



Haverling

LONDON BOROUGH

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN
TOWN CENTRE POSITION
STATEMENT 2017



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TOWN CENTRE POSITION
STATEMENT

JULY 2017

1. INTRODUCTION

- 1.1 This position statement has been prepared to support the Proposed Submission Local Plan.
- 1.2 The purpose of the statement is to:
 - Outline the key findings of a town centre audit that was carried out and completed in August 2016 as part of the evidence base for the Local Plan, and to;
 - Demonstrate how the town centre audit has informed the policy approach in the Proposed Submission Local Plan.
- 1.3 The town centre audit provides a greater understanding of the composition of uses that exist within the Boroughs Metropolitan Centre of Romford, 6 District Centres of Hornchurch, Upminster, Collier Row, Harold Hill, Rainham and Elm Park and the Boroughs diffuse network of Local Centres.
- 1.4 This statement should be considered alongside the Havering Retail and Commercial Leisure Needs Assessment 2015 which also forms part of the evidence base for the Local Plan.

2. HAVERING'S TOWN CENTRE AUDIT

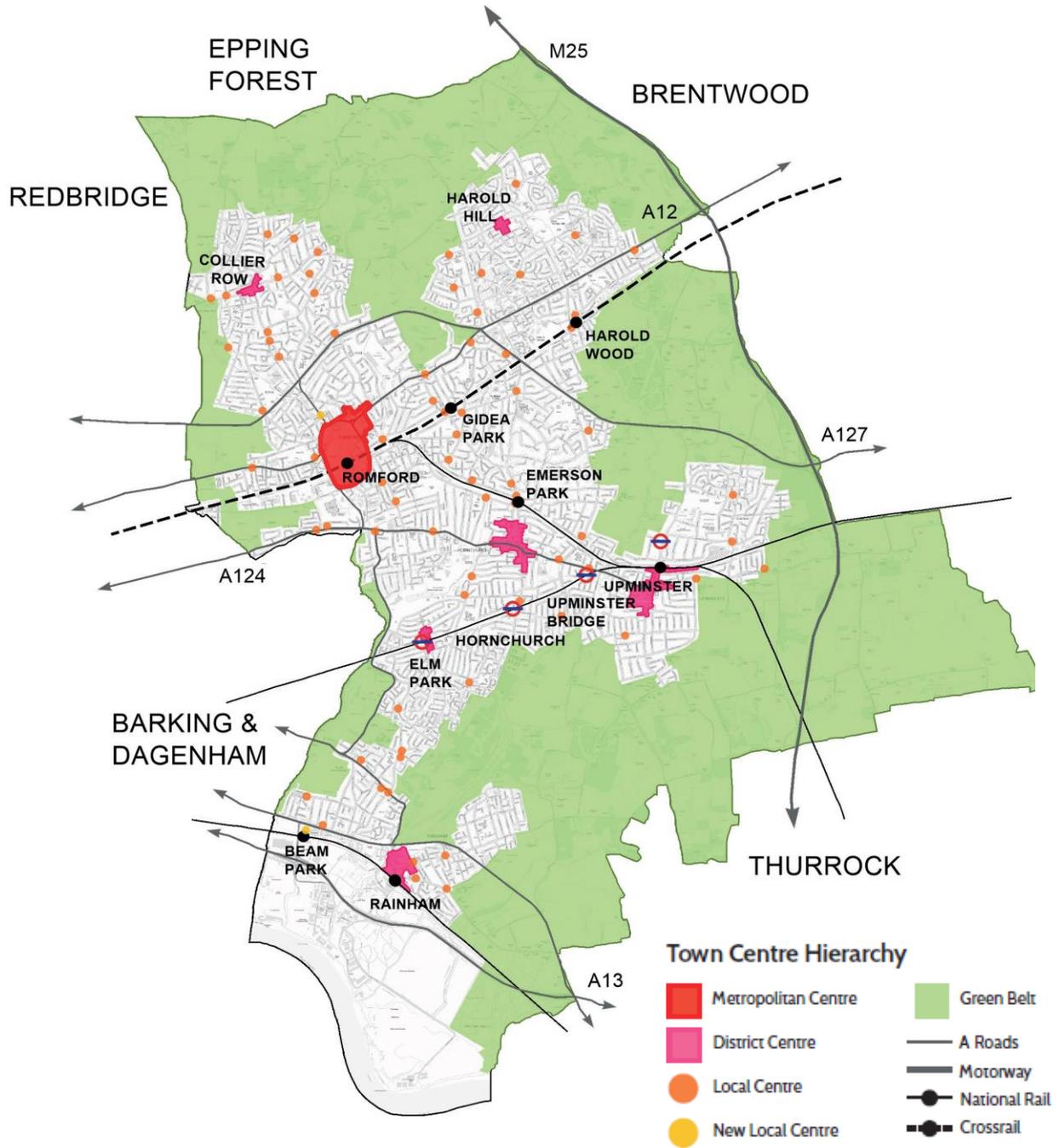
- 2.1 The objective of the town centre audit was to provide evidence and justification in support of the Proposed Submission Local Plan, specifically in relation to:
 - The suitability of the current town centre boundaries and whether any amendments are needed to the primary and secondary frontages;
 - Identifying an appropriate percentage of A1 units within the primary and secondary frontages required to maintain a sustainable mix of uses within town centres; and
 - Identifying over-concentrations of particular uses and how this can be managed.

