

# **Havering Cabinet Meeting on August 5 2020**

## **Item to be approved for Havering Local Plan Main Modifications Public Consultation**

**Sustainability Appraisal (SA) for the Havering Local Plan:  
SA Report Addendum to accompany the Main  
Modifications**

**August 2020**



## **Examination into the Havering Local Plan 2016 - 2031**

**Document for Public Consultation alongside the  
Proposed Main Modifications**

**Sustainability Appraisal (SA) for the Havering Local Plan:  
SA Report Addendum to Accompany the Proposed Main  
Modifications**

**August 2020**

# Sustainability Appraisal (SA) for the Havering Local Plan

SA Report Addendum to accompany  
the Main Modifications

The London Borough of Havering

Project number: 60494252

April 2020

Quality information

Prepared by	Checked by	Approved by
Alastair Peattie Associate Director	Nick Chisholm-Batten Associate Director	Steve Smith Technical Director

Revision History

Revision	Revision date	Details	Authorised	Name	Position
V5.0	11/03/20	Consultation version	11/03/20	Nick Chisholm- Batten	Associate Director

**Prepared for:**

London Borough of Havering

**Prepared by:**

AECOM Infrastructure & Environment UK Limited  
Aldgate Tower  
2 Leman Street  
London E1 8FA  
United Kingdom  
aecom.com

© 2020 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

## Table of Contents

<b>Non-Technical Summary .....</b>	<b></b>
<b>1. Introduction.....</b>	<b>1</b>
Background .....	1
Sustainability Appraisal .....	1
Purpose and structure of this SA Report Addendum .....	1
<b>2. What's the scope of the SA? .....</b>	<b>2</b>
<b>3. Screening of the Main Modifications .....</b>	<b>3</b>
Introduction.....	3
Method .....	3
Screening findings.....	3
<b>4. Appraisal of the Main Modifications .....</b>	<b>7</b>
Introduction.....	7
Methodology.....	7
Appraisal of the Main Modifications .....	7
Main Modification MM3 .....	7
Main Modification MM9 .....	10
Main Modification MM12 .....	11
<b>5. Next steps .....</b>	<b>13</b>
Plan finalisation .....	13
Monitoring.....	13
<b>Appendix I: Appraisal of Gypsy and Traveller sites .....</b>	<b>15</b>

**THIS PAGE IS INTENTIONALLY LEFT BLANK**



# Non-Technical Summary

## Introduction

AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the Havering Local Plan 2016-2031 on behalf of the London Borough of Havering. SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of the Local Plan is a legal requirement.

The London Borough of Havering is currently preparing a new Local Plan to replace the existing planning policies in the Havering Local Development Framework. The new Local Plan, which will cover the period to 2031, will be the key planning policy document for the borough and will guide decisions on the use and development of land. Replacing the Havering Local Development Framework, the Local Plan together with the London Plan will comprise the Development Plan for the borough and will be the primary basis against which planning applications are assessed.

The Local Plan is at an advanced stage of preparation, having been formally published in August 2017 ahead of being submitted to the Planning Inspectorate for examination in March 2018; and then having been the focus of examination hearings in October 2018 and May 2019.

As a result of discussion at the hearing sessions and representations received during examination a number of changes are being proposed to the Local Plan. These changes are referred to as Main Modifications and need to be considered through the SA process to determine if they significantly affect the findings of the previous SA work.

This is a Non-Technical Summary (NTS) of the SA Report Addendum, which is an Addendum to the SA Report [Exam ref: LBHLP.8] published alongside the Proposed Submission Plan. The aim of the SA Report Addendum is essentially to present information on the proposed modifications, and alternatives where appropriate, with a view to informing the current consultation and subsequent plan finalisation.

## Appraising the Main Modifications

The Council is proposing a number of Minor and Main Modifications to the submitted Local Plan as a result of the examination hearing sessions and representations received. It is necessary to screen the Main Modifications to determine if they significantly affect the findings of the Proposed Submission version of the SA Report [Exam ref: LBHLP.8] and if further appraisal work is therefore required. Minor Modifications mainly relate to minor edits to the Plan text and have therefore been screened out as not being significant in terms of the SA, i.e. they would be inherently unlikely to give rise to significant effects.

The screening of the proposed Main Modifications concluded that the majority do not significantly affect the findings of the Proposed Submission SA Report (2017) [Exam ref: LBHLP.8]. The changes seek to provide further clarity and do not fundamentally alter the direction of the policies.

The screening identified three Main Modifications (MM3, MM9 and MM12) as needing to be carried forward for further consideration through the SA process given substantive changes to Policies 1 (Romford Strategic Development Area), 6 (Specialist Accommodation) and 11 (Gypsy and Traveller accommodation).

The appraisal of these Main Modifications found that in most cases they are unlikely to have a significant effect alone or significantly affect the findings of the Proposed Submission SA Report (2017) in Chapter 8. The appraisal of MM12 (Policy 11) identified that in terms of the population and communities theme the modification alone has the potential for a significant long term positive effect by ensuring that the needs of the Gypsy and Traveller community are met during the life of the plan. While this modification will help to enhance the significant long term positive effect identified for the Submission Local Plan in Section 8.8 and Table 8.6 of the SA Report (2017), it will not significantly change it. The conclusions were informed by the findings of the appraisal of Gypsy and Traveller

sites presented in Appendix I. Similarly the appraisal of MM9 highlighted some significant positive effects with regard to the population and communities theme, relating to the provision of older people's housing. However, whilst the previously identified significant positive effect will be enhanced, it will not significantly change it.

## Next Steps

Following the current consultation, the Inspector will consider all representations received, before deciding whether to report on the Plan's soundness (with modifications as necessary), or resume examination hearings.

Assuming that the Inspector is ultimately able to find the Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/SA in full and presents 'measures decided concerning monitoring'.

# 1. Introduction

## Background

- 1.1 The London Borough of Havering is currently preparing a new Local Plan (Havering Local Plan 2016-2031) to replace the existing planning policies in the Havering Local Development Framework. The new Local Plan, which will cover the period to 2031, will be the key planning policy document for the borough and will guide decisions on the use and development of land. Replacing the Havering Local Development Framework, the Local Plan together with the London Plan will comprise the Development Plan for the borough and will be the primary basis against which planning applications are assessed.
- 1.2 The Local Plan is at an advanced stage of preparation, having been formally published in August 2017 ahead of being submitted to the Planning Inspectorate for examination in March 2018; and then having been the focus of examination hearings in October 2018 and May 2019.
- 1.3 As a result of discussion at the hearing sessions and representations received during examination a number of changes are being proposed to the Local Plan. These changes are referred to as Main Modifications and need to be considered through the SA process to determine if they significantly affect the findings of the previous SA work.

## Sustainability Appraisal

- 1.4 AECOM is commissioned to undertake an independent Sustainability Appraisal (SA) in support of the London Borough of Havering Local Plan. SA is a legally required process that aims to ensure that the significant effects of an emerging draft plan (and alternatives) are systematically considered and communicated. It is a requirement that SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') 2004.

## Purpose and structure of this SA Report Addendum

- 1.1 The aim of this SA Report Addendum is essentially to present information on the proposed Main Modifications, and alternatives where appropriate, with a view to informing the current consultation and subsequent plan finalisation.
- 1.2 This report is known as an SA Report 'Addendum' on the basis that it is an Addendum to the SA Report published in August 2017 [Exam ref: LBHLP.8]. This SA Report Addendum is structured as follows:
  - **Chapter 2** - presents the scope of the SA;
  - **Chapter 3** - explains the method and presents the findings of the screening of proposed modifications;
  - **Chapter 4** - explains the method and presents the findings of the appraisal for proposed modifications that were 'screened in'; and
  - **Chapter 5** - sets out the next steps in plan-making and the SA process as well as any changes to previously proposed monitoring measures.

## 2. What's the scope of the SA?

- 2.1 The scope of SA work, with respect to the Havering Local Plan 2016-2031, is introduced within the Proposed Submission version of the SA Report published in August 2017. Essentially, the scope is reflected in a list of sustainability objectives, which collectively provide a methodological 'framework' for appraisal. The SA objectives are listed below in **Table 2.1**. It has not been necessary to update the SA framework for the purposes of this appraisal.

**Table 2.1: The SA framework**

SA theme	SA objectives
<b>Biodiversity</b>	Maintain and enhance biodiversity and geodiversity.
<b>Climate Change</b>	Reduce contributions to climate change and enhance the capability of the borough to adapt to climate change while promoting systems efficiency (water, energy, recycling, sustainable drainage systems, green infrastructure) and local renewable energy production.
	Avoid, reduce and manage all forms of flood risk, and encourage the use of SuDS.
<b>Land, Soil and Water Resources</b>	Minimise the production of waste and maximise the reuse, recycling and landfill diversion of waste.
	Ensure appropriate levels of aggregate extraction, whilst minimising adverse environment impacts.
	Protect water resources, while contributing to the objectives of water management plans.
<b>Environmental Quality</b>	Manage air quality, noise, land, water and light pollution throughout the borough.
	Reduce the adverse effect of traffic on the environment.
	Support land remediation that can improve the ecology of the area and mitigate flood risk.
<b>Historic Environment, Landscape and Townscape</b>	Conserve and enhance the historic environment, heritage assets and their settings where appropriate.
	Conserve and enhance cultural assets.
	Create, protect and enhance places, spaces and buildings that are of high quality, well designed and respect the character of the local area.
<b>Population and Community</b>	Provide the opportunity for all residents to live in an affordable, decent home.
	Improve accessibility to essential services, facilities and the workplace.
	Reduce poverty, inequality and social exclusion.
	Reduce crime, the fear of crime and increase community safety.
	Foster community identity and participation.
<b>Health and wellbeing</b>	Improve the health and wellbeing of the population.
<b>Transportation</b>	Reduce the need to travel particularly via environmentally harmful means by ensuring facilities and services are in sustainable locations and supporting flexible working conditions.
<b>Economic Vitality, Employment and Skills</b>	Improve opportunities for economic growth.
	Facilitate indigenous, inward and regional investment.
	Offer all residents the opportunity for rewarding, well-located and satisfying employment.
	Improve life-long learning, skills and education.

## 3. Screening of the Main Modifications

### Introduction

- 3.1 The Council is proposing a number Main Modifications to the submitted Local Plan as a result of the examination hearing sessions and representations received. It is necessary to screen the Main Modifications to determine if they significantly affect the findings of the Proposed Submission version of the SA Report [Exam ref: LBHLP.8] and if further appraisal work is therefore required.

### Method

- 3.2 All of the proposed Main Modifications were screened to determine if further SA work was required or they could be screened out from appraisal. The findings of the screening including the rationale for why a Main Modification was screened in or out are provided in **Table 3.1**.

### Screening findings

- 3.3 **Table 3.1** below summarises the Main Modifications undertaken since submission and indicates which ones have been screened in or out for the purposes of SA. It also presents an overview of the rationale for the decision taken.

**Table 3.1 Screening the Main Modifications for the purposes of SA**

Main Modification	Focus (changes in relation to...)	Screened in?	Rationale
MM1	Section 1 Overview: 1.1 What is the Local Plan New paragraph that sets out which documents will be superseded by a new Local Plan.	No	Modification provides additional context and does not significantly affect the findings of the previous SA work.
MM2	Section 3: Strategic Objectives New objective to support greater use of the River Thames for freight and passenger transport.	No	The modification recognises the potential of the River Thames for freight transport in line with the London Plan, Mayor of London's strategies and the Council's transport policies. As a result, it is not considered that it significantly affects the findings of the previous SA work.
MM3	Section 6: Strategic Development Areas: 6.1 Romford Strategic Development Area A number of changes made to Policy 1 and supporting text, including a change to the housing figures in line with Policy 3 and updated evidence.	Yes	Substantive updates to the policy which should be appraised.
MM5	Section 6: Strategic Development Areas: 6.2 Rainham and Beam Park Strategic Development Area. A number of changes are made to Policy 2, including an emphasis that mixed uses will be required in the Rainham Strategic Development Area and a recognition of the importance of heritage considerations in the area.	No	Modification provides additional clarification as well as strengthens the policy in relation to the historic environment. It does not significantly affect the findings of the previous SA work.

Main Modification	Focus (changes in relation to...)	Screened in?	Rationale
MM6	Section 7: Successful Places to live: 7.1 Housing Supply Changes to Policy 3 and supporting text to reflect updated evidence, explain the application of a 'stepped' approach and ensure consistency with national planning policy and the London Plan.	No	The housing numbers have been reconfigured to reflect evidence and provide further clarity; however, the overall level of growth and the spatial distribution have not changed during the plan period. As a result, it is considered that the modification does not significantly affect the findings of the previous SA work.
MM7	Section 7: Successful Places to live: 7.2 Affordable housing Changes to Policy 4 and the supporting text to clarify the threshold at which the policy will apply as well as the overall policy target and confirm that it accords with the London Plan.	No	Modification provides additional clarification and does not significantly affect the findings of the previous SA work.
MM8	Section 7: Successful places to live: 7.3 Housing Mix Changes to Policy 5 to increase flexibility and clarify the circumstances that will apply to the provision of specialist housing.	No	Minor change that does not significantly affect the findings of the previous SA work.
MM9	Section 7: Successful Places to live: 7.4 Specialist accommodation Changes to Policy 6 and its supporting text, including an update to the strategic older persons housing target from 185 units per year to 255 units per year.	Yes	Substantive updates to the policy which should be appraised.
MM10	Section 7: Successful Places to live: 7.5 Residential design and amenity Changes to Policy 7 and its supporting text to ensure consistency with the London Plan and recognise the importance of green infrastructure and the provision of dual aspect accommodation.	No	Modification strengthens the policy, recognising the importance of GI, which will have enhanced indirect positive effects for SA themes relating to biodiversity, climate change, environmental quality and health and wellbeing. However, it does not significantly affect the findings of the previous SA work.
MM11	Section 7: Successful Places to live: 7.8 Garden and Backland Development Changes to Policy 10 to ensure that the impacts of development on green infrastructure are taken into account and mitigated.	No	The modification strengthens the policy by only supporting development if there are no adverse impacts on GI and biodiversity. Does not significantly affect the findings of the previous SA work.
MM12	Section 7: Successful Places to live: 7.9 Gypsy and Traveller accommodation Changes to Policy 11 and its supporting text to reflect updated evidence and ensure consistency with national planning policy.	Yes	Substantive updates to the policy which should be appraised.
MM13	Section 8: Thriving communities: 8.1 Healthy Communities Changes to Policy 12 to recognise the harmful effect of overconcentration of uses with negative health impacts and clarify the requirements for major development proposals.	No	Modification provides additional clarification and does not significantly affect the findings of the previous SA work.

