



Havering

L O N D O N B O R O U G H

OVERVIEW & SCRUTINY BOARD AGENDA

7.30 pm	Thursday 11 April 2019	Committee Room 3A - Town Hall
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Members 16: Quorum 6

COUNCILLORS:

Conservative Group (8)

Ray Best
John Crowder
Philippa Crowder
Judith Holt
Robby Misir
John Mylod
Nisha Patel
Bob Perry

Residents' Group (2)

Ray Morgon
Barry Mugglestone

Upminster & Cranham Residents' Group(2)

Gillian Ford
Linda Hawthorn

Independent Residents' Group (2)

Natasha Summers
Graham Williamson

Labour Group (1)

Keith Darvill (Vice-Chair)

North Havering Residents Group(1)

Darren Wise (Chairman)

For information about the meeting please contact:

**Debra Marlow - 01708 433091
deborah.marlow@oneSource.co.uk**

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

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

Reporting means:-

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

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

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

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

OVERVIEW AND SCRUTINY BOARD

Under the Localism Act 2011 (s. 9F) each local authority is required by law to establish an overview and scrutiny function to support and scrutinise the Council's executive arrangements.

The Overview and Scrutiny Board acts as a vehicle by which the effectiveness of scrutiny is monitored and where work undertaken by themed sub-committees can be coordinated to avoid duplication and to ensure that areas of priority are being reviewed. The Board also scrutinises general management matters relating to the Council and further details are given in the terms of reference below. The Overview and Scrutiny Board has oversight of performance information submitted to the Council's executive and also leads on scrutiny of the Council budget and associated information. All requisitions or 'call-ins' of executive decisions are dealt with by the Board.

The Board is politically balanced and includes among its membership the Chairmen of the six themed Overview and Scrutiny Sub-Committees.

Terms of Reference:

The areas scrutinised by the Board are:

- Strategy and commissioning
- Partnerships with Business
- Customer access
- E-government and ICT
- Finance (although each committee is responsible for budget processes that affect its area of oversight)
- Human resources
- Asset Management
- Property resources
- Facilities Management
- Communications
- Democratic Services
- Social inclusion
- Councillor Call for Action
-



AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

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

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

4 REQUISITION OF NON KEY DECISION - HAVERING BROWNFIELD LAND REGISTER UPDATE 2019 (Pages 1 - 18)

Report attached

Andrew Beesley
Head of Democratic Services

Overview & Scrutiny Board

11 April 2019

Subject Heading:

SLT Lead:

Report Author and contact details:

Policy context:

Financial summary:

REPORT

Havering Brownfield Land Register-
Requisition of a Non-Key Executive
Decision

Anne Brown – Deputy Director of Legal &
Governance

Deborah Marlow – Principal Democratic
Services Officer
deborah.marlow@onesource.co.uk

The Housing and Planning Act (2016)

The Town and Country Planning
(Brownfield Land Register)
Regulations (2017)

The Town and Country Planning
(Permission in Principle) Order (2017)

Planning and Compulsory Purchase
Act (2004)

National Planning Policy Framework
(2018)

London Plan (2016 - Consolidated
with alterations since 2011)

Proposed Havering Local Plan
(Submission 2018)

There is no significant financial
implication.

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

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

SUMMARY

In accordance with paragraph 17 of the Overview & Scrutiny Committee Rules, a requisition signed by two Members representing more than one Group (Councillors Graham Williamson and Gillian Ford) have called-in the non-key Executive Decision dated 15 March 2019.

RECOMMENDATION

That the Board considers the requisition of the non-key Executive Decision and determines whether to uphold it.

REPORT DETAIL

As per Appendices

Appendix A – Grounds for requisition and officer response

Appendix B – Non-key Executive Decision

Havering Brownfield Register 2019

The grounds for the requisition:

1. There is no detail on how the Brownfield Register was compiled;
2. At least one of the sites classified green belt land. Why has Chapmans Farm been registered on the Brownfield Register?
3. How many other sites on the Brownfield Register are classified green belts?
4. How many sites are variations to the draft Local Development Plan?

