



CABINET

Subject Heading:

Havering Brownfield Register

Cabinet Member:

Councillor Damian White

Deputy Leader and Cabinet Member for Housing

SLT Lead:

Steve Moore

Director of Neighbourhoods

Report Author and contact details:

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Policy context:

Town and Country Planning (Brownfield Land Register) Regulations 2017

Town and Country Planning (Permission in Principle) Order 2017

Planning and Compulsory Purchase Act 2004

Housing and Planning Act 2016

National Planning Policy Framework 2012

London Plan 2016 (Consolidated with Alterations since 2011)

Proposed Submission Havering Local Plan 2017

Financial summary:

The Council has been provided funding (circa £0.015m) by the DCLG to provide additional resources in order to complete the statutory requirements.

Is this a Key Decision?

Yes

(c) Significant effect on two or more Wards

When should this matter be reviewed?

Not applicable

Reviewing OSC:

Towns and Communities

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

Communities making Havering	<input type="checkbox"/>
Places making Havering	<input checked="" type="checkbox"/>
Opportunities making Havering	<input type="checkbox"/>
Connections making Havering	<input type="checkbox"/>

SUMMARY

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

This report sets out a proposed list of sites to be included on the Havering Brownfield Register. The list is a consolidation of sites with Planning Permission and those that are set out within the evidence base for the Proposed Submission Havering Local Plan as agreed by Cabinet and Council in July 2017. All of the sites proposed for inclusion within the Register are already in the public domain.

This report is seeking approval to publish the draft list of sites as Part 1 of the Havering Brownfield Register, and to seek delegated authority for the Assistant-Director of Development, in consultation with the Cabinet Member for Housing to review and maintain Part 1 of the Havering Brownfield Register.

It is not proposed to include any sites in Part 2 of the register at this stage.

RECOMMENDATIONS

That Cabinet:

- i. Agree to the draft list of sites (located in Appendix 1) to be published as the London Borough of Havering Part 1 Brownfield Land Register;
- ii. Agree to publish the London Borough of Havering Part 1 Brownfield Land Register on the Council website, and to publish the London Borough of Havering Part 1 Brownfield Land Register on a London-wide website hosted by the Greater London Authority; and
- iii. Delegate authority to the Assistant Director of Development in consultation with the Cabinet Member for Housing to sign off, review and maintain the London Borough of Havering Part 1 Brownfield Land Register.

REPORT DETAIL

Introduction

The Town and Country Planning (Brownfield Land Register) Regulations 2017 (hereafter: the Regulations) require Local Authorities to publish a Brownfield Register by 31 December 2017. This requirement was first announced in the

Housing and Planning Act 2016, and is part of the Government's wide-ranging initiatives to secure the delivery of more homes.

What is a Brownfield Register?

Brownfield registers are intended to provide up-to-date, publicly available information on brownfield land that is suitable for housing. This will improve the quality and consistency of data held by local planning authorities, which will provide certainty for developers and communities, encouraging investment in local areas. In turn, this should assist in securing the delivery of more new homes.

Brownfield registers must include all brownfield sites that meet the relevant criteria (see below) irrespective of their planning status. The register should be reviewed on an annual basis as a minimum.

The Regulations state that the Register may consist of two parts. Part 1 is a comprehensive list of all brownfield sites in a local authority area that are suitable for housing.

Brownfield registers will also be a vehicle for granting Permission in Principle (PiP) for suitable sites where authorities have followed the relevant procedures. If the authority considers that permission in principle should be granted for a site the local authority is required to enter that site in Part 2 of their register

Only Part 1 of the register is mandatory, with Part 2 being optional.

The recommended Havering Brownfield Register

To comply with the Regulations, the Havering Brownfield Register will only need to consist of Part 1, as Part 2 is optional. It is not proposed to include any sites on Part 2 of the Havering Brownfield Register at this stage. However, the Council can consider if it wants to progress Part 2 in future.

How sites have been selected for inclusion in Part 1 of the Havering Brownfield Register

Brownfield land is land that has previously been developed, as defined in the National Planning Policy Framework.