3. HAVERING'S TOWN CENTRE AUDIT

- 3.1 The audit was undertaken by the Council over a period of 3 weeks in August 2016. It included Havering's Metropolitan Centre of Romford, six District Centres of Upminster, Hornchurch, Elm Park, Collier Row, Harold Wood and Rainham, and the boroughs 77 Local Centres.

- 3.2 The boundary for each centre surveyed was based on existing information from the 2008 Havering Local Development Framework, which also included primary and secondary retail frontage designations. In some cases, the survey was extended (as a result of the site visits) where it was felt to be a logical addition to the survey area and where the Council may wish to consider a revised town centre boundary.
- 3.3 The primary use of each existing unit along with the business name and address were recorded. The use class of each unit was identified using the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 3.4 This audit was carried out solely for the purpose of informing the Local Plan. Town Centre Health Checks are carried out on a quarterly basis by the Town Centre Management Team for Romford and the District Centres and will be used to monitor town centre performance over the Plan period.

Map 1: Havering's Town Centre Network



4. KEY FINDINGS AND RECOMMENDATIONS

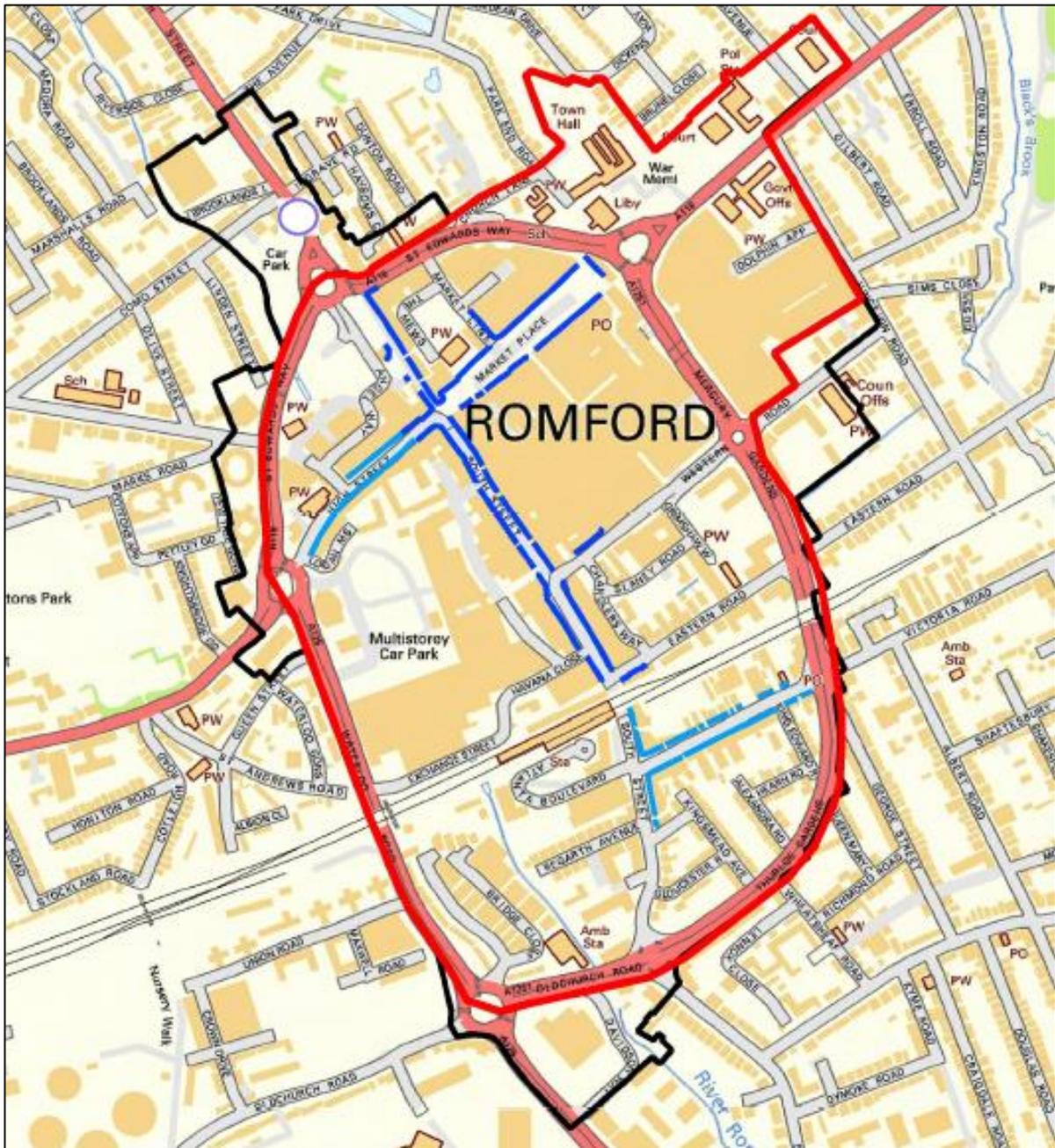
- 4.1 This section set out the key findings and recommendations relating to town centre boundaries and primary and secondary frontages.