Havering Brownfield Register 2019 – Response to Councillor’s Requisition

Q1. *There is no detail on how the Brownfield Register was compiled*

The publication of the register does not require an explanation of how the register has been compiled. The reason for this is because such detail was provided to Cabinet on 17th January 2018.

In light of this, it was not considered necessary that such detail needed to be reaffirmed again, when simply updating the register under the agreed terms of the Cabinet decision.

Q2. *At least one of the sites classified green belt land. Why has Chapmans Farm been registered on the Brownfield Register?*

For a site to qualify for Part One of the register, under the Town and Country Planning (Brownfield Land Register) Regulations 2017, it firstly has to meet the definition of previously developed land (PDL). Annex 2 of the National Planning Policy Framework (2018) (as amended) defines Previously Developed Land (PDL) as:

‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape’. (NPPF 2019, Annex 2, Page 70)

A site would also need to comply with the criteria set out in the 2017 Regulations, as follows:

- The land is at least 0.25 hectares, or is capable of providing at least five self-contained homes;
- The land is suitable for residential or mixed-use development because the concept has been established through planning approvals, adopted site allocations or lapsed planning permissions;
- The land is available for development because landowners or developers have expressed an interest to sell or develop and there are no issues preventing development;
- Development is achievable and likely to take place within 15 years.

Further to this, the content of the Register adheres to the Cabinet decision of the 18th January 2018, with regard to the sources of sites to be included;

- Sites that have planning permission (or are waiting a decision)

- Sites (without planning permission) identified within the evidence base for the Local Plan

Chapmans Farm has been included on the register as it meets the requirements of the 2017 regulations, as detailed above and currently has a valid planning application ref: P1673.18, pending a decision.

The current use of Chapmans Farm is a commercial livery yard comprising of numerous associated structures, such as a barn and stable buildings of varying heights and sizes and as such is not considered to be an excluded use of land as described by the NPPF definition.

The associated regulations make no distinction or reference to exclude PDL from the register where a site is located within the Green Belt. Put another way, a site can be previously developed and in the Green Belt.

Q3. How many other sites on the Brownfield Register are classified green belt?

There are a total of 7 sites listed on the register that are located in the green belt, with 2 of the sites (ref: EMPK1 and EMPK3) to be removed from the register with immediate effect. The reason for their removal is that they do not meet the criteria set out in the Brownfield Land Register Regulations 2017 as detailed in Q1. Their inclusion was an error. Deleting these entries at this point does not impact the decision. All of the remaining Green Belt sites qualify for inclusion on the list.

The remaining 5 sites are as follows:

- HPK3 – Upper Bedfords Farm – Planning Permission granted 21/12/2017
- HPK4 - 1 Pinewood Poultry Farm – Planning Permission granted 26/01/2018
- HEA1 – Three Horseshoe Farm – Planning Permission granted 4/05/2017
- UPM1 – Ockendon Kennels – Application P0862.18 has a resolution to grant permission, subject to the completion of a Section 106 Legal Agreement.
- CRA2 – Chapmans Farm – Pending Decision – Due 08/04/2019

Q4. How many sites are variations to the draft Local Development Plan?

The Cabinet decision of the 18th January 2018 states that sources of sites to be included within the Register will include:

- Sites that have planning permission (or are waiting a decision)
- Sites (without planning permission) identified within the evidence base for the Local Plan

The Local Plan was originally submitted in March 2018.

Since this time, the evidence base supporting the Local Plan has progressed as a result of the Examination in Public (EiP), with new/additional sites (over and above those identified in March 2018 at submission) informing the borough's future housing

supply. The Brownfield Register includes these new/additional sites, where sites are compliant with the 2017 Regulations.

The list of sites is attached in appendix 1 of the Executive Decision dated 15th March 2019.

The sites highlighted in red have been removed from the updated register and were part of the original list of sites agreed at Cabinet on the 18th January 2018.