Main Modification	Focus (changes in relation to...)	Screened in?	Rationale
MM14	Section 8: Thriving communities: 8.2 Town Centre development Changes to the supporting text of Policy 13 to reflect updated evidence and provide additional clarification.	No	Modification reflects updated evidence and provides additional clarification, does not significantly affect the findings of the previous SA work.
MM15	Section 8: Thriving communities: 8.4 Culture and creativity Changes to Policy 15 to recognise that it is inappropriate and unrealistic to require all major mixed use schemes to include arts and cultural facilities or to seek to secure financial contributions from development (particularly where there is a Community Infrastructure Levy in place).	No	The policy still supports the protection and enhancement of creative arts, cultural and performance spaces, including creative work and related facilities. Modification does not significantly affect the findings of the previous SA work.
MM16	Section 8: Thriving communities: 8.6 Education Changes to Policy 17 and its supporting text to ensure flexibility to allow for site specific circumstances to be taken into account.	No	Minor change that does not significantly affect the findings of the previous SA work.
MM17	Section 9: Opportunities to prosper: 9.1 Business Growth Changes to Policy 19 and its supporting text to reflect evidence, clarify targets, recognise the importance of site characteristics and set out the Council's intention to work with the Port of London Authority to realise infrastructure improvement and greater use of the River Thames for freight.	No	The modification does not significantly affect the findings of the previous SA work.
MM18	Section 9: Opportunities to prosper: 9.2 Loss of Industrial land Changes to Policy 20 and its supporting text to set out that the Council will keep the provision of industrial sites under review, clarify the criterion against which the loss of non-designated land will be assessed and delete a criterion linked to the environmental impacts of such uses.	No	The modification does not significantly affect the findings of the previous SA work. The environmental impacts of development are dealt with through other Local Plan policies.
MM19	Section 9: Opportunities to prosper: 9.3 Affordable workspace Changes to Policy 21 and its supporting text, including to enable the Council to set out its commitment to supporting smaller business enterprises and to highlight the role of these in the wider Havering economy; set a realistic and reasonable level of floorspace to be provided as 'affordable' and set out the exceptional circumstances in which financial contributions will be accepted.	No	The modification does not significantly affect the findings of the previous SA work. The policy still supports the delivery of affordable workspaces.
MM20	Section 9: Opportunities to prosper: 9.4 Skills and training Changes to the supporting text of Policy 22 to clarify what is meant by local policy.	No	Minor change that does not significantly affect the findings of the previous SA work.
MM21	Section 10: 10.1 Transport Connections Additional criterion added to Policy 23 to set out the Council's intention to work with partners to explore the opportunities for greater use of the River Thames for freight and transport to reduce traffic congestion and to support local businesses.	No	The modification does not significantly affect the findings of the previous SA work.



Main Modification	Focus (changes in relation to...)	Screened in?	Rationale
MM22	Section 10: Connections: 10.2 Parking provision and design Changes to Policy 24 and its supporting text for consistency with the London Plan and to provide further clarity.	No	The policy continues to seek the suitable provision of parking spaces alongside development. The modification does not significantly affect the findings of the previous SA work.
MM23	Section 11: High Quality Places: 11.3 Heritage assets Changes to Policy 28 to ensure that it is in line with national planning policy.	No	Minor change that does not significantly affect the findings of the previous SA work.
MM24	Section 12: Green Places: 12.2 Nature conservation Changes to Policy 30 to ensure that it is consistent with national planning policy.	No	The modification provides greater clarity and helps to strengthen the policy. It does not significantly affect the findings of the previous SA work.
MM25	Section 12: Green Places: 12.3 Rivers and river corridors Changes to Policy 31 to clarify that the Council will require major developments in close proximity to a river to investigate and where feasible secure opportunities for the restoration and enhancement of these waterways.	No	Modification provides additional clarification and does not significantly affect the findings of the previous SA work.
MM26	Section 12: Green Places: 12.8 Low carbon design, decentralised energy and renewable energy Changes to Policy 36 to ensure consistency with national planning policy.	No	Modification does not significantly affect the findings of the previous SA work.
MM27	Section 13: Minerals: 13.1 Mineral extraction Changes to Policy 38 to ensure consistency with the London Plan and highlight opportunities to use the River Thames for the transport of minerals.	No	Modification does not significantly affect the findings of the previous SA work.
MM28	Section 14: Delivery and Implementation Section updated to reflect evidence and other proposed modifications.	No	Modification does not significantly affect the findings of the previous SA work.
MM29	Changes to the Glossary.	No	Modification does not significantly affect the findings of the previous SA work.
MM 30	Annexes: A8 Monitoring New table that clarifies the targets and indicators that will be used to monitor the adopted Local Plan.	No	Modification does not significantly affect the findings of the previous SA work.

3.4 The Main Modifications identified in the table above as being screened in are carried forward for further consideration through the SA process in the following Chapter.



## 4. Appraisal of the Main Modifications

### Introduction

- 4.1 This Chapter presents an appraisal of the ‘screened in’ proposed modifications (see Table 3.1). Also, consideration is given to the effects of ‘the submitted plan plus proposed modifications’.

### Methodology

- 4.2 The appraisal identifies and evaluates ‘likely significant effects’ of certain proposed modifications on the baseline, drawing on the sustainability topics/objectives identified through scoping (see Table 2.1) as a methodological framework. To reiterate, the SA themes are as follows:
- Biodiversity
  - Climate change
  - Land, soil and water resources
  - Environmental quality
  - Historic environment, landscape and townscape
  - Population and community
  - Health and wellbeing
  - Transportation
  - Economic vitality, employment and skills
- 4.3 The focus of the appraisal is on the proposed Main Modifications (given that it is the proposed modifications that are currently the focus of consultation); however, explicit consideration is also given to the effects of the Havering Local Plan as modified (i.e. the cumulative effects of the proposed modifications and the rest of the Local Plan as submitted).
- 4.4 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy approaches under consideration, and understanding of the baseline. Given uncertainties there is inevitably a need to make assumptions, e.g. in relation to the nature of plan implementation and aspects of the baseline that might be impacted.
- 4.5 Assumptions are made cautiously, and explained within the text. The aim is to strike a balance between comprehensiveness and conciseness/accessibility to the non-specialist. In many instances, given reasonable assumptions, it is not possible to predict significant effects, but it is possible to comment on effects in more general terms.
- 4.6 It is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as appropriate. Cumulative effects are also considered, i.e. effects that become apparent once the effects of the Local Plan are considered in a wider context (i.e. recognising that it will not be implemented ‘in a vacuum’).

### Appraisal of the Main Modifications

- 4.7 The following sections present an appraisal of the Main Modifications which have been screened in (Table 3.1) as requiring closer examination through the SA process.

#### Main Modification MM3

- 4.8 The modification increases the number of new homes (from over 5,300 to over 6,000) supported within the Romford Strategic Development Area under Policy 1 (Romford Strategic Development Area). A number of other minor changes are also proposed to Policy 1 and its supporting text. The appraisal of MM3 is presented below in **Table 5.1**.

**Table 4.1: Appraisal of Main Modification MM3**

<b>SA theme</b>	<b>Is the modification alone likely to have a significant effect?</b>	<b>Does the modification affect the conclusion of the SA for the Proposed Submission Plan?</b>
<b>Biodiversity</b>	The modification, in particular the delivery of an additional 700 new homes within the Romford SDA during the life of the plan will not have a significant effect alone on biodiversity, taking into account the distance from the location to designated nature conservation sites and pathways for impacts.	The overall level of growth and the spatial distribution across the borough has not changed during the plan period. As a result, this modification does not significantly affect the findings of the SA for biodiversity, set out in Section 8.3 or the conclusions presented in Table 8.1 of the Proposed Submission SA Report (2017).
<b>Climate change</b>	The modification, in particular the delivery of an additional 700 new homes within the Romford SDA, a Metropolitan Centre, during the life of the plan will not have a significant effect alone on climate change. The additional housing is however being directed to a location with good access to a wide range of services and amenities as well as public transport.	The overall level of growth and the spatial distribution across the borough has not changed during the plan period. As a result, this modification does not significantly affect the findings of the SA for the climate change SA theme, set out in Section 8.4 or the conclusions presented in Table 8.2 of the Proposed Submission SA Report (2017).
<b>Land, soil and water resources</b>	Development in the Romford SDA will primarily take place on brownfield land and through intensification as a result the modification. This will support the efficient use of land. However, given intensification of uses, an additional 700 new homes is not likely to have significant impacts alone on land and soil resources. Water resources is a strategic regional and national issue; therefore, additional homes within the Romford SDA will not have a significant effect alone.	The overall level of growth and the spatial distribution across the borough has not changed during the plan period. As a result, this modification does not significantly affect the findings of the SA for land, soil and water resources, set out in Section 8.5 or the conclusions presented in Table 8.3 of the Proposed Submission SA Report (2017).
<b>Environmental quality</b>	The modification, in particular the delivery of an additional 700 new homes within the Romford SDA, during the life of the plan will not have a significant effect alone on environmental quality. This is given it is being directed to a location with good access to a wide range of services and amenities as well as public transport networks. As such the modification will not significantly affect air quality.	The overall level of growth and the spatial distribution across the borough has not changed during the plan period. As a result, this modification does not significantly affect the findings of the SA for environmental quality, set out in Section 8.6 or the conclusions presented in Table 8.4 of the Proposed Submission SA Report (2017).
<b>Historic environment, landscape and townscape</b>	It is assumed that an additional 700 dwellings will not result in a significant increase in the height of buildings. This is given the 700 homes will be delivered on smaller sites through intensification. In the context of the delivery of over 5,300 homes an additional 700 will not have a significant effect alone on the historic environment or townscape in Romford town centre if the Local Plan policy provisions for historic environment are applied (including relating to the conservation area and other areas of sensitivity in the town centre).	The overall level of growth and the spatial distribution across the borough has not changed during the plan period. As a result, this modification does not significantly affect the findings of the SA for historic environment, landscape and townscape, set out in Section 8.7 or the conclusions presented in Table 8.5 of the Proposed Submission SA Report (2017).

SA theme	Is the modification alone likely to have a significant effect?	Does the modification affect the conclusion of the SA for the Proposed Submission Plan?
<b>Population and community</b>	The delivery of more homes in the Romford SDA will be positive in terms of the population and community theme through directing growth to an area with good access to a wide range of services and amenities as well as public transport. However, in the context of the delivery of over 5,300 homes an additional 700, this modification is unlikely to have a significant effect alone.	The overall level of growth and the spatial distribution across the borough has not changed during the plan period. As a result, this modification does not significantly affect the findings of the SA for population and community, set out in Section 8.8 or the conclusions presented in Table 8.5 of the Proposed Submission SA Report (2017).
<b>Health and wellbeing</b>	It is assumed that the delivery of an additional 700 homes will not result in the loss of any important green or open space within the Romford SDA. Directing more growth to an area with good access to a wide range of services and amenities as well as public transport will support residents' health and wellbeing. Overall, the modification will not have a significant effect alone.	The overall level of growth and the spatial distribution across the borough has not changed during the plan period. As a result, this modification does not significantly affect the findings of the SA for health and wellbeing, set out in Section 8.9 or the conclusions presented in Table 8.6 of the Proposed Submission SA Report (2017).
<b>Transportation</b>	The delivery of more homes in the Romford SDA will support accessibility to services, facilities and public transport links. Romford is designated as a Metropolitan Centre through the London Plan and has good access to a wide range of services and amenities in the with a PTAL rating of 6a/b. Overall though, the modification will not have a significant effect alone.	The overall level of growth and the spatial distribution across the borough has not changed during the plan period. As a result, this modification does not significantly affect the findings of the SA for transportation, set out in Section 8.10 or the conclusions presented in Table 8.7 of the Proposed Submission SA Report (2017).
<b>Economic vitality, employment and skills</b>	The modification, in particular the delivery of an additional 700 new homes within the Romford SDA, a Metropolitan Centre, during the life of the plan will not have a significant effect alone on this theme. There is though the potential for positive effects by directing additional growth to an area with good access to employment opportunities and for supporting the vitality of Romford. It is assumed that the additional growth will not result in the significant loss of any existing employment.	The overall level of growth and the spatial distribution across the borough has not changed during the plan period. As a result, this modification does not significantly affect the findings of the SA for economic vitality, employment and skills, set out in Section 8.6 or the conclusions presented in Table 8.4 of the Proposed Submission SA Report (2017).

- 4.9 In summary, Main Modification MM3 is not likely to have a significant effect alone nor does it significantly affect the findings or conclusions of the SA for the Proposed Submission Plan.

## Main Modification MM9

4.10 The modification proposes changes to Policy 6 (Specialist Accommodation) and its supporting text to include references to key evidence and update the strategic older persons housing target from 185 to 255 units per year. The appraisal of MM9 is presented below in **Table 5.2**.