- 4.2 In line with the National Planning Policy Framework, primary frontages should be focused around areas with the highest concentration of A1 uses. Secondary frontages are reserved for a more diverse range of uses which should be actively encouraged.

a. ROMFORD

	Romford Town Centre		Romford Primary Frontage		Romford Secondary Frontage	
Total Units	267	100%	156	100%	111	100%
A1	118	44%	83	53%	35	32%
A2	31	12%	17	11%	14	13%
A3	33	12%	20	13%	13	12%
A4	9	3%	8	5%	1	1%
A5	9	3%	1	1%	8	7%
Sui Generis (Total)	25	9%	13	8%	12	11%
Sui Generis (Betting Shops)	8	3%	6	4%	2	2%
Sui Generis (Pay day loans)	3	1%	2	1%	1	1%
D1	5	2%	0	0%	5	5%
D2	3	1%	1	1%	2	2%
B1	5	2%	0	0%	5	5%
Vacant	29	11%	13	8%	16	14%

- i. As a result of the audit and site visit, it is recommended that minor amendments be made to the existing LDF Metropolitan Centre boundary, with the new boundary to be drawn around the ring road and to extend into the civic quarter, incorporating the public offices and buildings located here.
- ii. As a result of such action, this would in turn create an additional Local Centre at North Street, incorporating numbers 68-78, 88-148 evens and 95-105, 117-137 odds.
- iii. This is illustrated below in map 2.
- iv. In terms of shopping frontages, amends were made to the primary frontage to consolidate the primary shopping area. Furthermore, the secondary frontage was increased at Victoria Road and now includes the whole road up to the town centre boundary as indicated on the map.

