Hospital). The largest area of ponding however is located west of the River Rom, near Cottons Park. Flood depths of up to 0.75m are indicated along the length of the two watercourses within the Strategic Development Area.

Opportunity sites 4 and 5 have some areas identified as having flood depths of up to 0.50m for the modelled 1% (1 in 100) annual chance event. Depths for Opportunity sites 1, 2, 3, 6 and 7 could reach up to 1.00m for the same event.

3.2.3 Flood Hazard

Flood Hazard has not been considered in this Strategic Development Area because there are no Areas Benefitting from Defences or raised embankment defences according to the Environment Agency's AiMS database. The Strategic Development Area is also outside of the reach of a Thames Tidal Breach. Therefore the flood hazard for the Romford Town Centre Strategic Development Area is classified as very low.

3.2.4 Flood Warning / Onset of Flooding

Please refer to Figure A11

The response time of the River Rom should be sufficient enough for Flood Warnings to be issued by the Environment Agency. In this particular Strategic Development Area, the Flood Alert area for Blacks Brook does not cover a substantial area adjacent to the watercourse. No Flood Warnings are available for flooding from Blacks Brook. The Flood Alert and Flood Warning areas for the River Rom are extremely similar and resemble the extents of Flood Zone 2 with Romford town centre omitted.

The Environment Agency aims to issue a 'Flood Alert' two hours prior to the onset of any flooding within the area. They also aim to provide a 'Flood Warning' two hours prior to the onset of property flooding. The warnings are only possible for flooding from fluvial sources as information regarding the possible onset of flooding is collected using telemetry gauges on river levels.

Flood Alerts are available for Opportunity Sites 4 and 5. Flood Warnings are available for Opportunity Sites 1, 2 and 6.

There are currently no formal warning systems in place to raise the alarm in response to anticipated groundwater flooding incidents.

3.2.5 Surface Water Flood Risk

Please refer to Figure A13

There are two major flow paths through the Strategic Development Area. Other locations across the Strategic Development Area are indicated as being susceptible to localised ponding; however no additional major flow routes are identifiable. The first follows the course of the River Rom (North Romford and South Romford Critical Drainage Areas) from the north west of the Strategic Development Area, to the south. The second enters the Strategic Development Area from the east, following the course of Blacks Brook, before joining with the first and flowing south. It is essential that potential surface water flood risk before and after development is assessed during the outline design process of any project.

As the Opportunity Sites are located along the banks of the River Rom and Blacks Brook, all are associated with some degree of surface water flood risk. Each Opportunity Site has areas likely to be affected from surface water flooding during 3.33% (1 in 30), 1% (1 in 100) and 0.1% (1 in 1,000) annual chance events.

3.2.6 Other Sources of Flood Risk

Please refer to Figure A14

Groundwater flooding is identified across the Strategic Development Area as being caused by Superficial Deposits. Approximately 80% of the Strategic Development Area is indicated as having greater than 75% of its area susceptible to groundwater flooding. The remaining area is designated as having between 25% and 50% of its area susceptible to groundwater flooding. One report of groundwater flooding has been identified as from September 2007 in the area just south of the town centre, designated as Opportunity Site 5.

Records indicating both the internal and external flooding of properties are available within the Strategic Development Area. Within the RM7 postcode boundary, there are 25 internal and 33 external reports of flooding to property. Within the RM1 postcode boundary, there are 93 internal and 229 external reports of flooding to property. As the collection of postcode boundaries has a greater area than the Strategic Development Area, these numbers are likely to be smaller within the Strategic Development Area itself.

3.2.7 Impact of Climate Change

Please refer to Figures A15a-e

The 10%, 15% and 25% uplift scenarios indicate small scale extent increases on the River Rom north-west of Romford Town Centre; small increases are also visible in Romford Town Centre on Blacks Brook. The 35% uplift scenario includes increases in similar areas to those described above; however the extents on Blacks Brook are predicted to increase to as far as the Romford railway station. The 70% uplift scenario includes small increases to extents on the River Rom as well as slightly more significant increases in extents on Blacks Brook in Romford Town Centre.

Opportunity Site 1 is predicted to be affected by the increase in extents on the River Rom. Opportunity Sites 4 and 5 are likely to be affected by the increase in extents on Blacks Brook in the town centre.

3.3 Planning Considerations

The Romford Area Action Plan was adopted in 2008 setting out specific policies and allocations to deliver growth and stimulate regeneration of Romford Town Centre. The Romford Area Action Plan will be superseded and replaced by the new Local Plan and the Site Specific Allocations Local Plan.

As part of the evidence base for the emerging Local Plan, the London Borough of Havering commissioned the Romford Town Centre Development Framework which provides '*both a strategic vision and practical delivery plan that sets out a course for town centre improvements over the next 20 years, maximising in particular the opportunities presented by Crossrail's arrival in 2018*'. This framework was agreed by Council Members in August 2015 and is now in place as a vehicle to shape development and promote development opportunities in the Romford area.

The study area of the Romford Town Centre Development Framework is the same as the boundary used for the Area Action Plan. The document defines nine character areas, each with a distinct character and focus, and sets out a design strategy for each. The Framework also identifies seven Key Opportunity Sites. Table 5 identifies nine key sites; seven of which are derived from the Key Opportunity Sites in the Romford Town Centre Development Framework and three additional key sites within Romford Housing Zone have been identified.

Table 5: Romford Town Centre Opportunity Sites

Opportunity Site Number	Site	Site Area (ha)
1	Como Street	0.5
2	Angel Way	2.51
3	The Brewery	2.65
4	Station Quarter North	0.58
5	Atlanta Boulevard + 108-116 South Street	1.9 and 0.25
6	Bridge Close	1.41
7	Homebase Site	1.56
8	Waterloo Road Estate	4.5
9	Romford Gas Works	6.2

In terms of flood risk it is stated that:

'The area is covered by a developing Strategic Flood Risk Assessment that identifies fluvial flooding to the Romford area largely as a result of the River Rom flowing approximately north to south and Black Brook flowing east to west that intersect near Exchange Street. Large parts of the network through Romford are culverted as a result of historical build-over and a requirement of the development plan will be to design for opening up of old culverts where appropriate and practical. They will be a key requirement from the Environment Agency in any future developments and will deliver biodiversity, cost and hydrological benefits. Costs for partial deculverting have been provided elsewhere'.

The Romford Town Centre Development Framework and Romford Housing Zone will be used to inform the policies and land allocations in the emerging Local Plan. The planning recommendations for development in various flood zones (section 7.11 of the main document) of the Updated Level 1 SFRA will help inform decisions on land use policies and site specific land allocations contained in the emerging Local Plan.

3.4 Development Acceptability

As set out in Section 3.1 of the main SFRA report flood zones have been delineated across the Borough for LBH to apply the Sequential Test. The purpose is to steer development away from areas susceptible to flooding.

However, it is accepted in Table 3 of the Planning Practice Guidance[7] it is not always compatible with wider sustainability objectives for the development to be located in zones of low flood risk. In such circumstances the Exception Test can be applied (see Section 1.1).

Romford Town Centre is proposed to consist of primarily mixed-use development including retail, offices and residential. Based on these proposed uses the majority of the development would be classified as 'More Vulnerable' (residential) or 'Less Vulnerable' (shops, offices) in accordance with *Table 2: Flood Risk Vulnerability Classification* of the Planning Practice Guidance[4]. If the new residential development includes basements then it would change to 'Highly Vulnerable'.

With reference to Table 3 assuming the development is classified as 'More Vulnerable' the Exception Test would need to be applied to meet the criteria outlined above for the development to progress if within Flood Zone 3a, it would be deemed acceptable if within Flood Zones 1 or 2. If classified as 'Less Vulnerable' the development would not require the application of the Exception Test unless located within Flood Zone 3b in which case it should not be permitted.

When considering the acceptability of a proposed development the predicted impact of climate change (allowing for the design life of the development) needs to be considered. Based on a classification of 'More Vulnerable' or Less Vulnerable' uplift factors would need to be applied to the 1% (1 in 100) annual chance event of +25%, +35% or +70% subject to which Flood Zone it is located within. Please refer to Tables 2 and 3.

3.5 Conclusions

The land immediately adjacent to the River Rom and Blacks Brook within the Romford Town Centre Strategic Development Area is predominantly located within fluvial Flood Zone 2 with small areas designated as Flood Zone 3b. Flood depths, modelled for a 1% (1 in 100) AEP event, indicate localised ponding in several locations across the Strategic Development Area with maximum depths exceeding 1m. Flood depths of up to 0.75m, for the same event, are indicated as more widespread across the Strategic Development Area adjacent to the main watercourses. Consequently, the risk to life within the area is considered to be low.

Based on an assumed mixed-use development, residential development would be classified as 'More Vulnerable' and would require uplift factors of +70% or +35% on the present-day Flood Zone 3 to account for the predicted impact of climate change. Offices and shops would be classified as 'Less Vulnerable' and would require the consideration of the +25% uplift factor if situated in Flood Zone 2 or +70% to +35% if within Flood Zone 3a.

If located within Flood Zone 2 then the Exception Test would not be required for the development, but if within Flood Zone 3a the Exception Test would need to be applied for residential development only.

[7] Planning Practice Guidance, DCLG, March 2014: http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-3-flood-risk-vulnerability-and-flood-zone-compatibility/

N

Key

Borough Boundary

Main Rivers

Thames Tidal Defences

Topography

LiDAR (mAOD)

High : 151

Low : 1

Weald Brook

Carters Brook

Ingrebourne

Paines Brook

Rom

Blacks Brook

Ravensbourne (Romford)

Puddledock Sewer (17)

West Branch Mardyke (16)

River Mardyke

Wantz Stream

Beam

Rainham Creek

Rainham Main Sewer

Thames (Tidal)

Wennington Branch Sewer

ROMFORD

HORNCHURCH

UPMINSTER

DAGENHAM

RAINHAM

ERITH

THURROCK

RIVER THAMES

Notes:
1) Areas of no LiDAR data are in grey or left blank

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE

Havering SFRA Figure 101 Location Plan

DRG No **B08600D2-L-101**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHKD	REWD	APRVD
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Known Flooding Locations (EA)
- LBH June 2016 Flood Reports

Drain London Historic Flooding Likely Source

- Multiple
- Ordinary watercourse
- Sewer
- Unknown
- Thames Tidal Defences

Fluvial Flood Extents

- 1974
- 2007
- 1992
- 1707
- 2000
- 1953
- 2003
- 1968

Weald Brook
Carters Brook
Ingrebourne
Paines Brook
Rom
Blacks Brook
Ravensbourne (Romford)
Puddledock Sewer (17)
West Branch Mardyke (16)
River Mardyke
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer

BRENTWOOD
ROMFORD
HORNCHURCH
UPMINSTER
DAGENHAM
RAINHAM
ERITH

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Figure 102 Historical Flood Extents**

DRG No: B08600D2-L-102

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APR'V'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Flood Zone 3b

Flood Zone 3

- Fluvial / Tidal
- Fluvial Models
- Tidal Models
- Flood Zone 2

Weald Brook
Carters Brook
Paines Brook
Ingrebourne
Rom
Blacks Brook
Ravensbourne (Romford)
Puddledock Sewer (17)
West Branch Mardyke (16)
River Mardyke
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer

Note:
1) In accordance with the National Planning Practice Guidance existing solid buildings within Flood Zone 3b (functional floodplain) should be treated as being within Flood Zone 3a. Additionally areas identified as FZ3b but protected by existing defences or infrastructure should also be treated as FZ3a.
2) Flood Zone 3b has been based on two sources: the 5% AEP flood extent outlines from the Black's Brook, BIM and Mardyke models or the 'High' NaFRA classification for Emerson Park Stream, Paines Brook and Weald Brook

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Figure 103 Flood Zone 3**

DRG No: **B08600D2-L-103**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHKD	REWD	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Thames Tidal Defences

Flood Zone 2

- Fluvial / Tidal
- Fluvial Models
- Tidal Models

Weald Brook
Carters Brook
Paines Brook
Rom
Blacks Brook
Ravensbourne (Romford)
Ingrebourne
Puddledock Sewer (17)
West Branch Mardyke (16)
River Mardyke
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA
Figure 104
Flood Zone 2

DRG No: **B08600D2-L-104**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	RE'WD	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Flood Zone 3a
- Flood Zone 3a with Climate Change

Weald Brook
Carters Brook
Ingrebourne
Paines Brook
Rom
Blacks Brook
Ravensbourne (Romford)
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer
Puddledock Sewer (17)
Monks Farm Sewer (19)
River Mardyke

BRENTWOOD
ROMFORD
HORNCHURCH
UPMINSTER
DAGENHAM
RAINHAM

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +10% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke). The predicted impact of climate change upon the River Thames flood extent is based upon sea level rise allowances.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Figure 105a 1% AEP Event + CC Uplift

DRG No: B08600D2-L-105a

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Flood Zone 3a
- Flood Zone 3a with Climate Change

Weald Brook
Carters Brook
Ingrebourne
Paines Brook
Rom
Blacks Brook
Ravensbourne (Romford)
Puddledock Sewer (17)
Monks Farm Sewer (19)
River Mardyke
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer

BRENTWOOD
ROMFORD
HORNCHURCH
UPMINSTER
DAGENHAM
RAINHAM

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +15% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke). The predicted impact of climate change upon the River Thames flood extent is based upon sea level rise allowances.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA
Figure 105b
1% AEP Event
+ CC Uplift

DRG No
B08600D2-L-105b

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Flood Zone 3a
- Flood Zone 3a with Climate Change

Weald Brook
Carters Brook
Ingrebourne
Paines Brook
Rom
Blacks Brook
Ravensbourne (Romford)
Puddledock Sewer (17)
Monks Farm Sewer (19)
River Mardyke
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer

BRENTWOOD
ROMFORD
HORNCHURCH
UPMINSTER
DAGENHAM
RAINHAM
ERITH

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +25% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke). The predicted impact of climate change upon the River Thames flood extent is based upon sea level rise allowances.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Figure 105c 1% AEP Event + CC Uplift

DRG No
B08600D2-L-105c

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APR'V'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Flood Zone 3a
- Flood Zone 3a with Climate Change

Weald Brook
Carters Brook
Ingrebourne
Paines Brook
Rom
Blacks Brook
Ravensbourne (Romford)
Puddledock Sewer (17)
Monks Farm Sewer (19)
River Mardyke
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer

BRENTWOOD
ROMFORD
HORNCHURCH
UPMINSTER
DAGENHAM
RAINHAM
ERITH

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +35% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke). The predicted impact of climate change upon the River Thames flood extent is based upon sea level rise allowances.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Figure 105d 1% AEP Event + CC Uplift**

DRG No: **B08600D2-L-105d**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APR'V'D
MA	MS	MS	RC

Key

- Borough Boundary
- Main Rivers
- Flood Zone 3a
- Flood Zone 3a with Climate Change

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +70% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke). The predicted impact of climate change upon the River Thames flood extent is based upon sea level rise allowances.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE	**Havering SFRA Figure 105e 1% AEP Event + CC Uplift**		
DRG No	**B08600D2-L-105e**		
SCALE: **Not to Scale**		DATE: **21/11/2016**	
DRN: **MA**	CHK'D: **MS**	REWD: **MS**	APRV'D: **RC**

N

Key

- Borough Boundary
- Main Rivers
- Flood Storage Areas
- Thames Tidal Defences

Structures

- Monitoring instrument
- Bridge
- Control Gate
- Inspection Chamber
- Outfall
- Pump
- Ramp
- Screen
- Utility Services
- Weir

Defences

- Flood Gate
- Wall
- Embankment
- High Ground
- Areas Benefitting from Defences

Faringdon Avenue FSA

Moray Way FSA

Cross Road FSA
(Not currently in operation and maintained as a FSA)

Washlands FSA

Dovers Corner FSA

Carters Brook

Ingrebourne

Paines Brook

Rom

Blacks Brook

Ravensbourne (Romford)

Puddledock Sewer (17)

West Branch Mardyke (16)

River Mardyke

Wantz Stream

Beam

Rainham Creek

Rainham Main Sewer

Thames (Tidal)

Wennington Branch Sewer

Notes:
1) Areas Benefitting from Defences (ABDs) are based on the area that would be flooded from a 0.5% (1 in 200) annual chance tidal event or a 1% (1 in 100) fluvial event.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Figure 106 - Existing Defences and Areas Benefitting

DRG No
B08600D2-L-106

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC

Classification	Degree of hazard	Description
Low	Caution	Flood zone with shallow flowing or deep standing water
Moderate	Dangerous for some (i.e. children)	Danger: flood zone with deep or fast flowing water
Significant	Dangerous for most	Danger: flood zone with deep fast flowing water
Extreme	Dangerous for all	Extreme danger: flood zone with deep fast flowing water

Key

- Borough Boundary
- Main Rivers
- Breach Locations

Tidal Defences (Maintained Level)

- 6.9 mAOD
- 7
- 7.1

Flood Hazard

- Low
- Moderate
- Significant
- Extreme
- Low (with Climate Change)

BARK4

BARK5

BARK6

Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project at the three locations indicated. The flood extent and hazard rating is the result of a 0.5% (1in 200) annual probability tidal event and breaches at all three locations.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Havering Licence No. 100024327 2016

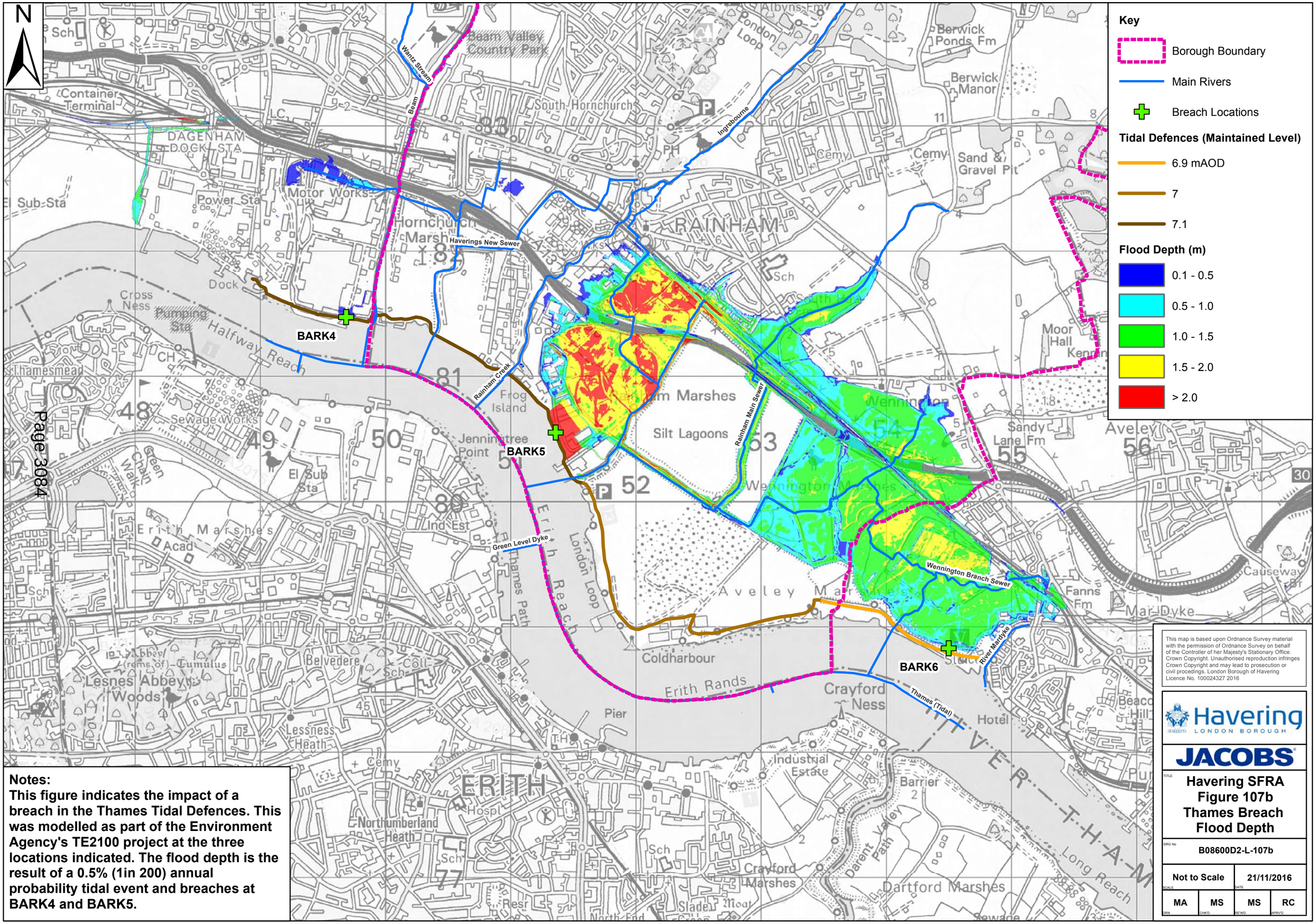
Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Figure 107a Thames Breach Flood Hazard**

DRG No: **B08600D2-L-107a**

SCALE	DATE		
Not to Scale	21/11/2016		
DRN: MA	CHKD: MS	REVD: MS	APRVD: RC



Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project at the three locations indicated. The flood depth is the result of a 0.5% (1in 200) annual probability tidal event and breaches at BARK4 and BARK5.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE	**Havering SFRA Figure 107b Thames Breach Flood Depth**
DRG No	**B08600D2-L-107b**
SCALE: **Not to Scale**	DATE: **21/11/2016**

ORN	CHKD	REVD	APRVD
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Breach Locations

Tidal Defences (Maintained Level)

- 6.9 mAOD
- 7
- 7.1

Flood Level (mAOD)

- 0 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- > 2.0

BARK4

BARK5

BARK6

Beam Valley Country Park

Wantz Stream

Beam

Ingrebourne

Haverings New Sewer

Rainham Creek

Rainham Main Sewer

Wennington Branch Sewer

River Mardyke

Thames (Tidal)

Green Level Dyke

Erith Reach

London Loop

Thames Path

Rainham Marshes

Silt Lagoons

Wennington Marshes

Aveley Marshes

Erith Marshes

Coldharbour

Erith Rands

Crayford Marshes

Dartford Marshes

Hornchurch Marsh

Frog Island

Jenningtree Point

Halfway Reach

Cross Ness

Lesnes Abbey Woods

Lessness Heath

Northumberland Heath

Belvedere

Crayford Ness

Industrial Estate

Barrier

Long Reach

Mar Dyke

Causeway

Fanns Fm

Sandy Lane Fm

Moor Hall

Berwick Ponds Fm

Berwick Manor

Sand & Gravel Pit

Aveley

Wennington

RAINHAM

South Hornchurch

DAGENHAM DOCK STA

Container Terminal

Motor Works

Power Sta

Sewage Works

Ind Est

Hospl

Pier

Hotel

Cemy

Sch

Acad

Resr

Slader Moat

Crayford Marshes

Page 3085

Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project at the three locations indicated. The flood level is the result of a 0.5% (1in 200) annual probability tidal event and breaches at BARK4 and BARK5.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

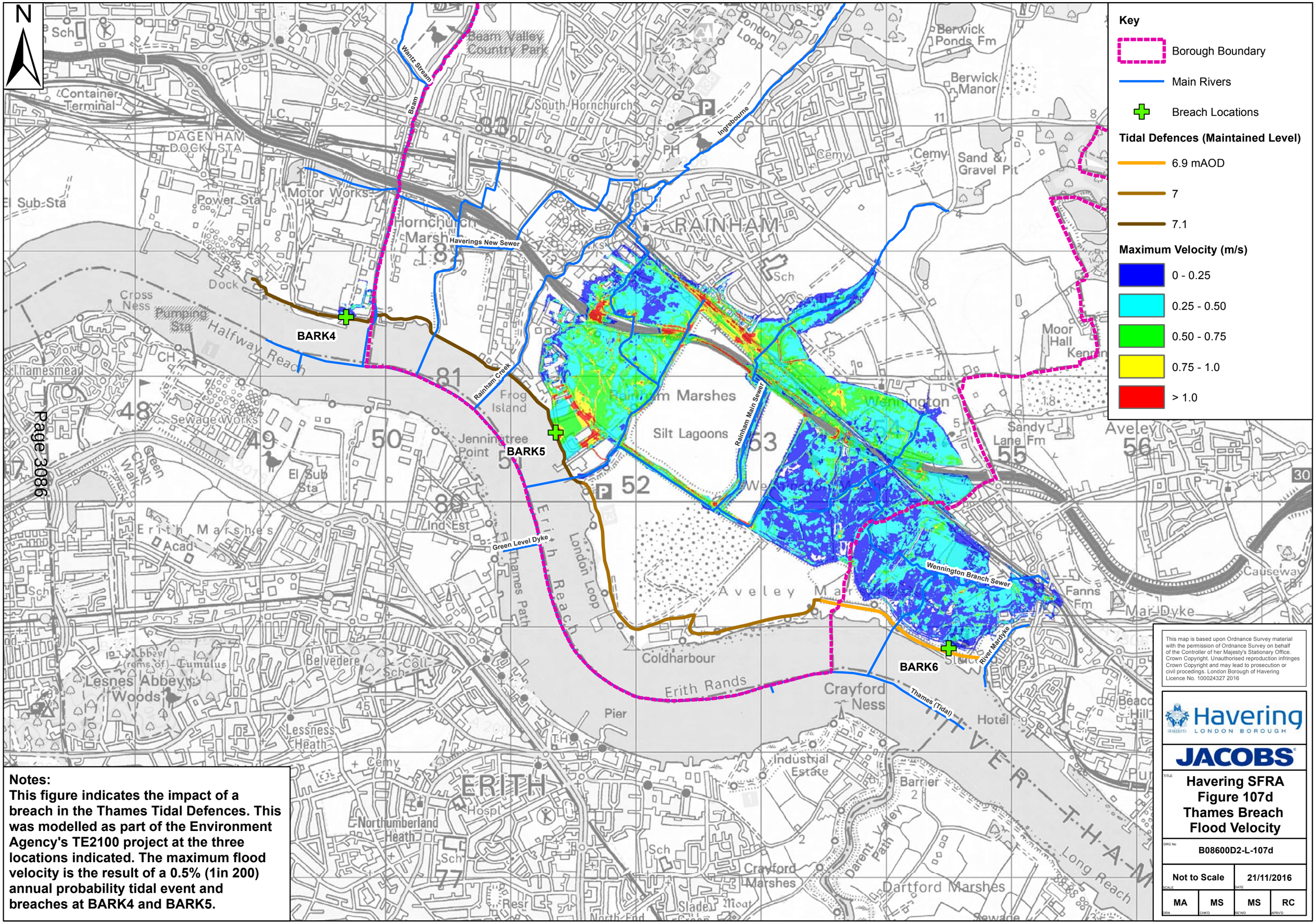
JACOBS

TITLE
Havering SFRA Figure 107c Thames Breach Flood Level

DRG No
B08600D2-L-107c

Not to Scale	21/11/2016
SCALE	DATE

MA	MS	MS	RC
DRN	CHKD	REVWD	APRVD



Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project at the three locations indicated. The maximum flood velocity is the result of a 0.5% (1in 200) annual probability tidal event and breaches at BARK4 and BARK5.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

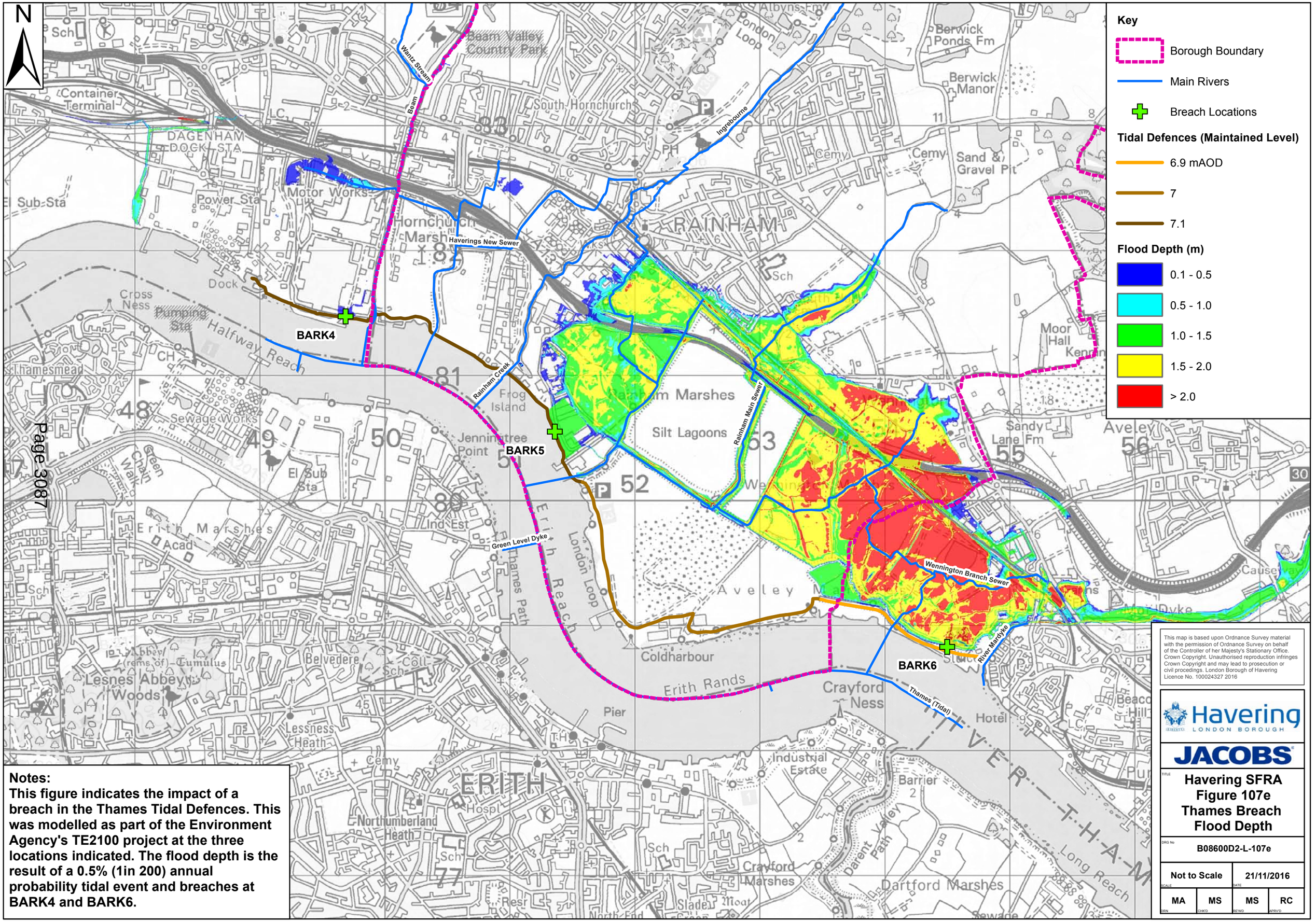
JACOBS

TITLE
Havering SFRA
Figure 107d
Thames Breach Flood Velocity

DRG No
B08600D2-L-107d

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHKD	REVWD	APRVD
MA	MS	MS	RC



Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project at the three locations indicated. The flood depth is the result of a 0.5% (1in 200) annual probability tidal event and breaches at BARK4 and BARK6.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Figure 107e Thames Breach Flood Depth**

DRG No	
B08600D2-L-107e	
SCALE: Not to Scale	DATE: 21/11/2016

DRN	CHKD	REVD	APRVD
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Breach Locations

Tidal Defences (Maintained Level)

- 6.9 mAOD
- 7
- 7.1

Flood Level (mAOD)

- 0 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- > 2.0

BARK4

BARK5

BARK6

Beam Valley Country Park

Wantz Stream

Beam

Ingrebourne

Haverings New Sewer

Rainham Creek

Rainham Main Sewer

Green Level Dyke

Wennington Branch Sewer

River Mardyke

Thames (Tidal)

RAINHAM

Rainham Marshes

Silt Lagoons

Wennington

Wennington Marshes

Aveley Marshes

Coldharbour

Erith Rands

ERITH

Crayford Marshes

Dartford Marshes

Hornchurch Marsh

South Hornchurch

Frog Island

Jenningtree Point

Halfway Reach

Erith Reach

Long Reach

Thames Path

London Loop

Darent Valley Path

Mar Dyke

Causeway

Container Terminal

DAGENHAM DOCK STA

Motor Works

Power Sta

Sewage Works

Ind Est

Industrial Estate

Barrier

Hotel

Lesnes Abbey Woods

Lessness Heath

Northumberland Heath

Belvedere

Crayford Ness

Pier

Moor Hall

Sandy Lane Fm

Berwick Ponds Fm

Berwick Manor

Sand & Gravel Pit

Cemy

Sub-Sta

Dock

Cross Ness Pumping Sta

Thamesmead

Green Chain Walk

Abbey (rems of) Tumulus

Coll

Hospl

Resr

Slade

Moat

North End

Sewage Works

Farms Fm

Aveley

Beacon Hill

Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project at the three locations indicated. The flood level is the result of a 0.5% (1in 200) annual probability tidal event and breaches at BARK4 and BARK6.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

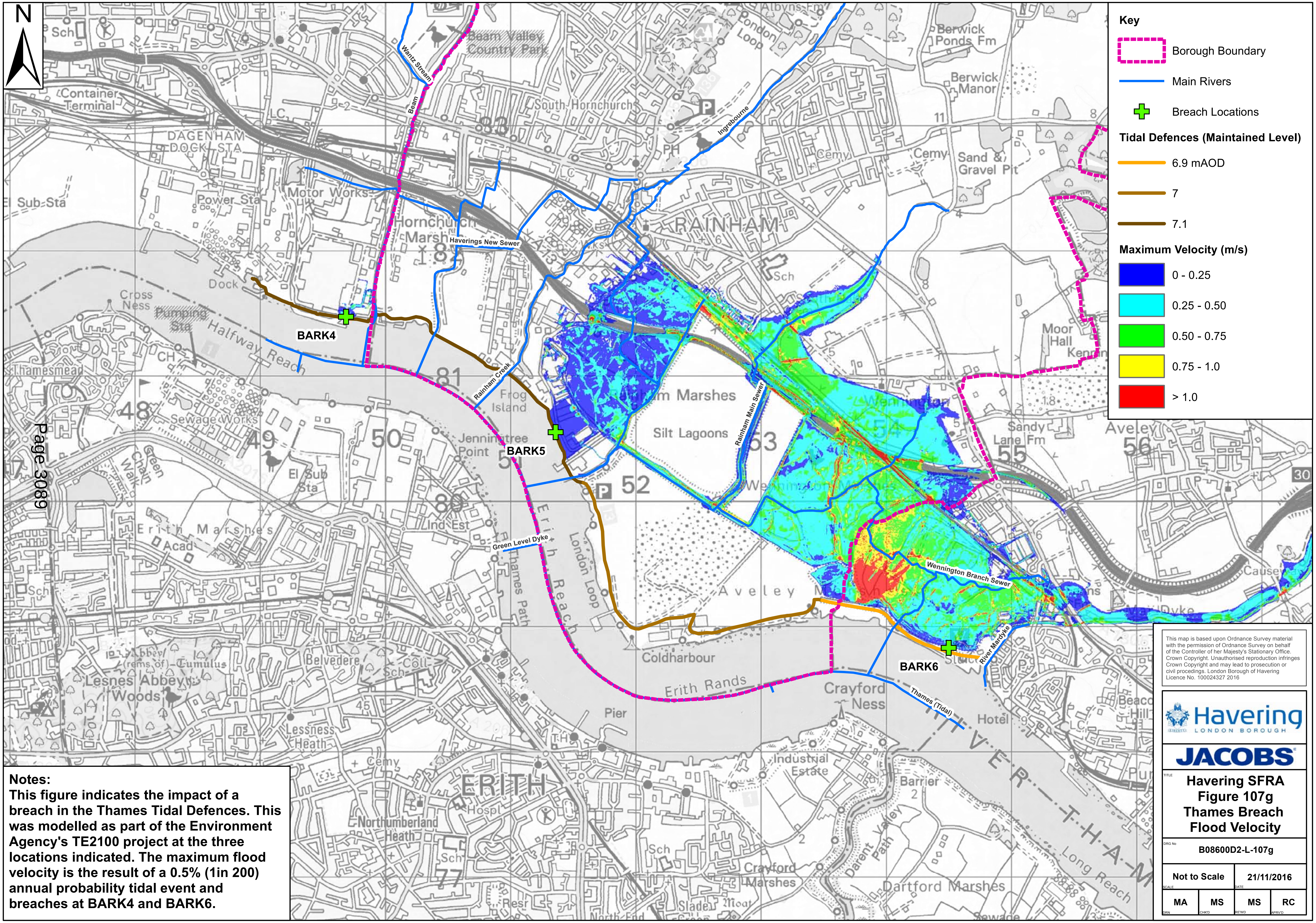
JACOBS

TITLE: **Havering SFRA Figure 107f Thames Breach Flood Level**

DRG No: B08600D2-L-107f

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHKD	REVD	APRVD
MA	MS	MS	RC



Key

- Borough Boundary
- Main Rivers
- Breach Locations

Tidal Defences (Maintained Level)

- 6.9 mAOD
- 7
- 7.1

Maximum Velocity (m/s)

- 0 - 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- 0.75 - 1.0
- > 1.0

Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project at the three locations indicated. The maximum flood velocity is the result of a 0.5% (1in 200) annual probability tidal event and breaches at BARK4 and BARK6.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Figure 107g Thames Breach Flood Velocity

DRG No
B08600D2-L-107g

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Mardyke Culvert
- Culverts

Weald Brook
Carters Brook
Paines Brook
Rom
Blacks Brook
Ravensbourne (Romford)
Ingrebourne
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer
Puddledock Sewer (17)
Monks Farm Sewer (19)
River Mardyke

ROMFORD
HORNCHURCH
UPMINSTER
DAGENHAM
RAINHAM
ERITH
BRENTWOOD

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Figure 108 - Culverts**

DRG No: **B08600D2-L-108**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REW'D	APR'V'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Havering Critical Drainage Areas
- uFMfSW 3.3% [1 in 30] Flood Extent
- uFMfSW 1% [1 in 100] Flood Extent
- uFMfSW 0.1% [1 in 1000] Flood Extent

Pinewood Primary School
Harold Hill
Havering Park
Chase Cross Road
Paines Brook
Romford West
Rise Park
Romford North
Gallows Corner
Romford South
South Hornchurch
Upminster North
Elm Park
Upminster South
Hacton

Weald Brook
Carters Brook
Paines Brook
Ingrebourne
Blacks Brook
Ravensbourne (Romford)
Puddledock Sewer (17)
West Branch Mardyke (16)
River Mardyke
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Figure 109 - Surface Water and Areas of Critical Drainage**

DRG No	
B08600D2-L-109	
SCALE: Not to Scale	DATE: 21/11/2016

DRN	CHKD	REVD	APRV'D
MA	MS	MS	RC

Notes:
The updated Flood Map for Surface Water (uFMfSW) shows the flooding that takes place from the 'surface runoff' generated by rainwater (including snow and other precipitation) which:
1) is on the surface of the ground (whether or not it is moving), and
2) has not yet entered a watercourse, drainage system or public sewer.

