



Havering
LONDON BOROUGH

**TOWNS AND COMMUNITIES OVERVIEW AND SCRUTINY
SUB-COMMITTEE
7 September 2017**

Subject Heading:

Romford Development Framework Update

SLT Lead:

Steve Moore, Director of Neighbourhoods

Report Author and contact details:

Chris Hilton, Assistant Director of
Development
chris.hilton@havering.gov.uk
01708 434844

Policy context:

Havering - Making a Greater London
2017: Communities, Places, Opportunities
and Connections
National Planning Policy Framework 2012
London Plan 2015 (Consolidated with
Alterations since 2011)
Havering Local Development Framework
2008
Proposed Submission Havering Local
Plan 2017

SUMMARY

This report provides an update on the Romford Development Framework that was approved by Cabinet in July 2015.

RECOMMENDATIONS

Members are asked to review the report and note its content.

REPORT DETAIL

1. **Background**

- 1.1 On the 8th July 2015 Cabinet approved the Romford Development Framework and agreed that it should be a material planning consideration when considering development proposals.
- 1.2 Cabinet also agreed to work pro-actively with developers and key stakeholders to bring forward developments that meet the aspirations of the Framework and to take forward the actions proposed in the framework.

2. **Implementation of the Romford Development Framework**

- 2.1 Since its approval in 2015, the Council has successfully used the Romford Development Framework in its planning and regeneration activities as detailed below.

Romford Housing Zone

- 2.2 The Development Framework has helped to raise the profile of Romford as a key regeneration area in east London with significant development potential and investment opportunities. It is clear from scrutiny of the development and investment market that there is considerable interest in Romford and the scope that it provides for investment
- 2.3 Following the launch of the Framework, Romford was awarded Housing Zone Status by the Mayor of London in early 2016. The success of the Council's Housing Zone bid was directly linked to the strength of the Romford Development Framework.
- 2.4 The designation of Romford as a Housing Zone will support the economic vitality of the town and will add to the opportunities provided by Crossrail. The funding (£35m) will support the delivery of approximately 3,300 new homes that are split across a number of sites in the town including Bridge Close and Waterloo Estate.
- 2.5 Housing Zone grants and recoverable grant funding is essential in dealing with the challenges of viability, site assembly and reducing risk. Without this funding sites would not come forward, or deliver the quantum of quality of housing that Havering needs.
- 2.6 The Housing Zone funding will accelerate delivery and support our private sector partners to create a new Romford Town Centre with quality new homes and pedestrian linkages. The private sector will have the increased

confidence to invest in key development sites to deliver a place which will be the vibrant heart of the borough.

- 2.7 Linked to Romford's Housing Zone status and development potential it is anticipated that the Town will be identified as an opportunity area by the Mayor of London in the new London Plan.

Planning Decisions

- 2.8 The Development Framework is a material planning consideration and as such is considered by officers and the Regulatory Services Committee when determining planning applications in Romford.
- 2.9 As an example, the Framework was considered when assessing and determining applications for the construction of two additional storeys of residential units on Morland House, Eastern Road (P0110.16) and a rooftop extension on Queens Moat House, St Edwards Way (P0183.17). In both cases, the Development Framework provided planning policy guidance on the acceptability of increased building heights in the area that the development sites are located. These applications were approved at Committee
- 2.10 It should be noted that the major development sites identified within the Romford Development Framework have not yet come forward as planning applications and therefore it is not yet possible to comment on what impact the Framework will have on these sites.

The Havering Local Plan

- 2.11 The Council is preparing a new Local Plan for Havering which, once adopted, will replace the key documents in the 2008 Local Development Framework. The Romford Development Framework forms part of the evidence base for the Local Plan and has been used to inform the policies within the Proposed Submission version of the Plan which is currently subject to public consultation.
- 2.12 Within the Local Plan, the Framework has specifically influenced:
- The Spatial Strategy - which sets out the borough wide strategy for growth and recognises Romford's development potential and the key role it will play in accommodating Havering's growth:
 - The Romford Strategic Development Area Policy - which sets out the Council's strategic policy requirements for the area in relation to residential development, commercial development, transport and connections, social infrastructure, design and heritage; and
 - Housing sites and capacities - the detailed design work underpinning the Framework has been used to inform the housing sites included in the Local Plan and the potential capacity of these sites.

- 2.13 Following the current public consultation, the Council will submit the Local Plan to the Secretary of State for examination by an independent Planning Inspector. Once adopted, the Local Plan will provide the overarching strategic planning policy context for the borough as a whole and Romford.

Other matters

- 2.14 The Framework has influenced, and contributed to, the identification of other potential projects and programmes. These have included the potential for major strategic transport linked interventions involving parts of the Ring Road and the preparation of schemes to be the subject of bids to Transport for London for Liveable Neighbourhoods funds.

3. Summary and next steps

- 3.1 The Romford Development Framework has now been in place for two years and as demonstrated by this report it has been a valuable tool which has assisted in developing new planning policy (The Local Plan), provided guidance when determining planning applications and has raised the profile of Havering and helped achieve housing zone status.
- 3.2 Romford continues to be an important regeneration and growth area and the future development of the town is a key priority for the Council particularly the new Assistant Director of Development, Chris Hilton and the Development service. Work is currently underway to determine the most appropriate way of taking forward the Council's vision for Romford and for facilitating and optimising the development opportunities that exist. It is anticipated the potential options will be discussed with Cabinet Members in due course.

IMPLICATIONS AND RISKS

Financial implications and risks:

There are no financial implications arising from this report.

Legal implications and risks:

There are no legal implications arising from this report.

Human Resources implications and risks:

There are no HR implications arising directly as a result of this report.

Equalities implications and risks:

There are no legal implications arising from this report.

BACKGROUND PAPERS

None