**Table 4.2: Appraisal of Main Modification MM9**

SA theme	Is the modification alone likely to have a significant effect?	Does the modification affect the conclusion of the SA for the Proposed Submission Plan?
<b>Biodiversity</b>	The modification does not change the level or distribution of growth in the borough during the plan period. As a result it is not likely to have a significant effect alone on biodiversity.	This modification does not significantly affect the findings of the SA for biodiversity, set out in Section 8.3 or the conclusions presented in Table 8.1 of the Proposed Submission SA Report (2017).
<b>Climate change</b>	The modification does not change the level or distribution of growth in the borough during the plan period. As a result it is not likely to have a significant effect alone on climate change.	This modification does not significantly affect the findings of the SA for climate change, set out in Section 8.4 or the conclusions presented in Table 8.2 of the Proposed Submission SA Report (2017).
<b>Land, soil and water resources</b>	The modification does not change the level or distribution of growth in the borough during the plan period. As a result it is not likely to have a significant effect alone on land, soil and water resources.	This modification does not significantly affect the findings of the SA for land, soil and water resources, set out in Section 8.5 or the conclusions presented in Table 8.3 of the Proposed Submission SA Report (2017).
<b>Environmental quality</b>	The modification does not change the level or distribution of growth in the borough during the plan period. As a result it is not likely to have a significant effect alone on environmental quality.	This modification does not significantly affect the findings of the SA for environmental quality, set out in Section 8.6 or the conclusions presented in Table 8.4 of the Proposed Submission SA Report (2017).
<b>Historic environment, landscape and townscape</b>	The modification does not change the level or distribution of growth in the borough during the plan period. As a result it is not likely to have a significant effect alone on the historic environment, landscape or townscape.	This modification does not significantly affect the findings of the SA for historic environment, landscape and townscape, set out in Section 8.7 or the conclusions presented in Table 8.5 of the Proposed Submission SA Report (2017).
<b>Population and community</b>	Delivering more homes for older people will have a long term positive effect in relation to the population and community theme. This is given the shortage of appropriate housing for older people in the borough, and the continuing demographic trend of an ageing population which is likely to take place over the plan period. Given the need for older people's housing in the borough, these effects have the potential to be significant.	This modification will increase the significance of positive effects presented under the findings of the SA for the population and community theme, including those set out in Section 8.8 and the conclusions presented in Table 8.5 of the Proposed Submission SA Report (2017).
<b>Health and wellbeing</b>	The modification has the potential to support the health and wellbeing of older people through delivering improved housing provision for this group.	This modification does not significantly affect the findings of the SA for health and wellbeing, set out in Section 8.9 or the conclusions presented in Table 8.6 of the Proposed Submission SA Report (2017).
<b>Transportation</b>	The modification does not change the level or distribution of growth in the borough during the plan period, as a result it is not likely to have a significant effect alone on transportation.	This modification does not significantly affect the findings of the SA for transportation, set out in Section 8.10 or the conclusions presented in Table 8.7 of the Proposed Submission SA Report (2017).
<b>Economic vitality, employment and skills</b>	The modification does not change the level or distribution of growth in the borough during the plan period, as a result it is not likely to have a significant effect alone on economic vitality, employment and skills.	This modification does not significantly affect the findings of the SA for economic vitality, employment and skills, set out in Section 8.6 or the conclusions presented in Table 8.4 of the Proposed Submission SA Report (2017).

- 4.11 In summary, Main Modification MM9 has the potential to increase the significance of positive effects in relation to the population and communities SA theme.

## Main Modification MM12

- 4.12 The modification proposes a number of changes to Policy 11 (Gypsy and Traveller accommodation) to ensure consistency with national planning policy and updated evidence in terms of need and site capacity and deliverability. In particular it identifies site allocations to meet identified needs.
- 4.13 An appraisal of the Gypsy and Traveller and Travelling Showpeople sites was carried out and the findings of this work are presented in Appendix I. The work informed the appraisal of MM12 in **Table 5.3** below.

**Table 4.3: Appraisal of Main Modification MM12**

SA theme	Is the modification alone likely to have a significant effect?	Does the modification affect the conclusion of the SA for the Proposed Submission Plan?
<b>Biodiversity</b>	Taking the findings of the site options appraisal into account (see Appendix I), it is considered unlikely that this modification alone will have a significant effect on biodiversity SA theme.  The Benskins Road sites and the Church Road sites are within SSSI Impact Risk Zones. In addition a number of the sites partially overlap with a SINC or BAP Priority Habitats. However, the sites proposed are existing Gypsy and Traveller sites. This will help limit potential effects in relation to biodiversity. In addition, the policy provisions of the Local Plan (including the Gypsy and Traveller and Travelling Showpeople policy) set out a range of provisions with regard to biodiversity and green infrastructure provision. As such, additional significant effects are not anticipated.	Taking the findings of the appraisal of site options into account (Appendix I), it is considered that this modification does not significantly affect the overall findings of the SA for biodiversity, set out in Section 8.3 or the conclusions presented in Table 8.1 of the Proposed Submission SA Report (2017).
<b>Climate change</b>	Taking the findings of the site options appraisal into account (see Appendix I), it is considered unlikely that this modification alone will have a significant effect on the climate change SA theme. Whilst one of the sites (The Caravan Park, Putwell Bridge) has some significant flood risk issues, the provisions of the Gypsy and Traveller and Travelling Showpeople policy and other Local Plan policies seek to ensure that an appropriate response is put in place in relation to the sequential and exception test.	Taking the findings of the appraisal of site options into account (Appendix I), it is considered that this modification does not significantly affect the overall findings of the SA for climate change, set out in Section 8.4 or the conclusions presented in Table 8.2 of the Proposed Submission SA Report (2017).
<b>Land, soil and water resources</b>	Taking the findings of the site options appraisal into account (see Appendix I), it is considered unlikely that this modification alone will have a significant effect in relation to the land, soil and water resources SA theme. This is given the sites proposed are existing Gypsy and Traveller and Travelling Showpeople sites.	Taking the findings of the appraisal of site options into account (Appendix I), it is considered that this modification does not significantly affect the overall findings of the SA for land, soil and water resources, set out in Section 8.5 or the conclusions presented in Table 8.3 of the Proposed Submission SA Report (2017).

<b>SA theme</b>	<b>Is the modification alone likely to have a significant effect?</b>	<b>Does the modification affect the conclusion of the SA for the Proposed Submission Plan?</b>
<b>Environmental quality</b>	Taking the findings of the site options appraisal into account (see Appendix I), it is considered unlikely that this modification alone will have a significant effect on the environmental quality SA theme. This is given the sites proposed are existing Gypsy and Traveller and Travelling Showpeople sites.	Taking the findings of the appraisal of site options into account (Appendix I), it is considered that this modification does not significantly affect the overall findings of the SA for environmental quality, set out in Section 8.6 or the conclusions presented in Table 8.4 of the Proposed Submission SA Report (2017).
<b>Historic environment, landscape and townscape</b>	Taking the findings of the site options appraisal into account (see Appendix I), it is considered unlikely that this modification alone will have a significant effect in relation to the historic environment, landscape and townscape SA theme. None of the sites are located within proximity (or likely to affect the setting of) a conservation area, listed building, scheduled monument or a registered park and garden.	Taking the findings of the appraisal of site options into account (Appendix I), it is considered that this modification does not significantly affect the overall findings of the SA for historic environment, landscape and townscape, set out in Section 8.7 or the conclusions presented in Table 8.5 of the Proposed Submission SA Report (2017).
<b>Population and community</b>	The modification will help to ensure that the needs of the Gypsy and Traveller and Travelling Showpeople community are met during the lifetime of the Local Plan, with a significant long term positive effect on this theme.	A significant positive long term effect was already identified for the Proposed Submission Plan in Section 8.8 and Table 8.6 in the SA Report (2017) under the population and communities theme. While this modification will help to enhance this effect it does not significantly change it.
<b>Health and wellbeing</b>	The modification will support the health and wellbeing of Gypsy and Travellers and Travelling Showpeople through seeking to promote healthy lifestyles for residents at the sites and supporting enhanced green infrastructure provision. It is considered unlikely that this modification alone will have a significant effect in relation to this SA theme.	Taking the findings of the appraisal of site options into account (Appendix I), it is considered that this modification does not significantly affect the findings of the SA for health and wellbeing, set out in Section 8.9 or the conclusions presented in Table 8.7 of the Proposed Submission SA Report (2017).
<b>Transportation</b>	Taking the findings of the site options appraisal into account (see Appendix I), it is considered unlikely that this modification alone will have a significant effect in relation to this theme. This is given the sites are existing Gypsy and Traveller and Travelling Showpeople sites.	Taking the findings of the appraisal of site options into account (Appendix I), it is considered that this modification does not significantly affect the findings of the SA for transportation, set out in Section 8.10 or the conclusions presented in Table 8.8 of the Proposed Submission SA Report (2017).
<b>Economic vitality, employment and skills</b>	Taking the findings of the site options appraisal into account (see Appendix I), it is considered unlikely that this modification alone will have a significant effect in relation to this theme. This is given the sites are existing Gypsy and Traveller and Travelling Showpeople sites.	Taking the findings of the appraisal of site options into account (Appendix I), it is considered that this modification does not significantly affect the findings of the SA for economic vitality, employment and skills, set out in Section 8.11 or the conclusions presented in Table 8.9 of the Proposed Submission SA Report (2017).

- 4.14 In summary, Main Modification MM12 is not likely to have a significant effect alone nor does it significantly affect the findings or conclusions of the SA for the Proposed Submission Plan against the majority of SA themes. The appraisal identified though that in terms of the population and communities theme the modification alone has the potential for a significant long term positive effect by ensuring that the needs of the Gypsy and Traveller and Travelling Showpeople communities are met during the life of the plan. While this modification will help to enhance the significant long term positive effect identified for the Submission Local Plan in Section 8.8 and Table 8.6 of the SA Report (2017), it will not significantly change it.

## 5. Next steps

### Plan finalisation

- 5.1 Following the current consultation, the Inspector will consider all representations received, before deciding whether to report on the Plan's soundness (with modifications as necessary), or resume examination hearings.
- 5.2 Assuming that the Inspector is ultimately able to find the Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/SA in full and presents 'measures decided concerning monitoring'.

### Monitoring

- 5.3 The SA Report [Exam ref: LBHLP.8] published alongside the Proposed Submission document sets out a range of 'proposed monitoring measures' in Chapter 9. The work carried out in relation to the proposed modifications does not necessitate any significant amendments to the proposed measures at this stage. A final list of monitoring measures will be presented within the SA Adoption Statement produced once the Local Plan is adopted.



**THIS PAGE IS INTENTIONALLY LEFT BLANK**



# Appendix I: Appraisal of Gypsy and Traveller sites

## Introduction

This appendix presents an appraisal of the Gypsy and Traveller and Travelling Showpeople sites taken forward through the Main Modifications for the Havering Local Plan 2016-2031.

A separate appraisal of each of the Gypsy and Traveller and Travelling Showpeople sites has been undertaken through the SA process. Evaluating the constraints and opportunities on each site, the sites have been appraised through the SA against a set of consistent criteria which were developed specifically for the SA process. Based on these criteria, a 'red/amber/green' rating was then applied to each site for each criterion to provide an indication of site constraints and opportunities on each site.

**Note:** The following site appraisal presents the appraisal of the Gypsy and Traveller and Travelling Showpeople sites undertaken as part of the SA process. This appraisal is in addition to the separate assessment of the sites undertaken for the Local Plan.

## Methodology used for the assessment and criteria used

The site appraisal has taken a two-step process, which 1) considers the constraints present at a site and 2) the potential opportunities present at each site.

### Step 1: Evaluation of constraints

Step 1 considers the constraints present at a site. The following criteria were utilised for evaluating at this step, utilising a red / amber / green (RAG) approach to scorings.