Besides being brownfield land, the criteria in relation to each parcel of land to be included as set out in the Regulations are:

- the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- the land is suitable for residential development;
- the land is available for residential development; and
- residential development of the land is achievable (development is likely to take place within 15 years).

In addition to the above local authorities are required to have regard to the Development Plan, national policies and advice, and any guidance issued by the Secretary of State.

Havering's Brownfield Register will comprise of:

- Sites that have planning permission (or are awaiting a decision)
- Sites (without planning permission) identified within the evidence base for the Havering Local Plan as approved by Cabinet and Council in July 2017.

This approach assures that the inclusion of sites in the Havering Brownfield Register is based on a robust assessment, as well as consistency with the Havering Local Plan.

The Havering Brownfield Register is a consolidation of sites that are already within the public domain.

How the Havering Brownfield Register will be published?

The Havering Brownfield Register will be made available through the Council's website. It will contain a spreadsheet listing all the sites of the register, supported by a digital map which will show the location and boundaries of the sites.

The spreadsheet will contain multiple columns providing detailed information about each site. These include: site reference, site address, site size, ownership status, deliverability, planning status, permission type and date (if relevant), the minimum net dwellings, a description of the development and a description of non-housing development. A comprehensive overview of the data fields to be included is provided in Appendix 2.

The Greater London Authority (GLA) is providing London Boroughs with the opportunity to publish their brownfield registers as part of a London-wide map and register.

This promotes the availability and transparency of data. It is recommended that Havering's data is shared with the GLA for inclusion on the London-wide map and register.

The Register will be kept up to date and will be reviewed on an annual basis (as a minimum) as required by the Regulations. It is recommended that the preparation and publication of updated versions be delegated to the Assistant Director for Development in consultation with the Cabinet Member for Housing.

Reasons for the decision:

It is a statutory requirement for the Council to prepare, maintain and publish a register of suitable brownfield sites. It is therefore not an option not to produce one.

Other options considered:

The Council could choose to grant sites Permission in Principle by including a Part 2 to the Havering Brownfield Register. This option has been rejected as it will be more suitable to follow the granting of Permission in Principle to sites on the forthcoming preparation of the Site Specific Allocations Local Plan.

The Council could choose to have a more elaborate procedure to include sites into the Havering Brownfield Register, including consultation arrangements. This option has been rejected as this is not compulsory for entering sites in Part 1. In addition, the preparation of the Havering Brownfield Register draws on the same evidence base as the Proposed Submission Havering Local Plan on which consultation has recently taken place.

IMPLICATIONS AND RISKS

Financial implications and risks:

The preparation of the Brownfield Register is over and above the departments established work programme. The Council has been provided funding (circa £0.015m) by the DCLG to provide additional resources in order to complete the statutory requirements.

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

There are no further financial risks to this decision.

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, which was inserted by section 151 of the Housing and Planning Act 2016.

The Regulations makes provision for two Brownfields Registers, known as Part 1 and Part 2. Additionally the Regulations include, an in principle provision that relates to land allocated in Part 2 of such registers for a new planning consent route known as 'permission in principle' – in particular in relation to permission in principle granted when land is allocated in a register under section 14A of the Planning and Compulsory Purchase Act 2004 (brownfield land register). There is at this stage no intention by the Council to publish a Part 2 list.

In accordance with the Regulations, the Council is required to publish a Part 1 Brownfield Land Register by 31 December 2017, as set out in the Town and Country Planning (Brownfield Land Register) Regulations 2017. 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.

Human Resources implications and risks:

Once in place, the Havering Brownfield Register will need to be reviewed annually (as a minimum). It is anticipated that this work will be undertaken by existing staff resources. If additional resources are required this will be paid for by the funds from DCLG (refer to Financial Implications and Risks).

Equalities implications and risks:

A full Equalities Impact Assessment was undertaken of the Local Plan as set out in the Cabinet and Council reports for the Proposed Submission Havering Local Plan in July 2017. There are no equalities implications arising from this Cabinet report and decision.