N

Key

Borough Boundary

LBH Recorded Flooding

Flooded Properties

Internal	External
0	0
1 - 10	1 - 10
11 - 20	11 - 50
21 - 30	51 - 75
31 - 50	76 - 100
51 - 100	

Notes:
Information provided by Thames Water indicates the total number of reports of flooding both internally and externally from sewers up to a 5% (1 in 20) annual chance event. This information includes all reports post 1997 and possibly before that date, where the local authority operated the contract on Thames Water's behalf.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Figure 110 - Properties Flooded from Sewers

DRG No
B08600D2-L-110

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REW'D	APR'V'D
MA	MS	MS	RC

N

Key

Borough Boundary

Main Rivers

Groundwater Flooding Reports

- Sep-2002
- Oct-2002
- Jan-2003
- Apr-2004
- Sep-2005
- May-2006
- July-2006
- July-2007
- Aug-2007
- Sep-2007

Groundwater Flood Type

- Clearwater
- Clearwater and Superficial Deposits
- Superficial Deposits

Proportion of Square at Risk

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

Weald Brook
Carters Brook
Paines Brook
Rom
Blacks Brook
Ravensbourne (Romford)
Ingrebourne
Puddledock Sewer (17)
West Branch Mardyke (16)
River Mardyke
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer

BRENTWOOD
ROMFORD
UPMINSTER
HORNCHURCH
DAGENHAM
RAINHAM
OCKENDON STA

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Figure 111 - Groundwater Flood Risk**

DRG No: **B08600D2-L-111**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	RE'WD	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Havering Critical Drainage Areas
- Flood Zone 3
- Flood Zone 2
- Railway Stations

Infrastructure

- Motorway
- Trunk Road
- A Road
- Railway
- Telephone Exchange
- Anglian Water Sites
- Thames Water Sites
- Electricity Sub Stations
- Gas Pipelines

Harold Wood
Gidea Park
Romford
Emerson Park
Upminster Bridge
Upminster
Hornchurch
Elm Park
Beam Park (proposed)
Rainham
Weald Brook
Carters Brook
Paines Brook
Rom
Blacks Brook
Emerson Park Stream
Ravensbourne (Romford)
Puddledock Sewer (17)
North Branch Marckyke (20)
Monks Farm Sewer (19)
River Marckyke
Wantz Stream
Ingrebourne
Havering New Sewer
Rainham Main Sewer
Rainham Creek
Thames (Tidal)
Wennington Branch Sewer
Beam

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE

Havering SFRA Figure 112 Infrastructure Flood Risk

DRG No **B08600D2-L-112**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	RE'WD	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Flood Warning Areas
- Flood Alert Areas

Weald Brook
Carters Brook
Paines Brook
Rom
Blacks Brook
Ravensbourne (Romford)
Ingrebourne
Wantz Stream
Beam
Rainham Creek
Rainham Main Sewer
Thames (Tidal)
Wennington Branch Sewer
Puddledock Sewer (17)
West Branch Mardyke (16)
River Mardyke

ROMFORD
HORNCHURCH
UPMINSTER
BRENTWOOD
DAGENHAM
RAINHAM
ERITH
BEXLEYHEATH
OCKENDON STA
RIVER THAMES

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Figure 113 Flood Warning and Alert Areas**

DRG No: **B08600D2-L-113**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHKD	REVD	APRVD
MA	MS	MS	RC

N

Key

- Borough Boundary
- Main Rivers
- Havering Critical Drainage Areas
- Flood Zone 3
- Flood Zone 2
- Hospitals
- Ambulance Stations
- Fire Stations
- Police Stations
- Schools and Colleges
- Community Centres
- Care Homes

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

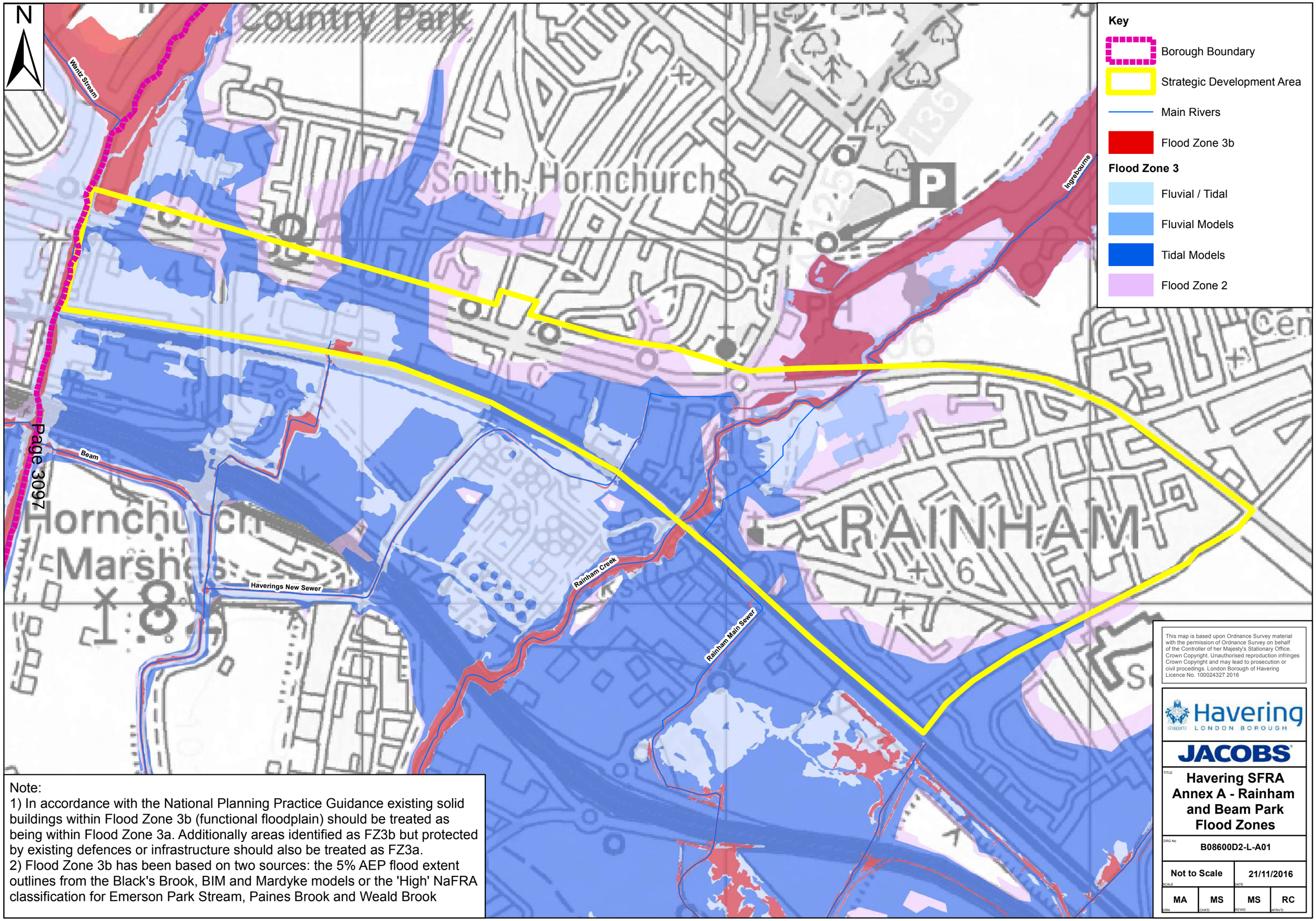
JACOBS

TITLE

Havering SFRA
Figure 114
Emergency Planning
Flood Risk

DRG No	
B08600D2-L-114	
Not to Scale (SCALE)	21/11/2016 (DATE)

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC



Note:
1) In accordance with the National Planning Practice Guidance existing solid buildings within Flood Zone 3b (functional floodplain) should be treated as being within Flood Zone 3a. Additionally areas identified as FZ3b but protected by existing defences or infrastructure should also be treated as FZ3a.
2) Flood Zone 3b has been based on two sources: the 5% AEP flood extent outlines from the Black's Brook, BIM and Mardyke models or the 'High' NaFRA classification for Emerson Park Stream, Paines Brook and Weald Brook

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

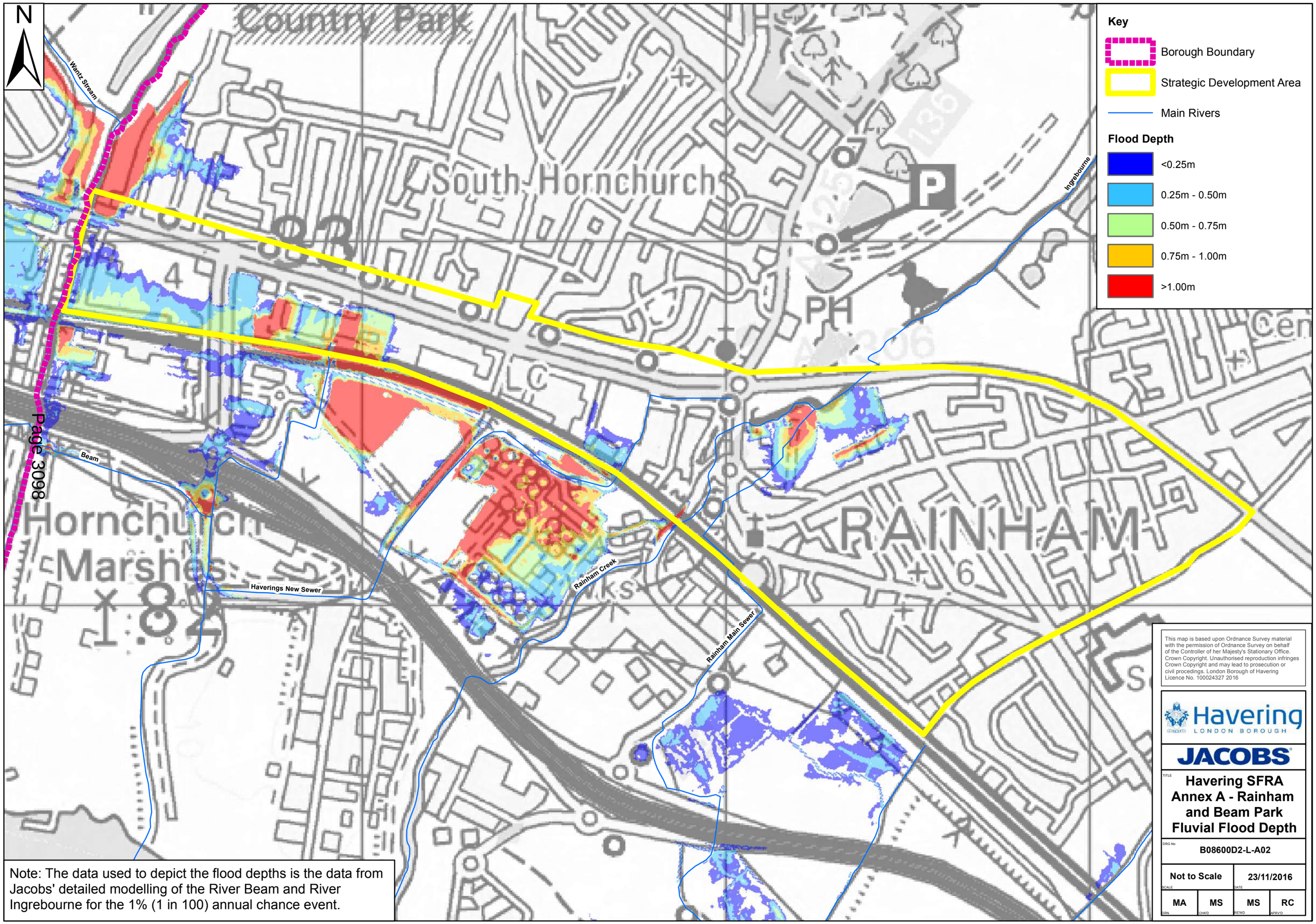
Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Annex A - Rainham and Beam Park Flood Zones

DRG No	
B08600D2-L-A01	
SCALE: Not to Scale	DATE: 21/11/2016

DRN	CHKD	REVD	APRVD
MA	MS	MS	RC



Note: The data used to depict the flood depths is the data from Jacobs' detailed modelling of the River Beam and River Ingrebourne for the 1% (1 in 100) annual chance event.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Annex A - Rainham and Beam Park Fluvial Flood Depth

DRG No
B08600D2-L-A02

SCALE	DATE
Not to Scale	23/11/2016

DRN	CHKD	REVD	APRVD
MA	MS	MS	RC

Classification	Degree of hazard	Description
Low	Caution	Flood zone with shallow flowing or deep standing water
Moderate	Dangerous for some (i.e. children)	Danger: flood zone with deep or fast flowing water
Significant	Dangerous for most	Danger: flood zone with deep fast flowing water
Extreme	Dangerous for all	Extreme danger: flood zone with deep fast flowing water

Key

- Borough Boundary
- Strategic Development Area
- Main Rivers

Flood Hazard

- Low
- Moderate
- Significant
- Extreme
- Low (with Climate Change)

Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project. The flood extent and hazard rating is the result of a 0.5% (1in 200) annual probability tidal event at breach locations BARK4 and BARK5.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

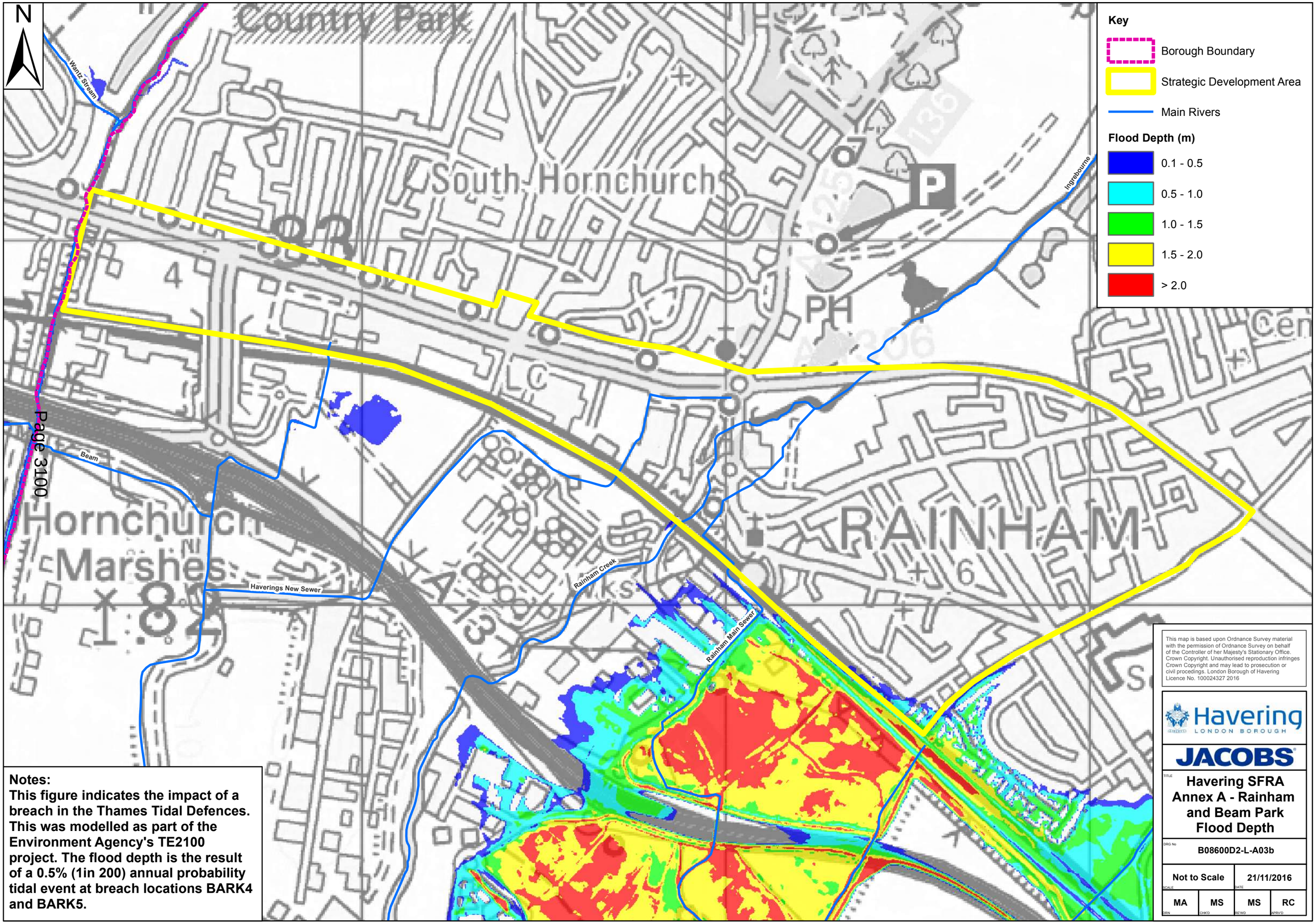
Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Annex A - Rainham and Beam Park Flood Hazard**

DRG No	
B08600D2-L-A03a	
SCALE: Not to Scale	DATE: 21/11/2016

ORN	CHKD	REVWD	APRVD
MA	MS	MS	RC



Page 3100

Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project. The flood depth is the result of a 0.5% (1in 200) annual probability tidal event at breach locations BARK4 and BARK5.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

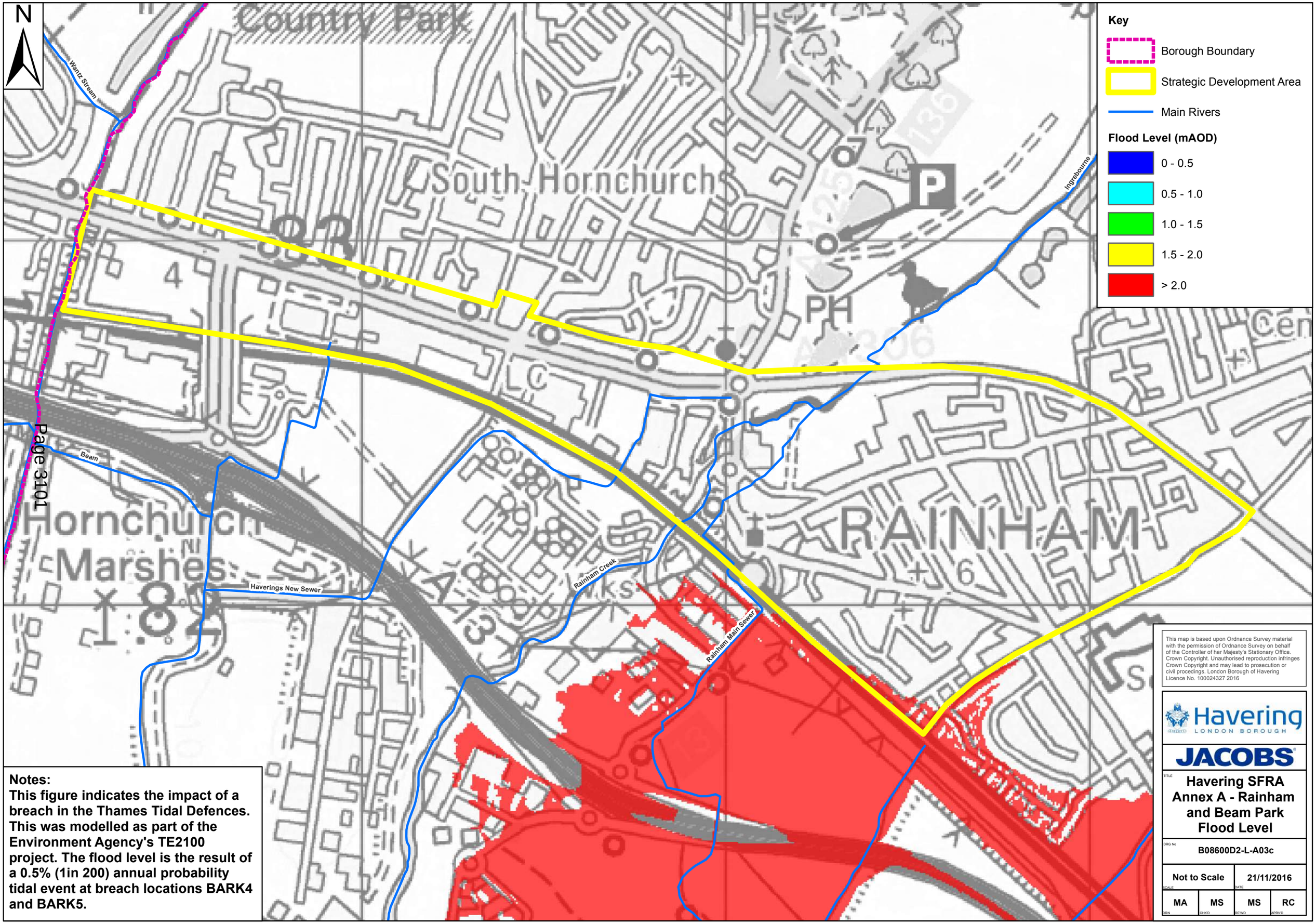
Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Annex A - Rainham and Beam Park Flood Depth**

DRG No	
B08600D2-L-A03b	
SCALE: Not to Scale	DATE: 21/11/2016

DRN	CHKD	RE'WD	APRV'D
MA	MS	MS	RC



Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project. The flood level is the result of a 0.5% (1in 200) annual probability tidal event at breach locations BARK4 and BARK5.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

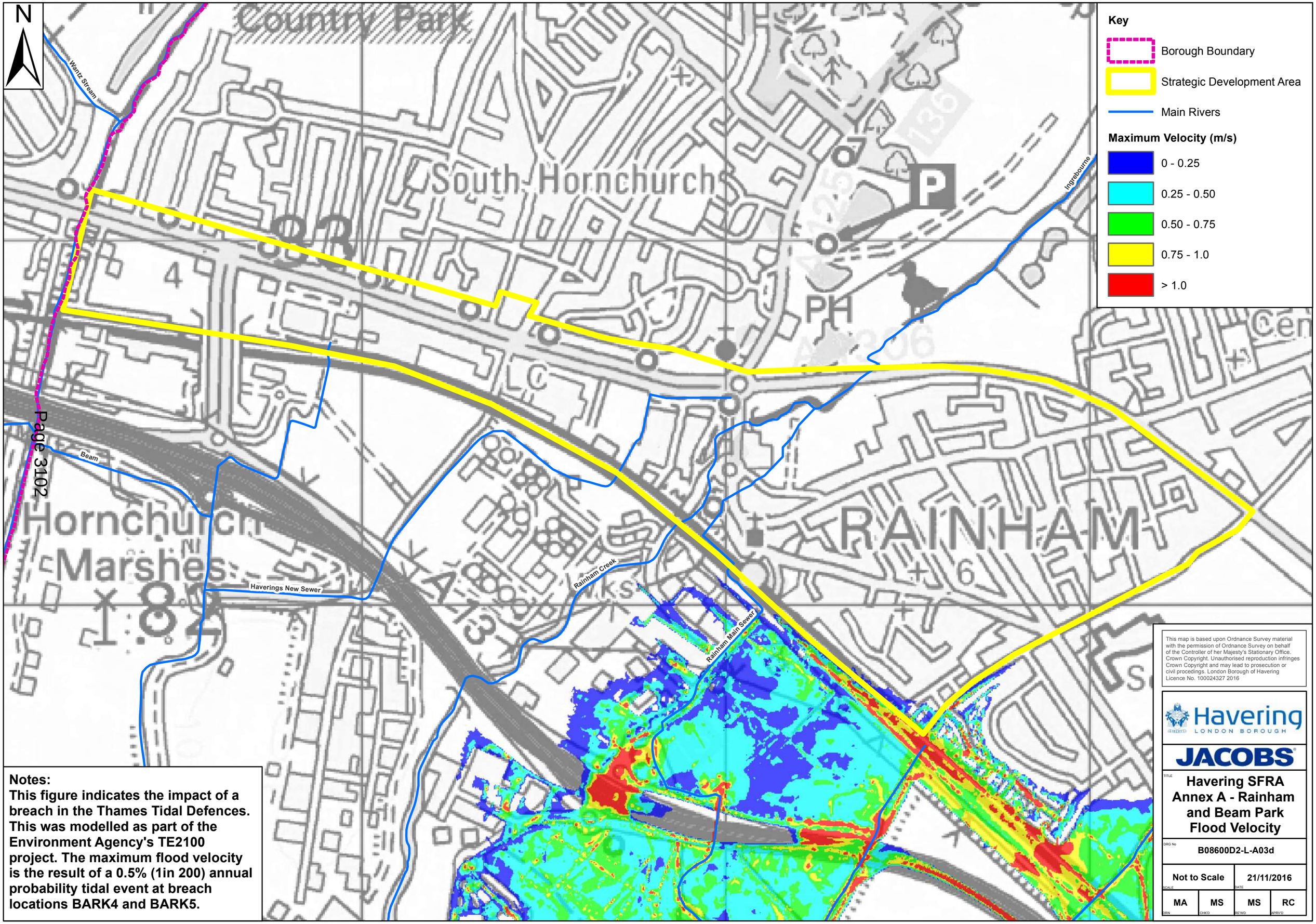
JACOBS

TITLE
Havering SFRA Annex A - Rainham and Beam Park Flood Level

DRG No
B08600D2-L-A03c

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	RE'WD	APRV'D
MA	MS	MS	RC



Page 3102

Notes:
This figure indicates the impact of a breach in the Thames Tidal Defences. This was modelled as part of the Environment Agency's TE2100 project. The maximum flood velocity is the result of a 0.5% (1in 200) annual probability tidal event at breach locations BARK4 and BARK5.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

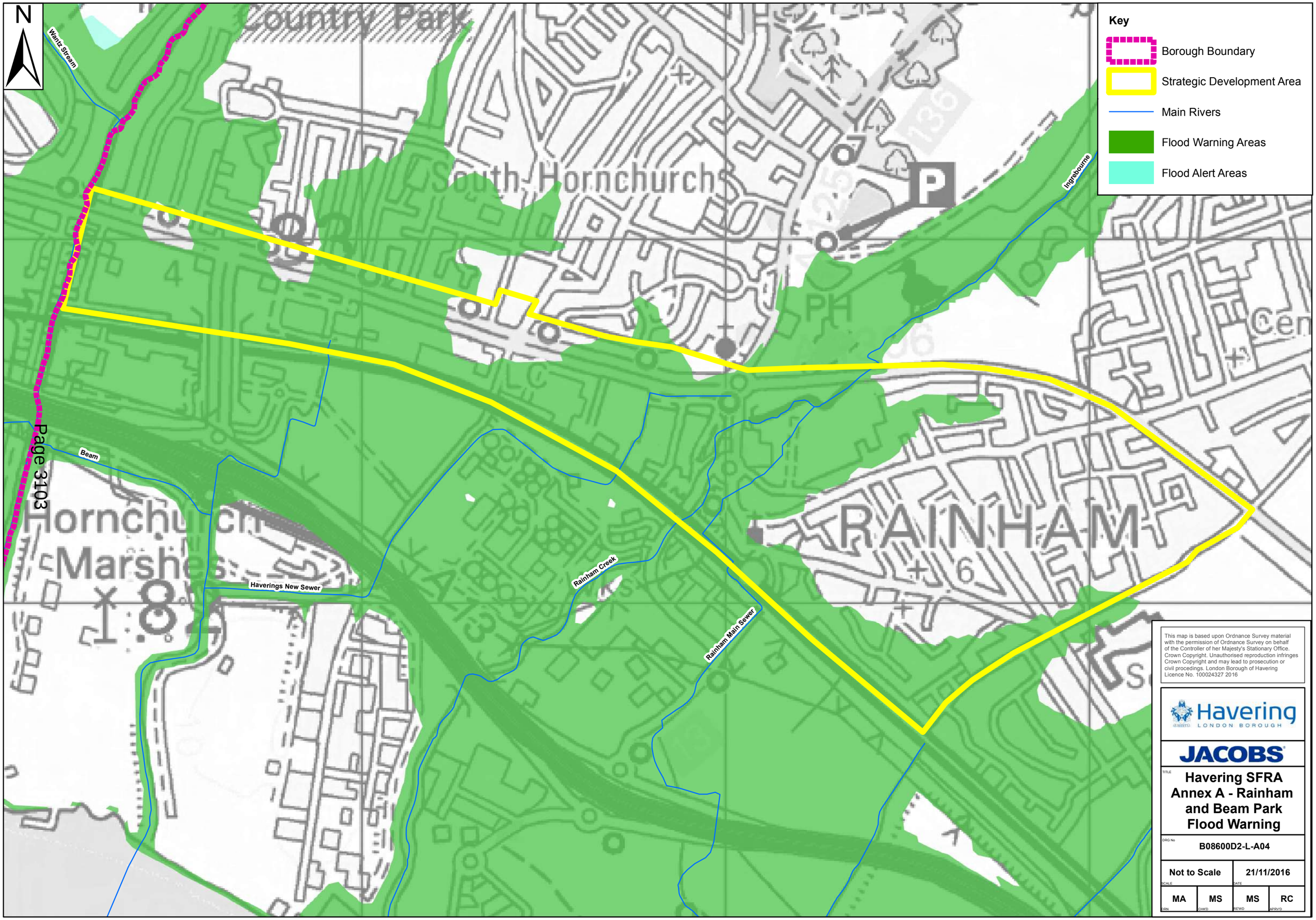
Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Annex A - Rainham and Beam Park Flood Velocity**

DRG No	
B08600D2-L-A03d	
SCALE: Not to Scale	DATE: 21/11/2016

ORN	CHKD	REVD	APRV'D
MA	MS	MS	RC



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE

Havering SFRA Annex A - Rainham and Beam Park Flood Warning

DRG No	
B08600D2-L-A04	
SCALE: Not to Scale	DATE: 21/11/2016

DRN	CHKD	REWD	APRV'D
MA	MS	MS	RC

N

Key

Borough Boundary
Strategic Development Area
Main Rivers
Flood Storage Areas
Thames Tidal Defences
Areas Benefitting from Defences

Structures

Monitoring instrument
Bridge
Control Gate
Inspection Chamber
Outfall
Pump
Ramp
Screen
Utility Services
Weir

Defences

Flood Gate
Wall
Embankment
High Ground

Washlands FSA
Dovers Corner FSA
Wantz Stream
Beam
Haverings New Sewer
Rainham Creek
Rainham Main Sewer
Country Park
South Hornchurch
Hornchurch Marshes
RAINHAM

Notes:
1) Areas Benefitting from Defences (ABDs) are based on the area that would be flooded from a 0.5% (1 in 200) annual chance tidal event or a 1% (1 in 100) fluvial event.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

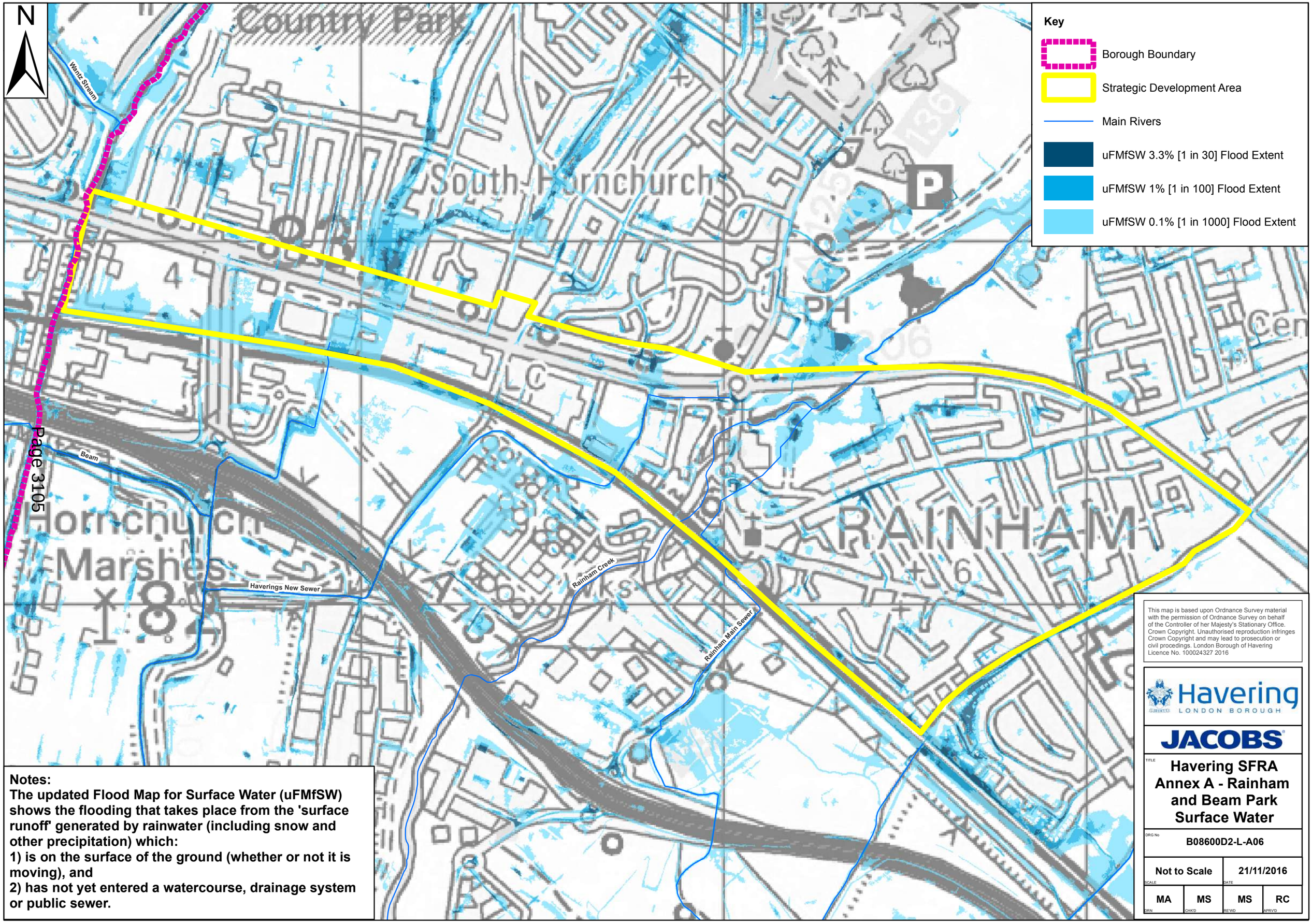
JACOBS

TITLE: **Havering SFRA Annex A - Rainham and Beam Park Defences**

DRG No: **B08600D2-L-A05**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHKD	REVD	APRVD
MA	MS	MS	RC



Notes:
The updated Flood Map for Surface Water (uFMfSW) shows the flooding that takes place from the 'surface runoff' generated by rainwater (including snow and other precipitation) which:
1) is on the surface of the ground (whether or not it is moving), and
2) has not yet entered a watercourse, drainage system or public sewer.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