The reason they have been omitted from the register, is that the register does not include sites that are under construction at the time of publication. The purpose of the register is to provide publically, a simple mean of identifying developable brownfield sites. This 'red' list also includes three sites which were identified as 'permissioned' on the original appendix attached to the ED. As these sites have commenced, their inclusion on the register is unnecessary. Deleting these entries at this point does not impact the decision.

The sites highlighted in yellow are new entries onto the register since the Cabinet decision in January 2018, and have been sourced through the planning application process.

Notice of Non-key Executive Decision

Subject Heading:	Havering Brownfield Land Register - Update (2019)
Cabinet Member:	Councillor Damian White Leader of the Council
SLT Lead:	Caroline Bruce - Interim Director of Neighbourhoods
Report Author and contact details:	Emma Clay Interim Senior Planning Policy Officer Tel: 433854 E-mail: Emma.Clay@havering.gov.uk
Policy context:	<p>The Housing and Planning Act (2016)</p> <p>The Town and Country Planning (Brownfield Land Register) Regulations (2017)</p> <p>The Town and Country Planning (Permission in Principle) Order (2017)</p> <p>Planning and Compulsory Purchase Act (2004)</p> <p>National Planning Policy Framework (2018)</p> <p>London Plan (2016 - Consolidated with alterations since 2011)</p> <p>Proposed Havering Local Plan (Submission 2018)</p>
Financial summary:	There is no significant financial implication.

Non-key Executive Decision

Relevant OSC:	Towns and Communities
Is this decision exempt from being called-in?	<i>No</i>

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

- ✓ Communities making
Havering
- ✓ Places making
Havering
- ✓ Opportunities making
Havering
- ✓ Connections making
Havering

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

The preparation, maintenance and publication of the Brownfield Land Register is a legal requirement introduced by the Housing and Planning Act 2016, with the statutory process set out in the Town & Country Planning (Brownfield Land Register) Regulations 2017.

This report seeks approval for the changes made to the original list of sites Havering published in 2018 as Part 1 of its Havering Brownfield Land Register.

Recommendation

1. **Agree** to the changes made to the list of sites (located in Appendix 1) to be published as the London Borough of Havering Part 1 Brownfield Land Register.

AUTHORITY UNDER WHICH DECISION IS MADE

On January 17 2018 Cabinet **RESOLVED** to:

- (i) Delegate authority to the Assistant Director of Development following consultation with the Cabinet Member for Housing, to sign off, review and maintain the London Borough of Havering's Part 1 Brownfield Land Register

Part 3 – Responsibility for Functions

3.3 Powers of Members of the Senior Leadership Team

Members of the Senior Leadership Team (SLT) have delegated authority to act as follows within the assigned service service/portfolio of responsibilities, subject to the general provisions and limitations set out in section 3.1 above.

General powers

- (a) To take any steps necessary for proper management and administration of allocated portfolios.
- (b) To exercise all the powers delegated to them personally and those powers delegated to Second Tier Managers and other staff members in their directorate where circumstances require and so far as legally permissible. Exercise of such powers should be recorded where appropriate. Where possible, a SLT member should give notice to a relevant staff member that he or she intends to exercise a specified power that is delegated to that staff member.

STATEMENT OF THE REASONS FOR THE DECISION

1. On January 17 2018 Cabinet **RESOLVED** to:
 - (i) Delegate authority to the Assistant Director of Development following consultation with the Cabinet Member for Housing, to sign off, review and maintain the London Borough of Havering's Part 1 Brownfield Land Register.
2. Since January 2018 there have been a number of changes to the site list included in Part One of the Havering Brownfield Land Register, that was included at the time of the Cabinet report and the Register needs updating.
3. The Town and Country Planning (Brownfield Land Register) Regulations 2017 require Local Authorities to publish a Brownfield Register annually. This needs to be published on the Council website.
4. The Cabinet report in January 2018 set out a proposed list of sites to be included in the Havering Brownfield Land Register. The now revised list needs to be published as the original list of sites have changed due to some sites obtaining planning permission, planning permissions being implemented and new sites being identified as part of the planning process.