Map 2: Recommended revisions to Romford Town Centre boundary




 London Borough of Havering,
 Town Hall, Main Road, Romford, RM1 3DB,
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Key-	
Recommended Metropolitan Centre Boundary	
Existing 2008 LDF Romford Area Action Plan Boundary	
New Local Centre	
Primary Frontage	
Secondary Frontage	

b. HORNCHURCH

	Hornchurch Town Centre		Hornchurch Primary Frontage		Hornchurch Secondary Frontage	
Total Units	191	100%	101	100%	90	100%
A1	90	47%	60	59%	30	33%
A2	20	11%	12	12%	8	9%
A3	38	20%	16	16%	22	24%
A4	7	4%	2	2%	5	6%
A5	4	2%	1	1%	3	3%
Sui Generis (Total)	20	11%	8	8%	12	13%
Sui Generis (Betting Shops)	6	3%	4	4%	2	2%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	6	3%	0	0%	6	7%
D2	0	0%	0	0%	0	0%
B1	1	1%	0	0%	1	1%
Vacant	5	3%	2	2%	3	3%

- i. No reasons to modify the Hornchurch town centre boundary were found; therefore it is recommended that the boundary is preserved.
- ii. No changes were identified to the primary or secondary frontages

c. UPMINSTER

	Upminster Town Centre		Upminster Primary Frontage		Upminster Secondary Frontage	
	Units	Percentage	Units	Percentage	Units	Percentage
Total Units	180	100%	99	100%	81	100%
A1	102	57%	58	59%	44	54%
A2	18	10%	15	15%	3	4%
A3	29	16%	14	14%	15	19%
A4	2	1%	2	2%	0	0%
A5	16	9%	2	2%	14	17%
Sui Generis (Total)	8	4%	5	5%	3	4%
Sui Generis (Betting Shops)	2	1%	2	2%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	1%	0	0%	1	1%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	4	2%	3	3%	1	1%

- i. No reasons to modify the Hornchurch town centre boundary were found; therefore it is recommended that the boundary is preserved.
- ii. No changes were identified to the primary or secondary frontages.

d. ELM PARK

	Elm Park Town Centre		Elm Park Primary Frontage		Elm Park Secondary Frontage	
Total Units	118	100%	111	100%	7	100%
A1	67	57%	64	58%	3	43%
A2	9	8%	7	6%	2	29%
A3	10	9%	8	7%	2	39%
A4	0	0%	0	0%	0	0%
A5	14	12%	14	13%	0	0%
Sui Generis (Total)	11	9%	11	10%	0	0%
Sui Generis (Betting Shops)	2	2%	2	2%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	1%	1	1%	0	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	6	5%	6	5%	0	0%

- i. No reasons to modify the Hornchurch town centre boundary were found; therefore it is recommended that the boundary is preserved.
- ii. No changes were identified to the primary or secondary frontages.

e. COLLIER ROW

	Collier Row Town Centre		Collier Row Primary Frontage		Collier Row Secondary Frontage	
	Units	%	Units	%	Units	%
Total Units	78	100%	68	100%	10	100%
A1	40	51%	36	53%	4	40%
A2	9	12%	9	13%	0	0%
A3	8	10%	6	9%	2	20%
A4	1	1%	1	2%	0	0%
A5	8	10%	6	9%	2	20%
Sui Generis (Total)	8	10%	6	9%	2	20%
Sui Generis (Betting Shops)	3	4%	3	4%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	1%	1	2%	0	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	2	3%	2	3%	0	0%

- i. No reasons to modify the Hornchurch town centre boundary were found; therefore it is recommended that the boundary is preserved
- ii. No changes were identified to the primary or secondary frontages.