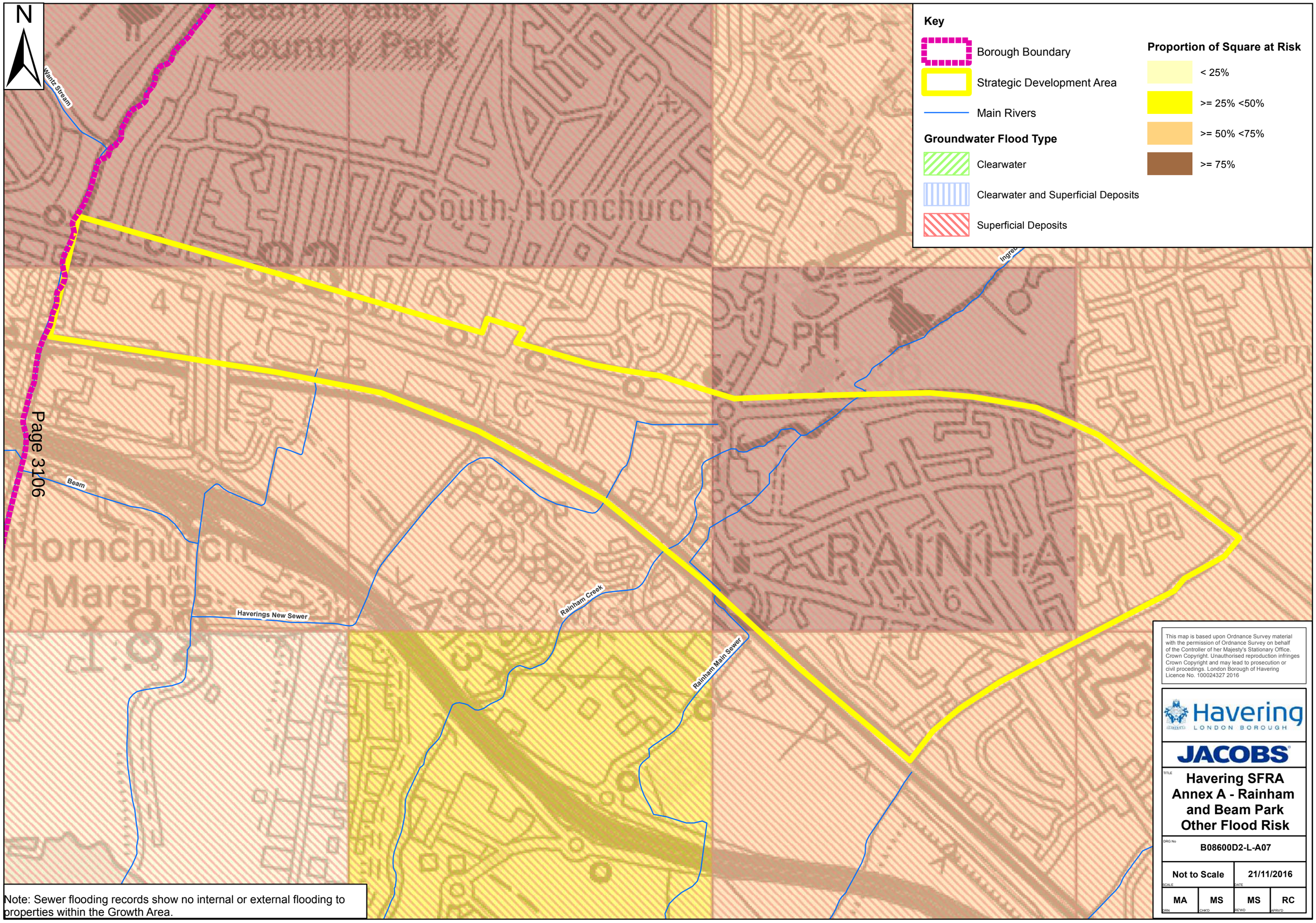
Havering LONDON BOROUGH

JACOBS

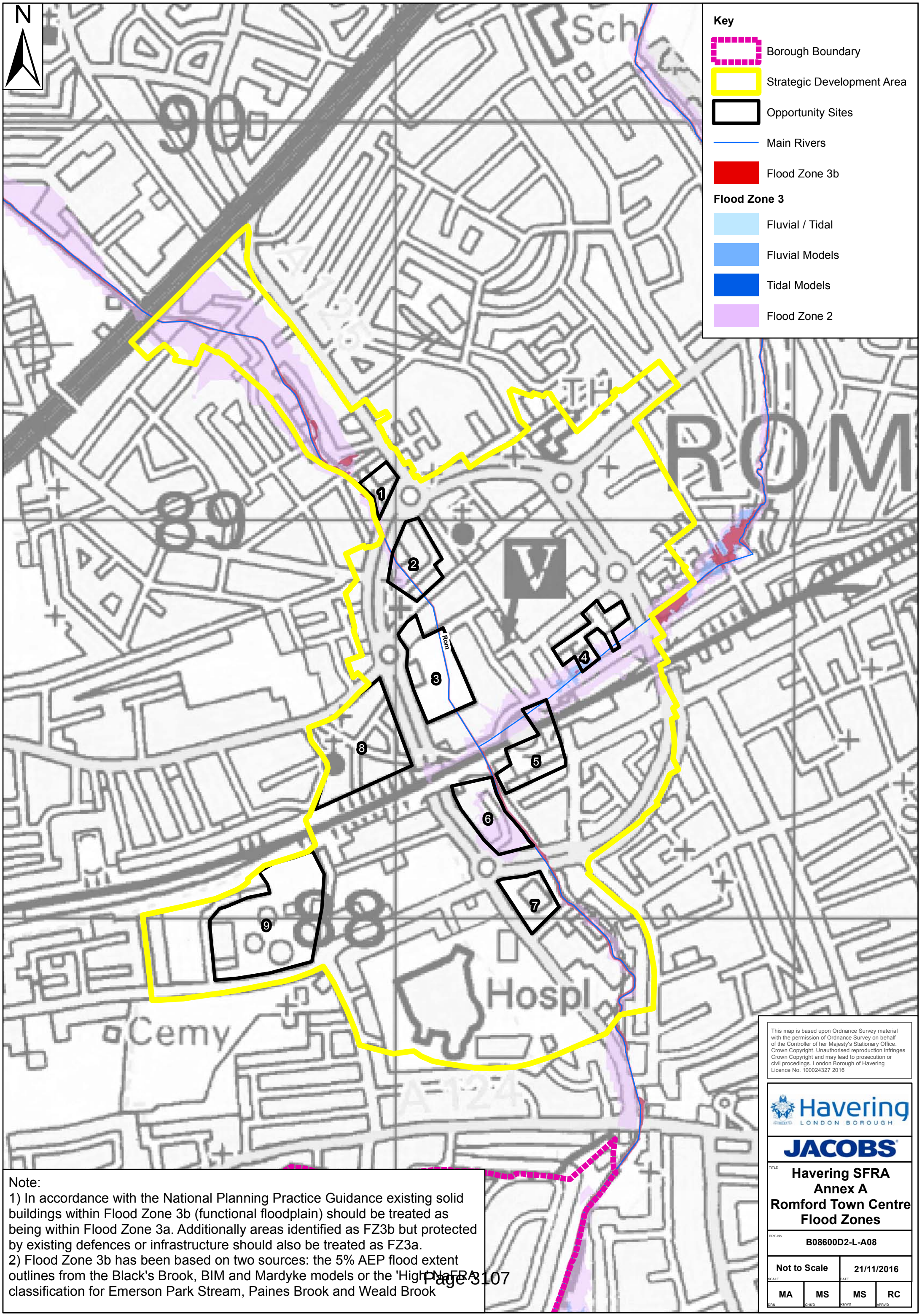
TITLE
Havering SFRA Annex A - Rainham and Beam Park Surface Water

DRG No	
B08600D2-L-A06	
SCALE: Not to Scale	DATE: 21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC



Note: Sewer flooding records show no internal or external flooding to properties within the Growth Area.



Note:
1) In accordance with the National Planning Practice Guidance existing solid buildings within Flood Zone 3b (functional floodplain) should be treated as being within Flood Zone 3a. Additionally areas identified as FZ3b but protected by existing defences or infrastructure should also be treated as FZ3a.
2) Flood Zone 3b has been based on two sources: the 5% AEP flood extent outlines from the Black's Brook, BIM and Mardyke models or the 'High' NaFRA classification for Emerson Park Stream, Paines Brook and Weald Brook

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Annex A Romford Town Centre Flood Zones

DRG No
B08600D2-L-A08

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHKD	REWD	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Strategic Development Area
- Opportunity Sites
- Main Rivers

Flood Depths

- <0.25m
- 0.25m - 0.50m
- 0.50m - 0.75m
- 0.75m - 1.00m
- >1.00m

1
2
3
4
5
6
7
8
9

Rom

Note: The data used to depict Flood Depths is the data from Jacobs' detailed modelling of Blacks Brook for the defended 1% (1 in 100) AEP event.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Annex A Romford Town Centre Fluvial Flood Depths

DRG No **B08600D2-L-A09**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REW'D	APR'V'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Strategic Development Area
- Opportunity Sites
- Main Rivers
- Flood Warning Areas
- Flood Alert Areas

Blacks Brook

Rom

1
2
3
4
5
6
7
8
9

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA
Annex A
Romford Town Centre
Flood Warning

DRG No
B08600D2-L-A10

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Strategic Development Area
- Opportunity Sites
- Main Rivers

Structures

- Monitoring instrument
- Bridge
- Control Gate
- Inspection Chamber
- Outfall
- Pump
- Ramp
- Screen
- Utility Services
- Weir

Defences

- Flood Gate
- Wall
- Embankment
- High Ground

Blacks Brook

Rom

1
2
3
4
5
6
7
8
9

Hospl

Cemy

Rush Green

A124

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE

Havering SFRA Annex A Romford Town Centre Defences

DRG No

B08600D2-L-A11

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC

N

Romford North

Romford South

1
2
3
4
5
6
7
8
9

Blacks Brook

Rom

Key

- Borough Boundary
- Strategic Development Area
- Opportunity Sites
- Main Rivers
- Havering Critical Drainage Areas
- uFMfSW 3.3% [1 in 30] Flood Extent
- uFMfSW 1% [1 in 100] Flood Extent
- uFMfSW 0.1% [1 in 1000] Flood Extent

Notes:
The updated Flood Map for Surface Water (uFMfSW) shows the flooding that takes place from the 'surface runoff' generated by rainwater (including snow and other precipitation) which:
1) is on the surface of the ground (whether or not it is moving), and
2) has not yet entered a watercourse, drainage system or public sewer.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA Annex A Romford Town Centre Surface Water

DRG No
B08600D2-L-A12

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHKD	REWD	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Strategic Development Area
- Opportunity Sites
- Postcode Boundaries
- Main Rivers
- Groundwater Flooding Reports (Sept 2007)

Groundwater Flood Type

- Clearwater
- Clearwater and Superficial Deposits
- Superficial Deposits

Proportion of Square at Risk

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

RM7
Properties Flooded
Internal: 25
External: 33

RM1
Properties Flooded
Internal: 93
External: 229

1
2
3
4
5
6
7
8
9

Rom

Hospl

Cemy

Rush Green

Note: Sewer flooding records, separated into postcode areas, included in labels.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE
Havering SFRA
Annex A
Romford Town Centre
Other Flood Risk

DRG No: B08600D2-L-A13

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHKD	REVD	APRVD
MA	MS	MS	RC

N

Key

- Borough Boundary
- Strategic Development Area
- Opportunity Sites
- Main Rivers
- Flood Zone 3a
- Flood Zone 3a with Climate Change

Note: This figure includes the predicted climate change extents from the River Thames ONLY. The River Beam and River Ingrebourne climate change extents are included in Figures 14b-14f.

Data Sources: The predicted impact of climate change upon the River Thames flood extent is based upon sea level rise allowances.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Annex A - Strategic Development Areas Climate Change**

DRG No: **B08600D2-L-A14a**

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC

N

Key

- Borough Boundary
- Strategic Development Area
- Opportunity Sites
- Main Rivers
- Flood Zone 3a
- Flood Zone 3a with Climate Change

Note: This figure includes the predicted climate change extents from the River Beam and River Ingrebourne ONLY. The River Thames climate change extents have been included in Figure 14a.

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +10% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke).

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

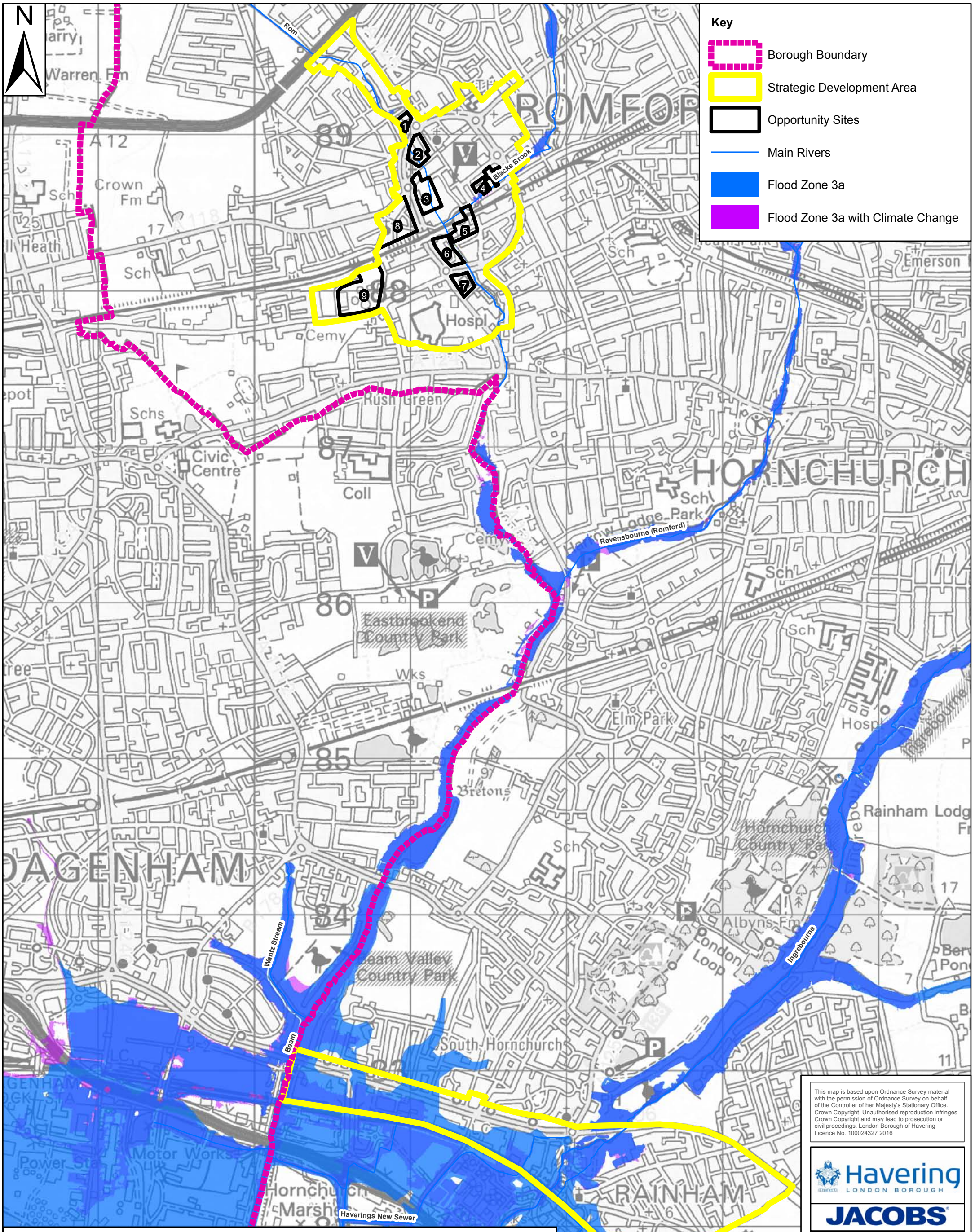
JACOBS

TITLE: **Havering SFRA Annex A - Strategic Development Areas Climate Change**

DRG No: B08600D2-L-A14b

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC



Note: This figure includes the predicted climate change extents from the River Beam and River Ingrebourne ONLY. The River Thames climate change extents have been included in Figure 14a.

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +15% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke).

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

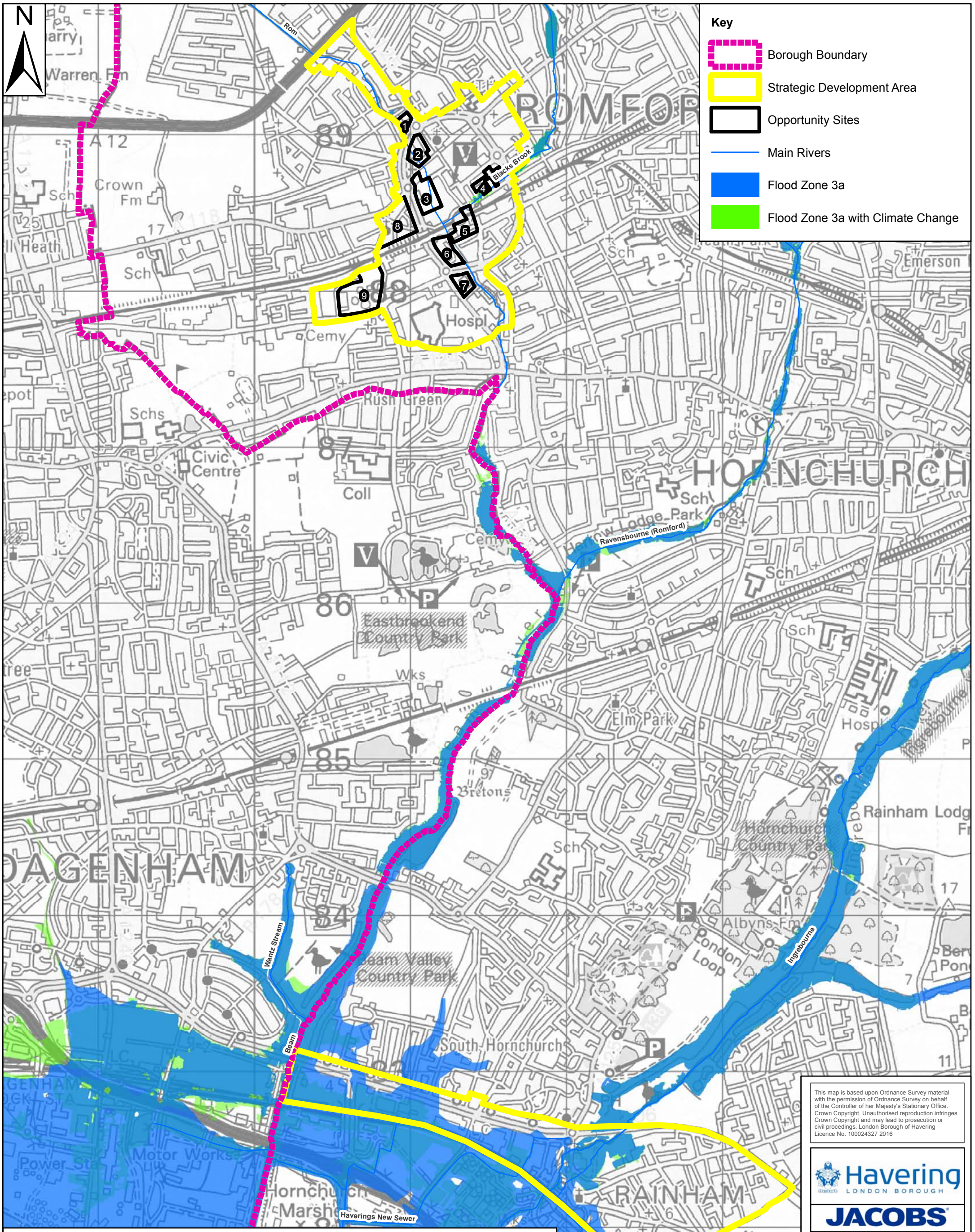
JACOBS

TITLE: **Havering SFRA Annex A - Strategic Development Areas Climate Change**

DRG No: B08600D2-L-A14c

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC



Note: This figure includes the predicted climate change extents from the River Beam and River Ingrebourne ONLY. The River Thames climate change extents have been included in Figure 14a.

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +25% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke).

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

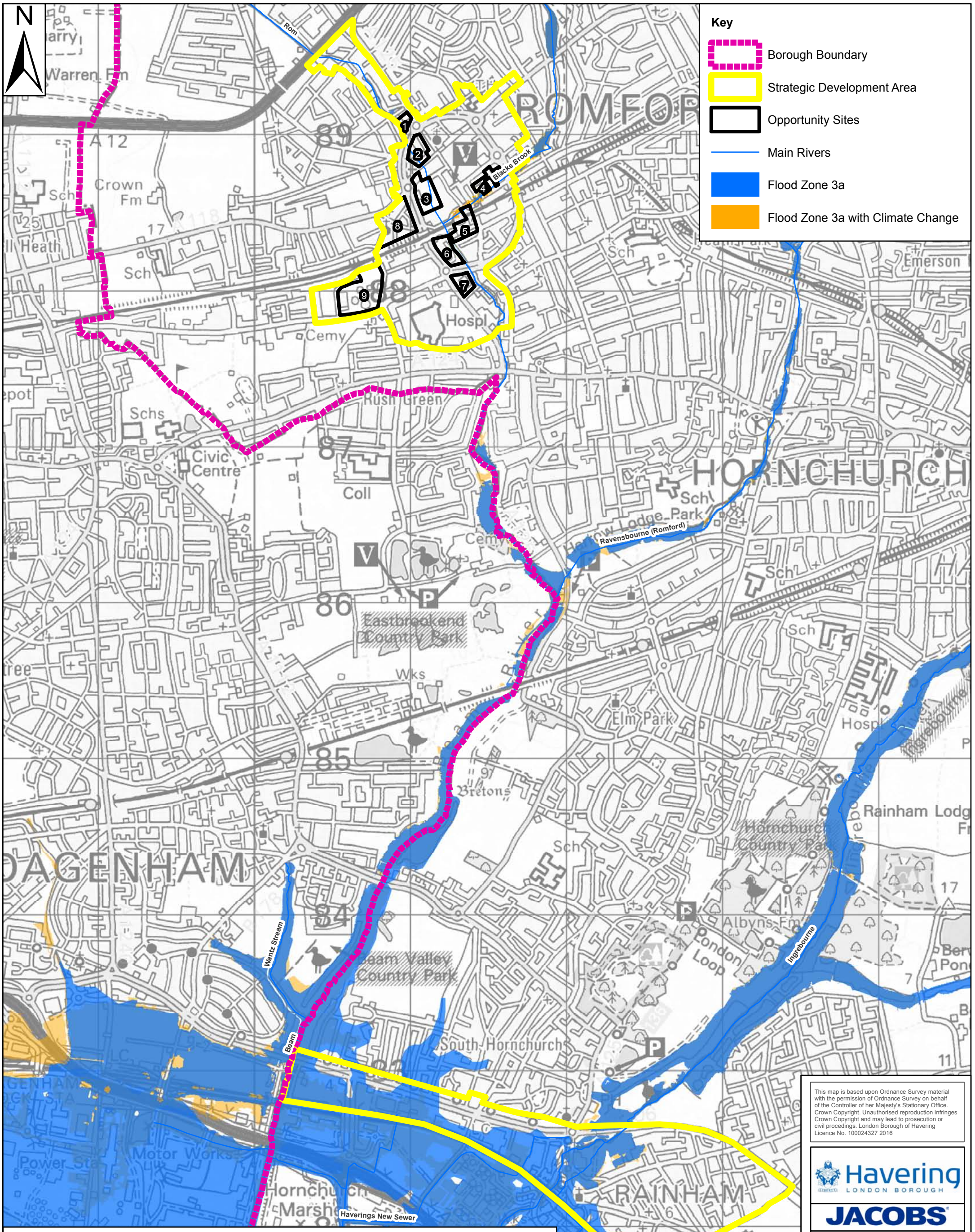
Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Annex A - Strategic Development Areas Climate Change**

DRG No	
B08600D2-L-A14d	
SCALE: Not to Scale	DATE: 21/11/2016

DRN	CHK'D	REV'D	APR'V'D
MA	MS	MS	RC



Note: This figure includes the predicted climate change extents from the River Beam and River Ingrebourne ONLY. The River Thames climate change extents have been included in Figure 14a.

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +35% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke).

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

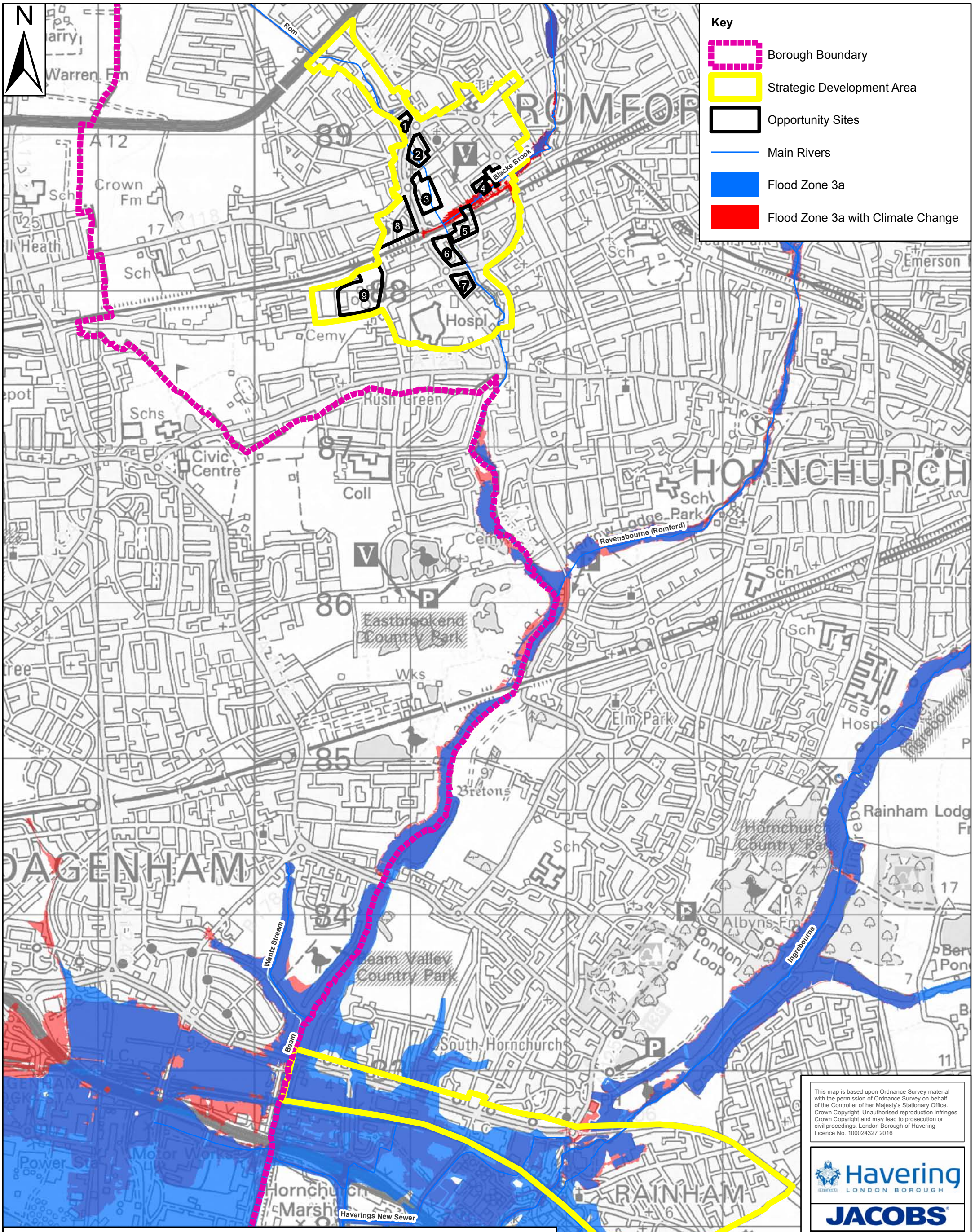
JACOBS

TITLE: **Havering SFRA Annex A - Strategic Development Areas Climate Change**

DRG No: B08600D2-L-A14e

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC



Note: This figure includes the predicted climate change extents from the River Beam and River Ingrebourne ONLY. The River Thames climate change extents have been included in Figure 14a.

Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +70% change in peak river flow for the 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke).

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil procedings. London Borough of Havering Licence No. 100024327 2016

Havering LONDON BOROUGH

JACOBS

TITLE: **Havering SFRA Annex A - Strategic Development Areas Climate Change**

DRG No: B08600D2-L-A14f

SCALE	DATE
Not to Scale	21/11/2016

DRN	CHK'D	REV'D	APRV'D
MA	MS	MS	RC

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

TRANSPORT POSITION STATEMENT 2016

Havering Local Plan - Transport Position Statement

June 2017

1. Overview of this Transport Position Statement

Why this paper has been prepared

1.1 This Transport Topic Paper has been prepared as part of the evidence base for the Local Plan and to support its delivery. It also has an important role in highlighting the major interventions and transport investment that the Council considers necessary to support the delivery of the Havering Local Plan.

What the paper does

1.2 The paper sets out Havering's transport context, challenges and strategic transport aspirations the Council believes are needed to deliver its 'Vision' and to support the growth and development expected over the next 15 years particularly in the main areas identified for growth in Havering (Rainham and Beam Park and Romford).

1.3 A series of background papers have also been prepared as Appendices to this paper, providing further detail on a variety of specific transport matters ranging from a policy context to the transport "make up" of the borough.

1.4 Havering recently published its "Vision" – *Havering Making a Greater London*. This sets out how Havering should take advantage of new opportunities for both residents and businesses in the borough. Havering's 'Vision' is focussed on four cross-cutting priorities: Communities, Places, Opportunities and Connections. This paper dealing with transport has particular synergies with the Connections theme, and investment needed to Havering's transport network to support growth and development in the borough.

How Havering works with partners to take forward transport

1.5 In line with the Duty to Cooperate responsibility involved in preparing a Local Plan, the paper stresses the importance of engagement and partnership working especially with the London Mayor but also those authorities in the areas adjoining Havering and further into Essex and London to deliver improved transport infrastructure to support growth in Havering.

1.6 The Council will work with a wide range of stakeholders to secure the delivery of a series of significant transport interventions which the Council considers are

fundamentally necessary to support growth and development in the borough. These include aspirations for improved transport connectivity between Romford and Rainham (such as through a tram or light rail link), reconfiguring of Gallows Corner junction, and improvements to the Romford ring road which could involve sections of it being tunnelled.

1.7 To support the Havering Local Plan, the topic paper identifies existing transport evidence that has been delivered at both a sub regional level (such as studies carried out by TfL) and at a local level (Council commissioned studies). This evidence includes policy documentation, and transport studies that have been undertaken to support the Havering Local Plan and wider transport work. Further details of these can be found in the Appendices to this report.

2. How Havering has dealt with transport in regard to its Duty to Cooperate

2.1 For Havering, working with our neighbouring and sub-regional partners will be key to ensuring the Havering Local Plan is delivered. Such partnership working is already taking place through the Council delivering on its Duty to Cooperate (DtC) responsibilities. In practice, Havering has worked closely with partners such as Transport for London for many years through the work of the Sub Regional Transport Panel (TfL and borough officers) as well as through specific projects such as Crossrail and the Lower Thames Crossing (with Highways England). This strong approach to collaborative working has delivered many transport benefits in the borough and Havering is keen to see this continue so that it can continue to respond positively to growth and opportunities.

2.2 Specifically, linked to the local plan, and as part of the DtC process, boroughs have been briefed on the general context of transport within Havering, transport challenges facing the borough and the aspirations Havering has on delivering transport improvements to address those challenges.

2.3 In several cases these DtC meetings have resulted in further engagement with individual boroughs on specific issues or concerns that they have raised. For example further dialogue has taken place with Essex CC and several of its constituent authorities on the modelling data that Havering has used as part of its evidence base work. Havering is also working closely with other boroughs on the specific issues linked to the A127 Corridor.

2.4 Engagement both through the sharing of information through email correspondence as well as “face to face” meetings has taken place with Essex County Council as well as several district and Unitary Authorities since the initial DtC discussions and are to be reflected in a forthcoming Statement of Common Ground.

2.5 In addition to engaging with our neighbouring authorities, discussions have also taken place with Highways England, the Greater London Authority (GLA) and members of the GLA "family" such as Transport for London (TfL) . These organisations have been involved in discussions as part of the DtC process and in the case of TfL have supported Havering with developing its evidence base.

2.6 The Local Plan will set out how the Council will accommodate the expected growth from a strategic transport perspective. However it is important to recognise that many of the issues affecting transport in the future such as catering for future traffic volumes on strategic roads as a result of growth, are sub regional and can only be tackled at a sub regional level with collaborative working across several organisations and neighbouring authorities. Havering is already looking at this through working with Essex County Council and neighbouring authorities looking at the A127 corridor.

3. Transport Connections in Havering

3.1 Havering has good access to the rest of London, Essex, Kent, and the rest of the South East via its strategic transport connections and routes.

3.2 These include road links such as the M25, A12, A13 and A127 and rail links such as the Great Eastern Mainline railway (GEML), Essex Thameside line, London Overground, TfL Rail and the London Underground District Line.

3.3 Different organisations are responsible for assessing challenges, generating options, funding and identifying investment priorities. These include:

- The Government (responsible for national transport policy) and its agencies such as Highways England and Network Rail for national and international networks and infrastructure
- Transport for London (TfL) for London-wide and certain regional networks; and
- Havering at the local level and sub – regional level;

3.4 Whilst there is an extensive transport network within LB Havering, the Council has limited powers to make significant improvements to the transport network itself, with many key elements of the transport network such as bus services, the Transport for London Road Network (TLRN), and rail services the responsibility of other organisations. The improvements required to the transport network to support growth require support from a number of organisations if they are to be realised. Further details of the roles and responsibilities of the different transport providers operating within the borough together with further information on the transport network in Havering can be found in Appendices B and D of this Topic Paper.

3.5 The section of the Local Plan titled *Borough Wide Strategy for Growth* sets out how the Council intends to meet the needs of a growing population including the level of residential dwellings required and where within the borough these should be located. This has identified the Romford and Rainham areas of the borough as where the majority of growth is expected to be located and have been cited as Strategic Development Areas in the Local Plan (see Section 6 of Local Plan) . Further information on the boroughs strategy for growth including further details on housing development, future employment and how transport infrastructure will help to facilitate this growth can be found in section 5 of the Local Plan.

4. What are Havering's transport challenges?

4.1 Work on the local plan has identified a number of key transport themed challenges. These comprise:

- ***The need to improve north-south connectivity***

4.1.1 Whilst Havering has good east-west connectivity across the borough (and into central London), there has historically been limited public transport links north/south, particular through the bus network. Significantly, improved transport connections between Rainham, and Romford are needed to support the two emerging Housing Zones, but also to improve access to Crossrail (coming on line in 2019) and the new station to be built at Beam Park (due to be operational by 2020). In addition to this, improving connections further north in Havering up to Collier Row and Harold Hill is important due to their relatively modest PTAL levels and in order to improve access to Crossrail services for residents in the north of the borough. In addition, Harold Hill is one the most deprived parts of Havering.

4.1.2 Located just south of the A1306 in Rainham is the Centre of Engineering and Manufacturing Excellence (CEME). CEME is a regeneration charity established in 2003 which supports economic growth within east London and the wider Thames Gateway region. The CEME center in Rainham provides office, training and workshop facilities for companies looking to grow. It is currently poorly served by public transport with only one bus services (174 Harold Hill – CEME) serving the centre meaning many of its customers are left with little alternatives then to travel by car.

4.1.3 Havering College operates the Rainham Construction Centre just off the A1306. The College has recently received planning permission to expand their existing facilities to develop a Construction and Infrastructure Skills and Innovations Centre. Expansion of the campus will increase the numbers of students using the college many of whom will rely on public transport as a method of travel.

4.1.4 Improving access from the north of the borough will also make a big difference to the ability of residents here to gain jobs in London Riverside. In reverse, better links will mean that residents in the south of the borough will be better able to enjoy the facilities and attractions in Romford which is the main retail and entertainment centre in the borough.

- ***The importance of maintaining access to key trip generators***

4.1.5 The Barking, Havering Redbridge University Hospital NHS Trust (BHRUT) have raised concerns with the Council about the need for better bus connections particularly with the reconfiguration of services between King Georges Hospital (LB Redbridge) and Queens Hospital which in particular has placed additional pressures (such as parking availability) at Queens. Commercial centres within Havering's Minor and District Centres including Upminster and Hornchurch rely on good transport links to maintain their competitiveness with other centres in the wider sub region.

- ***The Impact of expected Local Plan growth on highway network***

4.1.6 The level of growth forecast to be delivered in east London generally and in Havering over the next 15 years is expected to put additional pressures on the local and strategic highway network. This arises particularly as a result of the London Plan and the need for boroughs to ensure their plans are in general conformity with the London Plan but also as result of the growth being planned for the areas outside London such as within the Essex authorities.

4.1.7 This issue will need to be addressed at a sub-regional level and involve strategic partners such as Transport for London who are responsible for the operation and maintenance of the TLRN. Havering will continue to work closely with Transport for London because of the key role that it has had in ensuring that the growth envisaged in the London Plan for east London and, in particular, London Riverside, can be accommodated on the existing network or with specific interventions. Havering is already working closely with Essex and its constituent authorities to understand the implications of the growth planned outside London.

4.1.8 Havering commissioned Transport for London to undertake some strategic modelling technical note using their own East London Highway Assignment Model (LoHAM). As section 1 of the Technical note explains, the LoHAM model was developed by TfL to represent traffic flows and congestion across the whole of the Greater London area and also extends beyond the M25 boundary. The note explains that "*LoHAM is used to provide the means for assessing strategic infrastructure and development impacts across London"*. It therefore takes into account sub regional growth rather than of one individual borough. Details of the report's findings and conclusions can be found on the Havering Local Plan Evidence Base website (Havering Strategic Modelling Technical Note)

- ***Modal Shift away from the private vehicle***

4.1.9 According to TfL's latest Travel in London Report, 58% of journeys originating in Havering are made by car, the second highest in London

4.1.10 Schemes are delivered through Havering's Local Implementation Plan to encourage people to travel more sustainably. Havering will continue to work with developers and local businesses to develop Travel Plans that include targets for increasing modal shift away from the car. Havering is already working closely with one of the boroughs biggest employers, Queens Hospital in that regard.

4.1.11 Providing Havering residents with the options to walk, cycle and use public transport that is accessible will be important factors in trying to deliver modal shift in a borough that has a high level of car ownership.

- ***Air Quality***

4.1.12 Poor air quality is a national issue, but particularly in London where 9,000 deaths a year are cited as being directly attributed to poor air quality.

4.1.13 Havering was declared an Air Quality Management area in 2006 due to the levels of Nitrogen Dioxide (NO_2) and Particular Matter (PM10) not meeting air quality objectives in many parts of the borough. In addition to this, the GLA has designated "Air Quality Focus Areas" across London, which are locations identified as being in need of significant investment to improve air quality. Within Havering, three such areas have been identified, Romford Town Centre, A124 Rush Green Road and Rainham – Broadway.

4.1.14 One of the biggest causes of air pollution is road traffic vehicle emissions and the need to tackle air quality across London is a high priority for the new Mayor of London who has recently proposed a series of measures to try and address this issue.

4.1.15 Havering considers that investment in the major transport infrastructure items set out in this paper will assist in improving air quality in the borough by such means as encouraging modal shift and smoothing traffic flows.

5. Havering's 'Vision' : Making a Greater London

5.1 Havering has adopted a new 'Vision' for the borough. It seeks to position Havering to take advantage of new and emerging opportunities for residents and business. The 'Vision' places Havering as a forward looking, exciting place to work live and invest well suited to meeting the London Mayor's agenda for 'good growth'.