OTHER OPTIONS CONSIDERED AND REJECTED

The option of doing nothing (not publishing the Brownfield Register sites was rejected because it is a statutory requirement for the Council to prepare, maintain and publish annually a register of suitable brownfield sites.

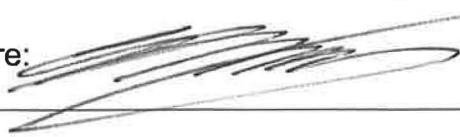
PRE-DECISION CONSULTATION

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Emma Clay

Designation: Interim Senior Planning Policy Officer

Signature:

A handwritten signature in black ink, appearing to be 'Emma Clay', written over a horizontal line.

Date: 6 March 2019

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The Town and Country Planning (Brownfield Land Register) 2017 Regulations (the "Regulations") place a duty on local planning authorities which have responsibility for housing development in their area, to prepare, publish and maintain a register of previously developed land (known commonly as brownfield land) which is suitable for residential development.

The Regulations are made under section 14A of the Planning and Compulsory Purchase Act 2004 of the 2004 Act, inserted by section 151 of the Housing and Planning Act 2016.

The Regulations make provision for two Brownfields Registers, known as Part 1 and Part 2. A Part 2 list is not a compulsory requirement. The January 2018 Cabinet report states that the Council do not intend to publish a Part 2 list.

However in accordance with the Regulations, the Council is required to publish a Part 1 Brownfield Land Register by 31 December 2018. Although there currently are no sanctions in place for local authorities who miss this deadline, it cannot be ruled out that sanctions will be imposed at a later stage.

Officers correctly recommend that the changes to be made to the list of sites (located in Appendix 1) to be published as the London Borough of Havering Part 1 Brownfield Land Register.

FINANCIAL IMPLICATIONS AND RISKS

The Council was provided funding (circa £0.015m) in 2017/18 by the Ministry of Housing, Communities and Local Government (MHCLG) to aide with fulfilling the statutory requirements.

MHCLG have committed to future years funding to maintain the Register and will advise of the funding amounts in due course.

Maintenance and publication of the Register will be completed within the available funding envelop.

There are no further financial risks to this decision.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There are no direct HR implications.

Non-key Executive Decision

The Havering Brownfield Land Register will need to be reviewed annually (as a minimum). It is anticipated that this work will be undertaken by existing staff resources.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

There are no equalities implications arising from this decision.

BACKGROUND PAPERS

None

Non-key Executive Decision

Part C – Record of decision

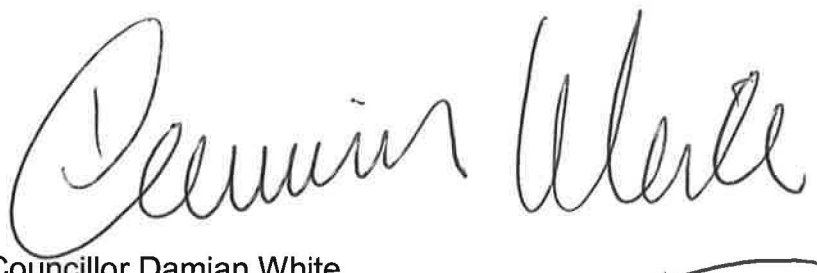
I have made this executive decision in accordance with authority delegated to me as Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed



Name: Councillor Damian White

Cabinet Portfolio Held: Leader of the Council

Date:

15/03/19

Lodging this notice

The signed decision notice must be delivered to the proper officer, Debra Marlow, Principal Democratic Services Officer in Democratic Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on

18/3/19.