**Table: Criteria used at Step 1**

Criteria	'RAG' rules	Commentary/Question
SSSI Impact Risk Zones	<p><b>R</b> = Within an SSSI IRZ for all development</p> <p><b>A</b> = Within an SSSI IRZ for the type and scale of development likely to be proposed</p> <p><b>G</b> = Not within an SSSI IRZ</p>	<p>Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. The IRZs also cover the interest features and sensitivities of European sites, which are underpinned by the SSSI designation and "Compensation Sites", which have been secured as compensation for impacts on Natura 2000/Ramsar sites.</p> <p>LPAs have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a SSSI. As such IRZs enable a consideration of whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated.</p>
Proximity to a Local Nature Reserve	<p><b>R</b> = Includes or is adjacent</p> <p><b>A</b> = &lt;50m</p> <p><b>G</b> = &gt;50m</p>	<p>There are a number of Local Nature Reserves situated within the borough. The RAG distances reflect this, along with the assumption that the sites are of less significance/ are less sensitive than nationally designated SSSIs.</p>

Criteria	'RAG' rules	Commentary/Question
Proximity to a Site of Interest for Nature Conservation	<b>R</b> = Includes or is adjacent <b>A</b> = <50m <b>G</b> = >50m	There are a number of SINCs situated within the borough. The RAG distances reflect this, along with the assumption that the sites are of less significance/ are less sensitive than nationally designated SSSIs.
Proximity to a BAP priority habitat	<b>R</b> = Includes or is adjacent <b>A</b> = <50m <b>G</b> = >50m	This seeks to flag if a development at a site could result in the loss of and therefore fragmentation of BAP priority habitats. It also helps to flag if there is the potential for disturbance to priority habitats within 50m of the site.
Green Belt	<b>R</b> = Fundamental or High <b>A</b> = High/Moderate <b>G</b> = Weak	The 'RAG' assessment reflects site scorings determined by the Green Belt Assessment undertaken separately from the SA process on behalf of Havering by LUC in 2018 <sup>1</sup> . This evaluated how each site performs against the role and function of Green Belt as set out in National Policy.
Proximity to a Conservation Area	<b>R</b> = Intersects or is adjacent <b>A</b> = <50m <b>G</b> = >50m	<p>It is appropriate to 'flag' as red where a site is within, intersects with or is adjacent to a Conservation Area. It is also appropriate to flag sites that might more widely impact on the setting of a Conservation Area and a 50m threshold has been assumed. It is recognised that distance in isolation is not a definitive guide to the likelihood or significance of effects on a heritage asset. It is also recognised that the historic environment encompasses more than just designated heritage assets.</p> <p>Whilst there is good potential to highlight where development in proximity to a heritage asset might impact negatively on that asset, or its setting, a limitation relates to the fact that it is unlikely to be possible to gather views from heritage specialists on sensitivity of assets / capacity to develop each of the sites. This is a notable limitation as potential for development to conflict with the setting of historic assets / local historic character can only really be considered on a case-by-case basis rather than through a distance based criteria. It will also sometimes be the case that development can enhance heritage assets.</p>
Proximity to a Registered Park or Garden	<b>R</b> = Is adjacent <b>A</b> = <50m <b>G</b> = >50m	As above.
Proximity to a Scheduled Monument	<b>R</b> = Is adjacent <b>A</b> = <50m <b>G</b> = >50m	As above.
Proximity to a listed building	<b>R</b> = Intersects or is adjacent <b>A</b> = <50m <b>G</b> = >50m	As above.
Proximity to an area of archaeological importance	<b>A</b> = Intersects or is adjacent <b>G</b> = Does not intersect and is not adjacent	It is assumed that any development within an area of archaeological importance is more likely to contain archaeology. This does not mean that sites outside these areas cannot contain archaeology and this would be investigated further through any planning applications.

<sup>1</sup> LUC on behalf of London Borough of Havering (March 2018) Site Green Belt Assessment and Sustainability Assessment: Final Report

Criteria	'RAG' rules	Commentary/Question
Agricultural land quality	<b>R</b> = Grade 1 or 2 <b>A</b> = Grade 3 <b>G</b> = Grade 4/5 or urban	Recent land classification has not been undertaken in many parts of the borough. As such the pre-1988 classification is the only means of consistently comparing sites. This does not however provide a distinction between Grade 3a (i.e. land classified as the 'best and most versatile') and Grade 3b land (i.e. land which is not classified as such). As such Grade 3 land has been assigned an 'amber' score.
Fluvial flood risk	<b>R</b> = > 50% intersects with Flood risk zone 2 or 3 <b>A</b> = < 50% intersects with Flood risk zone 2 or 3 <b>G</b> = Flood risk zone 1	Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%) Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%) in any year Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) in any year
Surface water flood risk	<b>A</b> = Areas of high or medium surface water flood risk is present in the site <b>G</b> = No areas of surface water flood risk are present in the site	High - each year, the area has a chance of flooding of greater than 1 in 30 (3.3%) Medium - each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%) This criterion will help to identify sites that fall within surface water flood risk areas. N.B. While it is important to avoid development in flood zones, there is the potential to address flood risk at the development management stage, when a 'sequential approach' can be taken to ensure that uses are compatible with flood risk. There is also the potential to design-in Sustainable Drainage Systems (SuDS).
Critical Drainage Areas	<b>A</b> = Within a Critical Drainage Area <b>G</b> = Outside of a Critical Drainage Area	The Development Management Procedure Order (2015) requires that the Environment Agency is consulted on developments within areas with critical drainage problems. In this respect a Critical Drainage Area (CDA) is an area that has critical drainage problems and which has been notified to the local planning authority as such by the Environment Agency in line with the National Planning Policy Framework.
Groundwater flood risk	<b>A</b> = Areas determined by the SFRA as being at risk of groundwater flooding <b>G</b> = No areas of groundwater present in the site	The Strategic Flood Risk Assessment identifies the areas in the borough at risk of groundwater flooding.

Criteria	'RAG' rules	Commentary/Question
Groundwater Source Protection Zones (SPZs)	<p><b>R</b> = Within a Zone 1 SPZ</p> <p><b>A</b> = Within a Zone 2 or 3 SPZ</p> <p><b>G</b> = Not within an SPZ</p>	<p>Groundwater Source Protection Zones are designated zones around public water supply abstractions and other sensitive receptors that signal there are particular risks to the groundwater source they protect.</p> <p>The zones are based on an estimation of the time it would take for a pollutant which enters the saturated zone of an aquifer to reach the source abstraction or discharge point. For each source, three zones are defined around a particular water abstraction based on travel times, of the groundwater (Zone 1 = 50 days; Zone 2 = 400 days) and the total catchment area of the abstraction (Zone 3).</p>
Open space	<p><b>R</b> = Loss of public open space</p> <p><b>G</b> = No loss of public open space</p>	The presumption is that a loss of open space will lead to a negative impact in relation to a range of SA themes. However it should be noted that some loss of open space may not necessarily be a negative effects if green infrastructure enhancements are initiated on-site or nearby.
Minerals	<p><b>R</b> = Within a Minerals Safeguarding Area</p> <p><b>G</b> = Not within a Minerals Safeguarding Area</p>	The identification of MSAs does not necessarily mean that these areas will be worked in the future. MSAs should be viewed as a sign-post to indicate the presence of mineral resources and as a trigger for such issues to be considered in the decision-making processes for land-use planning, including consultation where non-minerals development is proposed.
Employment site	<p><b>R</b> = Loss of allocated employment site</p> <p><b>G</b> = No loss of allocated employment site</p>	Considers the loss of an allocated employment area.
Noise and air pollution and safety	<p><b>A</b> = Located within 200m of rail corridors or the M25, A12, A127 or A13</p> <p><b>G</b> = Located over 200m of rail corridors or the M25, A12, A127 or A13</p>	Criterion considers the impact of noise and air pollution and safety issues from major transport routes in the borough.

## Step 2: Evaluation of opportunities

Step 2 considers the positive elements of each site and potential opportunities. The following criteria were utilised for this step, again utilising a red / amber / green (RAG) approach to scorings.

**Table: Criteria used at Step 2**

Criteria	'RAG' rules	Commentary
Proximity to a Town or Local Centre	R = >800m A = 400-800m G = <400m	Highlights walking distance to town or local centres in the borough. There is no clear guidance on distance thresholds and it is recognised that service centres will often be reached by car or public transport. The thresholds reflect the spread of the data. This will also provide an indication of the site's accessibility to employment opportunities.
Proximity to a school	R = >800m A = 400-800m G = <400m	Highlights walking distance to a school. Department for Transport guidance <sup>2</sup> suggests 800m as a walkable distance to community facilities.
Proximity to a doctor or health centre	R = >800m A = 400-800m G = <400m	Highlights walking distance to a Doctor or Health Centre. Department for Transport guidance <sup>3</sup> suggests 800m as a walkable distance to community facilities.
Proximity to a railway station	A = >800m G = <800m	Highlights walking distance to a railway station. Department for Transport guidance <sup>4</sup> does not suggest a walkable distance for a train station. An assumption of 1,000m is considered appropriate in the context of Havering.
Proximity to a bus stop	R = >400m G = <400m	Highlights walking distance to a bus stop. Department for Transport guidance <sup>5</sup> suggests 400m as a walkable distance to a bus stop.
Proximity to a public right of way (PRoW)	A = >50m G = <50m	Highlights the proximity of site options to PRoW. Where a PRoW falls within a site it is assumed that this can be retained or an alternative route provided to ensure that links are not severed. It is also assumed that the closer a development is to a PRoW the more likely there is for an opportunity to enhance.
Proximity to a cycle route	A = >50m G = <50m	Highlights the proximity of site options to a cycle route. Where a cycle route falls within a site it is assumed that this can be retained or an alternative route provided to ensure that links are not severed. It is also assumed that the closer a development is to a cycle route the more likely there is for an opportunity to enhance linkages.

<sup>2</sup> WebTag (December 2015) Unit A4.2 paragraph 6.4.5, Department for Transport

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

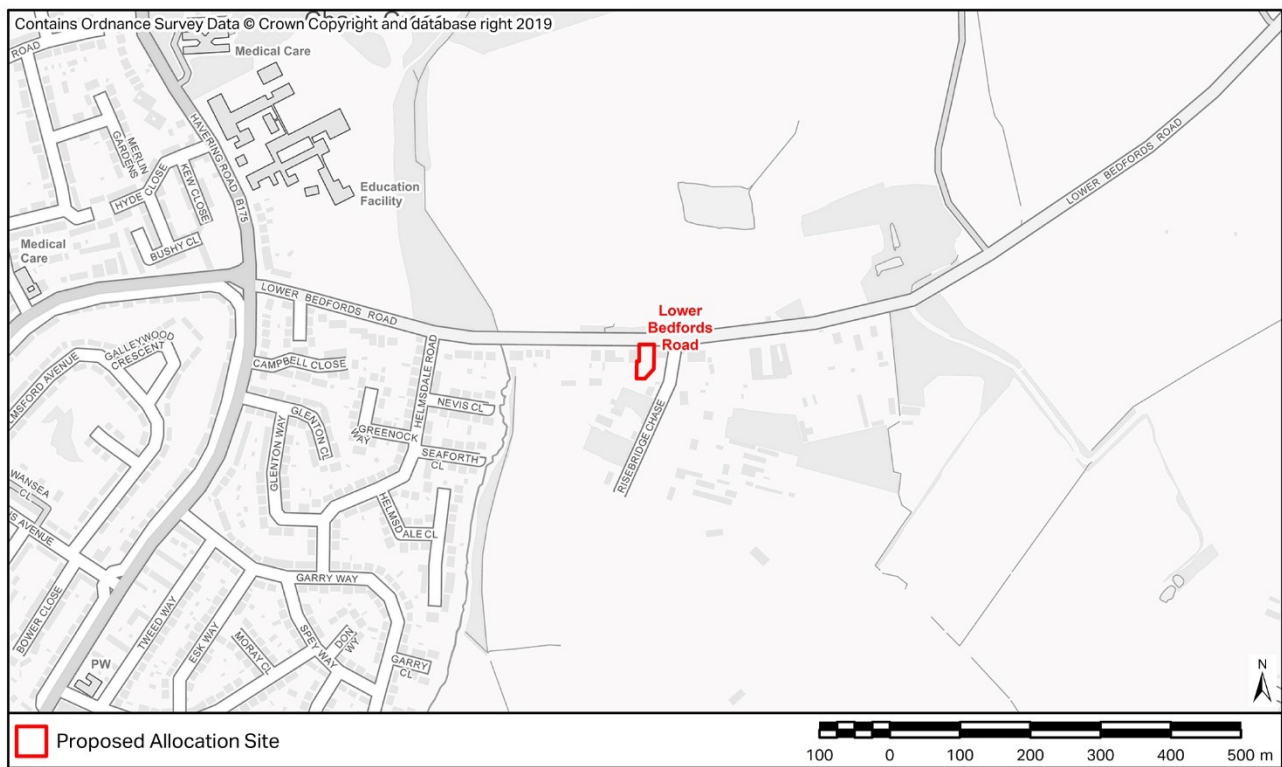
## Appraisal of Gypsy and Traveller and Travelling Showpeople sites

The findings of the site appraisals have been presented below in a series of appraisal sheets. These set out the appraisal findings through a consistent approach which highlight the key constraints and opportunities associated with each group of sites.

## Lower Bedfords Road

Site Area:

0.1 Ha



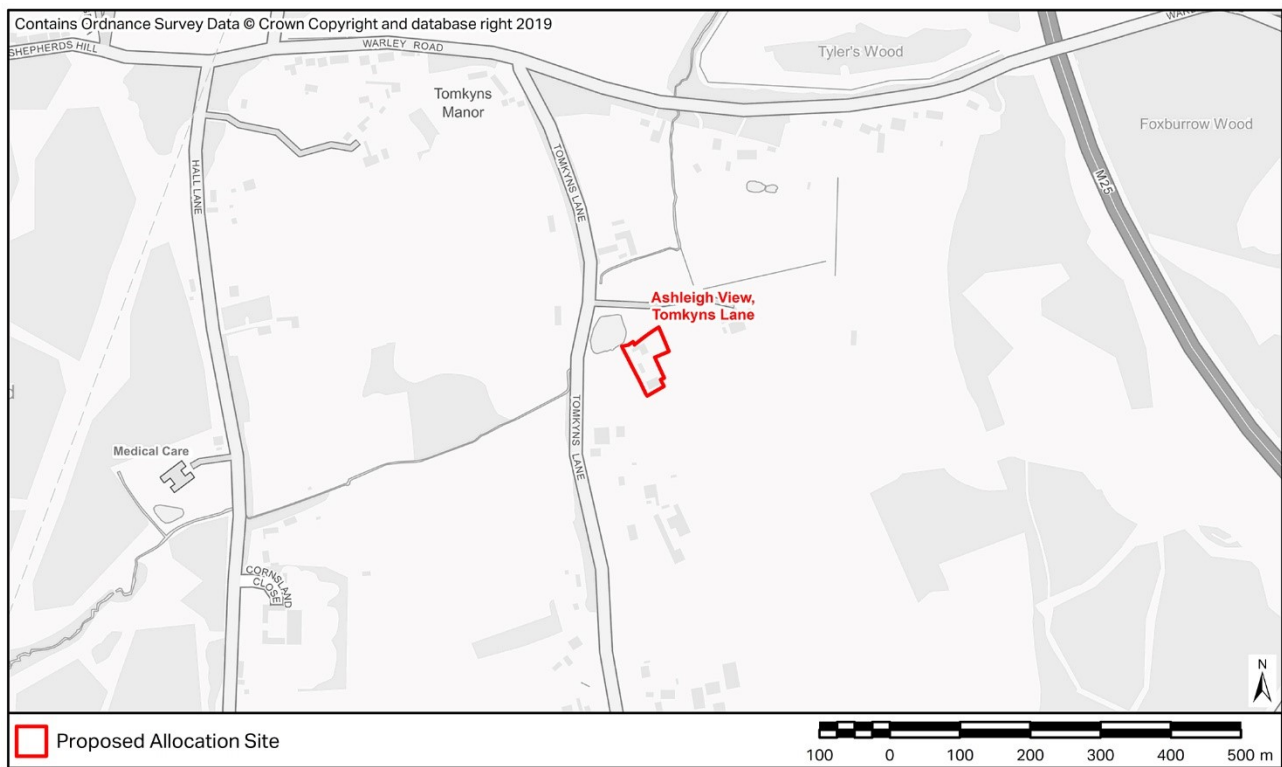
SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	2961m (The Manor)
Site of Interest for Nature Conservation	15m (Bedfords Park)
BAP Priority Habitat	15m (Deciduous woodland)
Green Belt	Moderate
Conservation Area	884m (Gidea Park)
Registered Park or Garden	4957m (Weald Park)
Scheduled Monument	1610m (Section of Roman road on Gidea Park golf course)
Listed Building	1001m
Area of Archaeological Importance	672m (Bedford manor house)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	1300m - 1400m (Rise Park Infants)
Proximity to Doctor or Health Centre	1700m - 1800m (Dr Joseph & Joseph)
Proximity to Railway Station	4km - 5km (Gidea Park, Harold Wood, Romford)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	100m - 200m