5.2 The 'Vision' has four linked themes, one of which is *Connections*. Havering's 'Vision' focusses on the need for fast and reliable transport links, both to ease congestion in the borough and to support regeneration and place shaping in the borough. Further details of Havering's new Vision can be found here: Havering - Making a Greater London .

5.3 Havering is encouraged by the strong reception that the 'Vision' has received both within the borough and beyond. In particular, it has welcomed the positive response from the London Mayor and it is using the 'Vision' as a powerful tool to secure the additional investment in infrastructure improvements that is needed to deliver it.

6. The strategic transport interventions necessary in Havering

6.1 Whilst the Council is committed to delivering measures in the short to medium term to tackle some of these challenges which will involve continued delivery in transport priorities through the Local Implementation Plan programme (and other funding mechanisms), significant major transport interventions are needed to support the substantial growth expected in Havering.

6.2 Ensuring good quality access to jobs and opportunities, and the provision of fast and accessible transport links is a key component of the new Havering *Vision.* However radical change in Havering requires partnership working with a number of stakeholders including both the GLA and Transport for London.

- ***North –South connectivity improvements from light rail / tram proposals***

6.3 Whilst east west links are considered very good in Havering, travelling between the north and south of the borough can at times be challenging. With an additional 17,550 dwellings expected to be delivered through the lifetime of the Local Plan, more reliable, frequent public transport connectivity is needed.

6.4 Whilst the Council has, and will continue to lobby for improved public transport connections in the form of new and improved bus links, securing rapid transit infrastructure such as tram services will be critical to support the expected growth in Havering and its future development.

6.5 The Council has commissioned a high level feasibility study that will examine the benefits/risks of providing such a service, the potential route alignments that could be considered, cost, key deliveries and potential impacts.

- ***Reconfiguring Gallows Corner***

6.6 Gallows Corner is a major roundabout junction located in Havering. The roundabout comprises a busy five arm junction which links the A12 Eastern Avenue and A12 Colchester Road with the A127 Southend Arterial Road, A118 Main Road and Straight Road.

6.7 A two-way flyover structure passes over this roundabout. The flyover was erected in the 1970's. It was built to carry traffic between the A127 Southend Arterial Road and the A12 (Eastern Avenue) into London.

6.8 The Gallows Corner junction (including the flyover and the arterial roads to/from it) is the responsibility of Transport for London (TfL). Because of this, the Council has no control over its funding, management, operation or maintenance.

6.9 There is significant congestion at the roundabout and flyover and on the approaches to it, particularly at peak periods, and occasionally, when there are disruptions on the wider strategic road network (e.g. on the M25).

6.10 For a number of years, Havering has lobbied TfL to improve traffic flow and address safety concerns. Concerns have also been raised about the appearance of the junction and that it forms an unsatisfactory 'gateway' into Havering, as it forms an important approach to Romford.

6.11 TfL recently consulted on proposals for a series of minor safety improvements to the roundabout at this junction. Whilst the Council has expressed support for these proposals in terms of addressing accident rates, in traffic flow terms the proposals do not go anywhere far enough and the Council has requested further work be carried out looking at options for reducing congestion here.

6.12 Havering will continue to put pressure on the Mayor, GLA and TfL for further feasibility work to be carried out looking at options for reducing congestion around Gallows Corner.

- ***A127 Growth Corridor***

6.13 The A127 forms part of the TLRN within Havering stretching from Gallows Corner junction to Junction 29 of the M25. Outside the GLA boundary the A127 falls under the responsibility of Essex County Council and Southend Borough Council. Havering has been in discussions with Essex County Council about the potential for joint working looking at the A127 corridor in its entirety. Further discussions will continue between TfL, Havering and Essex County Council over the next few months.

- ***Romford Ring Road***

6.14 The Romford Ring Road is perceived as a barrier to accessing the town centre. It also gets heavily congested, particularly at the weekend with shoppers trying to access one of the main car parks in the town centre. The Romford Housing Zone is set to be developed inside of the Ring Road (Bridge Close) and the prospect of tunneling the western section of it opens up the possibility of extending the Housing Zone westwards whilst at the same time improving access to the town centre for pedestrians.

- ***River crossings***

6.15 Havering is supportive in principle of additional river crossings across east London and is committed to working with its neighboring boroughs including London Borough of Bexley to ensure the borough is well placed to benefit from further east London Crossing proposals.

6.16 Havering will be working closely with Highways England and other partners following the recent announcement from Highways England on its preferred option and route for a new Lower Thames Crossing. Havering will wish to ensure that any adverse impacts from the preferred route are suitably mitigated against and that residential amenity is maintained and adverse visual impact is minimised.

- ***Station Aspirations***

6.17 As part of funding (£1.4m) the Council has received to improve the public realm outside Romford Station (Crossrail Complimentary Measures) the Council is working closely with both Crossrail, and TfL London Buses on improvements to the public realm surrounding both sides of the station.

6.18 Havering's Approved Local Implementation Plan (April 2012) sets out Havering's key aspirations for the rail network which include the need for a southern entrance at Romford Station. The Council has been working closely with Crossrail and Network Rail lobbying for a southern entrance because of the busy bus interchange on the south side of Romford Station with buses.

6.19 Delivering a new station at Beam Park is progressing and Network Rail are currently going through the Governance for Railway Investment Projects (GRIP) process. It is currently anticipated that Beam Park Station will be open by 2020.

6.20 In recent years the Council has lobbied both in consultation responses and directly to Network Rail/Train Operating Companies for "fast" trains stopping at Romford during the peaks and for additional capacity (both in terms of frequency and train lengthening) on the Essex Thameside mainline.

6.21 These aspirations were raised in Havering's Officer response to the Network Rail Anglia Route Study, a document produced by Network Rail considering the implications of growth in demand on the railway over a 30 year period up to the year 2043. The Council will continue to lobby for such improvements with the relevant train operating company and Network Rail in the future.

7. Conclusion

7.1 This paper has set out the transport context for Havering as it currently stands, and highlight some of the key challenges that will need to be addressed over the next 15 years and beyond in order to support the growth expected in the borough during that period.

7.2 It is clear that many of these challenges do not just affect Havering but are far more strategic and will need to be addressed at a sub-regional level requiring collaborative working and engagement with neighbouring authorities as well as organisations that are responsible for much of the transport infrastructure within Havering.

7.3 Havering will continue to work with relevant transport providers, neighbouring local authorities and regional transport bodies to address these challenges.

Appendices to Transport Position Paper

Content Page

Appendix A – Policy Context

Setting out national, sub regional and local policy guidance that support the transport evidence base.

Appendix B – Transport responsibilities in Havering

Table setting out in broad terms Havering's transport network and responsibilities

Appendix C – Current Transport provision in Havering

This section sets out the transport context for Havering at a national, sub regional and local level.

Appendix D – Havering Transport Network

Transport provision in Havering in table format.

Appendix E – What is Havering already doing to address the Transport challenges

This section sets out the work the Council is currently undertaking to address some of the transport challenges identified within the Transport Topic Paper.

Appendix F – Transport Evidence References

A table setting out details of key transport evidence documents together with a description for each document.

Appendix A – Policy Context

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Governments Planning Policies for England and provides details on how these policies are expected to be applied. It contains a set of Core planning principles which includes to *"actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable…."*. The NPPF was first published in March 2012.

London Plan and Mayor's Transport Strategy:

The London Plan (2015) sets out the Mayor's overarching strategic land use planning priorities and policies for London. It sets the overall context for most, if not all, of the Council's own strategies.

The **London Plan** has six overarching objectives including one with a transport focus to deliver this vision:

'A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities, with an efficient and effective transport system which places more emphasis on walking and cycling and making better use of the Thames, and supports delivery of all the objectives of this plan"

The **Mayor's Transport Strategy** (MTS) interprets the Mayor's London Plan transport vision and details how he and his partners will deliver the plan over the next 15 years.

The MTS is a key part of the Mayor's strategic policy framework to support and shape London's social and economic development. It sits alongside his other key documents such as his Economic Development Strategy and his Housing Strategy.

Local Implementation Plan (LIP)

Section 145 of the GLA Act 1999 requires each London borough to produce a Local Implementation Plan (LIP) setting out how it intends to contribute towards the implementation of the Mayor's Transport Strategy. A LIP must detail the specific interventions and schemes intended to contribute towards meeting the MTS goals, challenges and opportunities as well as outlining the borough's local transport objectives. Havering's Local Implementation Plan was approved by the Mayor in 2012.

Boroughs have also been required to produce Three Year Delivery Plans to set out how the Council intends to spend its LIP Funding Allocations that it receives from the

Mayor and the progress it intends to make in delivering on the Mayor's targets and objectives over a three year period.

Sub Regional Strategy Documents

Havering has also been involved in the development of several sub regional transport strategies, working closely with both the Greater London Authority (GLA), and Transport for London (TfL) and neighbouring boroughs. These have included the London Riverside Opportunity Area Planning Framework (supplementary planning guidance to the London Plan) and TfL's Sub Regional Transport Plan for the East.

Part of the GLA's evidence base work for developing the London Riverside Opportunity Area Planning Framework involved preparing a Transport Strategy (Chapter 4 of the OAPF). The study was developed to identify a package of measures required to support the levels of development proposed in the London Riverside OAPF by considering the challenges arising today and in the future.

To help inform the Transport Strategy, a Development Capacity Study was carried out in order to understand in more detail the capacity for new homes and jobs in the London Riverside OA on the transport network.

In early 2016 Havering Council produced a Policy Framework titled the Rainham and Beam Park Planning Framework. The framework covers the historic heart of Rainham and extends westwards to include land along the A1306 New Road corridor.

In April 2016 TfL published its East and South East London Transport Options Study (ELTOS). The study identified a number of challenges that would need to be addressed once all East and South East London growth areas have been developed (including the London Riverside Opportunity Area). This work is ongoing and Havering continues to work with TfL as the ELTOS work is progressed further.

Network Rail is responsible for capacity improvements on the rail network. They have recently published the Anglia Route Study.

The Route Study sets out a vision for the next 30 years (up to 2043) of a much busier railway, with investment enabling faster more frequent and more reliable journeys. The study essentially presents choices for funders to meet this future demand.

Further information on the Networks Rail plan to accommodate future passenger growth can be found on the following link: Anglia Route Study.

Appendix B - Transport responsibilities in Havering

The table below sets out the transport network within Havering together with the organisation responsible for operating and Maintaining that particular piece of transport infrastructure.

Havering's Transport Network	Responsibility
Great Eastern Mainline (GEML)	Abellio Greater Anglia (trains) Network Rail (track)
London Liverpool Street – Shenfield TfL Rail Services (GEML Inner)	TfL Rail (trains) Network Rail (track)
Essex Thameside Line	C2c National Express (trains) Network Rail (track)
Romford to Upminster "Push n Pull"	London Overground Rail Operations Limited (LOROL) - Network Rail (track)
District Line	TfL London Underground (trains and track)
London Buses Network	TfL London Buses (route planning) bus companies (operating routes)
A12,A13,A127 (TLRN)	Transport for London (TfL)
M25	Highways England (HE) but contracted out to Connect Plus M25 Limited under DBFO
Strategic Road Network (SRN)	London Borough of Havering
Minor roads in Havering	London Borough of Havering
Traffic signals	Transport for London (TfL)

Appendix C - Current transport provision in Havering

- **National and International Links**

Havering has good access to the rest of London, Essex, Kent, and the rest of the South East via its strategic transport connections and routes.

These include road links such as the M25, A12, A13 and A127 and rail links such as the Great Eastern Mainline railway (GEML), Essex Thameside line, and the London Underground District Line.

Havering has good road links to Kent and the Channel ports via the M25 and the Dartford Crossing and to the major ports of Felixstowe and Harwich which provide further links to Europe and beyond. The A13 provides access to the DP World London Gateway Port as well as Tilbury Docks.

There is good access to Europe and international destinations through London City and London Stansted airports. The extension of the Docklands Light Railway (DLR) to London City from existing DLR stations has improved the connections for Havering residents which can be made by changing at Stratford and then at West Ham on the Jubilee underground line. Road connections to Stansted are direct via M25 and M11.

- **Sub-regional and Regional Links**

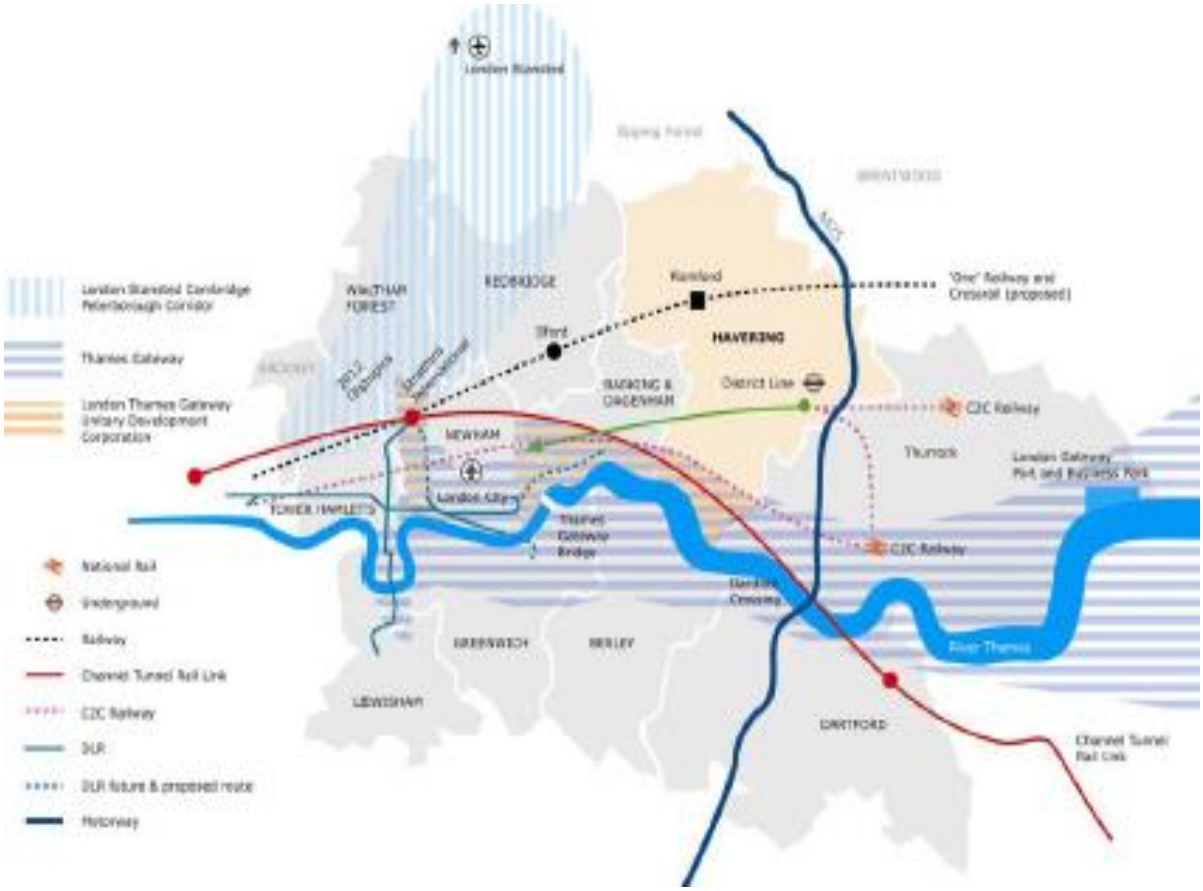
The M25 provides London-wide and regional links for Havering's residents and businesses (and is also part of the national strategic network). This is managed by Highways England (HE)

Road access to the rest of London and the Thames Gateway is also provided by A12, A13 and A127 which form part of the Transport for London Road Network (TLRN). TLRN routes facilitate access to Havering's business, education and residential areas from other areas of London, Essex, and Kent. Once outside of the GLA boundary, the A12 is the responsibility of Highways England, whilst the operation and maintenance of the A127 falls under the responsibility of Essex County Council and Southend Borough Council. Outside the GLA boundary, various sections of the A13 fall under the responsibility of Highways England, Essex County Council, and also Southend and Thurrock Borough Councils (as respective unitary authorities).

Havering has two Mainline railway lines operating through it. The Great Eastern Mainline (London Liverpool Street - Norwich) and the Essex Thameside Line (London Fenchurch Street – Shoeburyness).

Romford Station is operated by TfL Rail. Romford is currently served by National Rail through "fast" off peak services along the Great Eastern Mainline providing access into London Liverpool Street as well as out into Essex (Clacton and Southend). TfL Rail "Metro" services operate between London Liverpool Street and Shenfield in Essex stopping at Romford, Gidea Park and Harold Wood stations in Havering.

Shenfield is a key interchange for both people who live as well as work in Havering where passengers can interchange during the peaks to travel into Havering.



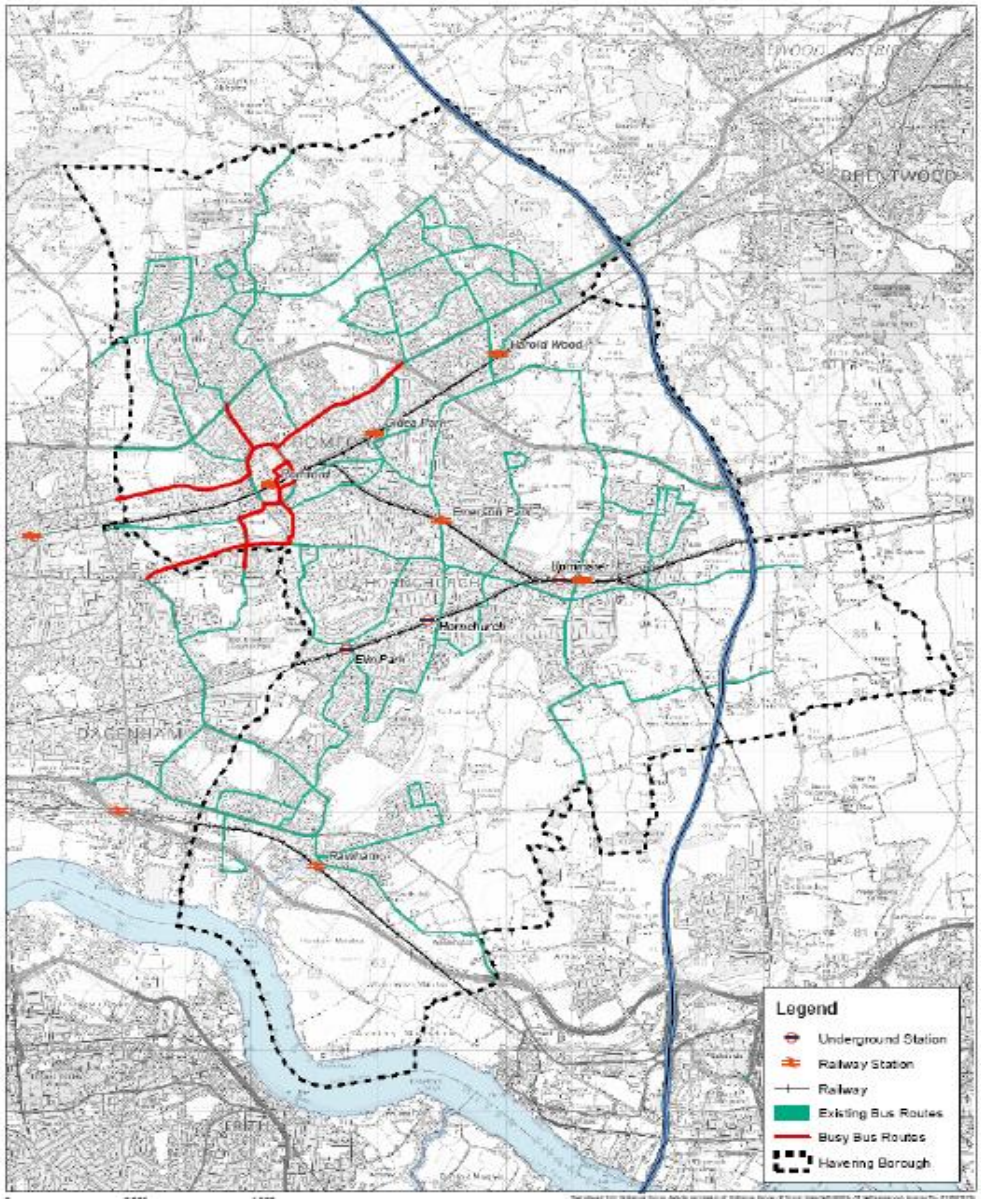
Source: Havering Approved Local Implementation Plan 2012.

Crossrail is a new regional east-west railway line under construction and scheduled to open in 2019. It will connect Heathrow, Reading and Maidenhead with Essex and South London by means of tunnels beneath Central London. The eastern branch (north of River Thames) will run from Shenfield in Essex through the three Havering stations of Harold Wood, Gidea Park, and Romford to London Liverpool Street. The other eastern branch (south of River Thames) will run from Abbey Wood via Canary Wharf.

- **<u>Local Links</u>**
  - Roads

Havering's public highway network consists of 33km of Principal Roads, 117km of Classified Roads and 439km of Unclassified Roads. There are approximately 1,106km of footways, 21,000 street lights, over 100 bridges and structures, 25,000

road gullies and 21,000 street trees. All these roads and facilities are managed and maintained by the Council. A number of Havering's District Centres are connected by Havering's Strategic Road Network (SRN). These are effectively the "A" roads within the borough that are not part of the TLRN. A map below shows Havering's Local Road Network.



Source: Havering Approved Local Implementation Plan 2012

- Rail

Connections to local surface level trains are provided by stations at Romford, Harold Wood, Gidea Park, Emerson Park, Upminster and Rainham. There is access to Underground services (District Line) at Hornchurch, Upminster Bridge, Elm Park and Upminster. Only the surface line between Romford and Upminster (London Overground) provides a form of a north south rail connection in the borough.

London Overground now operates the Romford to Upminster “Push n Pull” line providing passengers with the opportunity to travel into Central London on the London Underground District line or on national rail on the Essex Thameside line from Upminster Station.

- Freight

The road network is the primary freight network in Havering although freight traffic also operates on both the Great Eastern Mainline and Essex Thameside line, the latter of which support freight movements to/from the London Gateway port.

There are no major road freight terminals within Havering although there are container depots in Thurrock and Dagenham located on the A13 trunk road.

The River Thames also has a freight role and has two active wharves (Phoenix Wharf and Halfway Wharf (safeguarded). In 2011 TfL consulted on proposals to retain the safeguarding at Halfway Wharf because of the potential for it to be used more in the future for cargo, but to release Phoenix Wharf from its safeguarding because it was no longer suitable for operation as an active wharf due to its lack of suitable jetty infrastructure.

Most freight traffic comprises deliveries / collections linked to the main employment areas around Romford and in the south of the borough at London Riverside. Servicing for shops (particularly for Romford) also generates a considerable number of deliveries.

- Bus

The rail services (above) are complemented by bus routes and services to the various residential, employment, education and leisure activities and key destinations.

Havering is served by more than 30 bus routes including several dedicated school bus routes which provide morning and late afternoon journeys to schools in the borough.

Romford is the major destination and most routes provide good links to its railway station in the town centre to enable direct rail access into London Liverpool Street railway station, and central London, with subsequent connections to regional and national destinations beyond.

Buses also stop at Newbury Park (LB Redbridge) where passengers can transfer onto the London Underground Central Line and to Upminster Station where passengers can interchange and travel onto the District line into central London or the Essex Thameside railway line.

Bus services to/from the Rainham area and Beam Park area are not as extensive as in then the Strategic Development Areas of Romford with the main routes being the 103, 165, 174, 287, 365, and 372.

- Taxicard and Freedom Pass and Dial a Ride

Havering supports the Freedom Pass scheme to enable older people to make use of bus and train services free of charge at specified times and on specified routes.

Havering also supports the London-wide 'Taxi-card' scheme which provides for people with severe mobility problems to have their use of taxis for a specified number of trips each year, and the 'Dial a Ride' scheme to assist people with less mobility. Dial a Ride is operated by TfL whilst Taxicard is administered by London Councils on the behalf of London Boroughs and TfL.

PTAL Levels in Havering

Transport for London (TfL) have prepared a Public Transport Accessibility Levels (PTAL) Map for Havering using a 2011 base. The PTAL measure was produced by Transport for London and TfL's Transport Connectivity Assessment Guide explains that a PTAL measurement rates a selected place based on how well connected it is to public transport. The Transport Connectivity Assessment Guide lists a number of factors that are considered when measuring PTAL including, waiting times at stations, proximity to major rail stations, and frequency of services. PTAL measures do not however cover trips by car. According to TfL's latest Travel in London Report, modal share of trips made by car in Havering are the second highest in London so the process of measuring PTAL levels may not accurately reflect the picture within Havering given its high level of car ownership.

As the map shows, whilst Romford has the highest PTAL rating in the borough, other centres in the borough also have favourable PTAL ratings, particularly Hornchurch and Upminster which is largely due to the London Underground line providing District Line services to both Hornchurch and Upminster, and Upminster also benefiting from C2C services operating on the Essex Thameside line and a London Overground connection to Romford. Parts of the borough with the lowest PTAL ratings currently include Collier Row, Harold Hill and Rainham. TfL has also produced PTAL forecasts for 2021 and 2031 respectively.

Appendix D – Havering Transport Network

Level	Key Origins / Destinations	Multi-Modal Transport Corridors	Interchanges between Networks
International	-	-	-
National	Romford, London Riverside including Rainham, Wennington and Aveley Marshes	**Rail –** Great Eastern Mainline, Essex Thameside **Road -** M25, A12, A13, A127	**Railway stations** - Romford and Upminster Stations **Road junctions** - Junctions 28 to 30 of M25 with A12, A127 and A13 of the Trunk Road network
London-Wide	**Opportunity Areas -** London Riverside (including Beam Reach, Beam Park, and Rainham West) **Key origin/destination** - Romford	**Rail –** Great Eastern Mainline, Essex Thameside, London Underground District Line **Terminus (London Underground District Line) -** Upminster **Road -** A12, A13, A127,	**Railway stations** - Romford, Rainham and Upminster stations
Sub-Region - East	**Metropolitan town centre -** Romford **Major Shopping Centres -**Romford **Key sub-regional facilities and services -** Havering College campuses, CEME, Queen's Hospital, St Georges Hospital, Queens Theatre, Fairkytes Arts Centre, Central Library, Ice Rink, and Rainham, Wennington and Aveley Marshes **Key employment areas** – Romford Town Centre and London Riverside and south Hornchurch	**Sub-regional strategic transport corridors and services:** **TLRN -** A12, A13, A127, **Major borough roads (SRN) -** Romford Ring Road, A124, A125, and A1306 **Bus Corridors –** Numerous routes serving neighbouring boroughs and night buses into central London **Underground -** District Line **Cycling Corridors -** Ingrebourne Way, Rainham to Purfleet Path, LCN routes **Cross borough -** Public rights of way and informal walking and cycling routes in urban areas and countryside	**Railway stations -** Romford, Upminster and Rainham **Underground -** Elm Park, Hornchurch, Upminster Bridge and Upminster **Bus interchanges -** Romford **Major road junctions:** Gallows Corner , Romford Ring Road.
Local	**Local Town Centres -** Collier Row, Elm Park, Harold Hill, Harold Wood, Hornchurch, Upminster and Rainham Village **Residential Areas** **Major Employers -** Private and public sector employment in town centres and key employment areas **Local facilities and services** **Places to work** – various	**Local transport corridors and services:** **Roads and Streets** – Key local road corridors between Havering's town centres[1] **Bus Routes –** Numerous bus routes **Borough:** Public rights of way and informal walking and cycling routes in urban areas and countryside	**Local road junctions -** all local **Bus stops** – 665 bus stops located on borough operated roads. 95% of Havering bus stops were fully accessible by the end of 2016/17 financial year.

Source: Adapted from Havering Approved Local Implementation Plan 2012

Appendix E - What is Havering already doing to tackle current and future challenges?

Improved bus services

Due to responsibility for operation and management of the bus network being under the jurisdiction of Transport for London (TfL), the Council works closely with TfL on all bus related matters. This includes the delivery of improved bus infrastructure, new routes, and increased capacity/frequency of routes.

The Council regularly meets the TfL London Buses Network Development team to discuss the improvements required to support the Rainham and Beam Park Housing Zone and Beam Park Station.

The Borough and TfL London Buses will continue to engage on the future development of bus routes in the Rainham and Beam Park area in order to improve bus access and provision.

- Queens and Harold Hill Bus Reviews

In recent years, the Council has been working hard with the Barking Havering and Redbridge University Hospital NHS Trust (BHURT) as well as TfL London Buses to improve access by bus. Since the Hospital opened in 2007, the number of bus routes serving it has increased from 4 to 9 (as well as a community bus service) improving access to Queens from Brentwood in Essex, as well as neighbouring boroughs. Further details of the bus routes that operate to/from Queens can be found at the following link: Queens Hospital Bus Routes .

Havering has also commissioned some feasibility work looking at options for improving capacity at the bus interchange (including an additional bus stop) at Queens Hospital to support lobbying for additional services being routed into Queens.

Earlier in 2016, TfL undertook a review of bus services in the Harold Wood/Harold Hill area of the borough, the result of which were a series of recommendations for increasing the capacity on some of the existing route corridors (174, 256 and 294) operating in the Harold Wood/Harold Hill region to support the anticipated increase in passenger numbers resulting from Crossrail. The review also recommended a new route operating from Harold Wood Station to Harold Hill. It should be stressed that these are recommendations at this stage and no funding has been secured to date for any of these recommendations. Further information on these recommendations and the bus review itself can be found here Harold Hill Bus Review.

Whilst it should be recognised that TfL London Buses are responsible for the tendering of contracts for bus routes to operators, delivering new and amended bus routes, bus capacity and bus frequency, the Council will continue to lobby TfL London Buses for further improvements.

Local Implementation Plan Delivery Programme.

Each year Havering receives around £3million that can be spent on projects and schemes that assist with delivering the Mayor's Transport Strategy in Havering and also contribute to Havering's own objectives and targets that are set out within Havering's Local Implementation Plan.

Each year Havering's LIP Programme delivers a variety of projects to assist with supporting regeneration being delivered across the borough, smoothing traffic flow, providing Havering residents with options to travel more sustainably including walking, cycling and bus stop accessibility, as well as tackling air quality.

Havering's annual LIP programme consistently includes a package of measures targeted at the choices that people make about travelling and supports projects, schemes and campaigns to reduce car use in Havering. The benefits, in line with Council policies aims to improve air quality, reduce congestion, improve the health and wellbeing of residents and improve road safety in the Borough.

Through the Council's Borough Cycling Programme, in recent years Havering has delivered an annual cycle parking programme which has resulted in significant investment in cycle parking provision in Havering's town centres, particular Romford and Upminster.

Havering is having discussions with TfL looking at submitting an application later this year under the new "Liveable Neighbourhoods" branding (replacing TfL's Major Schemes programme) for a scheme to improve access to Romford town centre.

In recent years Havering has been very successful in receiving "in year" funding from TfL to supplement its annual LIP Programmes. This has included receiving over £2.5m over the last four financial years for Bus Stop Accessibility Improvements (improving bus punctuality), over £500k for cycling initiatives, and £4.1 million for improvements around rail stations in the borough to support the Crossrail project and make these stations more accessible.

"Soft" Measures

Whilst the Council invests significant levels of funding through its Local Implementation Plan on physical infrastructure measures that encourage modal shift and smooth traffic flows, a substantial element of LIP Funding is also spent on "soft" measures that are delivered across the borough focussed on behaviour change and presenting alternative options to the car. These measures are educational initiatives often delivered in schools, to businesses and other community groups. The aim of delivering such measures is to encourage people to walk cycle or use public transport to/from their destination and ultimately see a reduction in journeys by private vehicle.

- Travel Planning

The Education and Inspections Act 2006 places a duty on local authorities to promote sustainable travel for journeys to/from and between schools and educational institutions.

This duty can be met through a borough's School Travel Plan programme and STARS (Sustainable Travel, Active, Responsible, Safe) accreditation scheme.

A School Travel Plan (STP) is a package of measures aimed at reducing car use and improving safety on the journey to / from school.

TfL encourage boroughs to promote and support these initiatives through their annual Local Implementation Plan (LIP) programmes.

Before school travel plans were fully embedded in Havering, in 2009 the percentage of journeys to school by car in Havering was 39%, by 2016 this had reduced to 20%.

Every school (88) in Havering has an approved School Travel Plan and many of them (58) are very actively using them to encourage active, safe, and sustainable travel.

As part of the Planning Application process, Developers will be required to produce a Travel Plan. Havering's Smarter Travel Team will seek early engagement with prospective developers prior to Planning Applications being submitted to ensure that the new developments include active travel opportunities for residents such as walking and cycling, and that promote alternatives to the car. Havering would seek to monitor and review Travel Plans that are produced for substantial developments to ensure that modal shift targets are being delivered.

- Business Engagement

Whilst Havering works very closely with schools in encouraging sustainable travel by pupils and parents, LIP funding is also used to engage with local businesses, contributing to the Council's business growth agenda.

Officers are now engaging with local businesses who wish to explore the role they could have in improving air quality, reduce the impacts of travel on their bottom line, and improve the health of their staff and the environment. One such opportunity businesses can now take up is to apply for a "grant" from Havering using TfL LIP funding which can be used to deliver initiatives to encourage staff to travel to and from work more sustainably.

2015 saw Havering launch its Business Packs. The aim of the business packs is to raise awareness of Smarter Travel initiatives available to businesses and provides the Council with an opportunity to engage with those businesses who wish to discuss and explore further any smarter travel opportunities.

Tackling poor Air Quality

Havering is developing an Air Quality Action Plan. This is being produced as part of the Council's duty to the London Local Air Quality Management (LLAQM). It outlines the actions the Council will take to improve Air Quality within Havering between January 2017 and September 2022.

In March 2016 Havering formally launched an Air Quality Campaign "Miles the Mole" across the borough. This campaign is designed to raise awareness of air quality issues amongst people who live and work in the borough and to provide advice as to what people can do to help to improve local air quality. To date this campaign has bene very well received both by the GLA and TfL who are keen to explore way in which it may be able to be offered out to other London Boroughs. There has also been interest in the campaign by authorities outside of London.

Havering is located within the Mayor's Low Emission Zone which is a zone that prohibits certain vehicles that do not meet certain emissions standards from entering the zone unless they pay a charge. Further details of the Mayor's Low Emission Zone and what the Mayor is looking to do to tackle air quality across London can be found at the following link - Air Quality .

Appendix F - Transport Evidence References

Document	Description
London Riverside Opportunity Area Planning Framework - Transport Strategy	The Transport Strategy section of the London Riverside OAPF sets out the transport challenges for the London Riverside region, and improvements required to tackle these challenges.
London Riverside OAPF Development Capacity Study (2011)	The GLA's Development Capacity Study (which supports the London Riverside OAPF Transport Strategy) looks at the impact that population and employment growth in the London Riverside OA will have on the transport network, both the highway network and Public Transport. The Study also sets out a series of options for solutions to tackle some of the issues highlighted within the capacity study.
East and South East Sub Regional Transport Plan	The sub-regional plan for East and South-East London reviews population and employment growth and identified areas where the transport network will have to change to cope with future growth in the sub region.
East and South East London Transport Options Study	The ELTOS study sets out the challenges for accommodating further growth in east and south east London on the public transport network and considers three packages public transport improvement schemes to help to meet these challenges.
Anglia Route Study	The Anglia Route Study identifies key corridors and highlights expected increases in passenger and freight flows, proposing options to meet this demand up to 2042
Approved Havering Local Implementation Plan (2012)	Sets out how Havering will implement the Mayors Transport Strategy at a local level over the next 20 years up to 2031. This document sets out a series of borough transport objectives and interventions for how it will deliver on these objectives and Mayoral priorities and targets.
Rainham and Beam Park Planning Framework	The framework covers the historic heart of Rainham and extends westwards to include land along the A1306 corridor. The Planning Framework provides a comprehensive and flexible

	plan for the Rainham and Beam Park area. Section 4.5 of the Planning Framework sets out the Councils Vision for transport within the Rainham and Beam Park area.
Travel in London Report 9	Sets out information concerning transport modes in London including, expected trends in 2025 and the challenges that will need to be tackled in the future. Modal shift data per borough is also provided.
Infrastructure Delivery Plan 2050 - Transport Supporting Paper	This paper sets out the potential transport elements of the Mayor's 2050 Infrastructure Delivery Plan and the implications for transport of the forecast for employment and population growth to 2050.
Bus Network Development Papers - Queens Hospital and Harold Hill • Review of bus services in Harold Hill • Review of bus access to Queen's and King Georges Hospitals	TfL have undertaken two bus review studies in Havering. One has looked at expected future demand for improved bus services to Queens Hospital and King Georges Hospital (in Redbridge). TfL have also undertaken a review of bus services in the Harold Wood/Harold Hill region of the borough looking at where future demand for bus services will be required and future links to Harold Wood station which will provide passengers with an interchange onto Crossrail.
PTAL Ratings	Public Transport Accessibility Levels for Havering using a 2012 base as well as forecast projections for 2021 and 2031. .
Assessing transport connectivity in London	TfL document explaining how TfL measures transport connectivity in London.
Havering Strategic Modelling Technical Note	Provides out a high level analysis of the performance of the highway network and changes between a base year of 2012 and forecast year of 2031. This technical note provides information on distribution of traffic growth and locations of delays across Havering, in particular in relation to the Transport for London Road Network (TLRN).

This page is intentionally left blank

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

HAVERING STRATEGIC MODELLING TECHNICAL NOTE 2016

Transport for London

Havering Strategic Modelling Technical Note

October 2016

1. Introduction and Objectives

This note provides a high level analysis of the network performance and changes between the base year 2012 and forecast year 2031 LoHAM (London Highway Assignment Model). Although LoHAM is a London-wide strategic model, the analysis focuses on traffic issues in and around the London Borough of Havering.