Signed



Appendix 2 - Proposed changes made to Part 1 of the Havering Brownfield Register, since the Cabinet Decision in January 2018

Site Reference	Site Name and Address	Planning Status	Minimum Net Dwellings	Source
Sites identified in the Local Plan Evidence Base - (April 2019)				
17160450	A1306 Site NR7	not permitted	76	Site not deliverable
BRK10	Corno Street Car Park	not permitted	150	Allocation
BRK11	Matalan Retail Ltd, North Street, Romford	not permitted	147	Allocation
BRK2	Brooklands House and Detection House, Brooklands Approach	not permitted	67	Potential Development
BRK3	Romford Gas Works	not permitted	450	Potential Development
BRK5	Oldchurch Gardens, Rush Green, Romford	not permitted	220	Council Regeneration Site
CRA1	Brunswick Court, Brunswick Avenue, Upminster	not permitted	7	Council Regeneration Site
EPK1	Station Parade	not permitted	95	Allocation
GOO1	Former Harold Hill Library	not permitted	21	Potential Development
GOO3	Farnham, Hilldene	not permitted	602	Allocation
GOO5	Land btw 112 & 144 Priory Road, Romford	not permitted	5	Potential Development
GOO6	Quarles Campus	not permitted	138	Potential Development
HAC1	Tadworth Parade	not permitted	95	Allocation
HYL1	Maygreen Crescent, Hornchurch	not permitted	89	Council Regeneration Site
PET1	Delderfield House, Portnoi close, Romford	not permitted	16	Council Regeneration Site
PET2	Royal Jubilee Court, Main Road, Romford	not permitted	71	Potential Development
ROM10	Victoria Hospital, Romford	not permitted	56	Potential Development
ROM11	Waterloo Estate (& Queen Street) Romford	not permitted	1165	Council Regeneration Site
ROM12	Angel Way and High Street Area	not permitted	270	Potential Development
ROM22	The Seedbed Centre, Davidson Way, Romford	not permitted	1100	Potential Development
ROM5	Bridge Close Estate	not permitted	1033	Allocation
ROM7	37-59 High Street, Romford	not permitted	70	Allocation
ROM9	Station Gateway and Interchange Romford	not permitted	670	Allocation
SQH1	Delta T.M.O, Elvet Avenue, Romford	not permitted	272	Council Regeneration Site
STA1	Solar, Serina and Sunrise, Sunrise Avenue, Hornchurch	not permitted	123	Council Regeneration Site
STA2	Dell Court, Ravenscourt Grove, Hornchurch	not permitted	51	Council Regeneration Site
STHH12	Beam Park Site, New Road, Rainham	not permitted	834	Allocation
STHH15	Suttons Site, A1306	not permitted	160	Allocation
STHH17	Rainham Steel, Kathryn House, Manor Way, Rainham	not permitted	250	Potential Development
STHH2	Napier and New Plymouth House, Dunedin Road	not permitted	96	Council Regeneration Site
STHH7	Mudlands Industrial Estate	not permitted	310	Allocation
UPM2	Upminster Station Car Park	not permitted	110	Potential Development
Sites with Planning Permission / Pending Decision - (April 2019)				
4	Former Oldchurch Hospital site (west), Romford	permitted	63	Completed/or Under Construction
8	Moreton Bay Industrial Estate, Hornchurch	permitted	42	Completed/or Under Construction
13	Phase 2B, Former Harold Wood Hospital, Romford	permitted	136	Completed/or Under Construction