f. HAROLD HILL

	Collier Row Town Centre		Collier Row Primary Frontage		Collier Row Secondary Frontage	
	Units	%	Units	%	Units	%
Total Units	66	100%	52	100%	14	100%
A1	42	64%	35	67%	7	50%
A2	6	9%	4	8%	2	14%
A3	5	8%	4	8%	1	7%
A4	0	0%	0	0%	0	0%
A5	1	2%	1	2%	0	0%
Sui Generis (Total)	9	14%	7	13%	2	14%
Sui Generis (Betting Shops)	2	3%	2	4%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	7%
D1	1	2%	0	0%	1	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	2	3%	1	2%	1	7%

- i. As a result of the audit, it is recommended that minor amendments are made to the existing Harold Hill District Centre boundary.
- ii. This is due to residential development to the north of the centre beyond Hilledene Avenue which has resulted in the detachment of this area from the rest of the centre and its primary retailing function.
- iii. Map 3 below illustrates the proposed new Harold Hill boundary.
- iv. No further changes were identified to the primary or secondary frontages.

Map 3: Recommended Metropolitan centre boundary



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Key-	
Recommended Harold Hill Boundary	
Area to be removed	

g. RAINHAM

	Collier Row Town Centre		Collier Row Primary Frontage		Collier Row Secondary Frontage	
Total Units	42	100%	30	100%	12	100%
A1	17	40%	14	47%	3	25%
A2	11	26%	7	23%	4	33%
A3	4	10%	3	10%	1	8%
A4	2	5%	0	0%	2	17%
A5	6	14%	4	13%	2	17%
Sui Generis (Total)	2	5%	2	7%	0	0%
Sui Generis (Betting Shops)	2	5%	2	7%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	0	0%	0	0%	0	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	0	0%	0	0%	0	0%

- i. No reasons to modify the Rainham centre boundary were found; therefore it is recommended that the boundary is preserved
- ii. No changes were identified to the primary or secondary frontages.

h. LOCAL CENTRES

- i. Results of the Local Centre audit can be viewed in Annex I.
- ii. As a result of the audit, it is recommended to de-designate the following centres:
 - a. Fitzilian Avenue, Harold Wood Local Centre; following a sustained period of redevelopment that has replaced most of the centre, the centre currently fails to provide any convenience provision and as such, can be argued to no longer serve the key local centre function and;
 - b. Mawney Road South, Romford Local Centre, due to an extremely limited convenience offer which can be argued to no longer fulfil the functions of a Local Centre.
- iii. In light of the proposed residential development at Rainham and Beam Park and in line with the Rainham and Beam Park Masterplan, it is recommended that a new Local Centre is developed at Beam Park Station.
- iv. A new Local Centre is proposed in North Street, Romford which covers the properties previously included as part of the fringe area of Romford Metropolitan Centre as this has been amended (see Romford section above).
- v. Further, it is recommended that the properties in the Local Centres are updated to reflect the Local Centre audit

5. IMPLICATIONS FOR PROPERTY

Preserving the primary shopping function

- 5.1 NPPF guidelines state that within primary frontages, Use Class A1 should be the principal and most dominant land use as this contains the most important shopping facilities, those which attract the greatest number of customers and which contribute most to the vitality and viability of the respective centres.
- 5.2 Due to the Permitted Development rights regarding the change of use from A1 to A2, it is justified to set a combined percentage for A1 and A2 uses. Considering the key findings, it is recommended a threshold of 60% be set, allowing town centres room to further diversify while maintaining the primary shopping function at a reasonable level.
- 5.3 The audit also provided the opportunity to investigate A5 and betting shop proliferation which often provides an indication of town centre performance. The audits found a concentration of these uses in certain centres. It is recommended that the Local Plan puts in place controls to prevent over-concentration of these uses.
- 5.4 Pay day loan shops have also been audited. Although no particular issues have been identified at this point in time, it is recommended that this use is being monitored.