## Ashleigh View, Tomkyns Lane

Site Area:

0.33 Ha

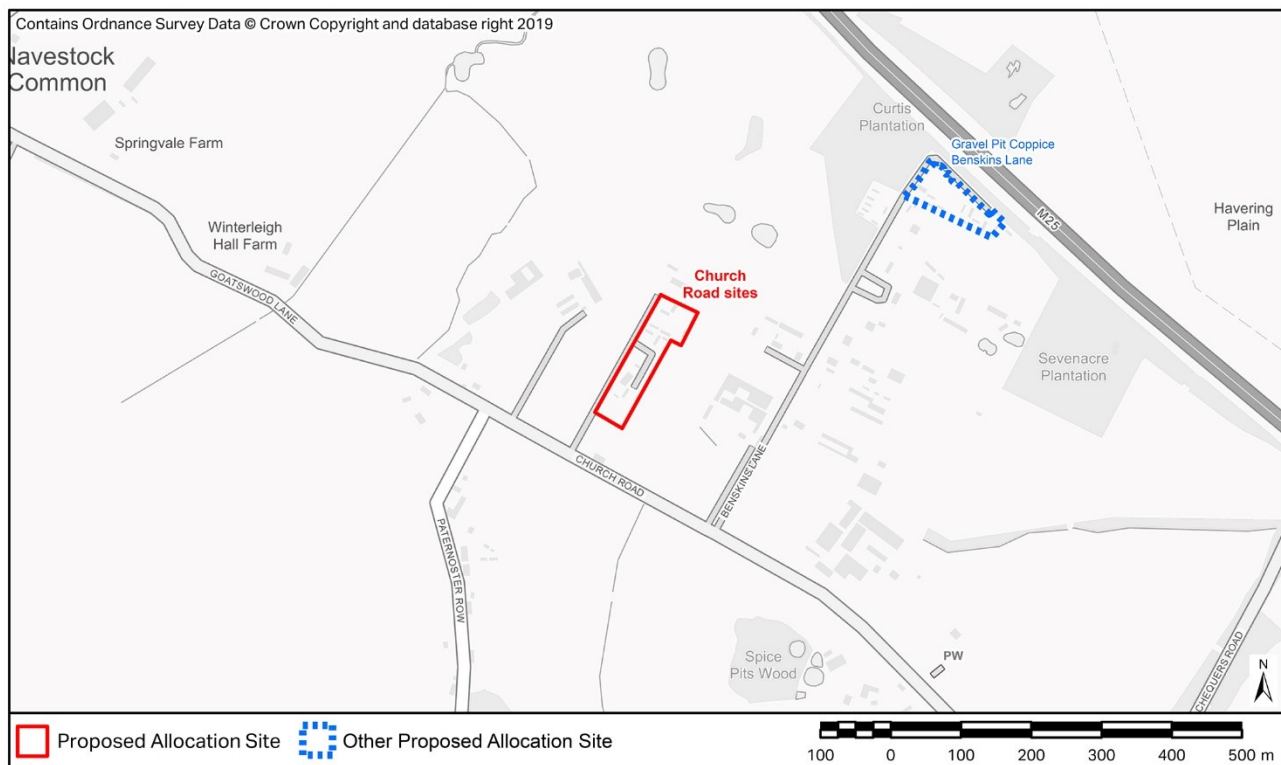


SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	2453m (Cranham Brickfields)
Site of Interest for Nature Conservation	60m (Tylers Common)
BAP Priority Habitat	120m (Deciduous woodland)
Green Belt	Fundamental
Conservation Area	3169m (Cranham)
Registered Park or Garden	1646m (Warley Place)
Scheduled Monument	2142m (Medieval grange barn, 228m south-east of Upminster Court)
Listed Building	279m
Area of Archaeological Importance	318m (Great Tomkyns moated site)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	2km - 3km
Proximity to Schools	2km - 3km (Harold Court Primary)
Proximity to Doctor or Health Centre	2km - 3km (Dr Zachariah & Partners, Oak Road Medical Centre)
Proximity to Railway Station	2km - 3km (Harold Wood)
Proximity to Bus Stop	1100m - 1200m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	0m - 50m



## Church Road sites

Site Area: 0.93 Ha

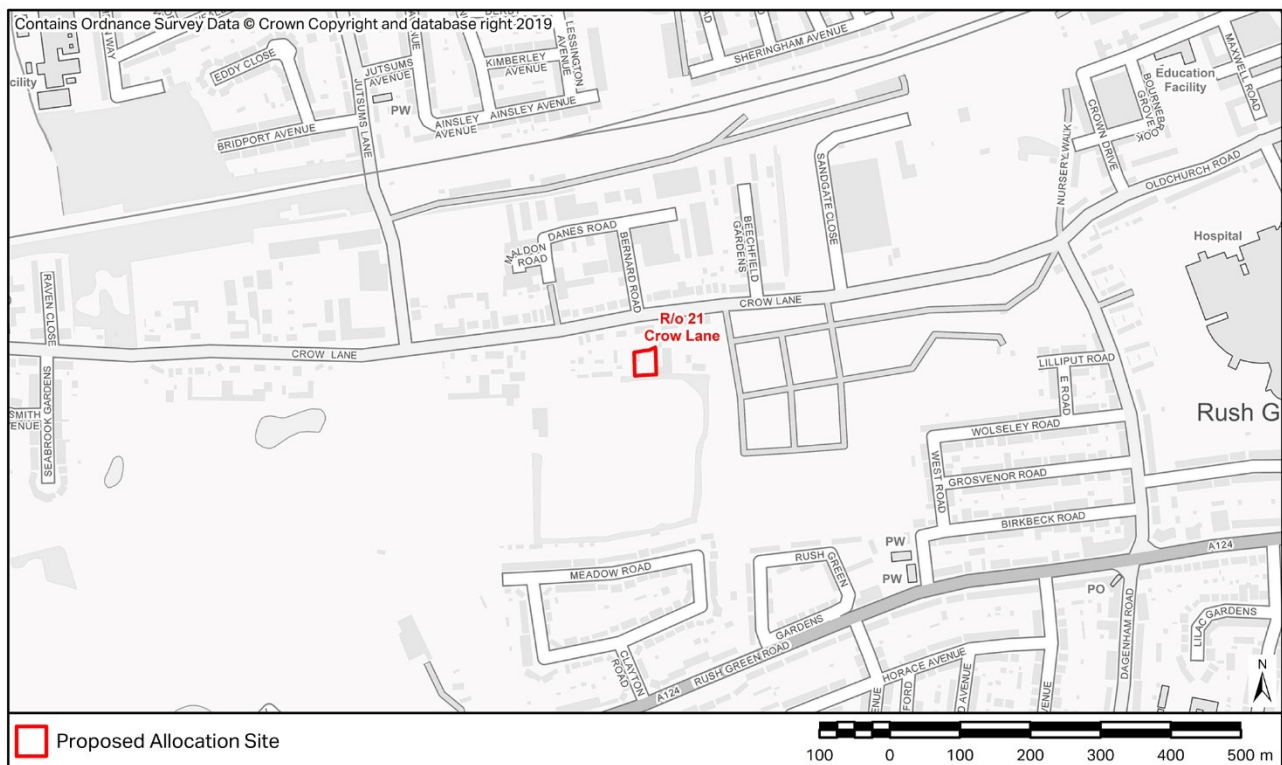


SSSI Impact Risk Zones	Within a SSSI Impact Risk Zone for the type and scale of development likely to be proposed
Local Wildlife Site	1565m (The Manor)
Site of Interest for Nature Conservation	283m (Curtis Plantation)
BAP Priority Habitat	281m (Deciduous woodland)
Green Belt	Fundamental
Conservation Area	2240m (Havering - Atte - Bower)
Registered Park or Garden	2444m (Weald Park)
Scheduled Monument	843m (Moated site at Watton Farm)
Listed Building	567m
Area of Archaeological Importance	40m (Paternoster Row)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	No areas of groundwater present in the site
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	2km - 3km
Proximity to Schools	2km - 3km (Brookside Infants, Drapers (within priority area), Draper's Pyrgo)
Proximity to Doctor or Health Centre	2km - 3km (The Robins Surgery)
Proximity to Railway Station	4km - 5km (Harold Wood)
Proximity to Bus Stop	1400m - 1500m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	300m - 400m

## RO 21 Crow Lane

Site Area:

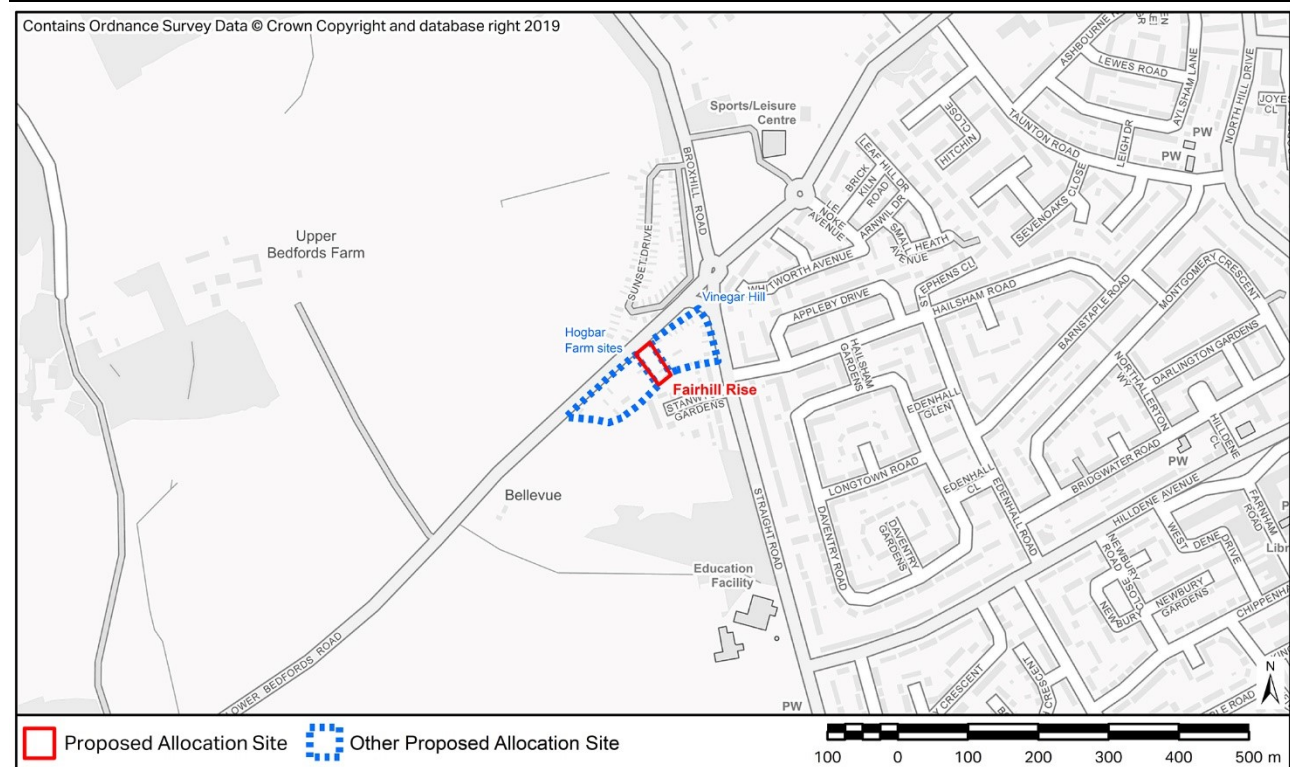
0.11 Ha



SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	1018m (East Brookend Country Park)
Site of Interest for Nature Conservation	79m (Romford Cemetery)
BAP Priority Habitat	1247m (Deciduous woodland)
Green Belt	Low
Conservation Area	1266m (Romford)
Registered Park or Garden	6001m (Upminster Court)
Scheduled Monument	3141m (Section of Roman road on Gidea Park golf course)
Listed Building	735m
Area of Archaeological Importance	542m (Oldchurch settlement)
Agricultural Land Classification	Grade 4/5 or Urban
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	800m - 900m
Proximity to Schools	1200m - 1300m (Crowlands Primary)
Proximity to Doctor or Health Centre	1000m - 1100m (Dr Kukathasan & Partner)
Proximity to Railway Station	1600m - 1700m (Romford)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	0m - 50m