16	Pinewoods Public House, St. Johns Road, Romford	permitted	32	Completed/or Under Construction
17	St Edwards Court, London Road, Romford	permitted	97	Completed/or Under Construction
19	Land rear of 222 - 223 Brentwood Road, Romford	permitted	9	Completed/or Under Construction
20	Land adjacent to 20 & 25 Surridge Close, Rainham	permitted	6	Completed/or Under Construction
26	Ashbrook Nursing Home, 217-219 Chase Cross Road, Romford	permitted	35	Completed/or Under Construction
28	Former Harold Wood Hospital Phase 4a, Harold Wood	permitted	55	Completed/or Under Construction
30	Lexington Way Garage Block, Upminster	permitted	12	Completed/or Under Construction
33	37 - 39 Manor Road, Romford	permitted	9	Completed/or Under Construction
66	Chaucer House and Hexagon House, Western Road, Romford	permitted	115	Completed/or Under Construction
90	168-170 & rear of 166, Hornchurch Road, Hornchurch	permitted	4	Completed/or Under Construction
112	Land adjacent to 15-21 Squirrels heath Road, Romford	permitted	9	Completed/or Under Construction
122	166 Upminster Road, Upminster	permitted	9	Completed/or Under Construction
147	Dovers Corner industrial estate inc. the rainham trading estate, New Road, Rainham	permitted	394	Completed/or Under Construction
168	Land to the East of Gooshays Drive, Harold Hill	permitted	30	Completed/or Under Construction
199	64 South Street, Romford	permitted	9	Completed/or Under Construction
228	Former Mardyke Estate Phase 4, Rainham	permitted	87	Completed/or Under Construction
17160137	Harold Wood Hospital Phase 2A	permitted	109	Completed/or Under Construction
17160225	75 North Street, Hornchurch	permitted	44	Completed/or Under Construction
17160306	Old Windmill Hall Site, Upminster	permitted	22	Completed/or Under Construction
17160365	St George's Hospital, 117 Suttons Lane, Hornchurch, (RM12 6RS)	permitted	279	Completed/or Under Construction
17160452	1 Kilmartin Way, Hornchurch	permitted	18	Completed/or Under Construction
17160453	Briar Road Shop Site, Romford	permitted	46	Completed/or Under Construction
17160457	Interwood Site, r/o Stafford Avenue, Hornchurch	permitted	45	Completed/or Under Construction
17160458	Site at Roneo Corner, Romford	permitted	48	Completed/or Under Construction
BRK1	69 Oldchurch Road, Romford	permitted	36	Submitted
BRK4	Land at Rom Valley Way (Former Romford Ice Rink)	pending decision	620	Submitted
BRK6	143 North Street, Romford (Rear of)	permitted	40	Submitted
BRK7	213 North Street, Romford	pending decision	29	Submitted
BRK8	Crown Public House, London Road, Romford	permitted	15	Submitted
BRK9	Land at the junction of Crow Lane and Sandgate Close	permitted	82	Submitted
CRA2	Chapmans Farm, Hall Lane, Upminster	pending decision	9	Submitted
EMPK2	16 & 18 Prospect Road (including land to the rear) Hornchurch	permitted	7	Submitted
GOO2	The pompadoours PH, Edenhall Road, Harold Hill	pending decision	21	Submitted
GOO4	Newstead House, Troopers Drive, Romford	permitted	28	Submitted