Impact Assessment Threshold

- 5.5 Impact assessments should demonstrate the impact on the existing, planned and committed investment in centres and on town centre vitality and viability.
- 5.6 Although overall performing well, the District and Metropolitan centres are subject to the over proliferation of non-retail uses and have a number of vacancies in prominent locations. The vitality and vitality of these town centres could therefore also be adversely impacted by out of centre development.
- 5.7 To make sure that such proposals do not affect the vitality and viability of existing town centres, and make sure future investments are optimised, the setting of a significantly lower locally specific threshold for impact assessments than that specified in the NPPF is justified.

ANNEX I: LOCAL CENTRES

Town	Centre	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	
Centre	Number						Betting	Loan	Car	other							V / UC	Previous
Petersfield Avenue, Harold Hill	1	14		1		3	1			3								
		64%	0%	5%	0%	14%	5%	0%	0%	14%	0%	0%	0%	0%	0%	0%	0%	
Station Road, Harold Wood	2	13	3	2	1	3	2			1								
		52%	12%	8%	4%	12%	8%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	
Main Road, Gidea Park	3	25	10	7	1	2	1		1	1						0		
		52%	21%	15%	2%	4%	2%	0%	2%	2%	0%	0%	0%	0%	0%	0%	0%	
Ardleigh Green Road, Squirrels heath	4	16	1	3		4	1		1	3	2						1	A1
		50%	3%	9%	0%	13%	3%	0%	3%	9%	6%	0%	0%	0%	0%	0%	3%	
Balgores Lane, Gidea Park	5	12	5	1		5				3	1						1	A1
		43%	18%	4%	0%	18%	0%	0%	0%	11%	4%	0%	0%	0%	0%	0%	4%	
Avon Road, Cranham	6	9		2		3											1	A1
		60%	0%	13%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	7%	
Rush Green Road, Rush Green	7	20	4	1		6	2		1	3								
		54%	11%	3%	0%	16%	5%	0%	3%	8%	0%	0%	0%	0%	0%	0%	0%	
Front Lane, Cranham	8	19	2	5		2	1		3	2	2	1					1	SG
		50%	5%	13%	0%	5%	3%	0%	8%	5%	5%	3%	0%	0%	0%	0%	3%	
Station Lane, Hornchurch	9	23	3	2		2				2							2	
		66%	9%	6%	0%	6%	0%	0%	0%	6%	0%	0%	0%	0%	0%	0%	6%	
Cheery Tree Coner, South Hornchurch	10	15	2	3	2	2	1			2								
		56%	7%	11%	7%	7%	4%	0%	0%	7%	0%	0%	0%	0%	0%	0%	0%	
Crown Parade, Upminster Road South, Rainham	11	12		1		2	1			4								
		60%	0%	5%	0%	10%	5%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	
Whitchurch Road, Harold Hill	12	3		1		3	1			3							1	A1
		25%	0%	8%	0%	25%	8%	0%	0%	25%	0%	0%	0%	0%	0%	0%	8%	
Boxmoor Road, Collier Row	13	7								2								
		78%	0%	0%	0%	0%	0%	0%	0%	22%	0%	0%	0%	0%	0%	0%	0%	