LoHAM is a detailed highway assignment model developed by TfL which represents traffic flows and congestion across the whole of the Greater London area and extending beyond the M25 boundary. LoHAM is used to provide the means for assessing strategic infrastructure and development impacts across London.

The LoHAM model employs the SATURN (Simulation and Assignment of Traffic to Urban Road Networks) modelling software package which allows detailed modelling of congestion in urban areas. SATURN is a suite of flexible network analysis programs developed at the Institute for Transport Studies, University of Leeds and distributed by Atkins Limited since 1982.

The base year models, developed for AM and PM peak hours and an average Inter Peak hour are fully calibrated representations of traffic flows and conditions across the modelled area. The models are calibrated to 2012 count data and traffic movements and validated to exacting standards against a large number of observed journey times for routes across the network. The 2012 models serve as bases for the development of 2031 forecast year (Reference Case) models with trip growth controlled to LTS (London Transport Study) trip levels, taking account of changes between base and forecast zonal level trip ends and the inclusion of all committed and funded highway schemes.

The analysis of the strategic highway modelling presented here was undertaken by the Strategic Analysis team within TfL Group Planning on behalf of the London Borough of Havering. The overall objective was to provide information about the network based plots which show distributions of traffic growth and the locations of major delays across Havering, in particular for the major A12 and A127 trunk roads and the A13 in the south of the borough.

This note describes the analysis of the Base 2012 and forecast year 2031 for AM, Inter peak and PM peak hours.

2. LoHAM background Demand Growth

Reference Case Demand matrices were developed using the CHAMP (Cube to HAM Process) process to apply, at zone level, changes in LTS 7.0 demand between the 2012 Base Year and the relevant Reference case year (2031). CHAMP is a calculation process which derives the incremental demand growth between the LTS base and forecast year. CHAMP then applies this incremental growth to the LoHAM base year to create a LoHAM forecast model. The LTS matrices included specific major developments but control of trip totals was applied to wider areas. The 2012 demand matrices were used to pivot from and corresponding to each of the periods.

LTS used the population, household and employment data from the London Plan: the hybrid borough-level projections for the GLA area, produced by the GLA. For the Annulus (the area between GLA boundaries and M25) and External (mostly outside the M25) areas, population, household and employment data was based on Department of Transport projections in TEMPRO 6.2.

Matrices are defined in Passenger Car Units (PCU) and are equivalent to one car. The matrices are one hour demand flow and formed the basis for the development of the Reference Case demand matrices for the following time periods:

- AM peak hour 8:00-09:00
- Inter peak – Average hour of 10:00-16:00
- PM peak hour 17:00-18:00

The model has five user classes factored to PCUs as follows:

1. Car (In Work Time) – PCU Factor 1
2. Car (Out of Work Time) – PCU Factor 1
3. Taxi – PCU Factor 1
4. Light Goods Vehicles (LGV) – PCU Factor 1
5. Other Goods Vehicles (OGV) – PCU Factor 2

A PCU Factor of 2 is also applied to busses.

Table 2.1 below shows the total trip origins and destinations in Havering between 2012 and 2031 Reference Case year for AM, Inter peak and PM. Growth in the totals of trip origins and destinations averages between 3.35% and 3.6% by time period, with growth in the Inter peak slightly higher than in the two peak hours. AM peak

origins and PM peak destinations show the greatest growth at 4.3% and 3.9% respectively.

Table 2.1 Origin/ Destination in Havering

	Origin				Destination			
	2012	2031	Diff	%diff	2012	2031	Diff	%diff
AM	30,898	32,218	1,319	4.3%	30,828	31,519	691	2.2%
IP	25,021	25,894	873	3.5%	25,642	26,583	942	3.7%
PM	28,805	29,611	807	2.8%	30,138	31,307	1,169	3.9%

The 'heat' maps shown in Figure 2.1 to Figure 2.7 show related information on origin and destination trip-end growth from the 2012 base year to the 2031 Reference Case for the AM, Inter peak and PM periods, but by LoHAM zone. The figures confirm that growth is generally concentrated away from Havering, but also serve to highlight the growth hot-spots around designated development areas such as Barking Riverside and North Greenwich.

Figure 2.1 Trip End Changes by LoHAM zone: AM Peak Origins 2012 to 2031

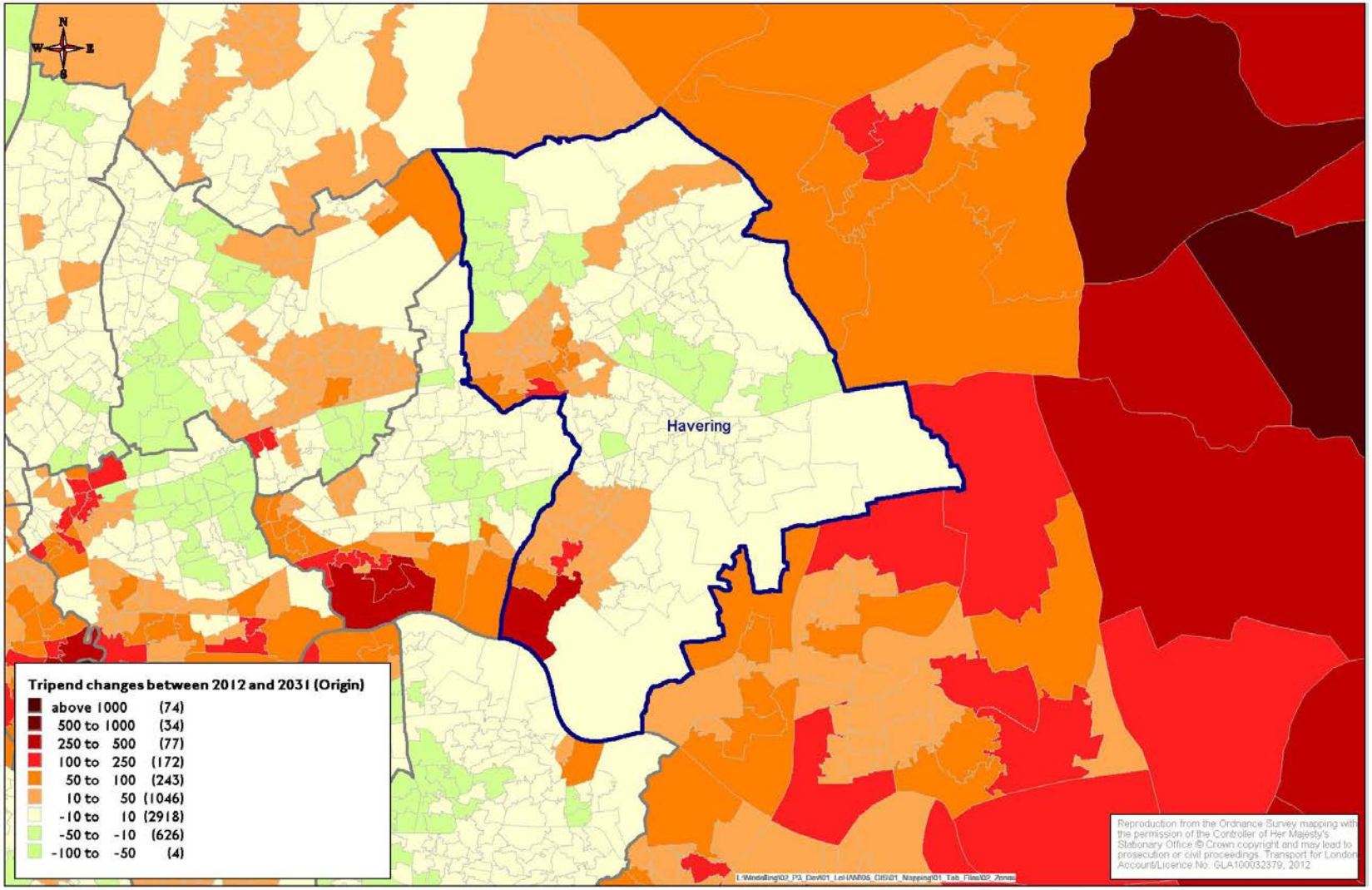


Figure 2.2 Trip End Changes by LoHAM zone: AM Peak Destinations 2012 to 2031

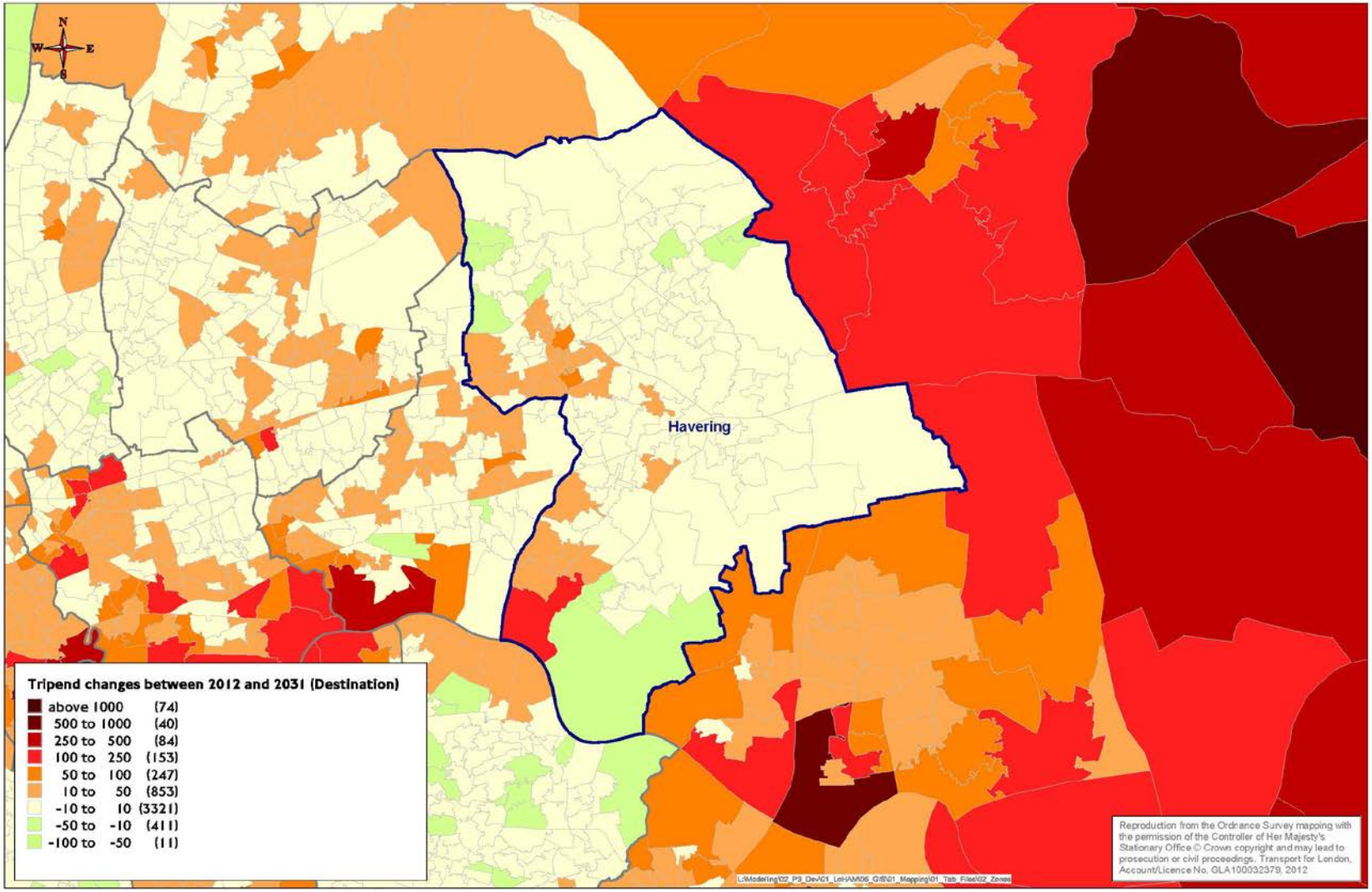


Figure 2.3 Trip End Changes by LoHAM zone: Inter Peak Origins 2012 to 2031

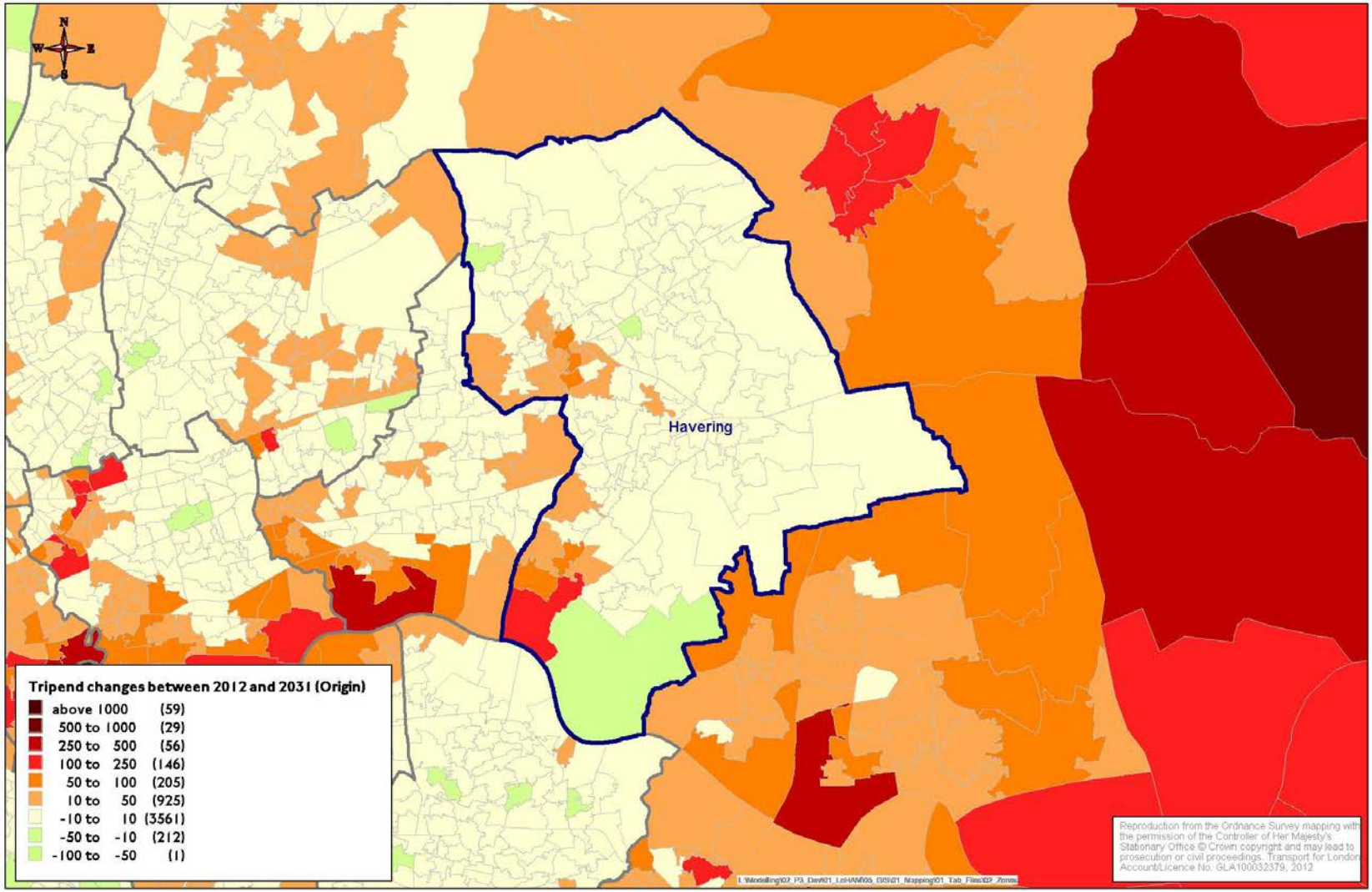


Figure 2.4 Trip End Changes by LoHAM zone: Inter Peak Destinations 2012 to 2031

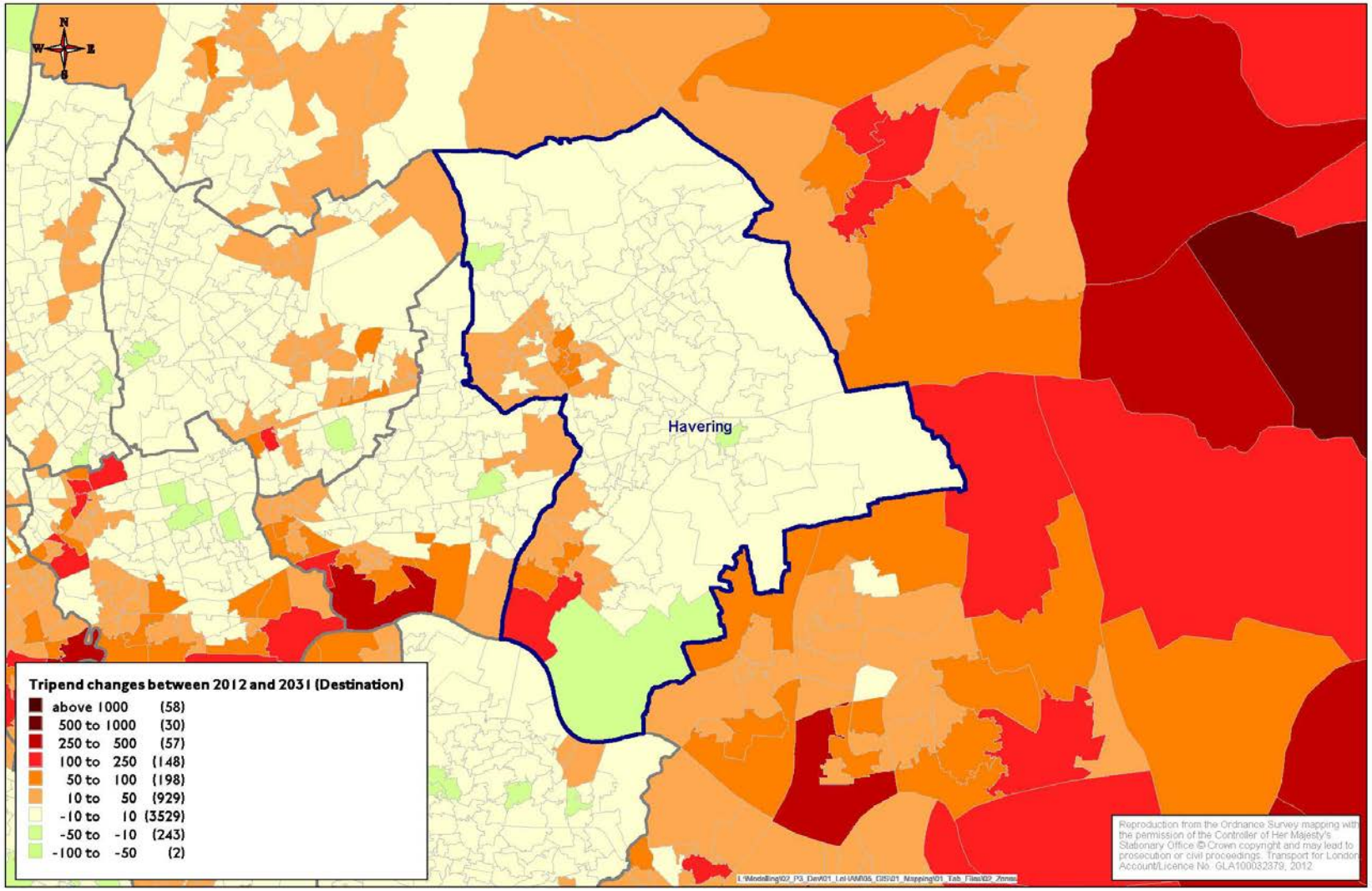


Figure 2.5 Trip End Changes by LoHAM zone: PM Peak Origins 2012 to 2031

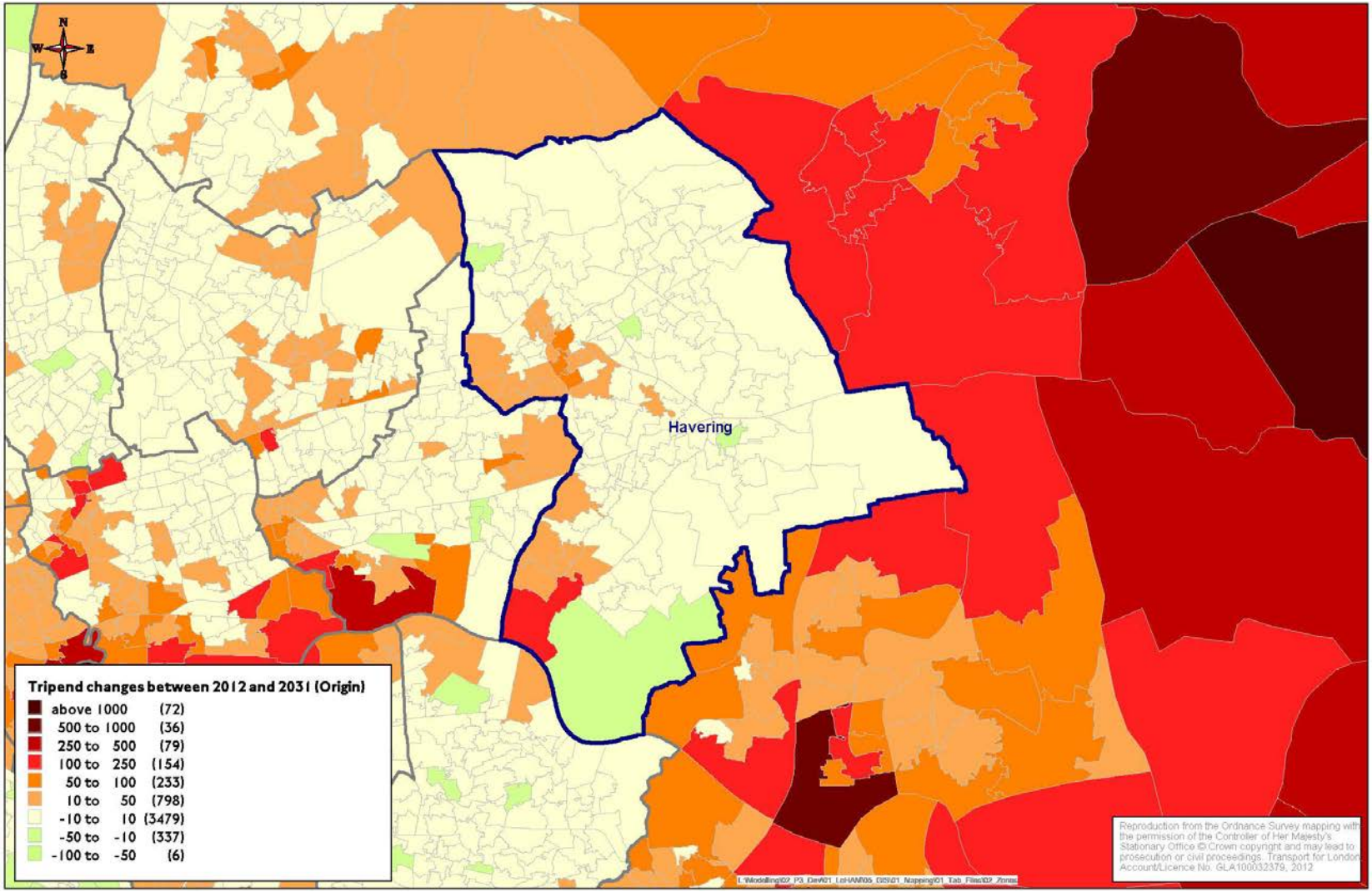
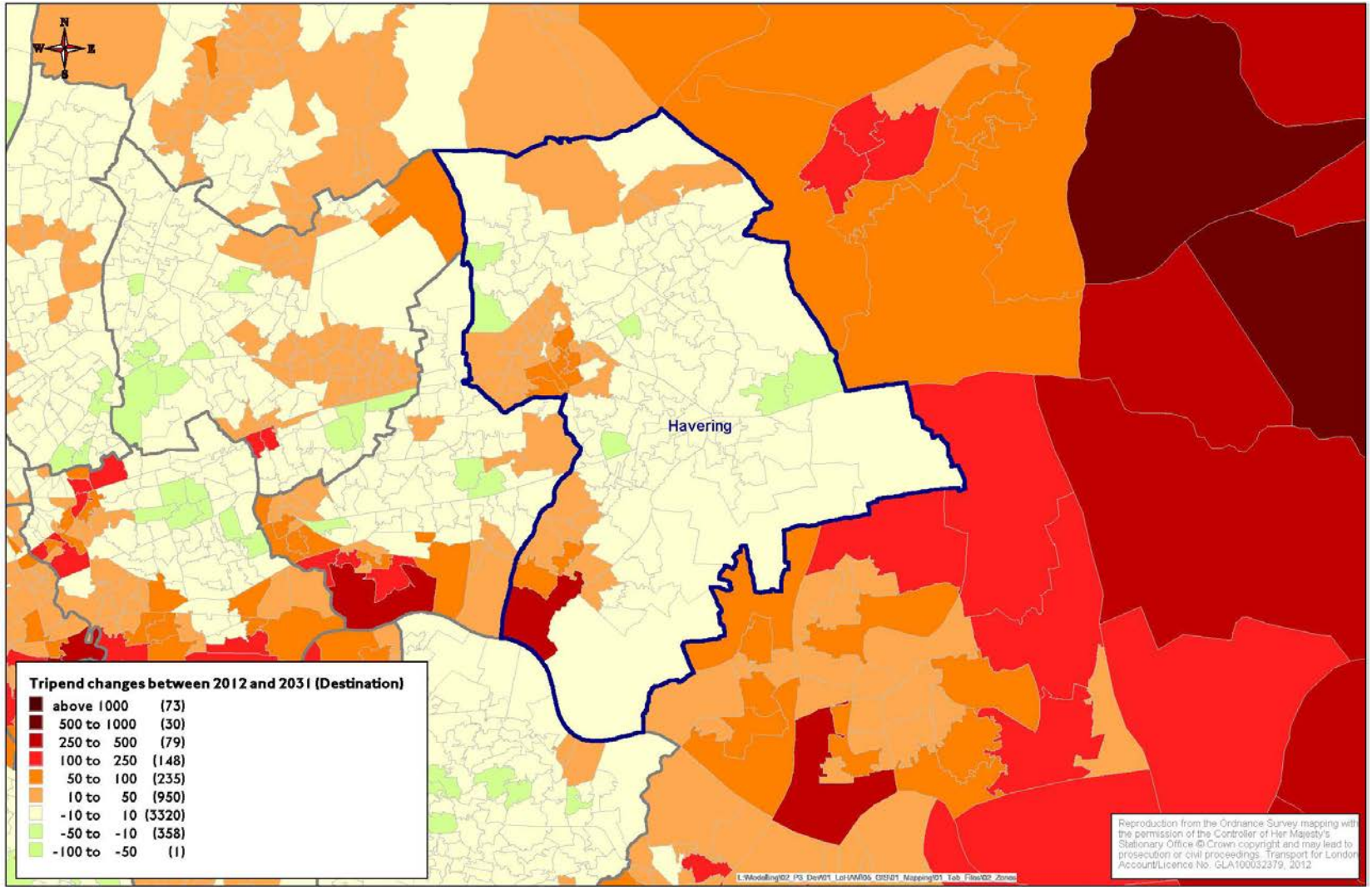


Figure 2.6 Trip End Changes by LoHAM zone: PM Peak Destinations 2012 to 2031



3. Traffic Flow Growth and Comparisons

Figure 3.1 to Figure 3.3 illustrate the change in actual flows (PCU/hour) for the AM, Inter peak and PM peak between the 2012 base year and reference case year 2031.

The green bandwidths show an increase in traffic flows between the reference case year and the base year model and the blue bandwidths show a decrease in traffic flows.

The traffic growth is most evident in outer London, the M25 and principal outer London radial corridors. In all periods, there is a significant M25 growth of traffic that occurs between the junctions 27 to 30, of typically in the range of 7% and 27 % in the AM peak, 14% to 21% in Inter peak and 15% to 33% in PM peak.

The three principle roads in Havering are the A12, A127 and A13 all providing links from M25 towards central London. The pattern of traffic growth shows increase of typically between 5% and 20% across all periods, with peak period growth being strongest against the peak directions, assuming the peak directions to be into London in the AM peak and towards the M25 in the PM Peak. This reflects a general lack of excess capacity in the peak direction in 2012.

For the AM peak, A12 traffic increases by some 13% from Gallows Corners to M25 J28, but by just 5% in the peak westbound direction. West of Gallows Corner, the A12 shows increases in flow in the order of 5% to 7% in the two directions.
On the A127 there is an increase of traffic up to 13% in the contra-peak direction from Gallows Corners to M25 J29, in contrast to the 5% increase in the peak westbound direction. Whilst peak direction flows on the A13 in the Rainham area show a near equivalent level of growth at 4%, eastbound growth is more substantial, reaching a maximum of 40%.

Increases in flow for the Inter peak are generally more balanced than for the AM peak and are typically somewhat higher, particularly in the westbound direction. The A12 from Gallows Corners to M25 J28 shows an increase of approximately 7% eastbound but a more significant 19% westbound. West of Gallows Corner, traffic flows on the A12 increase by approximately 6% to 9%. On the A127 there are increases in traffic of approximately 7% eastbound and 6% westbound, whilst the A13 shows increases of 14% eastbound and 19% westbound.

The pattern of higher levels of traffic growth in the contra peak direction is also reflected in the PM Peak, as in the AM peak. Peak direction flows on the A12 eastbound from Gallows Corner to M25 J28 increase by just 4% but westbound flows increase by some 23%. On the A12 west of Gallows Corner, traffic levels of

increase by around 7% to 8% in the two directions. On the A127 there is an increase in traffic of just 3% from Gallows Corners to M25 J29, with a 2% increase in the contra peak westbound direction perhaps reflecting congestion issues at J29. The A13 near Rainham shows traffic increasing by approximately 30% westbound and about 6% eastbound, effectively mirroring the AM peak findings.

There is generally little growth in traffic demand for the less major roads in Havering, particularly in absolute terms. Flows do increase, but changes are typically in the range 3% to 10%, with relatively few routes displaying increases of greater than 100 pcus per hour. There is no strong trend indicating that peak direction flows on these less major routes increase significantly more due to the higher levels of delay on the major traffic arteries, possibly due to their limited spare capacity in the base year.

Flows on the A1306, particularly east of Rainham, do show significant increases, of typically 400 westbound and 200 eastbound in the AM peak and 300 in each direction in the PM peak. Whilst these changes do represent large percentage increases (of the order 40-70%), some caution must be attached to their interpretation because of the location towards the edge of the simulation model and limited calibration in the area.

Figure 3.1 2012 to 2031 AM Traffic flow Changes

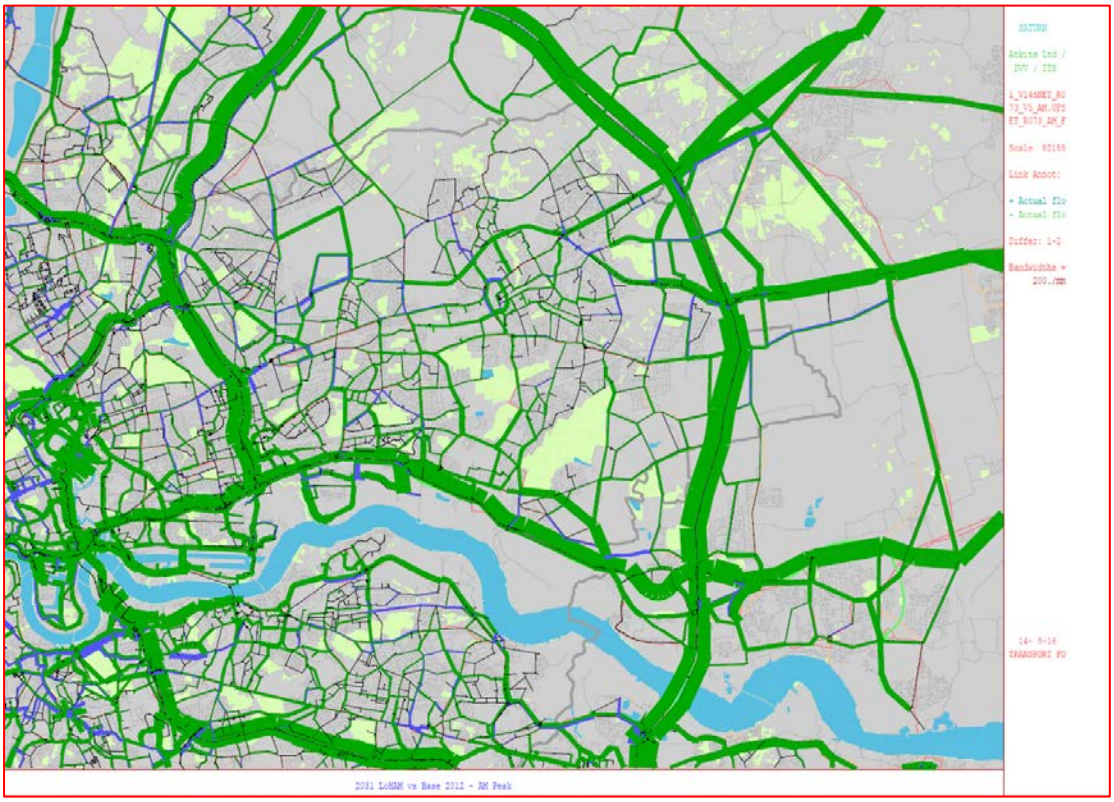


Figure 3.2 2012 to 2031 Inter Peak Traffic flow Changes

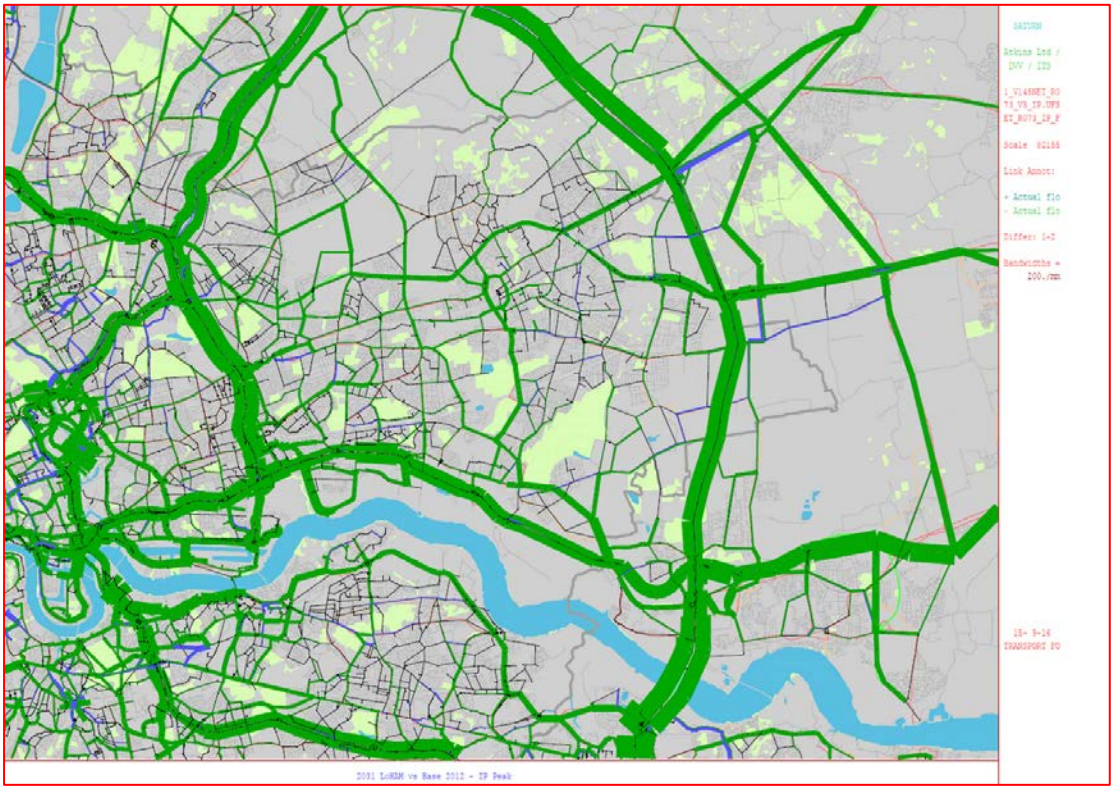
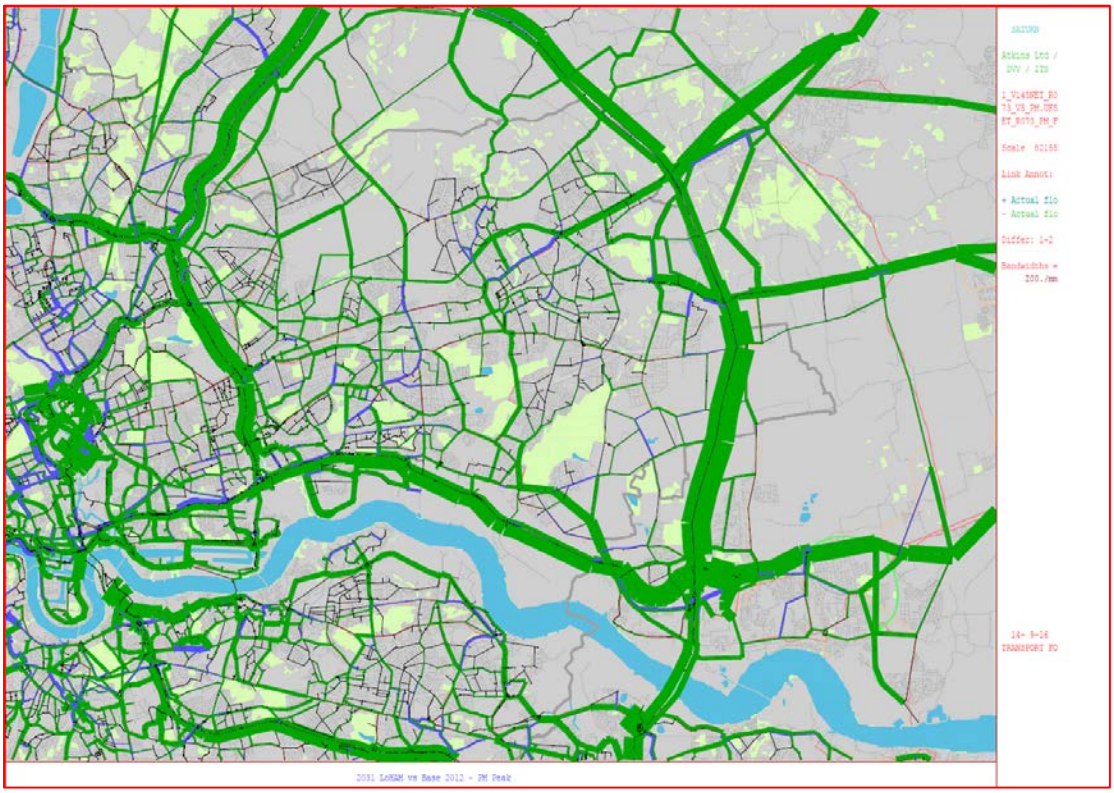


Figure 3.3 2012 to 2031 PM Traffic flow Changes



4. Junction Delays

Junction delays, which are reported below (in PCU hours - actual flow multiplied by average delay time per PCU for each simulated junction) provide a measure of total delay accumulated at the junction due to the individual delays, taking into the account the total volume of traffic through the junction. The choice of PCU hours reflects more appropriately the greater importance of changes in delay where high volumes of traffic flows are affected, but does naturally emphasize delays on high capacity roads, particularly motorways.