Illustrates the changes made to Part 1 of the Register since the Cabinet Decision in January 2018

Removed Sites

New Sites

Original Sites

HEA1	Three Horseshoe Farm, Noaks Hill Road, Romford	permitted	5 Submitted
HPK3	Upper Bedfords Farm, Lower Bedfords Road, Romford	permitted	8 Submitted
HPK4	1 Pinewood Poultry Farm, Pinewood Road, Havering atte-Bower	permitted	5 Submitted
HYL2	Neopost House, Romford	pending decision	112 Submitted
HYL3	Purbeck House, 230-234 Hornchurch Road, Hornchurch	pending decision	16 Submitted
MAW1	Land to rear of Kent House, Durham House, Cumberland House (White Hart Lane Scheme, Collier Row)	permitted	16 Potential Development
PET3	Land adjacent to Tweed Hall Way, Tweed Way, Romford	pending decision	7 Submitted
R&W1	Rainham Wall Engineering, New Road, Rainham	permitted	46 Submitted
R&W2	Former Rainham Library and offices, 7 Broadway, Rainham	pending decision	57 Allocation
ROM1	29-33 Victoria Road, Romford	permitted	11 Submitted
ROM13	St Edwards Court, London Road, Romford	permitted	8 Submitted
ROM14	222-226 South Street, Romford	pending decision	81 Submitted
ROM15	6 Holgate Court (rear of), Western Road, Romford	permitted	14 Submitted
ROM16	28-36 Eastern Road, Romford (HCL House)	permitted	52 Submitted
ROM17	7 Eastern Road, Romford	permitted	12 Submitted
ROM18	110-120 Balgores Lane, Romford	permitted	12 Submitted
ROM19	113-117 South Street, Romford	permitted	11 Submitted
ROM2	Enterprise House, Eastern Road, Romford	permitted	11 Submitted
ROM21	Enterprise House, Eastern Road, Romford	pending decision	6 Submitted
ROM3	23-55 North Street, Romford	pending decision	100 Submitted
ROM4	Angel Way Retail Park, Romford	permitted	350 Submitted
STA3	Excel House, Hornminster Glen, Hornchurch	permitted	13 Submitted
STHH10	Beam Parkway NR04/05	pending decision	102 Allocation
STHH11	Beam Parkway NR02/03	permitted	75 Allocation
STHH13	A1306 Site NR11	permitted	21 Allocation
STHH14	Beam Parkway NR06A & NR068B	pending decision	49 Allocation
STHH16	Land bounded by New Zealand Way, Queenstown Gardens and Gisbourne Gardens	permitted	30 Submitted
STHH3	Former Somerfield Depot New Road	permitted	497 Potential Development
STHH4	Beam Parkway NR08	pending decision	60 Allocation
STHH5	Beam Parkway NR10	pending decision	58 Allocation
STHH6	Beam Parkway NR09	pending decision	245 Allocation
STHH9	Beam Parkway RW4B	pending decision	187 Allocation
UPM1	Ockendon Kennels, Ockendon Road North, Ockendon	pending decision	14 Submitted