Highfield Link, Collier Row	14	4																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Chase Cross Road, Collier Row	15	3				1												
		75%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Grange Road, Harold Hill	16	4																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Harold Park	17	6	3			4		1		1	2						1	C3
		33%	17%	0%	0%	22%	0%	6%	0%	6%	11%	0%	0%	0%	0%	0%	6%	
Chase Cross Road, Collier Row	18	2								1								
		67%	0%	0%	0%	0%	0%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	
Gobions Avenue, Rise Park	19	4	1			1	1										2	?
		44%	11%	0%	0%	11%	11%	0%	0%	0%	0%	0%	0%	0%	0%	0%	22%	
Briar Road, Harold Hill	20	3	1														3	A1
		43%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	43%	
Camborne Avenue, Harold Hill	21	5		1		1	1											
		63%	0%	13%	0%	13%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Collier Row Road, Collier Row	22	2	2								1		2					
		29%	29%	0%	0%	0%	0%	0%	0%	0%	14%	0%	29%	0%	0%	0%	0%	
Collier Row Road, Collier Row	23	5	2			3	1											
		45%	18%	0%	0%	27%	9%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Morat Wat, Rise Park	24	4	1			1				2								
		50%	13%	0%	0%	13%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	
Tennyson Road, Harold Hill	25	3		1														
		75%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Masefield Crescent, Harold Hill	26	4		1		1	1											
		57%	0%	14%	0%	14%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Oak Road, Harold Hill	27	6		1													1	?
		75%	0%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	
Fitzilian Avenue, Harold Wood	28	2		2														
		50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

White Hart Lane, Collier Row	29	6		1		3				1							1	?
		50%	0%	8%	0%	25%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	8%	
Collier Row Lane, Collier Row	30	5		1						2	1		1				1	
		45%	0%	9%	0%	0%	0%	0%	0%	18%	9%	0%	9%	0%	0%	0%	9%	
Collier Row Lane, Collier Row	31	3								1			1				1	
		50%	0%	0%	0%	0%	0%	0%	0%	17%	0%	0%	17%	0%	0%	0%	17%	
Pettits Lane North, Rise Park	32	7	1			1	1			3								
		54%	8%	0%	0%	8%	8%	0%	0%	23%	0%	0%	0%	0%	0%	0%	0%	
Upper Brentwood Road, Gidea Park	33	2	1			1											1	A2
		40%	20%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	
Collier Row Lane, Collier Row	34	4	2	1		1				2							1	
		36%	18%	9%	0%	9%	0%	0%	0%	18%	0%	0%	0%	0%	0%	0%	9%	
Belgrave Avenue, Harold Wood	35	3	1							2								
		50%	17%	0%	0%	0%	0%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	
Mawney Road North, Collier Row	36	5		1		3				1							1	
		45%	0%	9%	0%	27%	0%	0%	0%	9%	0%	0%	0%	0%	0%	0%	9%	
Mawney Road South, Romford	37	1		1														
		50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Hare Hall Lane, Gidea Park	38		4														2	A1
		0%	67%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	
Balgores Square, Gidea Park	39	3								1								
		75%	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	
Station Road, Gidea Park	40	3		1		2												
		50%	0%	17%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Carlton Road, Romford	41	5	1							1							1	A1
		63%	13%	0%	0%	0%	0%	0%	0%	13%	0%	0%	0%	0%	0%	0%	13%	

Drill Corner, Squirrels Heath	42	15		1	1	4	1		1	4								
		56%	0%	4%	4%	15%	4%	0%	4%	15%	0%	0%	0%	0%	0%	0%	0%	
Essex Gardens, Emerson Park	43	4																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
London Road West, Romford	44	6	1	2	1					1								
		55%	9%	18%	9%	0%	0%	0%	0%	9%	0%	0%	0%	0%	0%	0%	0%	
London Road East, Romford	45	7		2		6	1		4	1	2							
		30%	0%	9%	0%	26%	4%	0%	17%	4%	9%	0%	0%	0%	0%	0%	0%	
Brentwood Road, Romford	46	4				1											1	A1
		67%	0%	0%	0%	17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	17%	
Brentwood Road, Romford	47	17	2	1		4			1	3		1						
		59%	7%	3%	0%	14%	0%	0%	3%	10%	0%	3%	0%	0%	0%	0%	0%	
Hillview Avenue, Heath Park	48	2	2							1								
		40%	40%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	
Butts Green Road, Emerson Park	49	9	2	1					2	1							3	A2
		50%	11%	6%	0%	0%	0%	0%	11%	6%	0%	0%	0%	0%	0%	0%	17%	
Lyndhurst Drive, Hornchurch	50	5																
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Park Lane, Romford	51	13	1			2				1							2	
		68%	5%	0%	0%	11%	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%	11%	
Butts Green Road, Emerson Park	52	4	1	1		1												
		57%	14%	14%	0%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
North Street, Hornchurch	53	12	5	1		3	1	1	1	4	2							
		40%	17%	3%	0%	10%	3%	3%	3%	13%	7%	0%	0%	0%	0%	0%	0%	