## Fairhill Rise

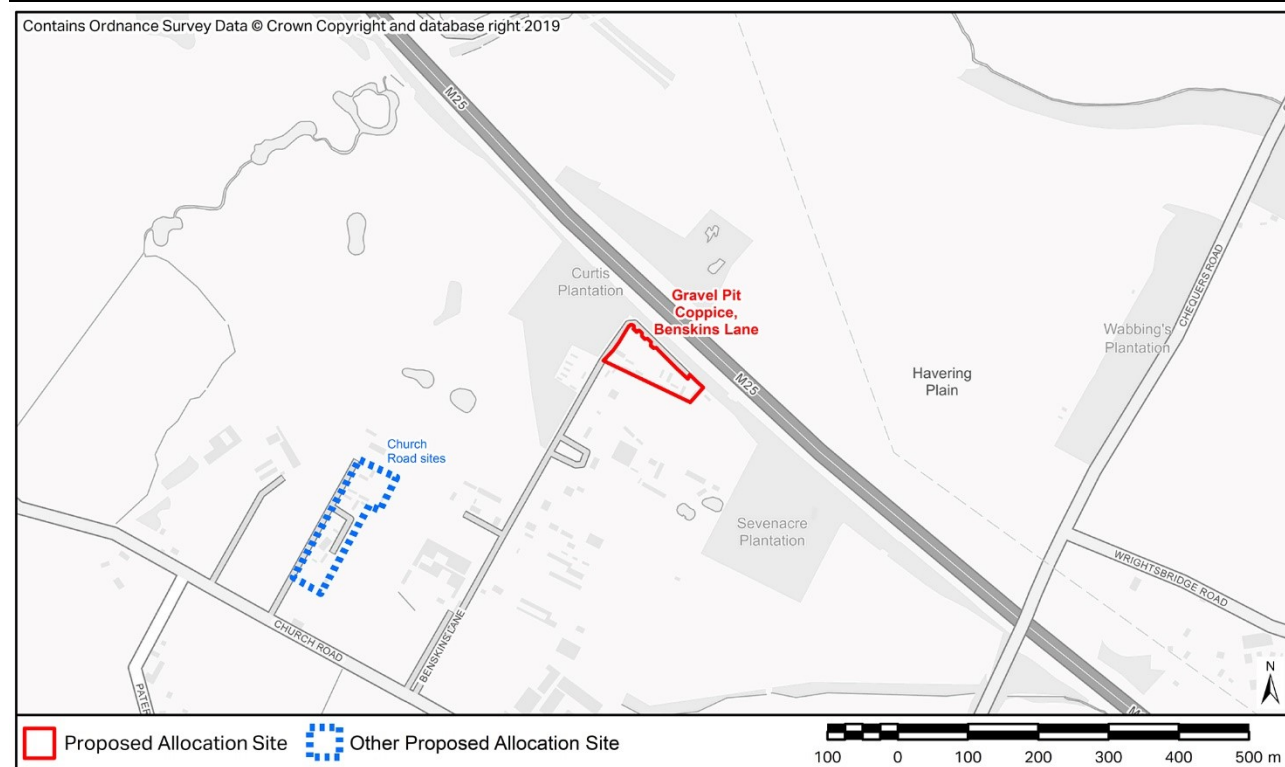
Site Area: 0.13 Ha



SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	1626m (The Manor)
Site of Interest for Nature Conservation	71m (Bellvue)
BAP Priority Habitat	124m (Deciduous woodland)
Green Belt	Moderate
Conservation Area	1166m (Havering - Atte - Bower)
Registered Park or Garden	3588m (Weald Park)
Scheduled Monument	1946m (Section of Roman road on Gidea Park golf course)
Listed Building	283m
Area of Archaeological Importance	481m (Bedford manor house)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25,A12, A127 or A13
Proximity Town or Local Centre	900m - 1000m
Proximity to Schools	800m - 900m (Hilldene Primary)
Proximity to Doctor or Health Centre	1300m - 1400m (Ingrebourne Medical Centre, Straight Road Doctor Surgery, The Surgery)
Proximity to Railway Station	3km - 4km (Gidea Park, Harold Wood)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	50m - 100m

## Gravel Pit Coppice, Benskins Lane

Site Area: 0.59 Ha



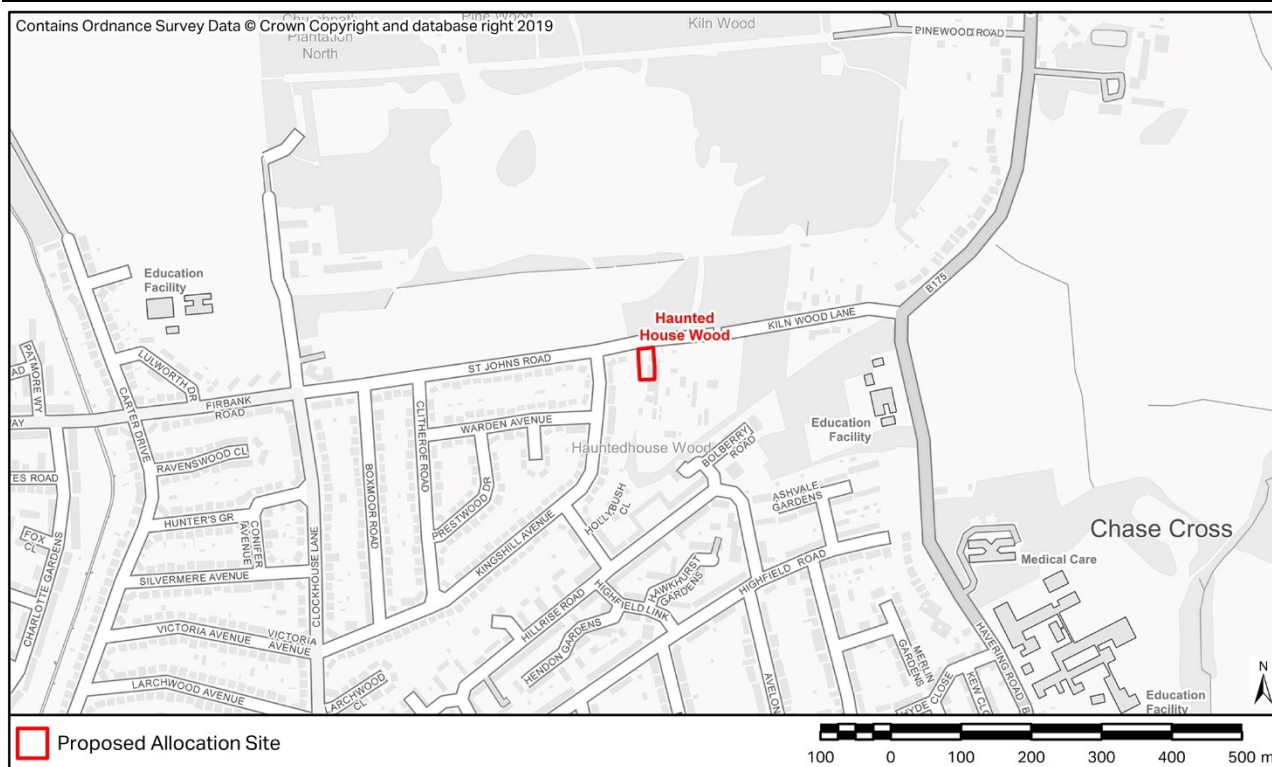
SSSI Impact Risk Zones	Within a SSSI Impact Risk Zone for the type and scale of development likely to be proposed
Local Wildlife Site	1408m (The Manor)
Site of Interest for Nature Conservation	0m (Curtis Plantation)
BAP Priority Habitat	0m (Deciduous woodland)
Green Belt	Fundamental
Conservation Area	2779m (Havering - Atte - Bower)
Registered Park or Garden	2020m (Weald Park)
Scheduled Monument	1005m (Moated site at Watton Farm)
Listed Building	623m
Area of Archaeological Importance	576m (Paternoster Row)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located within 200m or rail corridors of the M25, A12, A127 or A13
Proximity Town or Local Centre	2km - 3km
Proximity to Schools	2km - 3km (Drapers (within priority area), Brookside Infants, Draper's Pyrgo)
Proximity to Doctor or Health Centre	3km - 4km (Dr Feldman & Partner, The Robins Surgery, Ingrebourne Medical Centre, Straight Road Doctor Surgery)
Proximity to Railway Station	4km - 5km (Harold Wood)
Proximity to Bus Stop	1600m - 1700m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	500m - 600m



# Haunted House Wood

Site Area:

0.1 Ha

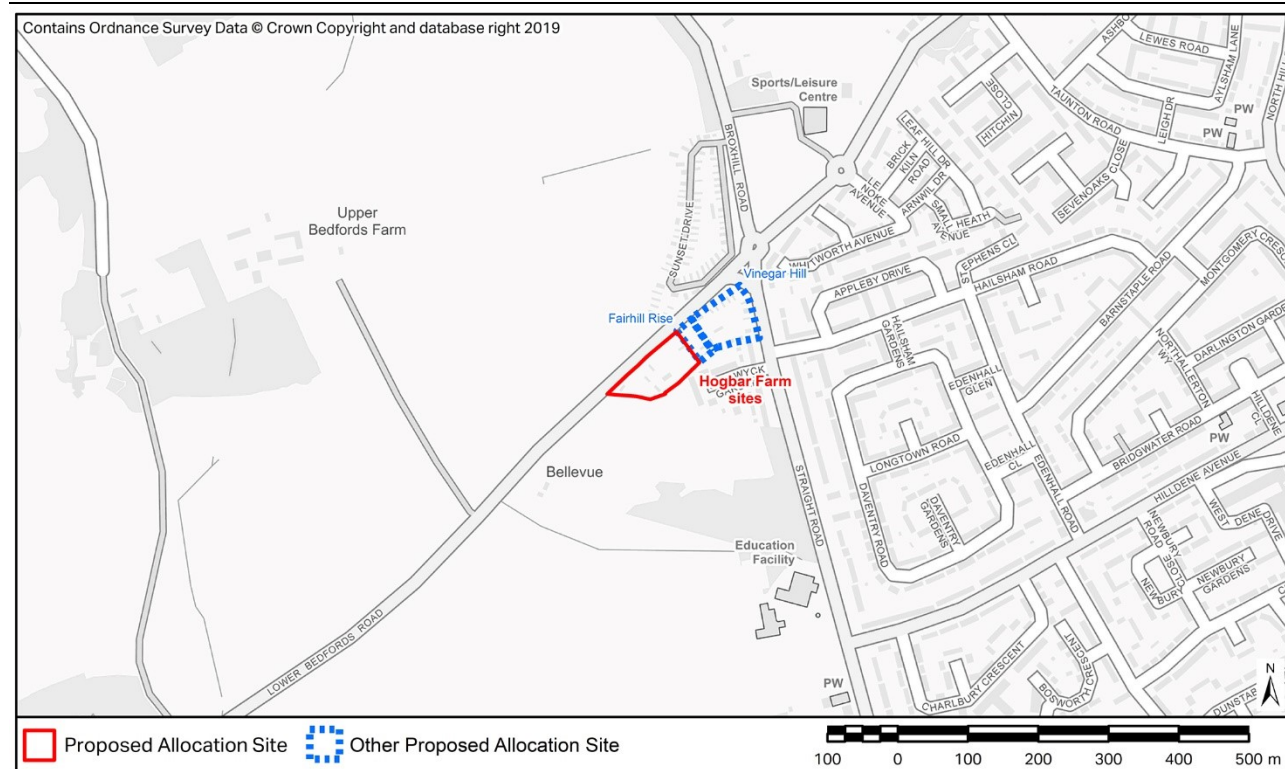


SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	2862m (Hainault Lodge)
Site of Interest for Nature Conservation	0m (Immanuel School Wood)
BAP Priority Habitat	0m (Deciduous woodland)
Green Belt	Fundamental
Conservation Area	646m (Havering - Atte - Bower)
Registered Park or Garden	5877m (Weald Park)
Scheduled Monument	2816m (Section of Roman road on Gidea Park golf course)
Listed Building	734m
Area of Archaeological Importance	84m (Havering-atte-Bower)
Agricultural Land Classification	Grade 4/5 or Urban
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	300m - 400m
Proximity to Schools	1100m - 1200m (Clockhouse Primary)
Proximity to Doctor or Health Centre	1200m - 1300m (Dr Palit & Partners)
Proximity to Railway Station	5km - 6km (Gidea Park, Romford)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	0m - 50m

## Hogbar Farm sites

Site Area:

0.59 Ha

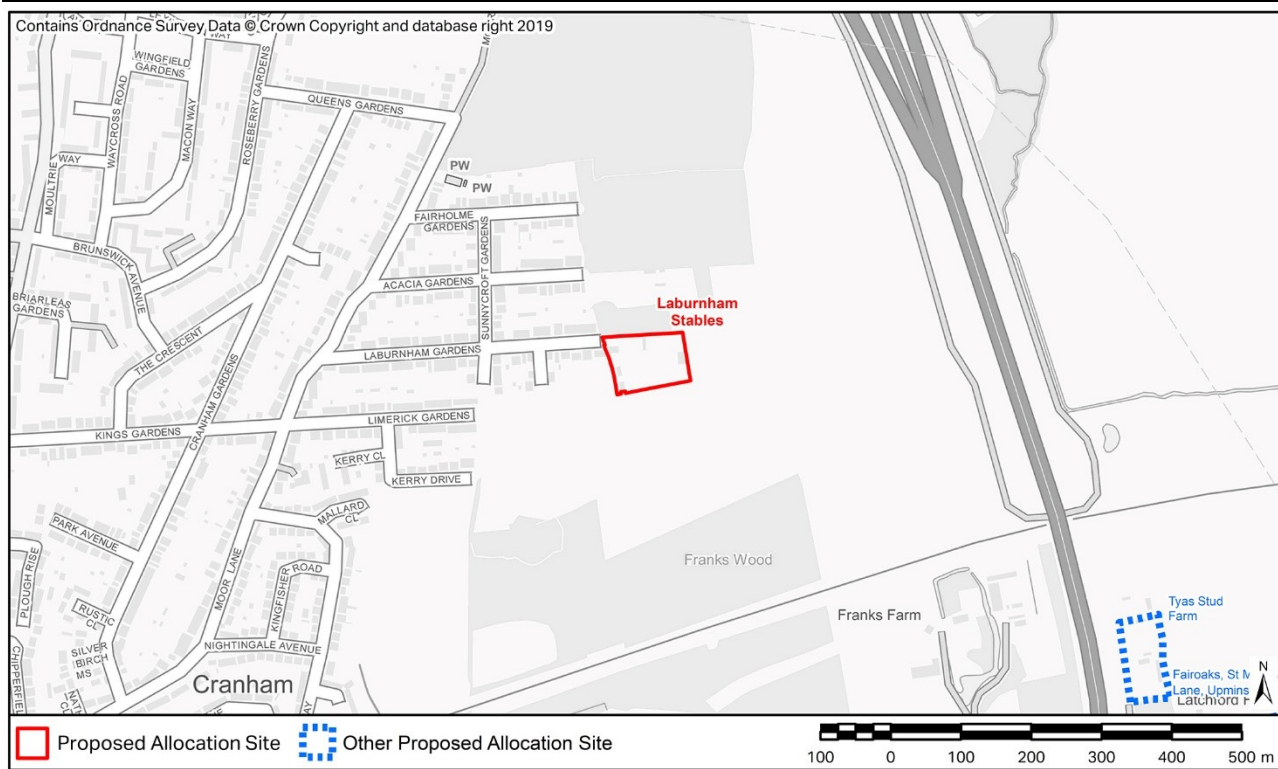


SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	1646m (The Manor)
Site of Interest for Nature Conservation	0m (Bellvue)
BAP Priority Habitat	124m (Deciduous woodland)
Green Belt	Moderate
Conservation Area	1111m (Havering - Atte - Bower)
Registered Park or Garden	3610m (Weald Park)
Scheduled Monument	1892m (Section of Roman road on Gidea Park golf course)
Listed Building	159m
Area of Archaeological Importance	407m (Bedford manor house)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	900m - 1000m
Proximity to Schools	800m - 900m (Hilldene Primary)
Proximity to Doctor or Health Centre	1300m - 1400m (Ingrebourne Medical Centre, Straight Road Doctor Surgery)
Proximity to Railway Station	3km - 4km (Gidea Park, Harold Wood)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	100m - 200m

## Laburnham Stables

Site Area:

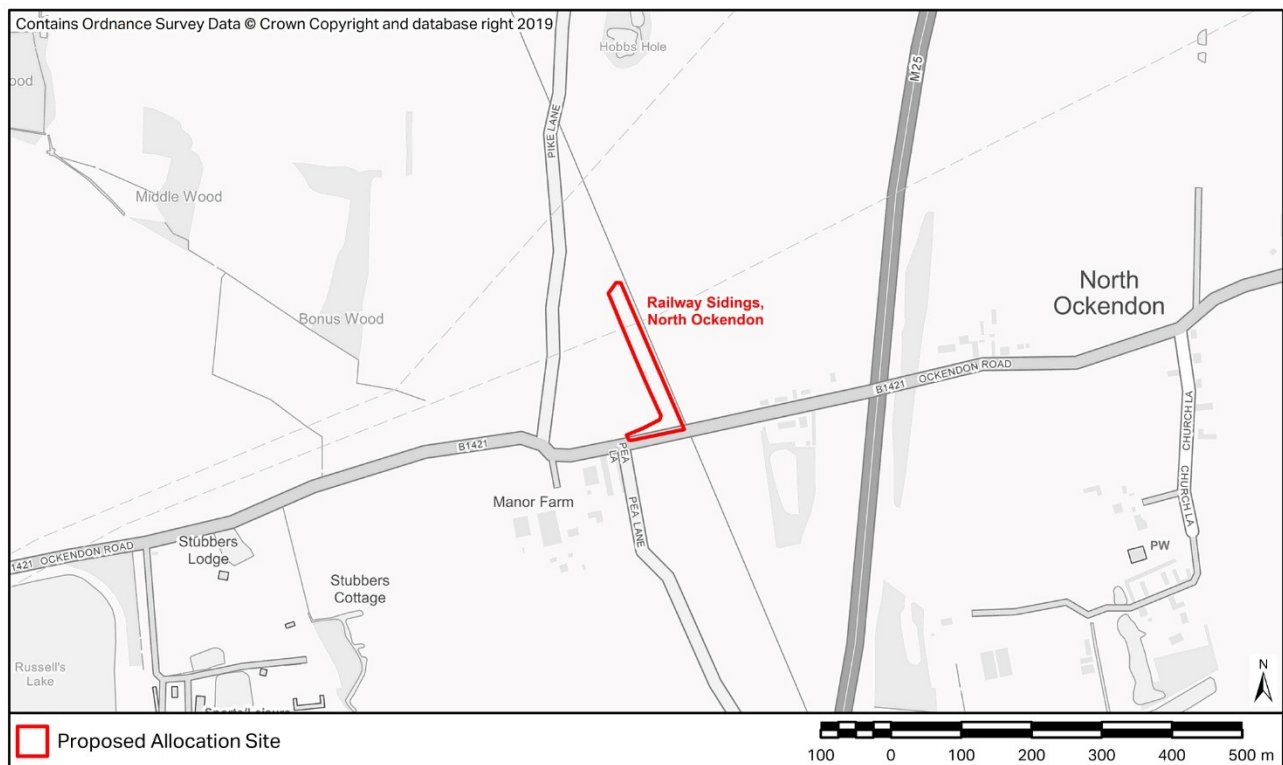
0.83 Ha



SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	0m (Cranham Brickfields)
Site of Interest for Nature Conservation	0m (Franks Wood and Cranham Brickfields)
BAP Priority Habitat	0m (No main habitat but additional habitats present)
Green Belt	Fundamental
Conservation Area	973m (Cranham)
Registered Park or Garden	1657m (Upminster Court)
Scheduled Monument	1592m (Medieval grange barn, 228m south-east of Upminster Court)
Listed Building	516m
Area of Archaeological Importance	439m (Franks moated site)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	900m - 1000m
Proximity to Schools	1300m - 1400m (Engayne Primary)
Proximity to Doctor or Health Centre	1000m - 1100m (The Surgery)
Proximity to Railway Station	2km - 3km (Upminster)
Proximity to Bus Stop	900m - 1000m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	100m - 200m

## Railway Sidings, North Ockendon

Site Area: 0.6 Ha



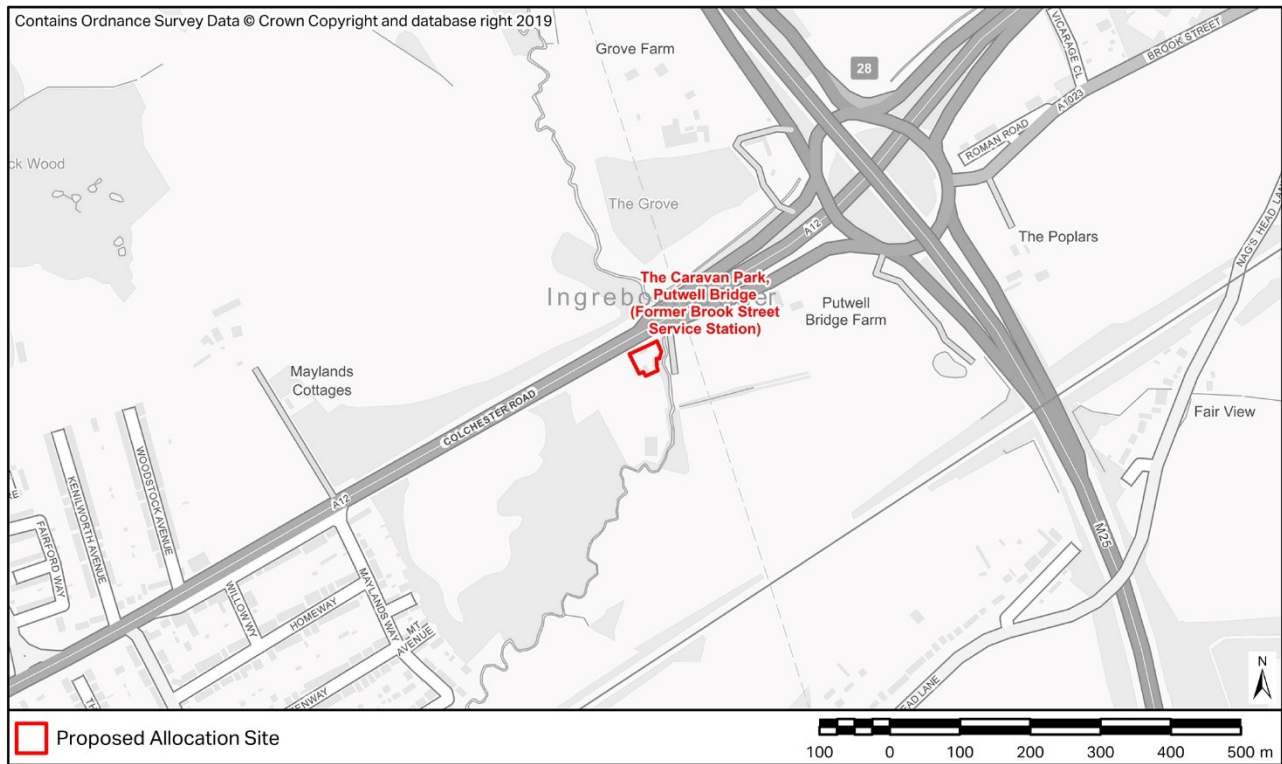
SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	342m (Cranham Marsh)
Site of Interest for Nature Conservation	0m (Ockendon Railsides)
BAP Priority Habitat	108m (Traditional orchard)
Green Belt	Fundamental
Conservation Area	266m (Cranham)
Registered Park or Garden	2959m (Belhus Park)
Scheduled Monument	2752m (Roman barrow 260m north east of South Ockendon Hall)
Listed Building	547m
Area of Archaeological Importance	585m (North Ockendon Hall moated site)
Agricultural Land Classification	Grade 1 or 2
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	Areas of high or medium surface water flood risk is present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	1900m - 2000m
Proximity to Schools	3km - 4km (Hall Mead, Upminster Infants)
Proximity to Doctor or Health Centre	2km - 3km (Haiderian Medical Centre, Little Gaynes Surgery)
Proximity to Railway Station	3km - 4km (Ockendon)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	0m - 50m



## The Caravan Park, Putwell Bridge (Former Brook Street Service Station)

Site Area:

0.13 Ha

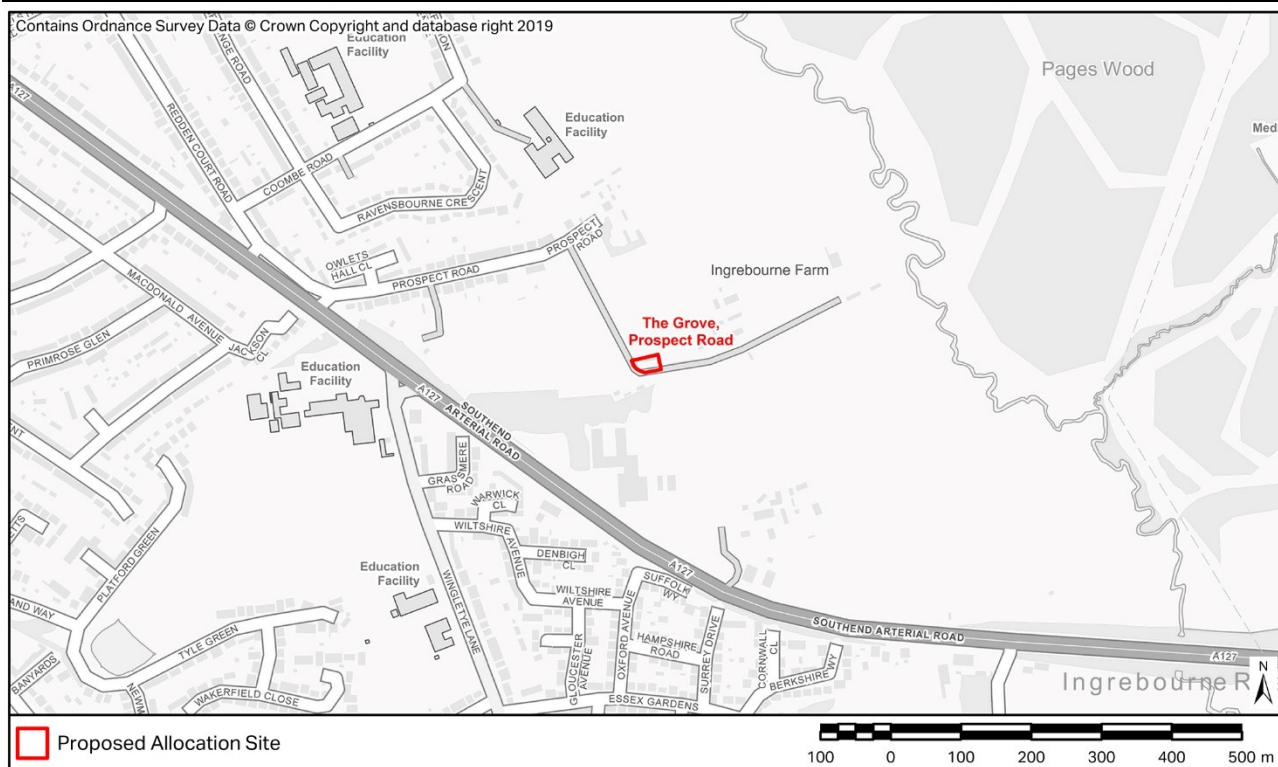


SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	694m (The Manor)
Site of Interest for Nature Conservation	0m (Ingrebourne Valley)
BAP Priority Habitat	59m (Deciduous woodland)
Green Belt	Fundamental
Conservation Area	4335m (Gidea Park)
Registered Park or Garden	1057m (Weald Park)
Scheduled Monument	1475m (Dagnam Park Farm moated site, Noak Hill, Romford)
Listed Building	1068m
Area of Archaeological Importance	0m (London to Colchester road)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	>50% Intersects with Flood Risk Zone 2 and 3
Surface Water Flood Risk	Areas of high or medium surface water flood risk is present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located within 200m or rail corridors of the M25, A12, A127 or A13
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	1600m - 1700m (Harold Court Primary)
Proximity to Doctor or Health Centre	2km - 3km (Dr Feldman & Partner, Dr Zachariah & Partners)
Proximity to Railway Station	2km - 3km (Harold Wood)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	1000m - 1100m
Proximity to Regional Cycle Route	0m - 50m