Figure 4.1 and Figure 4.2 show in graphical form the total AM peak junction delays (in PCU hours) in LoHAM for the 2012 Base Year and 2031 Reference Year. Changes in delay for the AM peak between 2012 and 2031 are shown in Figure 4.3. In these and subsequent 'difference' plots, the cyan bandwidth discs show an increase in delays (PCU hours) between the base and reference case year and the pink discs show a reduction, the disc radius being proportional to the size of change. The delay differences shown relate to individual LoHAM nodes so a junction (or queue) may comprise a number of such nodes.

Equivalent information on changes in junction delays for the Inter peak are provided in Figure 4.4 to Figure 4.6, and for the PM peak in Figure 4.7 to Figure 4.9
Taken together, the plots show the impacts of changes in traffic flow on modelled junction delays between 2012 and the reference year 2031.

For the AM peak hour, increases in delay can be seen across the highway network from the M25 and its approach roads. 2031 shows a significant deterioration in traffic delays relative to 2012. Some of the largest increases in junction delays occur around the M25 Dartford crossing, M25 J29 (A127), junctions around A13 and Southend Arterial Road A127 /Ardleigh Green Road. The overall picture suggests a network under increasing stress.

Figure 4.9 shows the change in PCU hours at junctions relative to 2012. Where differences are shown, the large majority indicate increases in total delays, confirming the observations made above. Around the M25, particular impacts are shown for J29 (A127), Dartford Crossing, the A13 and Blackwall Tunnel also show deteriorating traffic conditions. For the Inter peak, the increases in delays across the network are generally much smaller, especially on the M25 and A13.

Figure 4.1 2012 AM Total PCU hours Delay

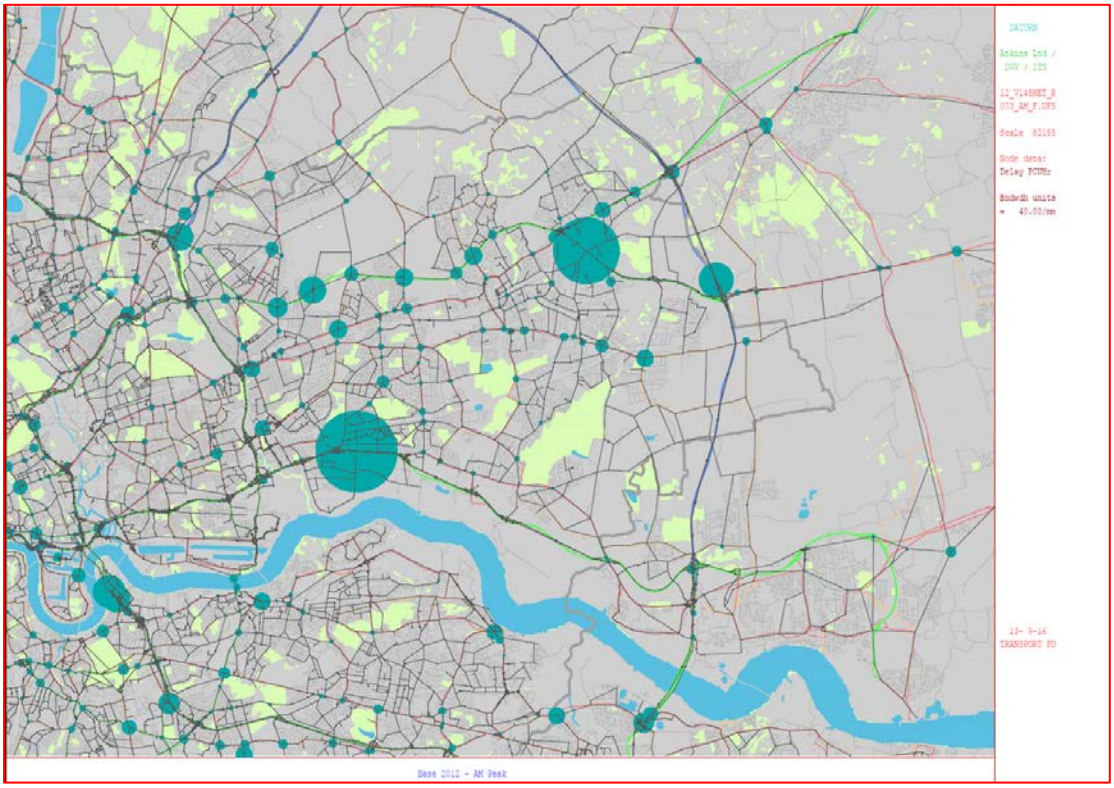


Figure 4.2 2031 AM Total PCU hours Delay

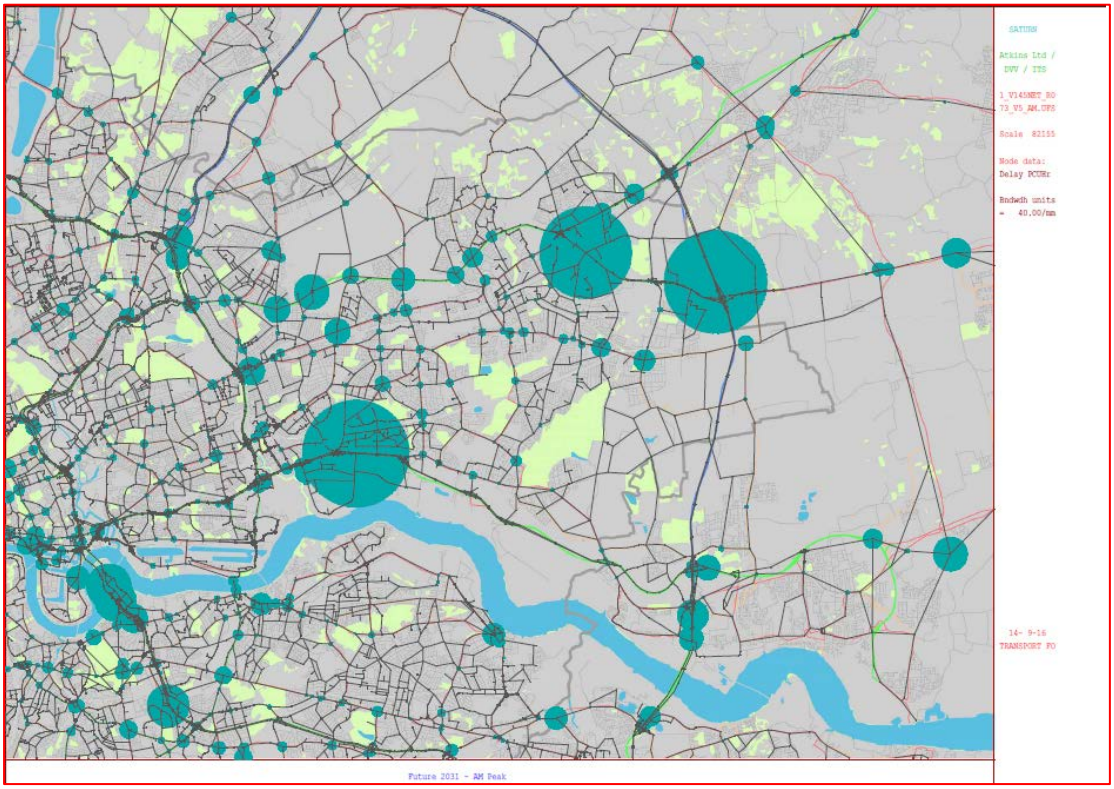


Figure 4.3 2031 AM Total PCU hours Delay Change

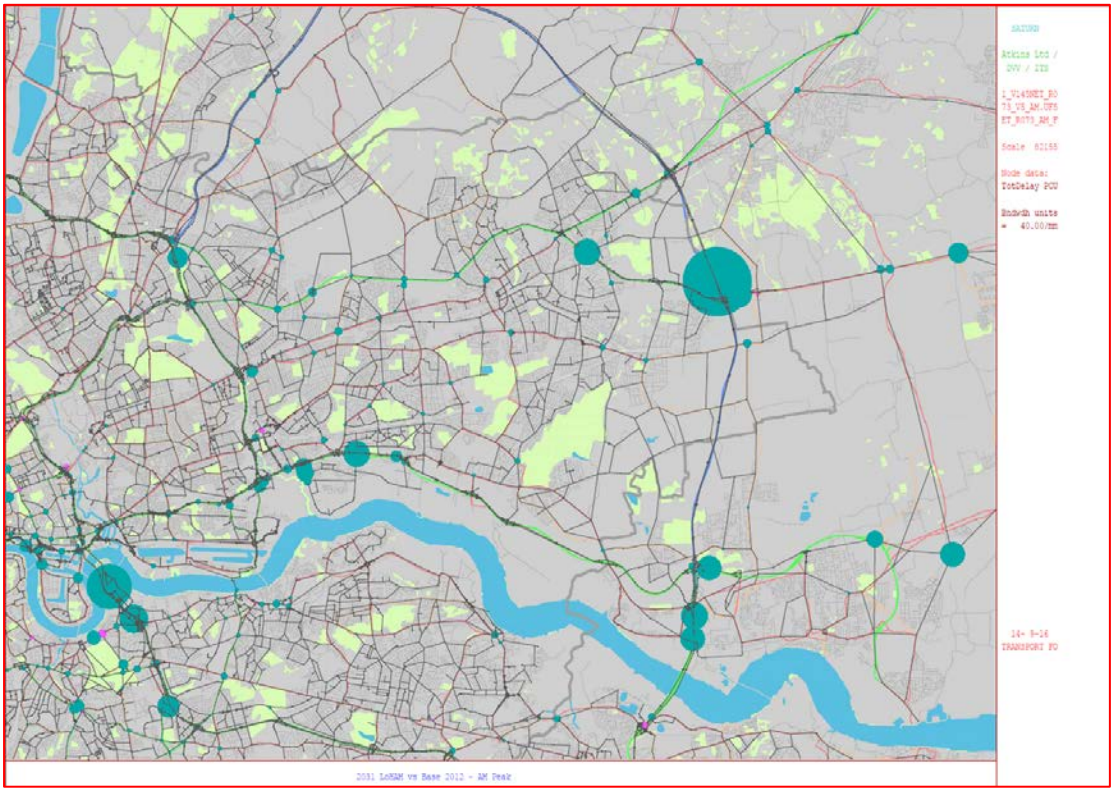


Figure 4.4 2012 Inter Peak Total PCU hours Delay

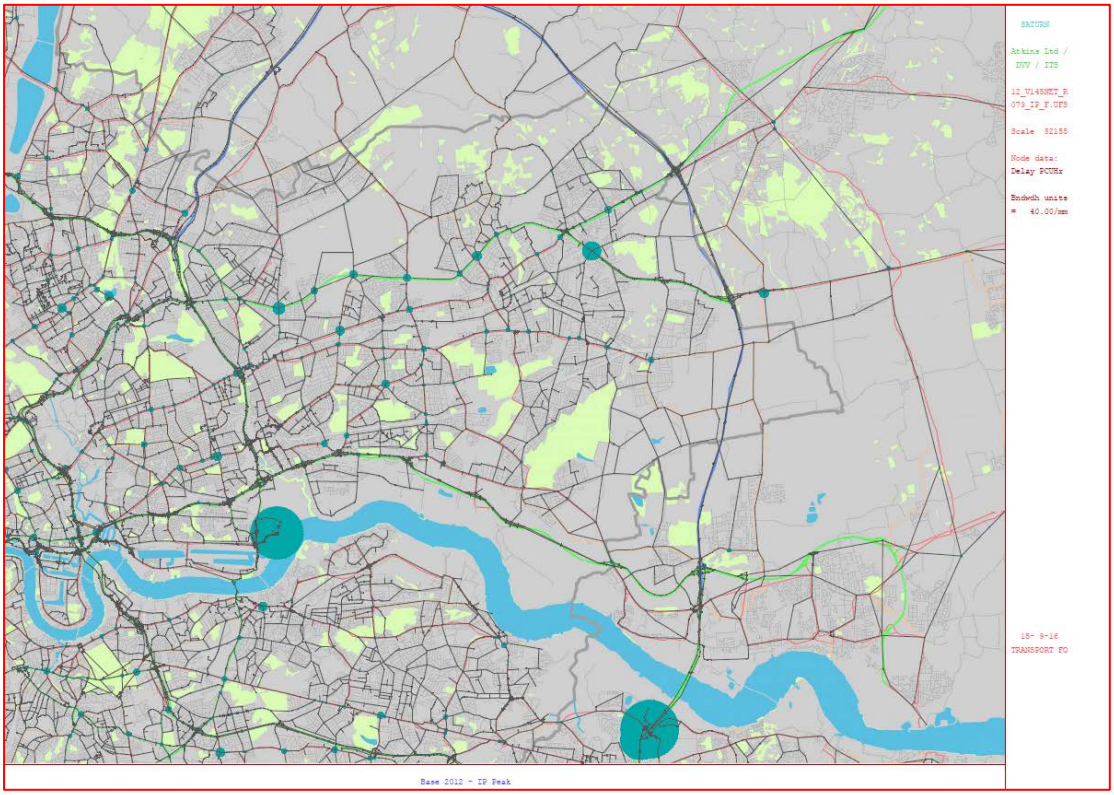


Figure 4.5 2031 Inter Peak Total PCU hours Delay

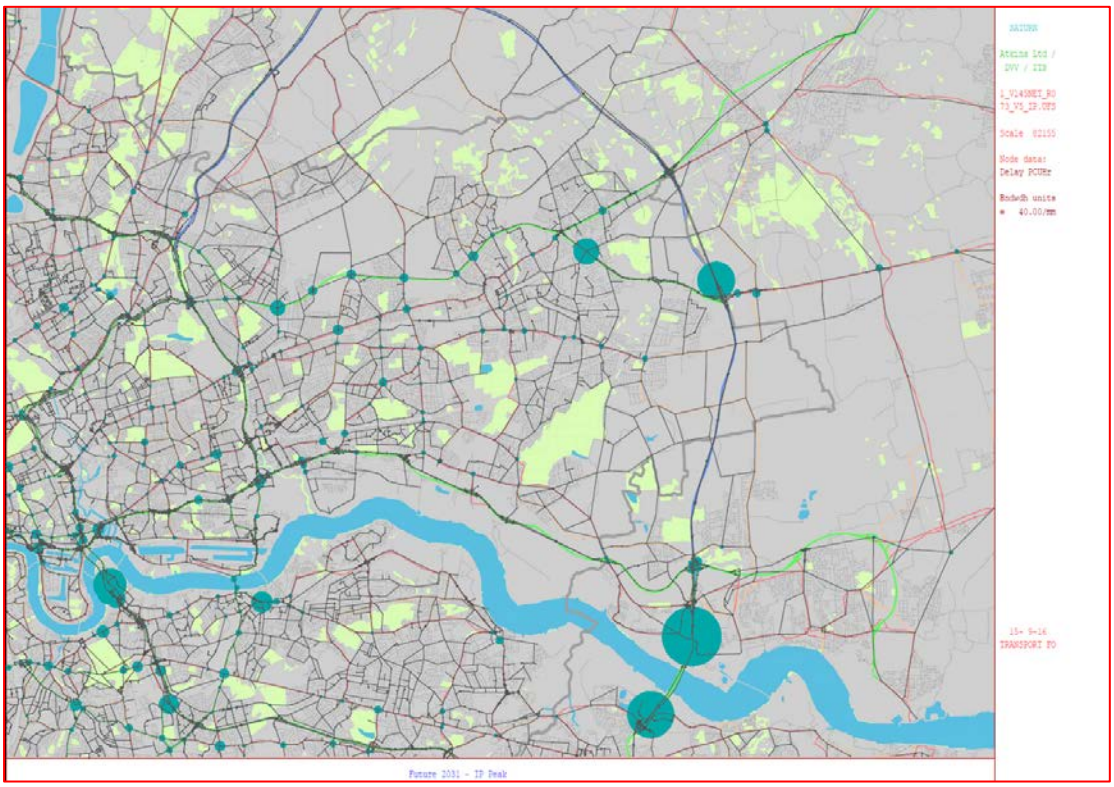


Figure 4.6 2031 Inter Peak Total PCU hours Delay Change

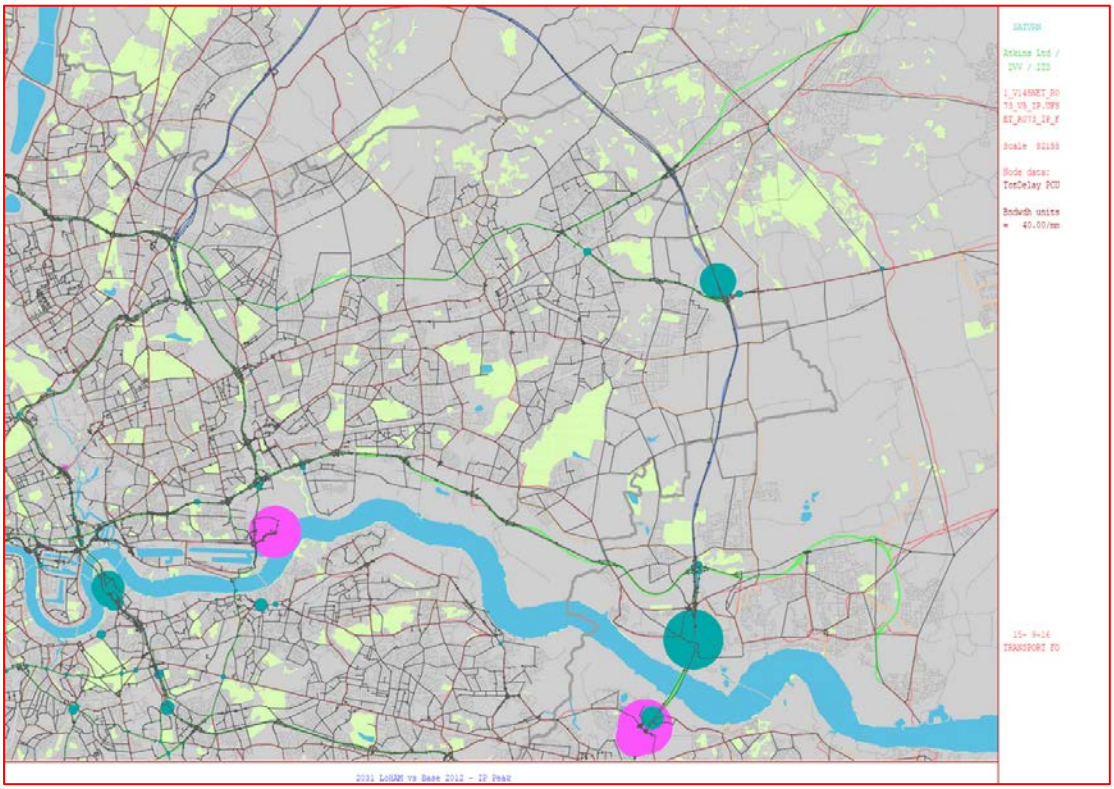


Figure 4.7 2012 PM Total PCU hours Delay

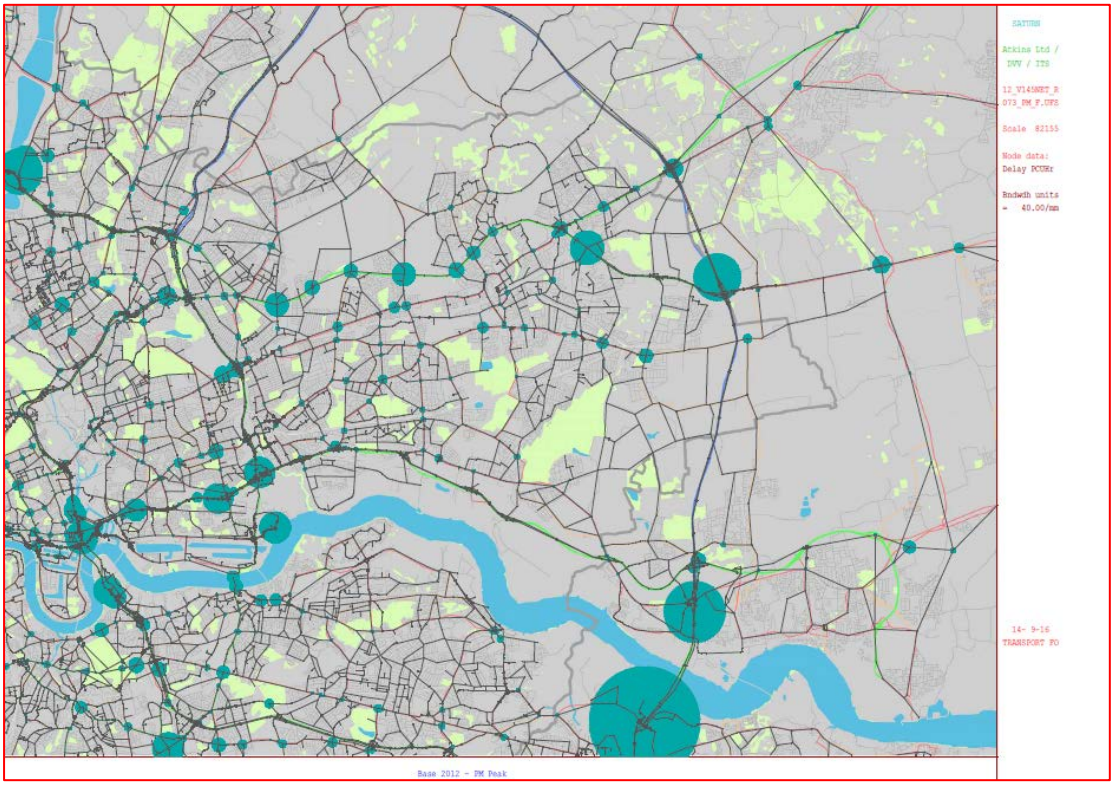


Figure 4.8 2031 PM Total PCU hours Delay

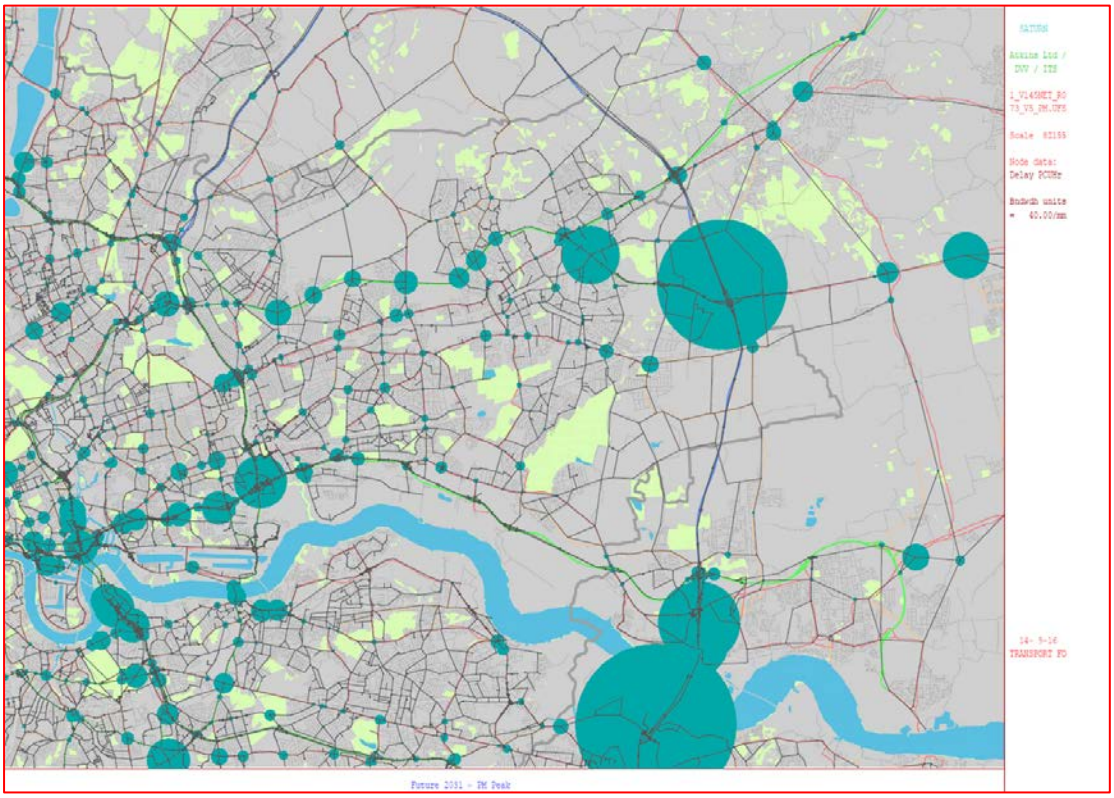
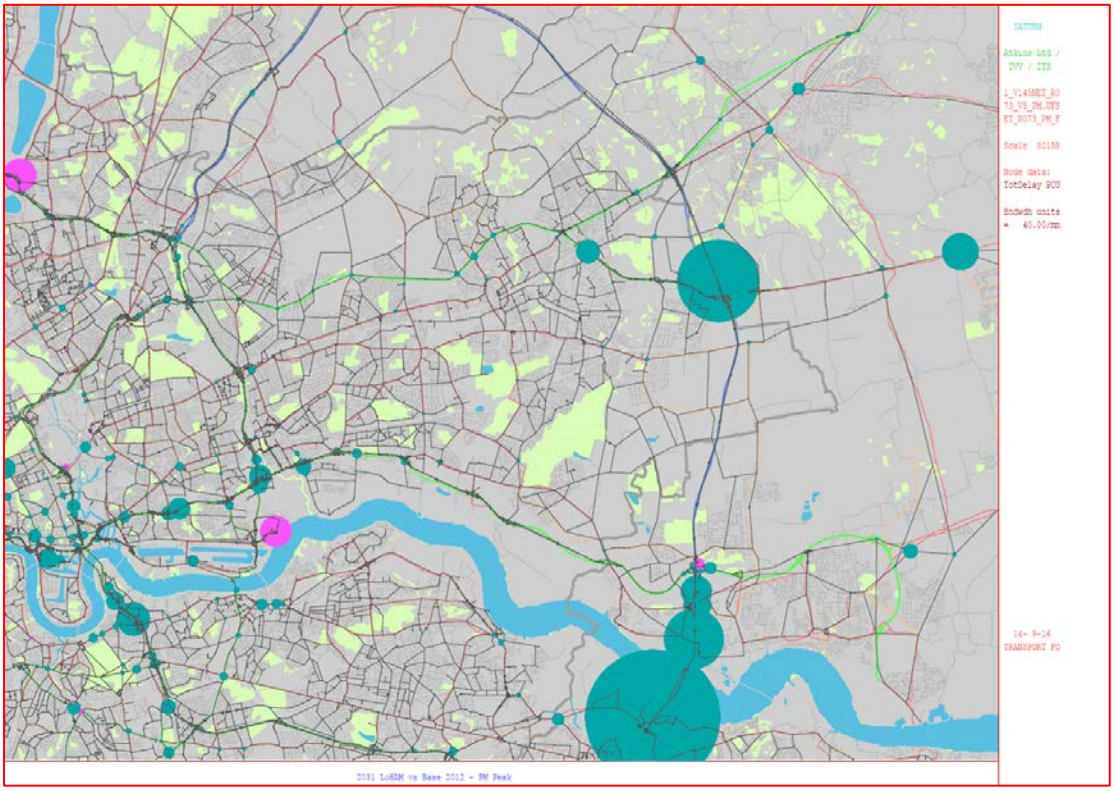


Figure 4.9 2031 PM Total PCU hours Delay Change



5. Volume over Capacity Ratio (V/C)

The junction volume to capacity (V/C) ratio is a standard indicator to measure how close a junction or link is to theoretical capacity, under actual traffic flows.
The volume-to-capacity ratio can be calculated for an individual turning movement, a link, or for the junction as a whole. In SATURN simulation, it is dependent on a wide range of factors including type of junction, numbers of lanes, lane capacity, traffic signal staging and traffic levels, both opposing and 'on-link' volumes.

Figure 5.1 to Figure 5.4 illustrate the ratios of volume over capacity (V/C) for links and junctions in the AM peak for 2012 and 2031. Figures 5.5 to 5.8, and Figures 5.9 to 5.12 show the same information for the IP and the PM peak respectively.

The different coloured bandwidth illustrate the range for different percentages of V/C with orange coloured bandwidths representing the links with a V/C between 85% and 95%, red coloured indicating links with a V/C between 95% and 100% and black coloured bandwidths showing where link V/C exceeds 100%, The same V/C ranges were also applied to the junctions with different coloured bandwidth discs at the junction.

Conditions in the network could be expected to worsen in the future in line with an estimated growth in traffic of 5% for London between 2012 and 2031; however, the growth in Havering is lower at around 4%.

Figure 5.1 shows the distribution of junction V/C across the network in the 2012 AM peak with all junctions experiencing a total V/C greater than 85% highlighted. There are relatively few junctions in the red or black regions, indicating V/C greater than 95% or 100%. The number and spread of junctions in each of these regions increases between 2012 and 2031, illustrating the increasingly congested state of the network.

The A118 St Edward Way/A125 junction indicate an increase in V/C and some junctions on A12 High Road/ A1112 Whalebone Lane North, M25 Dartford crossing and on A127/ Squirrels Heath Road for both AM and PM peaks.

Figure 5.3 to Figure 5.4 show equivalent information for link data for 2012 to 2031, based on a combination of pure link capacity and capacity constrained by the downstream junction. Although the density of congested links does increase over time in central and inner London, greater impacts are apparent for outer London, non GLA areas inside the M25 and the various radials outside the M25, reflecting the higher traffic growth in these areas.

Figures 5.4 and 5.12 show an increase in link V/C on A127/B186 St Mary, A12/A127 Gallows Corner, A12/ Petersfield Avenue, A127 East of M25 up to A128, A125/ A124 Upper Rainham Rd and A124/B1421 in Upminster.

The IP shows similar trends but remains significantly less congested. For the PM peak, changes over time follow closely those for the AM peak, with widespread overcapacity around and outside the M25. AM and PM peaks, the increase in the number of highly congested links is substantial and some caution is urged when interpreting results.