North Street, Hornchurch	53	12	5	1		3	1	1	1	4	2						
		40%	17%	3%	0%	10%	3%	3%	3%	13%	7%	0%	0%	0%	0%	0%	0%
Rush Green Road, Romford	54	1		2													2
		20%	0%	40%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%
Roneo Corner, Romford	55	16	1	3		2			2	1							
		64%	4%	12%	0%	8%	0%	0%	8%	4%	0%	0%	0%	0%	0%	0%	0%
Hornchurch Road, Hornchurch	56	32	1	4	3	3			1	5							6
		58%	2%	7%	5%	5%	0%	0%	2%	9%	0%	0%	0%	0%	0%	0%	11%
Wingletye Lane, Emerson Park	57	5	2			2				2							
		45%	18%	0%	0%	18%	0%	0%	0%	18%	0%	0%	0%	0%	0%	0%	0%
Upminster Road Upminster	58	3	1	1						1							
		50%	17%	17%	0%	0%	0%	0%	0%	17%	0%	0%	0%	0%	0%	0%	0%
Upminster Bridge, Upminster	59	14		4		5				2	2						1
		50%	0%	14%	0%	18%	0%	0%	0%	7%	7%	0%	0%	0%	0%	0%	4%
St Mary's Lane, Upminster	60	5							2								
		71%	0%	0%	0%	0%	0%	0%	29%	0%	0%	0%	0%	0%	0%	0%	0%
Lichfield Terrace St Mary's Lane, Cranham	61	3															
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Abbs Cross Lane, Hornchurch	62	2								1							
		67%	0%	0%	0%	0%	0%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%
Abbs Cross Lane, Hornchurch	63	2	1														
		67%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Bevan Way, Hornchurch	64	6				1											1
		75%	0%	0%	0%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%
Gaynes Park Road, Upminster	65	4															
		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Northolt Way, South Hornchurch	66	2	2				1			2							
		29%	29%	0%	0%	0%	14%	0%	0%	29%	0%	0%	0%	0%	0%	0%	0%
Mungo Park Road, South Hornchurch	67	7	1	1		2	1			2							
		50%	7%	7%	0%	14%	7%	0%	0%	14%	0%	0%	0%	0%	0%	0%	0%

Elmer Gardens, South Hornchurch	68	3	1														
		75%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
South End Road, South Hornchurch	69	3			1					1							
		60%	0%	0%	0%	20%	0%	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%
Ongar Way, South Hornchurch	70	4	1														
		80%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rainham Road, South Hornchurch	71	2	1		1												
		50%	25%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Cherry Tree Lane, South Hornchurch	72	2															2
		50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%
Roman Close, South Hornchurch	73	2			1					1							
		50%	0%	0%	0%	25%	0%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%
Southview Parade, New Road, Rainham	74	3	1		2												
		50%	17%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Southview Parade, New Road, Rainham	74	3	1		2												
		50%	17%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Upminster Road South, Rainham	75	2	1		2				3	1							
		22%	11%	0%	0%	22%	0%	0%	0%	33%	11%	0%	0%	0%	0%	0%	0%
Wennington Road, Rainham	76	8	1		3				1	1							1
		53%	7%	0%	0%	20%	0%	0%	7%	7%	0%	0%	0%	0%	0%	0%	7%
Wennington Road, Rainham	77	2	1														
		67%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
No		523	77	68	9	106	21	2	21	83	18	2	4	0	0	0	42
%		54%	8%	7%	1%	11%	2%	0%	2%	8%	2%	0%	0%	0%	0%	0%	4%