BACKGROUND PAPERS

None

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

Sites with Planning Permission/ Awaiting Decision			
Site Reference	Site Address	Planning Status	Minimum Net Dwellings
P0975.10	Former Oldchurch Hospital site (west), Romford	Development underway	63 (remaining)
P0649.09	Land adjacent to 15-21 Squirrels Heath Road, Romford	Development underway	9
P1451/10	Land to the East of Gooshays Drive, Harold Hill	Development underway	30 (remaining)
P1918.11	Site at Roneo Corner, junction of, Romford	Development underway	48 (remaining)
P0439.15	Moreton Bay Industrial Estate, Hornchurch	Development underway	42
P1914.11	64 South Street, Romford	Development underway	9
P0909.16	Phase 2B, Former Harold Wood Hospital, Romford	Development underway	136
P1047.12	Land rear of 222 - 223 Brentwood Road, Romford	Development underway	9
P0074.13	Land adjacent to 20 & 25, Surrige Close, Rainham	Development underway	6
P1146.09	166 Upminster Road, Upminster	Development underway	9
P1210.15	1 Kilmartin Way, Hornchurch	Development underway	18
P0382.15	Briar Road Shop Site, Romford	Development underway	46
P1526.07	Interwood Site, Hornchurch	Development underway	45
J0015.16	29-33 Victoria Road, Romford	Approved	11
P1241.15	Pinewoods Public House, St. Johns Road, Romford	Approved	32
J0012.16	St Edwards Court, London Road, Romford	Approved	97
P0923.16	Rainham Wall Engineering, New Road, Rainham	Approved	46
P1549.16	Ashbrook Nursing Home, 217-219 Chase Cross Road, Romford	Approved	35
P1295.13	Former Harold Wood Hospital Phase 4a, Harold Wood	Approved	55
P1419.15	Lexington Way Garage Block, Upminster	Approved	12
P1304.14	37 - 39 Manor Road, Romford	Approved	9
J0014.15	Enterprise House, Eastern Road, Romford	Approved	12
J0026.15	Chaucer House and Hexagon House, Western Road, Romford	Approved	115

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P1158.14	168-170 & rear of 166 Hornchurch Road, Hornchurch	Approved	4
P0922.15	Dover's Corner industrial estate, New Road, Rainham	Approved	394
P1020.12	69 Oldchurch Road, Romford	Approved	34
P0047.14	Former Mardyke Estate Phase 4, Rainham	Approved	87
N0026.17	Former Somerfield Depot, Rainham	Approved	497
P1131.15	Harold Wood Hospital Phase 2A	Approved	109
P0960.16	75 North Street, Hornchurch	Approved	44
	Beam Parkway NR068B	Approved	14
P1220.14	Old Windmill Hall Site	Approved	22
P0459.16	St George's Hospital, 117 Suttons Lane, Hornchurch, (RM12 6RS)	Approved	279
P0782.17	A1306 Site NR11	Approved	24
J0016.16	Neopost House, South Street, Romford	Approved	112
P2031.16	White Hart Lane Scheme, Collier Row	Approved	16
P1058.17	Beam Parkway NR02/03	Approved	77
P1292.15	23-55 North Street, Romford	Awaiting decision	100
P1443.15	Angel Way Retail Park, Romford	Awaiting decision	350
P1229.17	Beam Parkway NR08	Awaiting decision	62
P1241.17	Beam Parkway NR10	Awaiting decision	62
P0947.17	Beam Parkway NR09	Awaiting decision	207
P1239.17	Beam Parkway NR06A	Awaiting decision	35
P1604.17	Beam Parkway RW4B	Awaiting decision	187
P1057.17	Beam Parkway NR04/05	Awaiting decision	110
P1242.17	Beam Park [SSA11], New Road, Rainham	Awaiting decision	754
P1701.17	Former Rainham Library and offices, 7 Broadway, Rainham	Awaiting decision	57
P1859.17	The pompadours PH, Edenhall Road, Harold Hill	Awaiting decision	21
P1389.17	Former Romford Ice Rink	Awaiting Decision	620
Sites identified in the Local Plan evidence base			
17160052	Bridge Close Estate	Potential Development Site	930
17160098	Napier and New Plymouth House, Dunedin Road	Council Regeneration Site	103, 200 (gross)
17160415	Delderfield House, Portnoi Close, Romford	Council Regeneration Site	16 (30 Gross)
17160416	Dell Court, Ravenscourt Grove, Hornchurch	Council Regeneration Site	11 (40 Gross)
17160417	Brunswick Court, Brunswick Avenue, Upminster	Council Regeneration Site	3 (50 Gross)
17160418	Queen Street, Romford	Council Regeneration Site	5 (36 Gross)