Figure 5.1 2012 AM Junction V/C

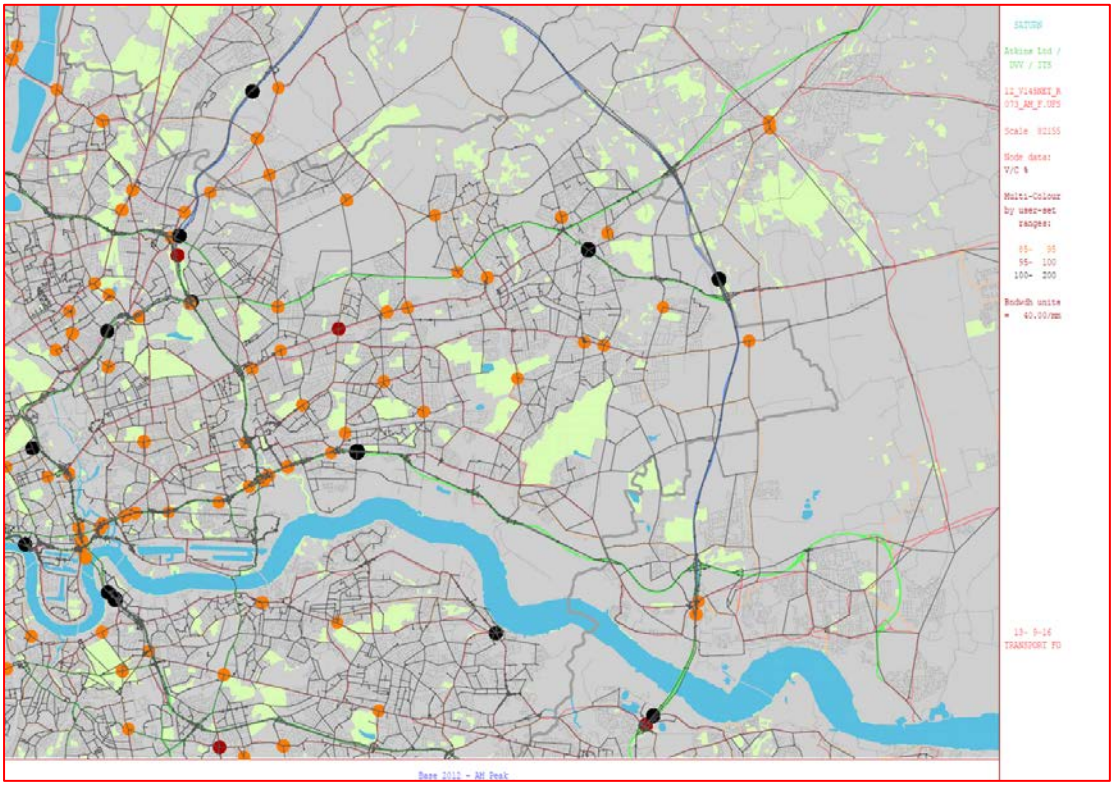


Figure 5.2 2031 AM Junction V/C

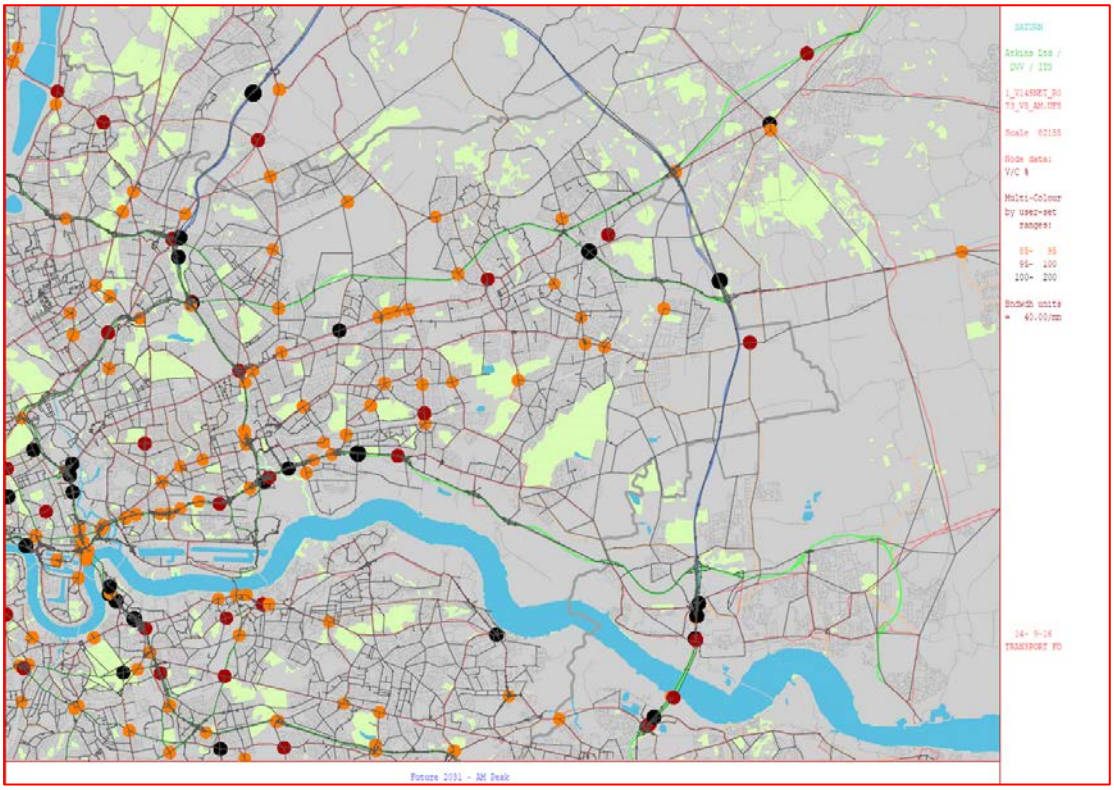


Figure 5.3 2012 AM Link V/C

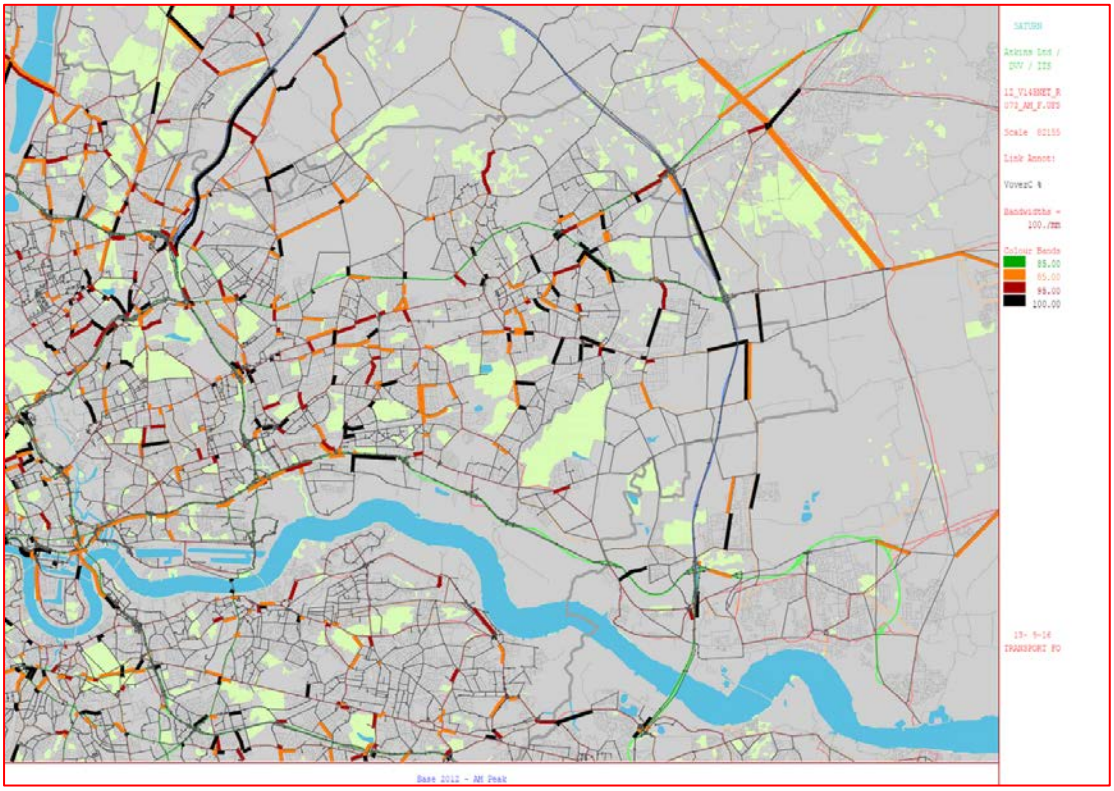


Figure 5.4 2031 AM Link V/C

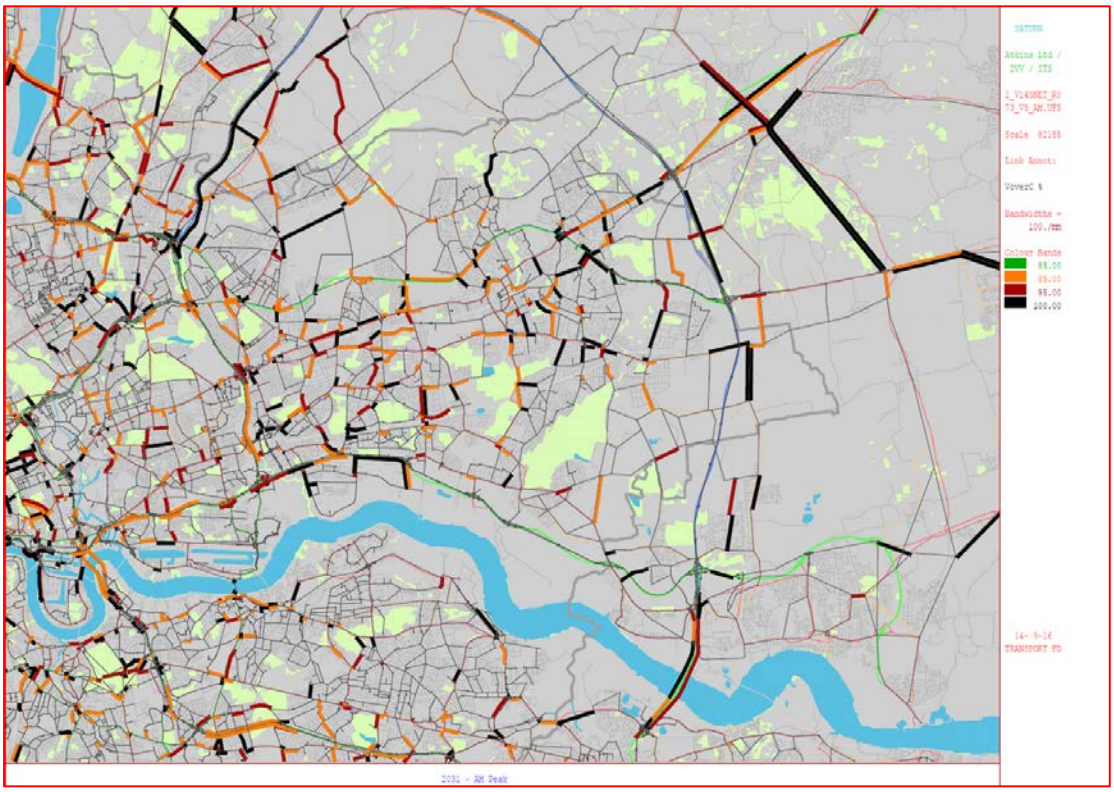


Figure 5.5 2012 Inter Peak Junction V/C

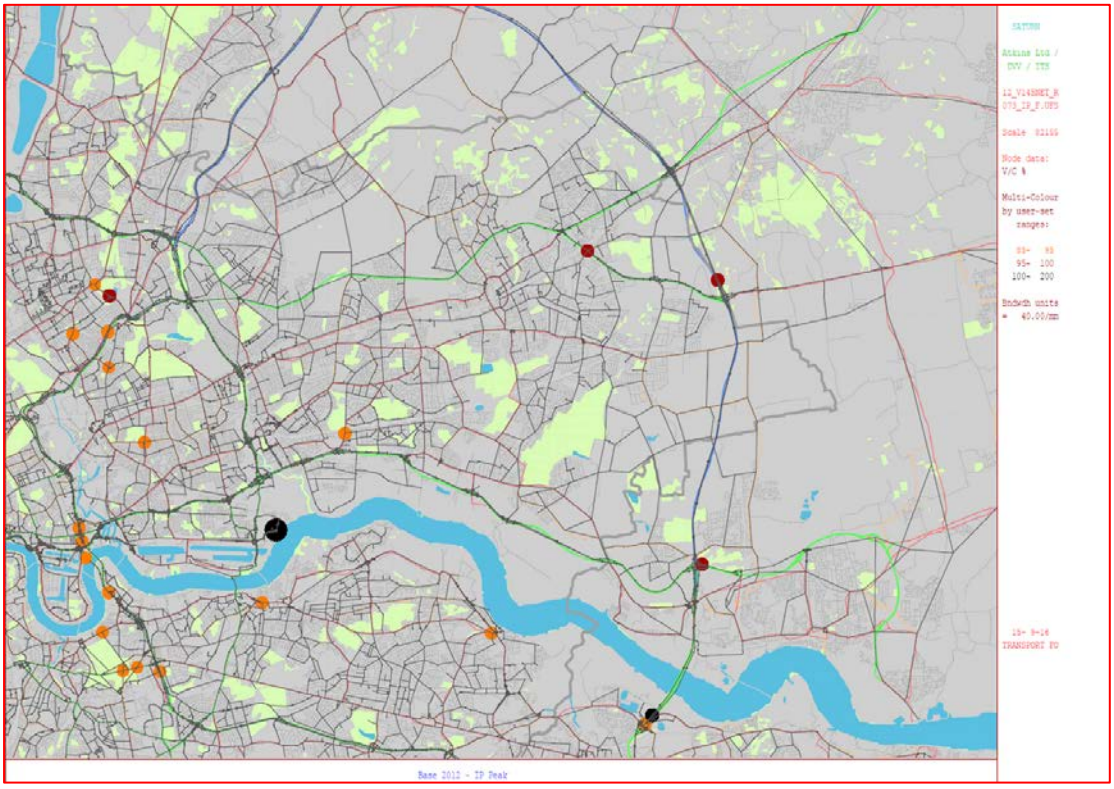


Figure 5.6 2031 Inter Peak Junction V/C

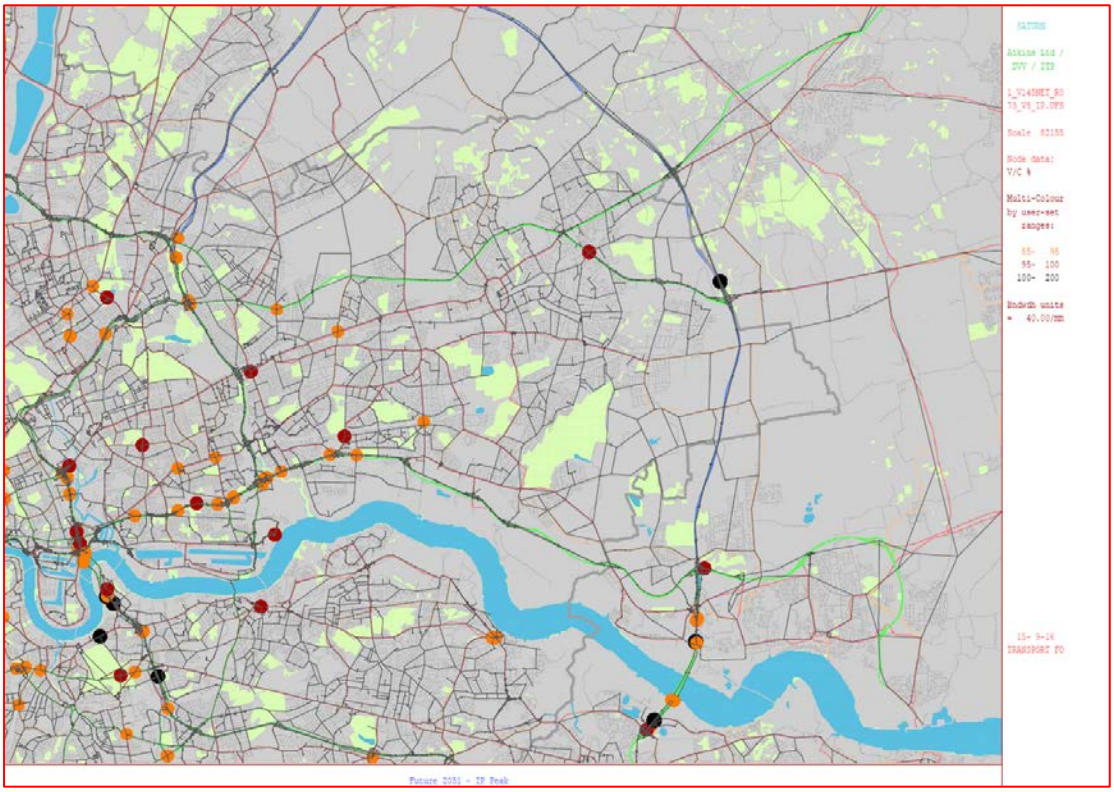


Figure 5.7 2012 Inter Peak Link V/C

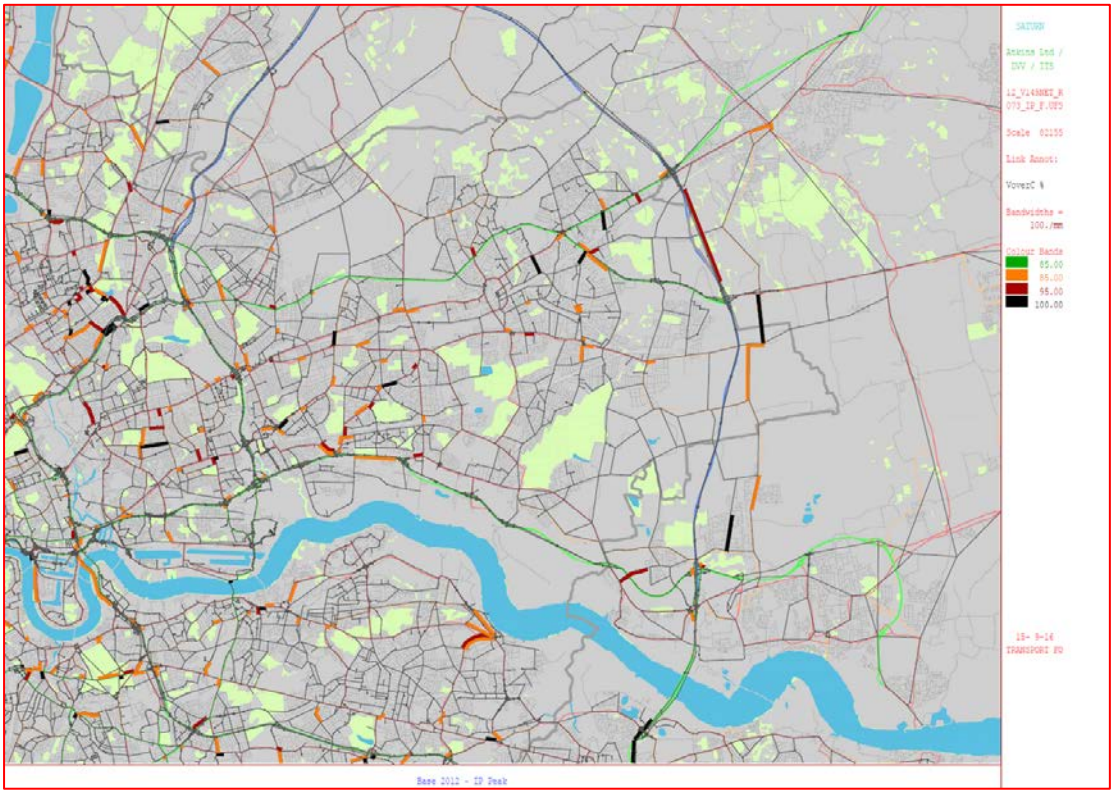


Figure 5.8 2031 Inter Peak Link V/C

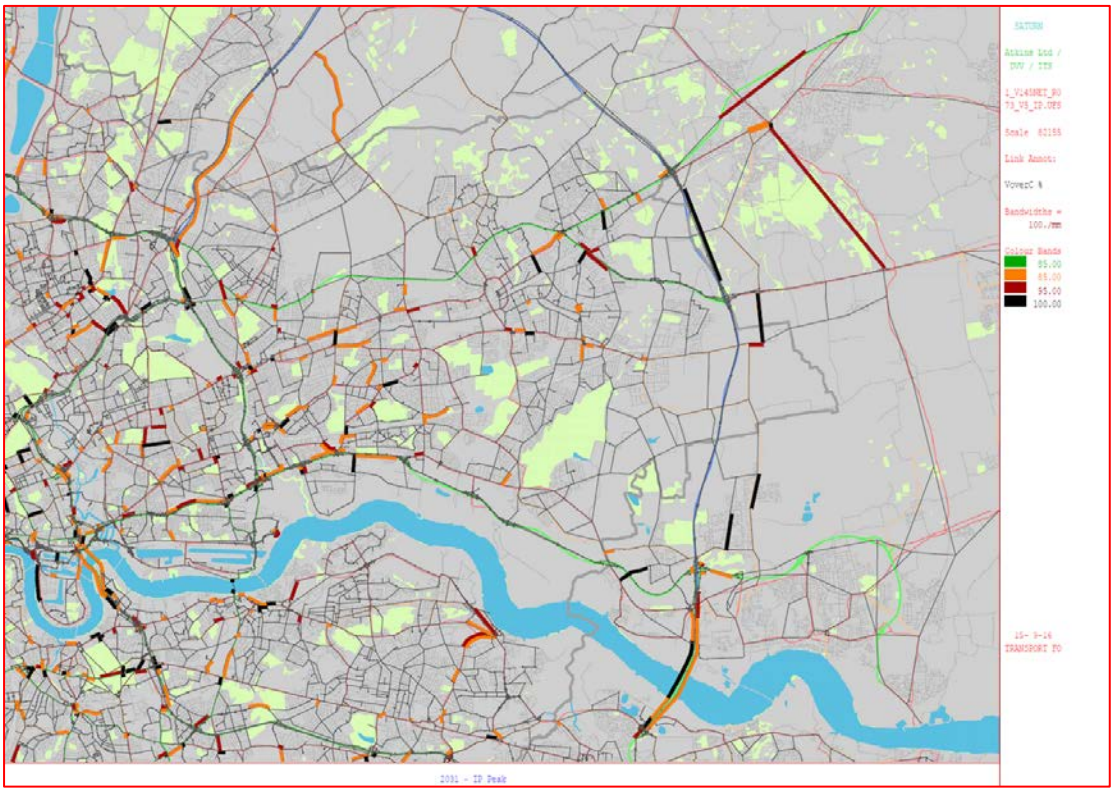


Figure 5.9 2012 PM Junction V/C

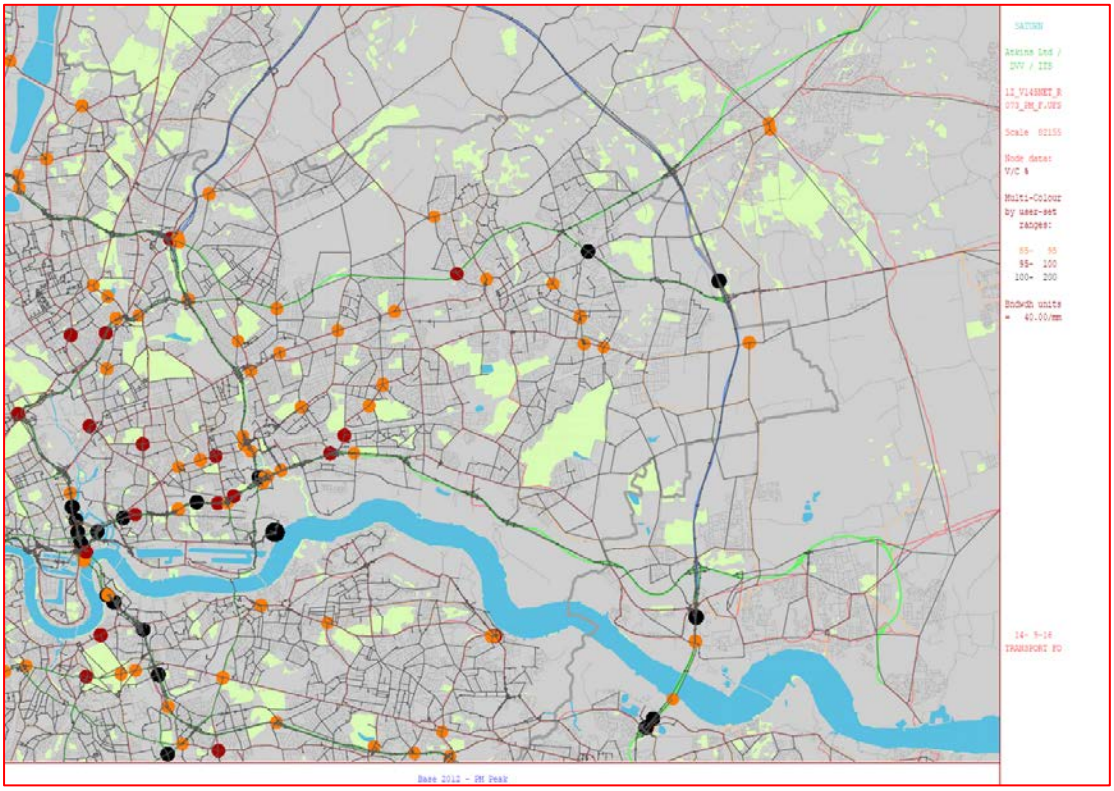


Figure 5.10 2031 PM Junction V/C

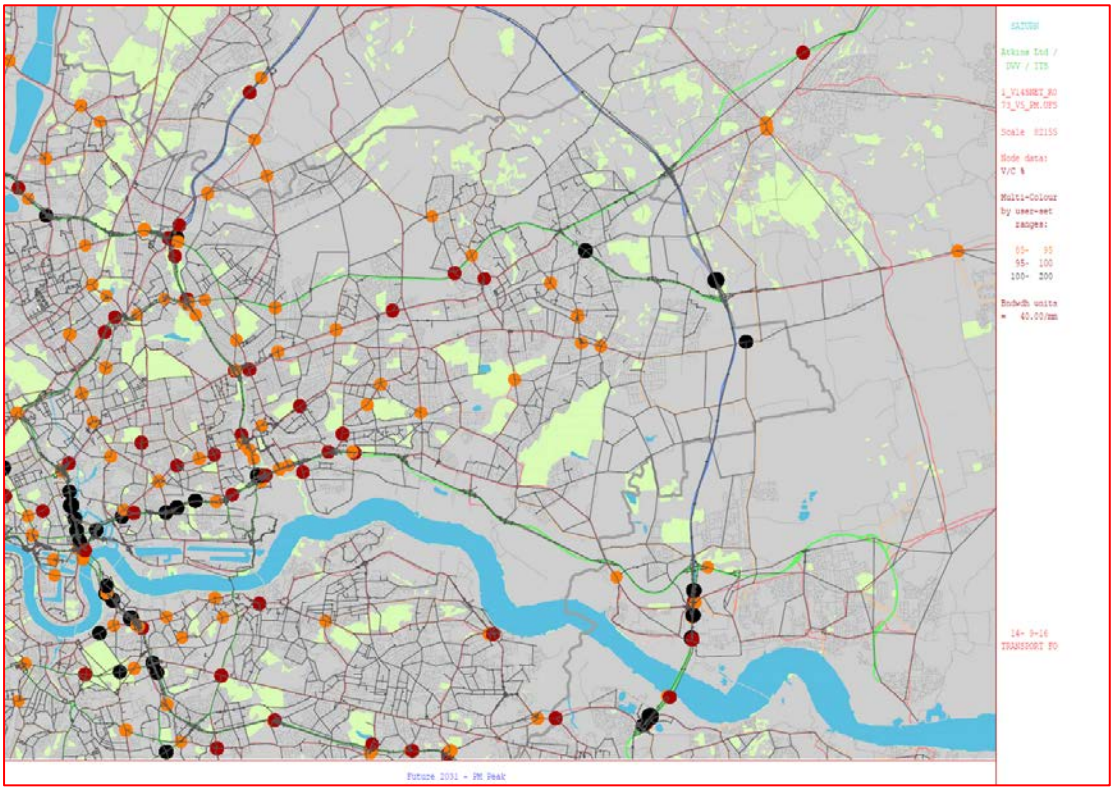


Figure 5.11 2012 PM Link V/C

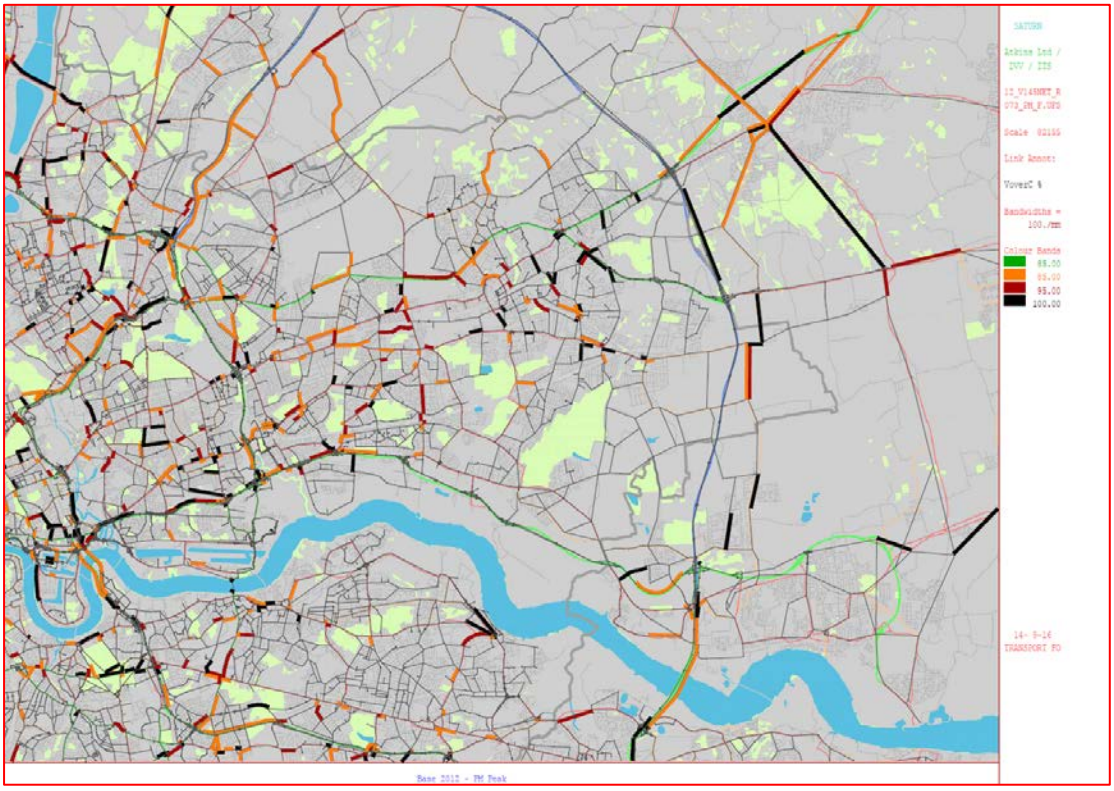
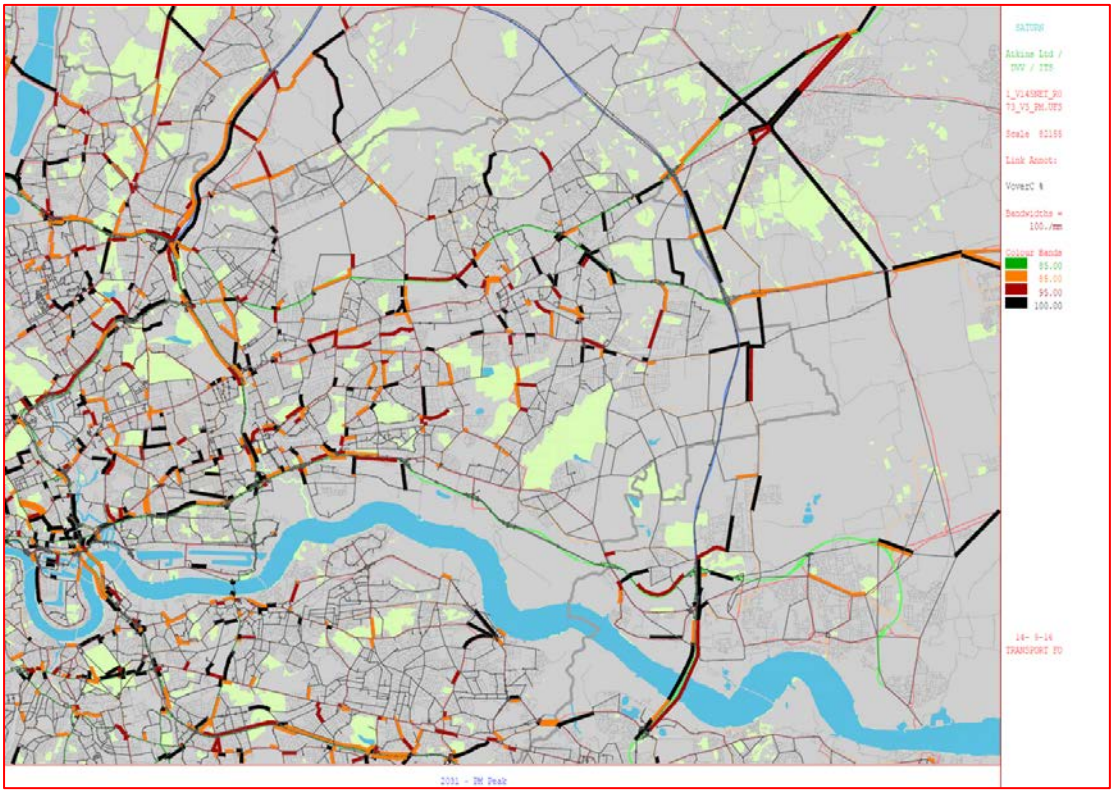


Figure 5.12 2031 PM Link V/C



6. Borough Statistics

Borough statistics were calculated for each time period and for the 2012 base and 2031 forecast years. At the Havering borough level, figures for PCU kilometres, PCU hours and average speeds and queues provide a high level view of changing network conditions over time and by time period.

Table 6.1 shows the calculated statistics in detail for Havering and neighbouring borough in total during the AM, Inter peak and PM peaks respectively for the reference year 2031, with comparisons made to equivalent statistics for 2012 in each case. For 2031 demand, there is clear evidence of a generally small percentage increase in PCU kilometres in most boroughs, typically associated with a larger increase in time (PCU hours) and a commensurate reduction in average speeds.

PCU kilometres increase in all the periods, by some 12% in the AM and Inter Peak and 11% in PM peak. A large increase is in travel time in all periods, by some 21% in the AM Peak and PM peak and 15 % in Inter Peak.

However the Inter peak reduction in speed of 3% is significantly lower than the equivalent 8% reductions in the AM and PM peaks, indicating that the network is less congested in the Inter Peak. Figure 6.1 to Figure 6.3 support the above finding.

Figure 6.4 shows an increase in the total queues at the end of the three time period across Havering, accounting for transient and over capacity queues and indicating the increased congestion in the network. The magnitudes of the increased queues are approximately 1500 PCUs, 280 PCUs and 1400 PCUs in the AM, IP and PM time period respectively.

Table 6.1 Statistics for the London Borough

Time Period	London Borough	Travel Distance (PCU-km) 2012	Travel Distance (PCU-km) 2031	Travel Distance (PCU-km) % Change	Travel Time (PCU-hours) 2012	Travel Time (PCU-hours) 2031	Travel Time (PCU-hours) % Change	Average Speed (km/h) 2012	Average Speed (km/h) 2031	Average Speed (km/h) % Change	Queue at End of Modelled Period (PCUs) 2012	Queue at End of Modelled Period (PCUs) 2031	Queue at End of Modelled Period (PCUs) % Change
AM	Barking and Dagenham	113,905	127,262	11.7%	5,659	7,409	30.9%	20.1	17.2	-14.7%	1,146	2,194	91.5%
	Bexley	184,662	203,561	10.2%	6,444	7,472	16.0%	28.7	27.2	-4.9%	202	404	100.2%
	Havering	**360,614**	**402,340**	**11.6%**	**11,583**	**14,018**	**21.0%**	**31.1**	**28.7**	**-7.8%**	**1,250**	**2,748**	**119.8%**
	Redbridge	228,159	244,573	7.2%	8,900	10,506	18.0%	25.6	23.3	-9.2%	997	2,248	125.4%
	Total	887,340	977,735	10.2%	32,587	39,406	20.9%	27.2	24.8	-8.9%	3,595	7,595	111.3%
IP	Barking and Dagenham	96,864	110,666	14.2%	3,497	4,227	20.9%	27.7	26.2	-5.5%	9	48	413.1%
	Bexley	153,697	168,061	9.3%	4,738	5,190	9.5%	32.4	32.4	-0.2%	11	12	14.8%
	Havering	**301,129**	**335,615**	**11.5%**	**7,525**	**8,637**	**14.8%**	**40.0**	**38.9**	**-2.9%**	**26**	**304**	**1087.0%**
	Redbridge	184,660	207,218	12.2%	5,625	6,418	14.1%	32.8	32.3	-1.6%	7	47	619.7%
	Total	736,351	821,560	11.6%	21,386	24,472	14.4%	34.4	33.6	-2.5%	52	411	689.1%
PM	Barking and Dagenham	114,959	127,535	10.9%	4,869	6,014	23.5%	23.6	21.2	-10.2%	347	901	160.0%
	Bexley	187,966	201,658	7.3%	6,620	7,914	19.5%	28.4	25.5	-10.3%	327	904	176.6%
	Havering	**368,028**	**407,678**	**10.8%**	**10,995**	**13,245**	**20.5%**	**33.5**	**30.8**	**-8.0%**	**946**	**2,328**	**146.1%**
	Redbridge	229,150	248,662	8.5%	8,073	9,415	16.6%	28.4	26.4	-7.0%	443	893	101.4%
	Total	900,102	985,534	9.5%	30,558	36,587	19.7%	29.5	26.9	-8.6%	2,063	5,027	143.7%

Figure 6.1 LB of Havering Travel Distance (PCU KM) for 2012 and 2031

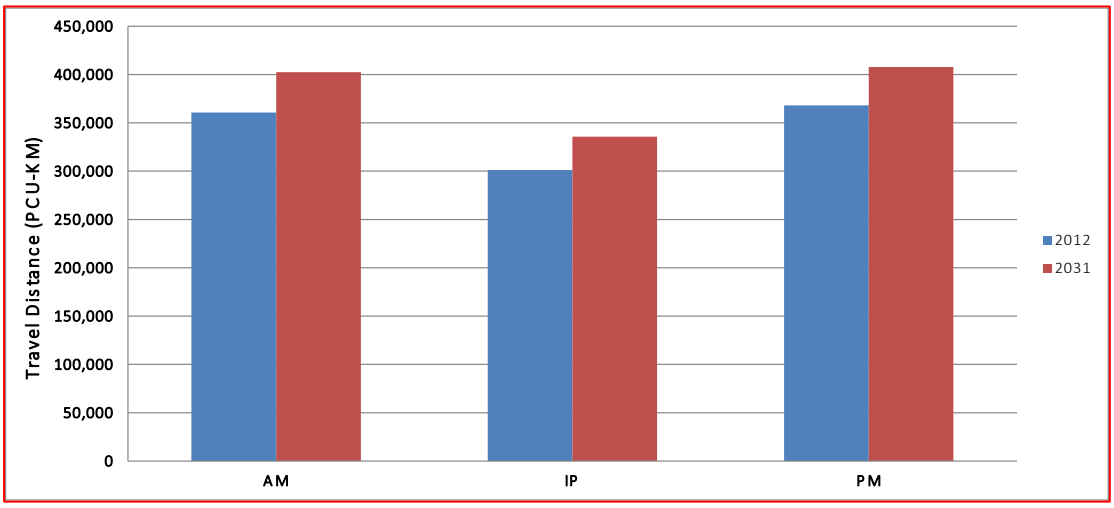


Figure 6.2 LB of Havering Travel Time (PCU hours) for 2012 and 2031

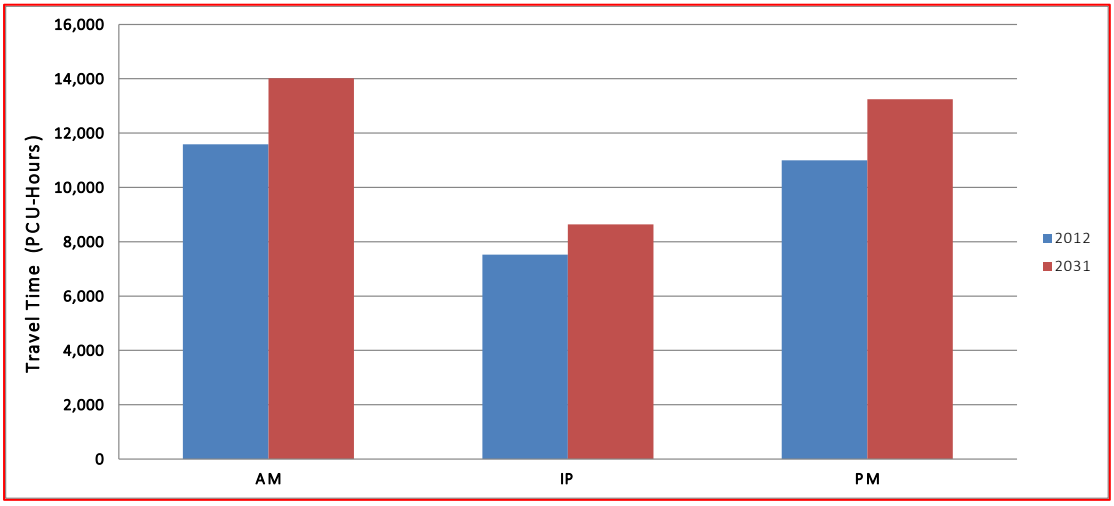


Figure 6.3 LB of Havering Average Speed (Km / Hr) for 2012 and 2031

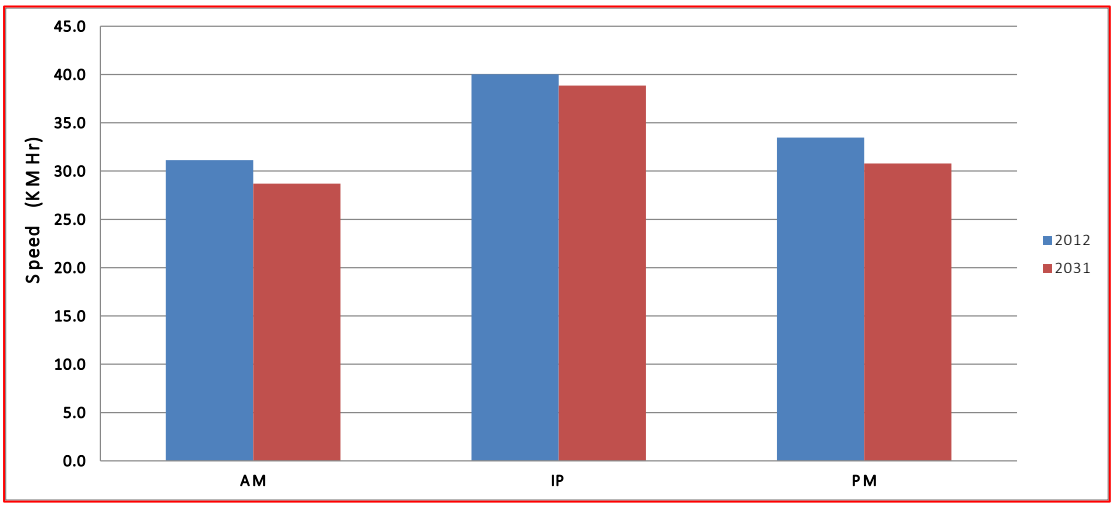
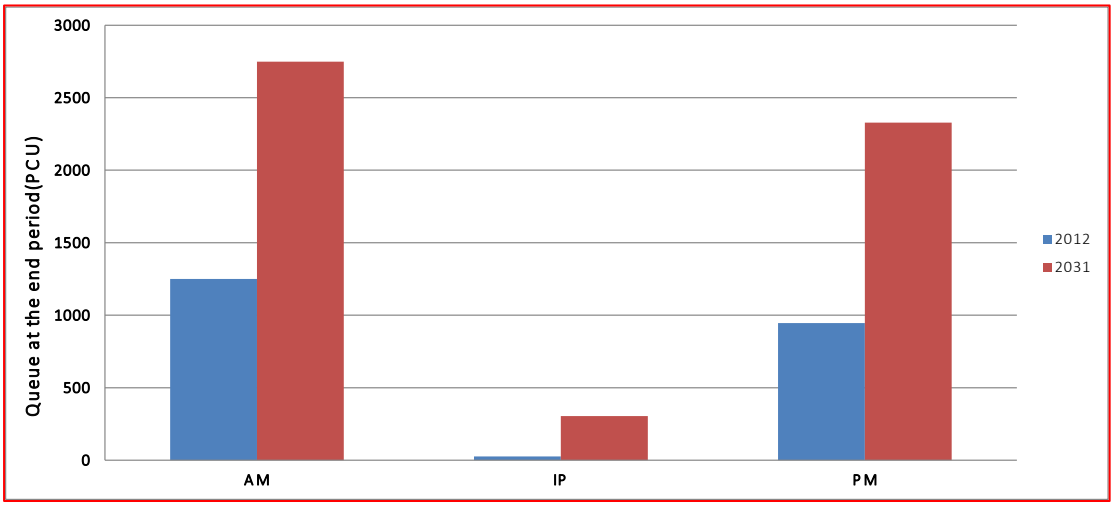


Figure 6.4 LB of Havering Queue at the end of Period (PCU) for 2012 & 2031



7. Summary and Conclusions

The three principle roads in Havering are the A12, A127 and A13 all providing links from M25 towards central London. The pattern of traffic growth shows increase of typically between 5% and 20% across all periods, with peak period growth being a strongest against the peak directions, assuming the peak directions to be into London in the AM peak and towards the M25 in the PM Peak. This reflects a general lack of excess capacity in the peak direction in 2012.

