

APPENDIX 1

LAND AT GOOSHAYS DRIVE, HAROLD HILL

1. The Council owns the freehold interest in an area of amenity green space off Gooshays Drive.
2. The site is located within Harold Hill, to the west of Central Park and the Harold Hill Community and Health Centres.
3. It is considered that the site is suitable for residential development subject to planning and other consents. This would provide additional homes, generate a capital receipt and bring the land into optimal use.
4. Under the current development plan policy, the loss of an open space or green space such as this site can be justified where it is demonstrated that there would be an improvement to the quality of open space in the vicinity or by remedying qualitative and quantitative deficiencies in open space elsewhere in the Borough.
5. In terms of wider considerations, the proposal also needs to be weighed against the benefits derived from the proposed delivery of housing and especially affordable housing on the site / in the Borough, in line with the Council's housing targets, which are proving difficult to meet.

Housing Revenue Account or General Fund	General Fund (See Legal Section Below)
Site Area (acres)	1.99 acres
Description	Grassed amenity area
Current Use	As above
Ward	Gooshays
Feasibility Assessment	<p>This site has reasonable public transport links, being in easy walking distance to numerous bus services, that link to various destinations and centres nearby but it is located 20 minutes' walk of Harold Wood train station, which is on the Crossrail route, with numerous services per hour into central London.</p> <p>The site is not allocated specifically as open space within the proposals map. However, the site is recognised as an amenity green space, in evidence base documents for the emerging Local Plan, which provides some visual amenity and a break in urban form. The Havering Green Spaces, Sport and recreation Study 2005 states that Gooshays Gardens falls short of the qualitative standards whilst the recent Open Space Assessment 2016 concludes that sites</p>

	<p>such as Gooshays Gardens which score low in terms of value and quality, could feasibly be surplus to requirements. This more recent assessment also states that in the northern area of the Borough, there is a good level of coverage of amenity greenspace within a 10 minute walk.</p> <p>New development proposals for residential development would potentially meet the housing priority criteria of the existing and emerging local plan policies set out in the adopted LDF and London Plan, subject to mitigation measures and high quality design, but this delivery needs to be balanced against the protectionist policies for open space, and the requirement to replace in quantity and quality or for alternative sports and recreation use required by emerging policies of the Local Plan and NPPF.</p>
Planning and Other Issues	<p>Information has been obtained relative to services travelling through the site. This has highlighted that Thames Water has an underground foul and surface water sewer travelling across the site from the west to the east. The foul sewer is a class II sewer of 225mm. The surface water sewer is a 450mm pipe and is classified as a class III or strategic sewer.</p> <p>Thames Water does not permit strategic sewers to be built upon and does not permit any development to be constructed within 3m of an existing sewer. As such, development would either need to be designed around the constraints or a diversion requested. Given the status of the sewers, it is not anticipated that a diversion would either be approved or cost effective.</p> <p>Any development scheme would need to be designed carefully given the shape of the site and the constraints that exist. Benefits to the existing residents (i.e., road width / additional parking provision) will also need to be a key consideration.</p> <p>An outline planning application has been submitted for residential development of the site to provide up to 64 units with ancillary car parking, landscaping and access.</p>

APPENDIX 2

LAND AT HALL LANE PITCH & PUTT COURSE, UPMINSTER

1. The Council owns the freehold in the Hall Lane pitch and putt site.
2. This site is situated to the east of Hall Lane and Upminster Golf Course. The rest of the surrounding area comprises of mainly detached houses fronting The Fairway to the north, Claremont Gardens to the east and Ingrebourne Gardens to the south, where their gardens back onto the site.
3. An independent assessment of the site has concluded that it does not contribute to open space needs and there is little viable future as a golf facility, hence loss as both forms and the redevelopment of the site could be justified
4. New development proposals for residential development would potentially meet the criteria of the policies set out in the adopted LDF and London Plan, subject to mitigation measures and high quality design.
5. Operation of the site requires a subsidy of approximately £5,000 per annum (£8 per golf round) and remedial works of approximately £35,000 are required to sustain the operation.

Housing Revenue Account or General Fund	General Fund
Site Area (acres)	8.5 acres
Description	Pitch and Putt course
Current Use	18 hole pitch and putt facility open at weekends and school holidays from Easter to October.
Ward	Upminster
Feasibility Assessment	<p>Existing adopted policy requires an open space assessment to ascertain if open space is surplus to requirement. The headline findings of a 2019 Hall Lane Pitch and Putt open space assessment were:</p> <ol style="list-style-type: none"> 1. The site is located within the catchment area of at least one type of publicly accessible open space. 2. There is scope to provide a publicly accessible open space within the site itself, which would help address quantitative deficiencies at a local level. 3. There is opportunity to further address quantitative and qualitative deficiencies at a local level through contributing to the enhancement of nearby publicly accessible open spaces.

	<p>A related 2018 Golf Facility Needs Assessment concluded as follows:</p> <ol style="list-style-type: none"> 1. The facility is very out-dated and while 'nice to have' as a low cost entry facility to the game of golf, it offers little value as a site to deliver the Council's community health and wellbeing policies. It is located in one of least deprived Wards of the borough where physical activity rates are much higher than in the most deprived Wards in the north (Gooshays and Heaton) and the south (South Hornchurch). 2. The facility is of poor quality; it offers poor availability and requires a substantial subsidy to operate. 3. The site offers no potential to be enhanced to become financially viable. Standalone Pitch and Putt and/or Crazy Golf is only attractive to sufficient numbers of users to achieve financial viability in locations where these facilities are complementary to other sports and recreational facilities - for example in destination parks such as Battersea Park or Alexandra Park, or in commercial golf centres as part of a wider offer with parking and hospitality facilities such as Golf Kingdom Family Golf Centre in Romford or West Park in Chelmsford. <p>The site is not included within the Council's recent open space assessment (2016) prepared as a supporting evidence document for the Draft Local Plan, confirming that it is not considered formal "open space" by the Council. However, the adopted LDF proposals Map does allocate the site as 'park, open space, playing fields and allotments DC18' and this is not proposed to be amended with the Draft Local Plan Proposals Map Changes document.</p> <p>Thus, it is considered that there is potential for permission to be granted for an alternative use on part of the site, subject to mitigation including providing facilities or financial contributions to improving sports and allotments elsewhere and providing a children's play area on site.</p>
Planning and Other Issues	<p>An outline planning application for residential development of the site to provide up to 48 units with ancillary car parking, landscaping and access has been submitted.</p>