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17160419	Solar, Serena and Sunrise, Sunrise Avenue, Hornchurch	Council Regeneration Site	145 (200 Gross)
17160420	Royal Jubilee Court, Main Road, Romford	Council Regeneration Site	71 (150 Gross)
17160421	Delta T.M.O, Elvet Avenue, Romford	Council Regeneration Site	287 (350 Gross)
17160422	Oldchurch Gardens, Rush Green, Romford	Council Regeneration Site	216 (300 Gross)
17160423	Maygreen Crescent, Hornchurch	Council Regeneration Site	107 (201 Gross)
17160424	Waterloo Road Estate, Romford	Council Regeneration Site	1081 (1366 Gross)
	Farnham, Hilldene	Council Regeneration site	63
17160059	Brooklands House and Detection House, Brooklands Approach	Potential Development Site	64
17160084	Como Street Car Park	Potential Development Site	160
17160146	37-59 High Street, Romford	Potential Development Site	88
17160200	Matalan, North Street, Romford	Potential Development Site	100
17160248	Station Gateway and Interchange Romford	Potential Development Site	670
17160265	Mudlands Industrial Estate, Rainham	Potential Development Site	320
17160311	Upminster Station Car Park	Potential Development Site	110
17160335	Romford Gas Works	Potential Development Site	471
17160361	Station Parade	Potential Development Site	96
17160360	Tadworth Parade	Potential Development Site	96
17160398	Victoria Hospital, Romford	Potential Development Site	56
17160414	Former Harold Hill Library	Potential Development Site	21
17160430	Suttons Site, A1306	Potential Development Site	160
17160432	Angel Way and High Street Area	Potential Development Site	300
17160450	A1306 Site NR7	Awaiting decision	76
	Quarles Campus	Potential Development Site	150

Appendix 2 – Data to be included in the Havering Brownfield Register¹

Data field	Description
Organisation URI	To identify the Local Authority within whose area the parcel of land lies.
Organisation Label	The name of the local authority that is identified using the Organisation URI.
Site Reference	A reference applied by the local authority to identify a site.
Site Name Address	The name and address of a site, which should be sufficient to describe its location.
Site plan URL	A URL to a web page giving a site plan for the site.
Coordinate Reference System	The Coordinate Reference System that is used for the fields 'Geo X' and 'Geo Y'.
Geo X	Longitude or east grid reference for the visual centroid of the site boundary.
Geo Y	Latitude or north grid reference for visual of application boundary.
Easting	Easting of the site.
Northing	Northing of the site.
Hectares	The size of the land in hectares.
Ownership Status	The ownership status of the land. One of: <ul style="list-style-type: none">● owned by a public authority● not owned by a public authority● mixed ownership● unknown ownership
Deliverable	To indicate if the land is 'Deliverable'.
Planning Status	To indicate the stage, if any, that has been reached in the planning process for the site. One of: <ul style="list-style-type: none">● permissioned● not permissioned● pending decision
Permission Type	The latest type of permission that has been granted on the site.

¹ Source: Brownfield Land Registers Data Standard: Preparing and publishing a register (DCLG, 2017)

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Permission Date	The date permission was granted for the permission set out in the field 'Permission Type'.
Planning History	Links to webpages giving information about the planning history of the site.
Minimum Net Dwellings	The minimum net number of dwellings that the local authority estimates the site should support.
Development Description	A description of any proposed housing development.
Non Housing Development	A description of any proposed non-housing development
Notes	General information about a site and its entry on the register (optional).
First Added Date	The date that the site was first added to the register.
Last Updated Date	The date that information about the site was last updated.
Planning Authority	Indicate which planning authority the site belongs to.