On A12 from Gallows Corners to M25 J28 shows an increase of 13%, 7% and 4% during AM peak, Inter peak and PM peak respectively. Westbound direction shows also an increase of 5%, 19% and 23% during AM peak, Inter peak and PM peak respectively.

On the A127 from Gallows corner to M25 J29 the contra-peak direction show increase of 13% in the AM peak. The Inter Peak shows an increase of approximately 7% and 3% in the PM peak. Westbound direction also experienced a modest increase in traffic flow of 5%, 6% and 2% in the AM peak, Inter peak and PM peak respectively.

A13 in the Rainham area eastbound direction experience a significant increase in traffic flow in the contra-peak direction by 40%, 14% and 6% in AM peak, Inter peak and PM peak. The westbound show increases in traffic flow of 4%, 19% and 30% for AM, Inter peak and PM peak respectively.

It can also be noticed that a little growth in traffic for non-principle road in the borough of Havering. Some of the largest increases in junction delays occur around the M25 Dartford crossing, M25 J29 (A127), a number of junctions around A13 and at the Southend Arterial Road A127 /Ardleigh Green Road junction.

Over all delays noticed to be increased in 2031 with some concerns over the increasing number of links with V/C greater than 100% along the A12/A127 Gallows Corner and A127 east of M25 up to A128.

Total travel times increase significantly by 21% during AM and PM peaks and 15% during the Inter peak and decrease in speed by 8% during AM and PM peaks. However the Inter peak reduction in speed is lower at 3%, indicating that the network is less congested in the Inter Peak.

The overall results in the reference case include all committed schemes but may not fully reflect potential for additional development not committed at this time.

Havering
LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN

HAVERING SINC REVIEW 2016

Havering SINC Review 2017

This review has been carried out by Havering Wildlife Project, which functions as the Wildlife Sites Partnership for Havering.

Notes

1. Havering's current list of Sites of Importance for Nature Conservation (SINCs) was drawn up in 2003 based on habitat survey work carried out for the GLA in 2000/1. A lot has changed in Havering since then, including the establishment of the Thames Chase Community Forest, and this review has focussed on new wildlife habitat that has developed in the intervening years and significant changes affecting current SINCs.

2. A key conclusion of the Government-commissioned Lawton Report *Making Space for Nature* was that we needed to create larger and better connected natural areas in order to conserve our biodiversity. This places a premium on sites that form part of a larger unit of adjacent SINCs or that interconnect SINCs, and this is reflected in the citations that follow.

3. The previous GLA survey was essentially a habitat survey, supplemented by observations of species using the habitat that were made at the time. For proposed new SINCs, this review has drawn on details of that original survey, plus significant recent records or surveys (e.g. of water voles) and a walkover survey of prospective new SINCs.

4. Sites have been graded this time based on analogy with sites graded by GLA in the previous survey, with additional weight given for membership of a larger grouping and/or connectivity (point 2 above) and for habitats or species of particular significance locally.

5. Two sites are proposed for upgrade to Site of Metropolitan Importance (SMI) – North Ockendon Pit and Beam Valley South. The former is proposed by Havering Wildlife Project, based on recent survey work, and the latter via a review of metropolitan SINCs commissioned by the GLA. Proposed new SMIs must be submitted to the London Wildlife Sites Board for their approval, and approval has been given for North Ockendon Pit and is expected for Beam Valley South. Identifying numbers for new SMIs will be supplied by GIGL (London's biodiversity recording centre) when details are submitted to them.

6. Boundaries follow habitat boundaries rather than ownership boundaries (e.g. including the opposite bank of a watercourse where ownership runs down the middle; including adjacent motorway banks where appropriate) and also align with the boundaries of adjoining current SINCs.

M??? North Ockendon Pit *(formerly HVBII38)*

Grid ref: **TQ 591 844**

Area (ha): **18.7**

Borough: **Havering**

Site first notified: **01/03/2002** **Boundary unchanged**

Citation last edited: **31/03/2017**

Habitat: **Neutral grassland (semi-improved), tall herb, scrub, woodland, scattered trees, standing water, hedges**

North Ockendon Pit lies on the border of Havering with Thurrock. Following gravel extraction it was partially infilled with building rubble and Thames dredgings. It was designated a Site of Borough Importance Grade II in 2003, identified as HvBII38. The citation describes it as 'an area of capped land dominated by couch grassland with areas of tall herb'; 'areas of raised spoil supporting scrub … and planted (trees)'; 'dry grassland' and 'ditches and pools full of brackish water'. Its biodiversity was summarised as 'moderately rich in plant species despite the dominance of couch' and 'undisturbed habitat for a variety of birds'.

Before and since then the site has been locked up and left to itself with no management and largely undisturbed. Even so it appears to have suffered very little succession, still remaining largely open with significant scrub invasion only along the eastern and southern boundaries. It also remains 'moderately rich in plant species', including pyramidal and bee orchids, fig-leaved goosefoot, lesser spearwort, corn mint and golden dock.

During this time the site has developed an invertebrate assemblage of national importance, including several rare bees, wasps and ants. Its geographical situation adds weight to that importance. In its *Stepping Stones* project, BugLife has established a chain of good invertebrate sites across Thurrock. This site lies some 5km north of the western end of the chain (Chafford Gorges Nature Park), extending the chain into Havering and Greater London and towards other brownfield sites in the borough that have the potential to develop valuable invertebrate populations.

Added to this it has significant populations of reptiles, cementing Havering's position as the most important London borough in this respect.

Finally, it is a valuable undisturbed breeding ground for a wide variety of birds in an area dominated by arable farming, including lapwing (red-listed) and reed bunting (amber-listed).

M??? Beam Valley South in Havering *(formerly HVBI17)*

Grid ref: **TQ 506 836**

Area (ha): **10.2**

Borough: **Havering**

Site first notified: **01/03/2002** **Boundary unchanged**

Citation last edited: **31/03/2017**

Habitat: **Neutral grassland (semi-improved), tall herb, scrub, hedges, ditches,** *Typha* **swamp, standing water, river**

This section of the River Beam has a steep-sided, straightened course but supports frequent curled and fennel-leaved pondweeds (Potamogeton crispus and P. pectinatus), and abundant emergent branched bur-reed (Sparganium erectum) and Indian balsam (Impatiens glandulifera). A new channel links into the river and this also has luxuriant submerged and emergent vegetation including Canadian waterweed (Elodea canadensis), common waterstarwort (Callitriche stagnalis), reed sweet-grass (Glyceria maxima) and common spike-rush (Eleocharis palustris) as well as further wetland species in lesser abundance. Mallard, moorhen and grey heron are frequently seen and water voles have been recorded.

Pasture immediately to the east is marshy in places, and includes marsh foxtail (Alopecurus geniculatus), celery-leaved buttercup (Ranunculus sceleratus) and toad rush (Juncus bufonius). A ditch along the western side of the pastures has a good wetland flora including marsh woundwort (Stachys palustris) and marsh yellow-cress (Rorippa palustris). The pasture may be of value to wintering birds.

The Site extends across the River Beam into Barking & Dagenham, where it is called Beam Valley South in Dagenham and the Wantz Stream. It forms part of the Dagenham Corridor, a green corridor running north–south through east London that is an important flyway for migrating birds.

HVBII12 Bonnetts Wood *(formerly **Central Farm Streamsides**)*

Grid ref: **TQ 554 844**

Area (ha): **16.4**

Borough: **Havering**

Site first notified: **01/03/2002** **Boundary last changed: 31/03/2017**

Citation last edited: **31/03/2017**

Habitat: **Broadleaved woodland, scrub, hedges, stream, pond, wet marginal vegetation, semi-improved neutral grassland (some wet)**

The Cranham Brook, a clear-flowing stream feeding into Berwick Ponds and the Ingrebourne Marshes SSSI to the south, flows through the site from north to south. It and an adjoining (and restored) former farm reservoir have a strong population of water voles. The stream is bordered by mature ash, oak, alder and willow trees (some stag-headed with woodpecker holes), and by patches of bramble and thorn scrub.

The northern section was planted up in patches with a variety of predominantly broad-leaved native trees in 2003, which are now maturing and support good numbers of nesting birds. The tree patches are separated from one another and from the stream by broad grassy rides that are moderately rich in flowering plants. The whole is an important feeding and nesting area for bats.

The southern section (formerly designated under the name Central Farm Streamsides) is bordered to the north by a varied treeline including elm, white willow, aspen, ask, oak, hornbeam and field maple, and shrubs including hazel and dogwood, with dense osier scrub further south.

Its northern field has a diversity of grasses and herbs, transitioning from dry grassland to damper areas with abundant marsh horsetail. The southern field has a fen-like quality with a variety of wet grassland herbs including marsh horsetail, hemp agrimony and square-stalked St John's-wort, all uncommon in London, transitioning to the south into grey willow scrub with scattered white and crack willow trees (some massive) with reed, comfrey and meadowsweet growing below and between them. A boardwalk has been installed to allow visitors to visit this unusual habitat and view the water voles without disturbing them.

HVBII44 Gerpins Lane Open Space

Grid ref: **TQ 554 840**

Area (ha): **15.2**

Borough: **Havering**

Site first notified: **31/03/2017**

Citation last edited: **31/03/2017**

Habitat: **Semi-improved neutral grassland, tall herb, scrub, broadleaved woodland (planted in the 1980s), scattered trees, hedges**

This is a former gravel extraction site that was filled with municipal rubbish during the 1960s and 70s. It has been left untouched since then, apart from some tree planting in the 1980s.

A variety of native broad-leaved trees have been planted densely along the western boundary next to Gerpins Lane, including ash, oak, field maple, elm, hawthorn and wild cherry. This has a species-poor ground flora including substantial areas of cow parsley and some nettle. Elsewhere on the site, the trees have been spaced more widely, creating open, sunny woodland with a grassy understorey and patches of ground ivy, red campion and lords-and-ladies.

A substantial proportion of the site to the north and east is open grassland dominated by coarse grasses and with scattered small trees and occasional patches of bramble and nettle. Despite the dominance of coarse grasses it is moderately rich in flowering plants. These are mostly common ruderal plants, including white and red dead-nettle, hemlock, lesser burdock and teasel, but also perforate st-john's wort, knapweed and hairy bittercress. It also has areas of sparser vegetation, supporting low-growing plants such as common whitlowgrass and common stork's-bill. Topography is varied, with many humps and hollows and occasional banks, deep depressions and spoil heaps. This kind of open mosaic habitat is typical of neglected brownfield sites like this one which would now be described as 'poorly restored' and is now very scarce as sites like this are 'tidied up'. It forms valuable habitat for invertebrates, exploiting the variety of niches for nesting and a good foraging resource.

The combination of open woodland and grassland is also optimal habitat for reptiles – common lizard is known to be present.

The site provides undisturbed habitat for a variety of breeding birds and good foraging habitat for raptors such as kestrels and barn owls.

HVBII45 Folkes Lane Woodland

Grid ref: **TQ 575 896**

Area (ha): **48**

Borough: **Havering**

Site first notified: **31/03/2017**

Citation last edited: **31/03/2017**

Habitat: **Mixed woodland (planted in 2002), mature trees (possibly ancient), semi-improved neutral grassland, scrub**

Former arable fields bordering a steep hill, now cut through by the M25 motorway, most of which has been planted up with trees. These are mostly native broad-leaves, with some scots pine and larch. The trees are now maturing and are bordered in places by bramble patches and blackthorn thickets.

Areas of woodland are separated by broad grassy rides and a large open area has been left on high ground towards the northern end of the site. Parts of this are rich in flowering plants, including knapweed and devilsbit scabious.

The site includes several ancient hedges with many massive oaks, some stag-headed and almost all containing nest holes, plus sweet chestnut, wild service, elm and hawthorn. Ground flora includes wood sage, hedge woundwort and great horsetail.

A small pond has been created with good aquatic vegetation.

This large site provides good habitat for a variety of birds and small mammals and forms part of a wildlife corridor running alongside the M25 to its west.

HVBII46 Tylers Wood

Grid ref: **TQ 571 904**

Area (ha): **14**

Borough: **Havering**

Site first notified: **31/03/2017**

Citation last edited: **31/03/2017**

Habitat: **Broad-leaved woodland (planted in 2002), hedges, semi-improved neutral grassland, scrub**

A hilltop and valley side sloping down from the M25 motorway to a bridleway, and with an arm projecting northwards beside the motorway up to a footbridge. Former arable land, it is now substantially open, sunny grassland sheltered by patches of maturing native broad-leaved trees, including much birch. Flowering plants include agrimony and knapweed. This provides good habitat for butterflies and also for reptiles (for which it is being managed).

The northward projection beside Jermains Wood is kept wet by seepage off the motorway bank and has sheets of common fleabane and other damp-loving plants in summer. The steep motorway bank has patches of gorse.

A stream/ditch meanders along the north-west boundary. Its treeline/hedge includes ash, oak, hornbeam and crack willow. Patches of brooklime and fool's-watercress grow on its banks.

Provides supporting habitat for HvBI06 Tylers Common and links it with two ancient woodland SINCs – HvBII20 Jermains Wood and HvBII21 Foxburrow Wood. Also forms part of a wildlife corridor running alongside the M25 to its west.

HVBII47 Harold Court Woods

Grid ref: **TQ 554 915**

Area (ha): **25**

Borough: **Havering**

Site first notified: **31/03/2017**

Citation last edited: **31/03/2017**

Habitat: **Broad-leaved woodland (mostly planted in 2001–3), hedges, semi-improved neutral grassland, ponds**

Former farmland surrounding Harold Court (now residential flats), much of which has been planted with trees, mainly native broad-leaves with some scots pine and larch, supplementing the surrounding tree belts, which include groups of mature hybrid black poplar and horse chestnut. The original hedges include many old trees, including midland hawthorn and wild service, and have dog's mercury among the ground flora. These and the maturing plantations provide a good foraging and nesting resource for birds and other wildlife.

Broad grassy rides and open areas have been left between the groups of trees, These are moderately rich in flowering plants and provide good habitat for butterflies, small mammals and reptiles.

A pond at the northern end has been restored and has good emergent vegetation including common reed and lesser reedmace.

Provides supporting habitat for HvBI06 Tylers Common and links it with a grassland SINC – HvBII24 Bourningwood Fields – and with HvBII42 Railside Land, which also forms part of an east-west wildlife corridor.

HVBII48 Pages Wood

Grid ref: **TQ 558 898**

Area (ha): **61**

Borough: **Havering**

Site first notified: **31/03/2017**

Citation last edited: **31/03/2017**

Habitat: **Broad-leaved woodland (planted in 2002), hedges, semi-improved neutral grassland**

This site includes the remainder of Pages Wood not included in M108 Ingrebourne Valley (which covers land west of the river, i.e. the former Mount Pleasant Farm, plus the river corridor and the tree-lined tributary that leads into it from the eastern boundary). This is a broad valley sloping down to the River Ingrebourne from the north and east. It is former farmland most of which has been planted with groups of trees, predominantly native broad-leaves, separated by grassy rides and open glades which were sown with a wild flower mix and remain moderately flower-rich. The northern boundary hedge has mature oak, ash, field maple, crab apple and wild service trees.

It also includes the part of Harold Wood Park east of the river (again, the river corridor is included in M108). This is flower-rich grassland with daisy, autumn hawkbit, dandelion, self-heal and creeping buttercup, and with scattered birch, poplar and willow. The south boundary consists of a good (and probably ancient) hedge with oak and midland hawthorn, and dogs mercury in the ground flora

This is a large site and the combination of maturing woodland with open, sunny grassland and adjoining watercourses makes it valuable for a variety of wildlife, and particularly invertebrates and reptiles.

Provides supporting habitat for this part of M108 Ingrebourne Valley and links it to HvBI06 Tylers Common and the extensive complex of sites surrounding it.

HVBII49 Ingrebourne Hill

Grid ref: **TQ 525 834**

Area (ha): **74**

Borough: **Havering**

Site first notified: **31/03/2017**

Citation last edited: **31/03/2017**

Habitat: **Broad-leaved woodland (planted in 2008), hedges, semi-improved neutral grassland**

This is a former landfill site immediately south-west of the Ingrebourne Marshes, built up into a low hill. Parts of the gentle slopes and low ground to the north and west have been planted up with trees, mainly native broadleaves with some scots pine. This leaves large areas of open grassland containing a variety of flowering plants, both native and alien. The large flattish area on top of the hill is particularly rich in flowers, among them knapweed, goat's rue, red clover, creeping thistle, yarrow, ox-eye daisy and creeping cinquefoil, and forms a valuable foraging resource for insects, including a national rarity, the brown-banded carder bee.

At its southern tip are two large lakes fringed with common reed and willow. These form a valuable resource for breeding birds, including great crested grebe, little grebe, mallard, coot and mute swan, and for over-wintering wildfowl.

This substantial mosaic of grassland, maturing woodland and water bodies provides habitat for a wide variety of wildlife, and valuable supporting habitat and protection for the southern section of the Ingrebourne Marshes SSSI.

HVBII50 Berwick Glades

Grid ref: **TQ 541 842**

Area (ha): **12**

Borough: **Havering**

Site first notified: **31/03/2017**

Citation last edited: **31/03/2017**

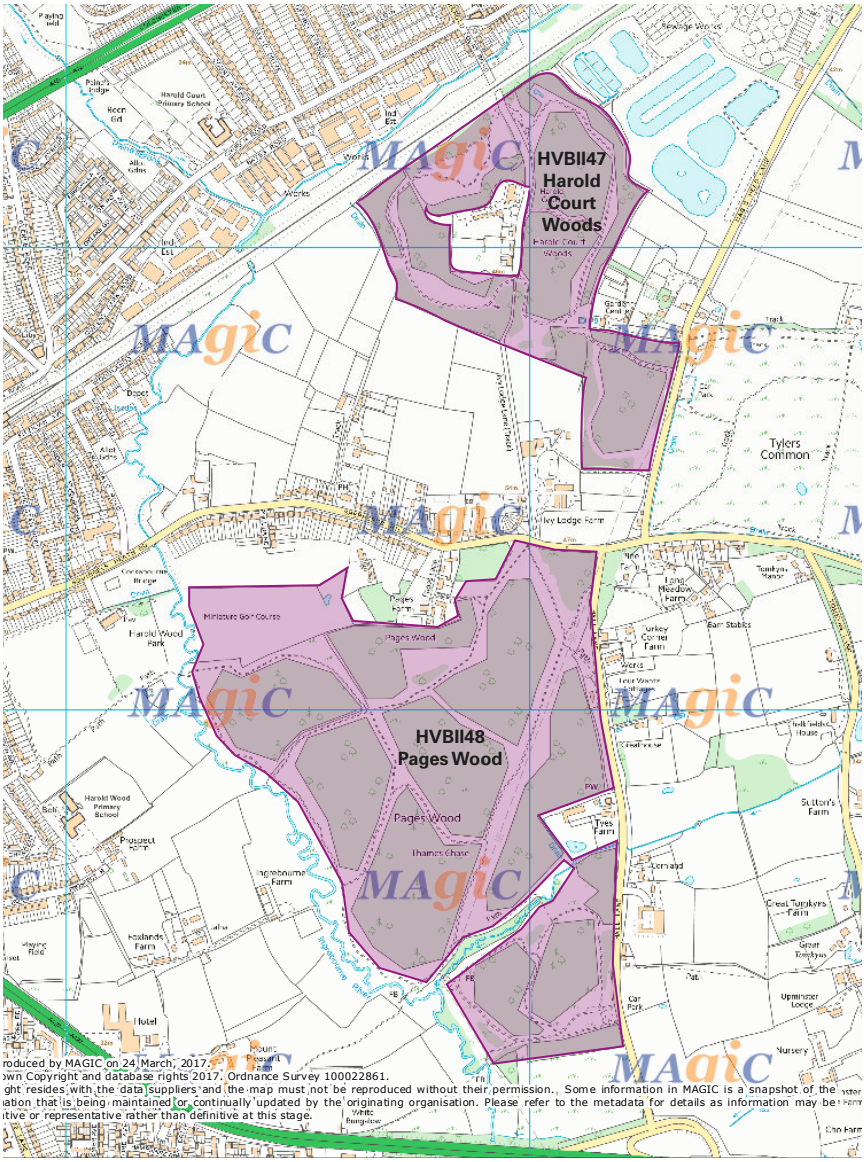
Habitat: **Broad-leaved woodland (planted in 2003), hedges, semi-improved neutral grassland**

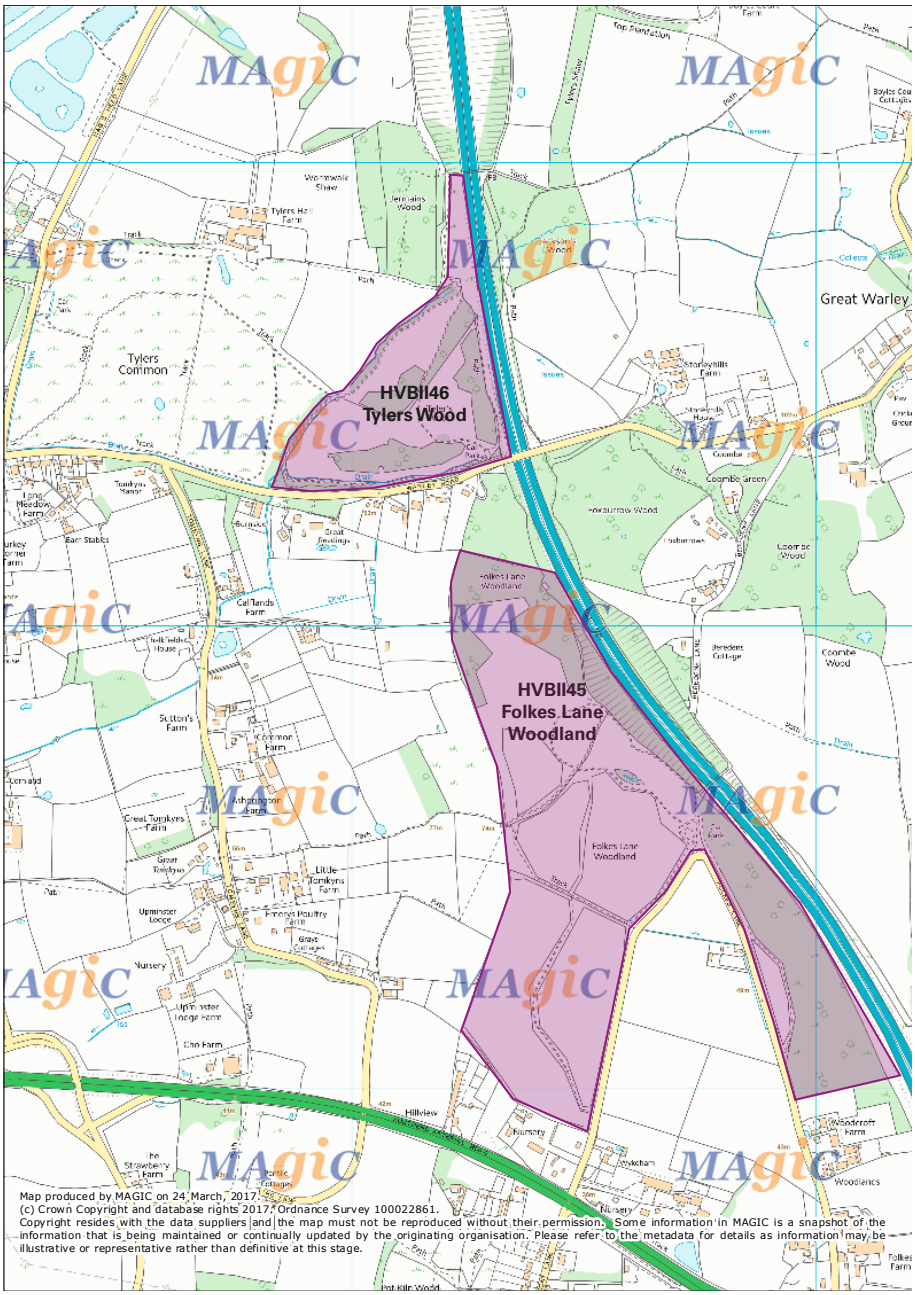
This former arable land has been planted up with blocks of predominantly broad-leaved trees. Substantial areas of open grassland have been left and parts of these are rich in flowering plants, including notably knapweed, goat's-rue and various vetches and clovers, forming a useful foraging resource for insects. Skylarks nest in the less disturbed areas.

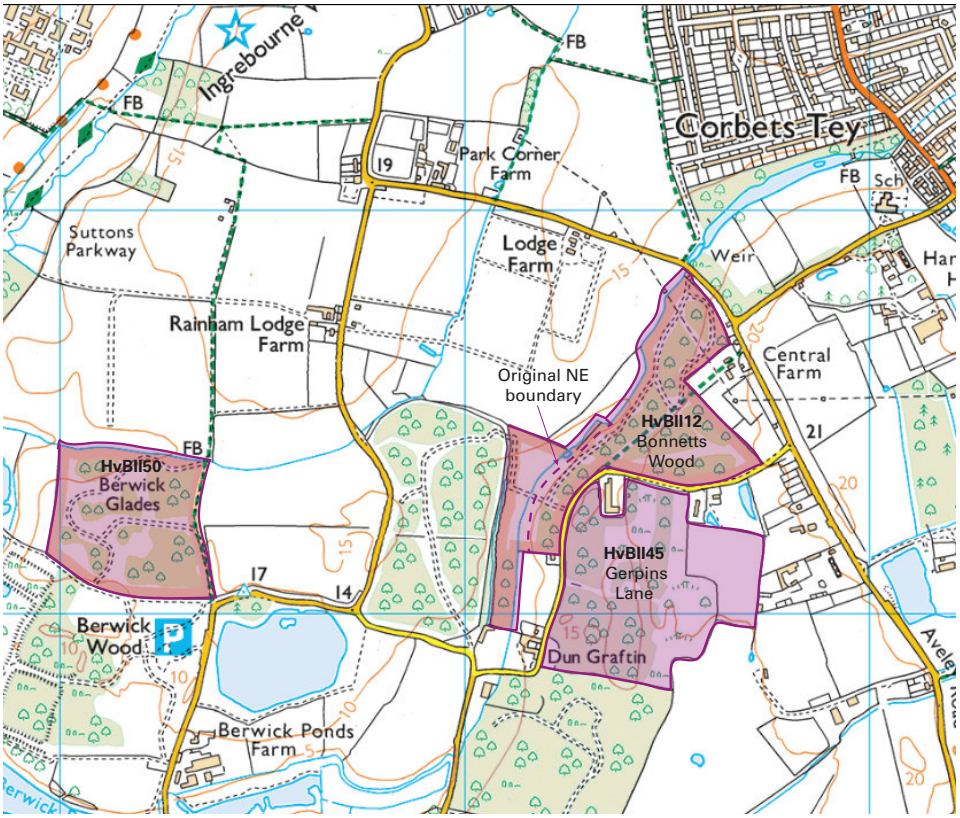
The boundary tracks and hedges support a good flora including some rare plants. This includes meadow vetchling, narrow-leaved birdsfoot trefoil, field parsley, amphibious bistort, zig-zag clover and wild carrot.

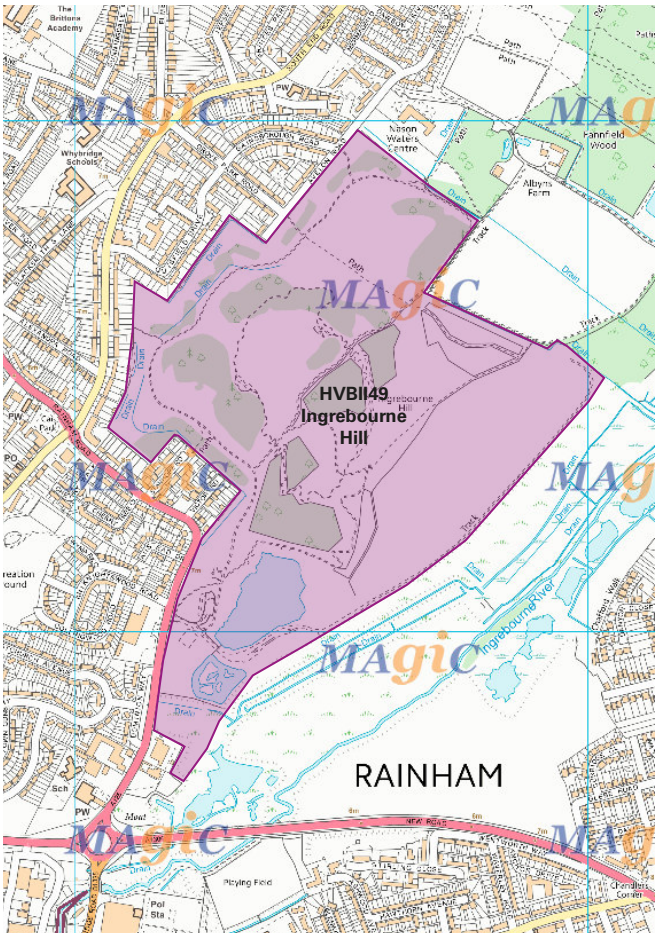
Provides valuable supporting habitat for the northern section of the Ingrebourne Marshes SSSI and for M108 Ingrebourne Valley..

Maps


HVBII47
Harold
Court
Woods
HVBII48
Pages Wood
Pages Wood
Tylers
Common
Harold Wood
Park
Harold Wood
Primary
School
Ingrebourne
Farm
Foxlands
Farm
Hotel
Ivy Lodge Farm
Miniature Golf Course
Pages Wood
Thames Chase
Ingrebourne
River
Sutton's
Farm
Great Tomkyns
Farm
Upminster
Lodge
Nursery
Car
Park
roduced by MAGIC on 24 March, 2017.
own Copyright and database rights 2017. Ordnance Survey 100022861.
ght resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the
ation that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be
tive or representative rather than definitive at this stage.


HVBII46
Tylers Wood
HVBII45
Folkes Lane
Woodland
Great Warley
Tylers
Common
Map produced by MAGIC on 24 March, 2017.
(c) Crown Copyright and database rights 2017 Ordnance Survey 100022861.
Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.


Ingrebourne
FB
Corbets Tey
Park Corner Farm
19
Suttons Parkway
Lodge Farm
Weir
Rainham Lodge Farm
Original NE boundary
Central Farm
HvBII12 Bonnetts Wood
21
HvBII50 Berwick Glades
17
14
HvBII45 Gerpins Lane
Dun Graftin
Berwick Wood
Berwick Ponds Farm


HVBII49 Ingrebourne Hill
RAINHAM
MAGIC

This page is intentionally left blank

Havering
LONDON BOROUGH

COUNCIL, 26 July 2017

A HOUSING

Motion on behalf of the Independent Residents' Group

The Coalition Administration's promotion of the council booklet "Havering – Making a Greater London" that includes a "Visionary" commitment to support the building of 30,000 properties in Havering is premature and a mistake. Premature, because this "Vision" has not been explicitly endorsed by Council and a mistake, because to build that many properties would require the construction of nearly 1,700 per year, 530 more than Mayoral target of 1,170 per year.

Presently, we have introduced two large GLA housing zones plus various sites under an ambitious Council "re-build our council estates" programme that will total around 11,000 properties, even without the provision of the necessary infrastructure and services being guaranteed. The idea that up to 20,000 more properties could be built without adversely impacting upon the environment and residents' quality of life is risible and dishonest.

At the last Council meeting the Cabinet Member for Housing said the 30,000 figure derives as our apportionment as a member of a London sub-region rather than to meet Havering's specific housing needs. This figure must be resolutely resisted should the Mayor demand in the pending London Plan an adherence to the Strategic Housing Market Assessment.

Council therefore agrees it will not commit itself to any housing numbers above our present already excessive Mayoral target.

Amendment by the Conservative Group

This Council, having received expert advice from Queen's Counsel as explained in detail in a recent briefing open to all councillors, accepts that it must follow the required procedure if it is to obtain approval of its draft Local Plan and protect the Borough from indiscriminate developments across the area lacking proper infrastructure.

It further notes that this is laid down by National Planning Policy, that one of the requirements is to meet objectively assessed housing need and that this is done both in London and elsewhere through the Strategic Housing Market Assessment (SMAH). The most recent updated SHMA indicates a provisional need for 30,000 homes over 22 years up to 2033.

It further notes that the London Plan currently shows a minimum target for Havering of 11,701 new homes from 2015 to 2025. On this basis the emerging draft Local Plan would show a continuing target of 1,170 over the period of the plan which could be reviewed every 5 years in the light of any evidence of changes in need.

It further notes that the proposed Havering Local Plan will be open to extensive public consultation and any submission to the Secretary of State for public examination will be subject to the responses received through the consultation process.

B GREATER LONDON AUTHORITY

Motion on behalf of the United Kingdom Independence Party Group

Over many months members have had concerns about the LIP funding and how it is our money being returned but with strings attached. TFL state 'We allocate money to the London boroughs to spend on projects that support the Mayor's Transport Strategy through a Local Implementation Plan" This money is raised through the GLA precept, only part of which do we see returned and only then to be spent on things that The London Mayor wants and not what is necessarily of any benefit to the people of Havering; rarely used cycle lanes being a case in point.

Most recently the unveiling of plans to build 30,000 homes in the borough over the next 10 years to meet the London Mayors housing target, coupled with the assault on our greenbelt to bury the dead from other London boroughs highlight just how little control we currently have to set our own destiny when it comes to planning.

This has been the case since the creation of the GLA in by the Greater London Authority Act 1999 which passed through Parliament, receiving the Royal Assent in October 1999.

From that day to this Havering has had increasingly less control over its planning decisions. Which with the ever increasing demand for housing largely fuelled by continued uncontrolled mass immigration this situation is not going to get better any time soon.

This council agrees that it would be better off renegotiating our current relationship with the GLA and rather than remain under the Mayors planning authority we should become a Unitary Authority so that we can bring back control of planning and create a local plan that better fits the needs of Havering residents.

Council, 26 July 2017

Amendment by the Conservative Group

This Council notes that, although it has repeatedly argued for greater control over how LIP funding is spent in the Borough and is concerned about London-wide or other outside control over planning policies and decisions, an Act of Parliament would be needed for the Borough to cease to be a London Borough and to become a Unitary Authority and that this would still be unlikely to give the Council ultimate control over such matters. Planning procedure in particular is governed by statute and national and regional policies. Any planning decision is subject to appeal, and if a council departs from such policies the outcomes are taken out of its hands.

The Council notes further that, even if Parliament could be persuaded to pass such an Act, there would be considerable implications including the loss of London-wide Freedom Passes and other subsidised transport schemes for our residents, the apportionment and burden of future funding of liabilities such as GLA pensions, the future of local policing and fire services and involvement in their governance and the future of the local transport and highway infrastructure which are controlled by TFL and its governance.

The Council notes further that the Council has not unveiled plans to build 30,000 homes over the next ten years and that matters such as annual housing targets and the preservation of the Green Belt will be will be part of the draft Local Plan to be considered shortly by the Council after the extensive consultation and evidence gathering which has already taken place.

Amendment by the Independent Residents' Group

Growing demands to leave an institution is also growing evidence of a need to reform an institution and this applies to the Greater London Authority (GLA), which is presided over by an EU inspired Elected Mayor. Havering sits between London and Essex and enjoys the costs and benefits of both, but the Mayor of London's plans to make Havering part of a Greater London to meet ambitious housing targets has incited a renewed debate about the future governance of Havering within the GLA.

This "Essex NOT London" debate involves a wide range of issues beyond planning matters and the Council's official position on whether to remain should be guided by popular support. For this reason Council calls on the Executive to seek a democratic reform of the GLA and consider holding a borough wide constitutional In or Out referendum on our future relationship with the GLA.

This page is intentionally left blank