Appendix 1 - Proposed sites to be included in Part 1 of the Havering Brownfield Register (for delivery over a 15 year period)

Site Reference	Site Name and Address	Planning Status	Minimum Net Dwellings	Source
Sites identified in the Local Plan Evidence Base - (April 2019)				
BRK10	Como Street Car Park	not permitted	150	Allocation
BRK11	Matalan Retail Ltd, North Street, Romford	not permitted	147	Allocation
BRK2	Brooklands House and Detection House, Brooklands Approach	not permitted	67	Potential Development
BRK3	Romford Gas Works	not permitted	450	Potential Development
BRK5	Oldchurch Gardens, Rush Green, Romford	not permitted	220	Council Regeneration Site
CRA1	Brunswick Court, Brunswick Avenue, Upminster	not permitted	7	Council Regeneration Site
EPK1	Station Parade	not permitted	95	Allocation
GOO1	Former Harold Hill Library	not permitted	21	Potential Development
GOO3	Farnham, Hildene	not permitted	602	Allocation
GOO5	Land btw 112 & 144 Priory Road, Romford	not permitted	5	Potential Development
GOO6	Quarles Campus	not permitted	138	Potential Development
HAC1	Tadworth Parade	not permitted	95	Allocation
HYL1	Maygreen Crescent, Hornchurch	not permitted	89	Council Regeneration Site
PET1	Delderfield House, Portnoi close, Romford	not permitted	16	Council Regeneration Site
PET2	Royal Jubilee Court, Main Road, Romford	not permitted	71	Potential Development
ROM10	Victoria Hospital, Romford	not permitted	56	Potential Development
ROM11	Waterloo Estate (& Queen Street) Romford	not permitted	1165	Council Regeneration Site
ROM12	Angel Way and High Street Area	not permitted	270	Potential Development
ROM22	The Seedbed Centre, Davidson Way, Romford	not permitted	1100	Potential Development
ROM5	Bridge Close Estate	not permitted	1033	Allocation
ROM7	37-59 High Street, Romford	not permitted	70	Allocation
ROM9	Station Gateway and Interchange Romford	not permitted	670	Allocation
SQH1	Delta T.M.O, Elvet Avenue, Romford	not permitted	272	Council Regeneration Site
STA1	Solar, Serina and Sunrise, Sunrise Avenue, Hornchurch	not permitted	123	Council Regeneration Site
STA2	Dell Court, Ravenscourt Grove, Hornchurch	not permitted	51	Council Regeneration Site
STHH15	Suttons Site, A1306	not permitted	160	Allocation
STHH17	Rainham Steel, Kathryn House, Manor Way, Rainham	not permitted	250	Potential Development
STHH2	Napier and New Plymouth House, Dunedin Road	not permitted	96	Council Regeneration Site
STHH7	Mudlands Industrial Estate	not permitted	310	Allocation
UPM2	Upminster Station Car Park	not permitted	110	Potential Development
Sites with Planning Permission / Pending Decision - (April 2019)				
BRK1	69 Oldchurch Road, Romford	permitted	36	Submitted
BRK4	Land at Rom Valley Way (Former Romford Ice Rink)	pending decision	620	Submitted
BRK6	143 North Street, Romford (Rear of)	permitted	40	Submitted
BRK7	213 North Street, Romford	pending decision	29	Submitted
BRK8	Crown Public House, London Road, Romford	permitted	15	Submitted
BRK9	Land at the junction of Crow Lane and Sandgate Close	permitted	82	Submitted
CRA2	Chapmans Farm, Hall Lane, Upminster	pending decision	9	Submitted
EMPK2	16 & 18 Prospect Road (including land to the rear) Hornchurch	permitted	7	Submitted
GOO2	The pompadours PH, Edenhall Road, Harold Hill	pending decision	21	Submitted
GOO4	Newstead House, Troopers Drive, Romford	permitted	28	Submitted
HEA1	Three Horseshoe Farm, Noaks Hill Road, Romford	permitted	5	Submitted
HPK3	Upper Bedfords Farm, Lower Bedfords Road, Romford	permitted	8	Submitted
HPK4	1 Pinewood Poultry Farm, Pinewood Road, Havering atte-Bower	permitted	5	Submitted
HYL2	Neopost House, Romford	pending decision	112	Submitted
HYL3	Purbeck House, 230-234 Hornchurch Road, Hornchurch	pending decision	16	Submitted
MAW1	Land to rear of Kent House, Durham House, Cumberland House (White Hart Lane Scheme, Collier Row)	permitted	16	Potential Development
PET3	Land adjacent to Tweed Hall Way, Tweed Way, Romford	pending decision	7	Submitted
R&W2	Former Rainham Library and offices, 7 Broadway, Rainham	pending decision	57	Allocation
ROM1	29-33 Victoria Road, Romford	permitted	11	Submitted
ROM13	St Edwards Court, London Road, Romford	permitted	8	Submitted
ROM14	222-226 South Street, Romford	pending decision	81	Submitted
ROM15	6 Holgate Court (rear of), Western Road, Romford	permitted	14	Submitted
ROM16	28-36 Eastern Road, Romford (HCL House)	permitted	52	Submitted
ROM17	7 Eastern Road, Romford	permitted	12	Submitted
ROM18	110-120 Balgore Lane, Romford	permitted	12	Submitted
ROM19	113-117 South Street, Romford	permitted	11	Submitted
ROM2	Enterprise House, Eastern Road, Romford	permitted	11	Submitted
ROM21	Enterprise House, Eastern Road, Romford	pending decision	6	Submitted
ROM3	23-55 North Street, Romford	pending decision	100	Submitted
ROM4	Angel Way Retail Park, Romford	permitted	350	Submitted
STA3	Excel House, Hornminster Glen, Hornchurch	permitted	13	Submitted
STHH10	Beam Parkway NR04/05	pending decision	102	Allocation
STHH11	Beam Parkway NR02/03	permitted	75	Allocation
STHH13	A1306 Site NR11	permitted	21	Allocation
STHH14	Beam Parkway NR06A & NR068B	pending decision	49	Allocation
STHH16	Land bounded by New Zealand Way, Queenstown Gardens and Gisbourne Gardens	permitted	30	Submitted
STHH3	Former Somerfield Depot New Road	permitted	497	Potential Development

Sites with Planning Permission / Pending Decision - (April 2019)				
STHH4	Beam Parkway NR08	pending decision	60	Allocation
STHH5	Beam Parkway NR10	pending decision	58	Allocation
STHH6	Beam Parkway NR09	pending decision	245	Allocation
STHH9	Beam Parkway RW4B	pending decision	187	Allocation
UPM1	Ockendon Kennels, Ockendon Road North, Ockendon	pending decision	14	Submitted