## The Grove, Prospect Road

Site Area:

0.07 Ha

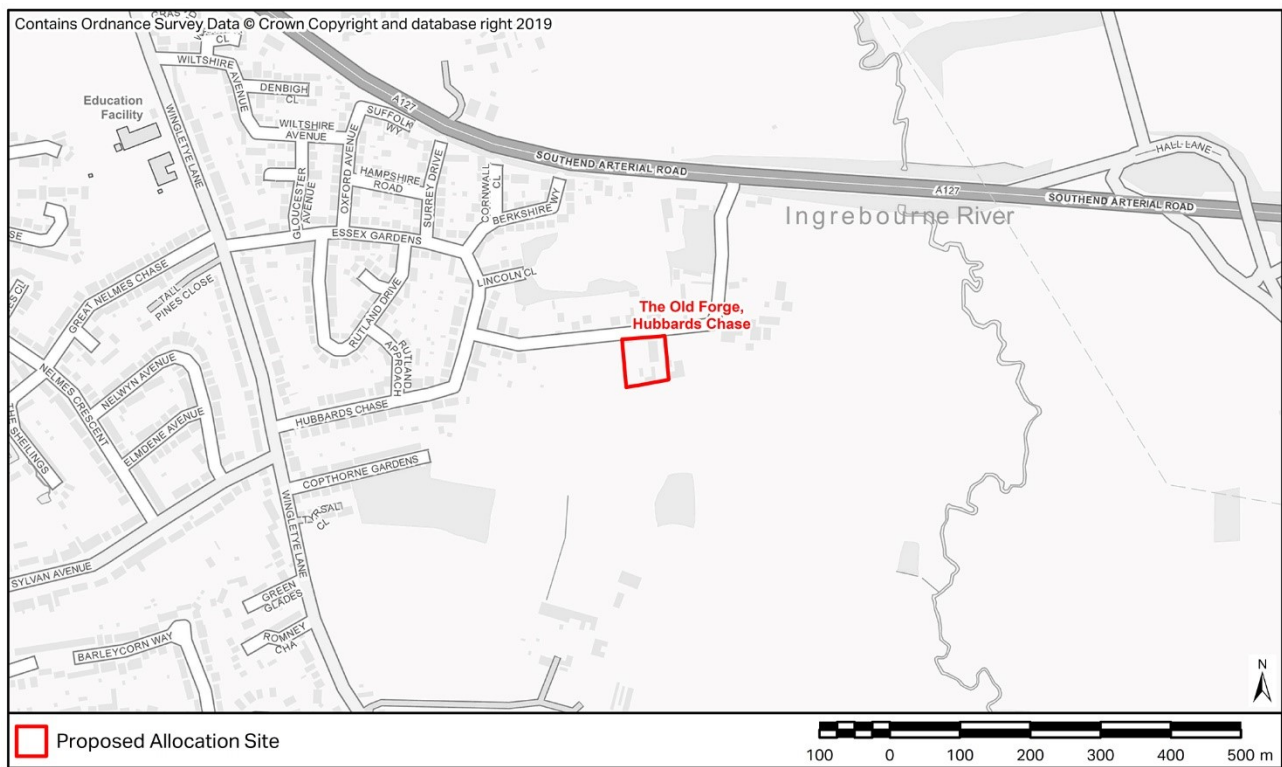


SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	2836m (The Manor)
Site of Interest for Nature Conservation	0m (Foxlands Farm)
BAP Priority Habitat	113m (Deciduous woodland)
Green Belt	Fundamental
Conservation Area	2089m (Gidea Park)
Registered Park or Garden	1748m (Upminster Court)
Scheduled Monument	2155m (Medieval grange barn, 228m south-east of Upminster Court)
Listed Building	961m
Area of Archaeological Importance	867m (Nelmes moated manor)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	1600m - 1700m
Proximity to Schools	1600m - 1700m (Ardleigh Green Infants)
Proximity to Doctor or Health Centre	1800m - 1900m (Ardleigh Green Surgery)
Proximity to Railway Station	2km - 3km (Harold Wood)
Proximity to Bus Stop	1200m - 1300m
Proximity to Public Right of Way	700m - 800m
Proximity to Regional Cycle Route	500m - 600m

## The Old Forge, Hubbards Chase

Site Area:

0.4 Ha

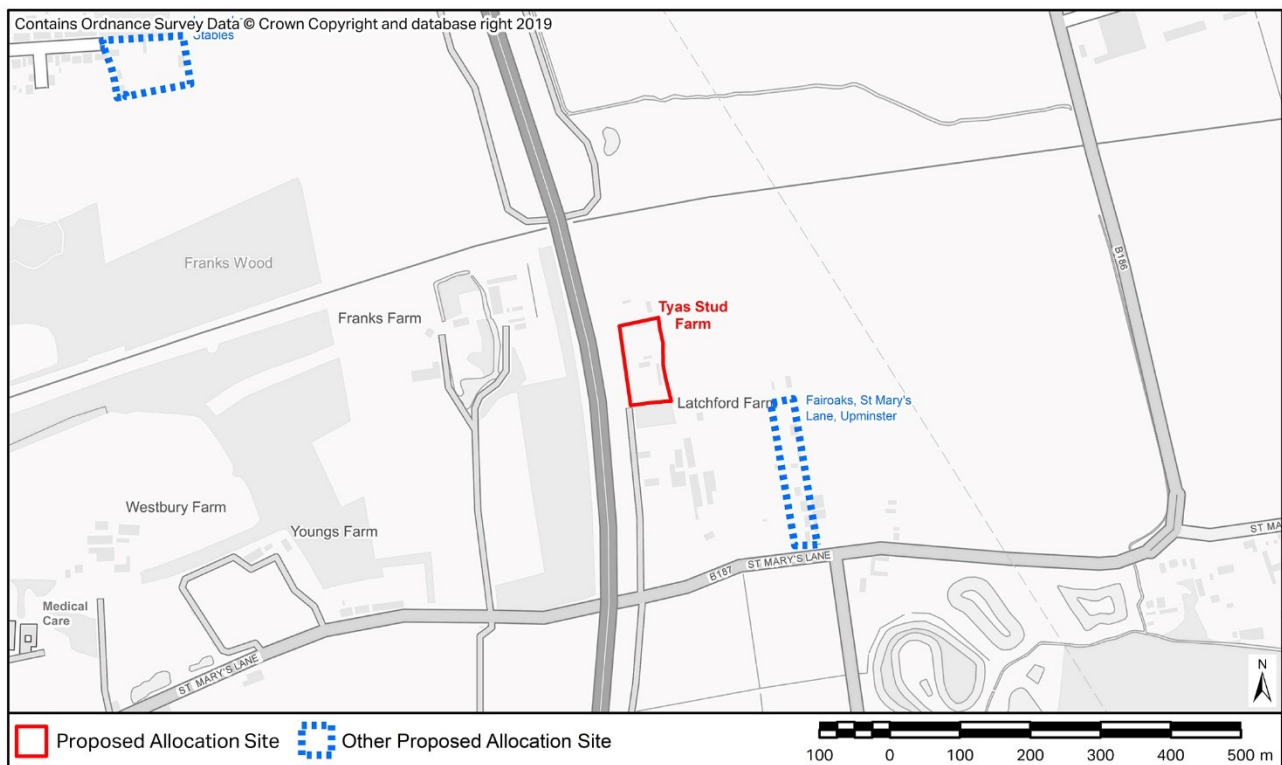


SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	2599m (Cranham Brickfields)
Site of Interest for Nature Conservation	66m (Little Chef Pasture)
BAP Priority Habitat	237m (Deciduous woodland)
Green Belt	Fundamental
Conservation Area	1939m (St Andrews Church)
Registered Park or Garden	967m (Upminster Court)
Scheduled Monument	1374m (Medieval grange barn, 228m south-east of Upminster Court)
Listed Building	408m
Area of Archaeological Importance	336m (Lilliputs moated site)
Agricultural Land Classification	Grade 4/5 or Urban
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	400m - 500m
Proximity to Schools	800m - 900m (Nelmes Primary)
Proximity to Doctor or Health Centre	2km - 3km (Ardleigh Green Surgery)
Proximity to Railway Station	2km - 3km (Emerson Park)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	0m - 50m

## Tyas Stud Farm

Site Area:

0.65 Ha



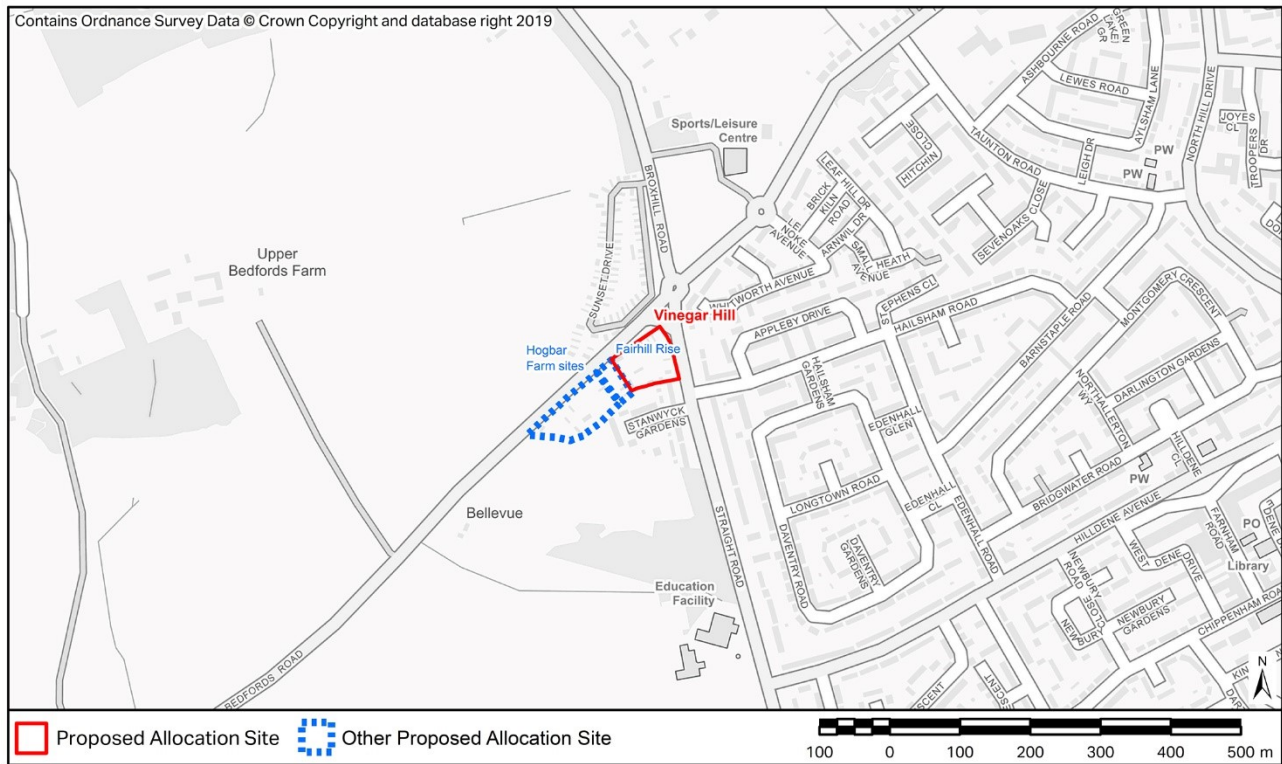
SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	705m (Cranham Brickfields)
Site of Interest for Nature Conservation	329m (Puddle Dock Angling Centre)
BAP Priority Habitat	0m (Deciduous woodland)
Green Belt	High
Conservation Area	1085m (Cranham)
Registered Park or Garden	2445m (Upminster Court)
Scheduled Monument	2352m (Medieval grange barn, 228m south-east of Upminster Court)
Listed Building	221m
Area of Archaeological Importance	104m (Franks moated site)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	Areas of high or medium surface water flood risk is present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located within 200m or rail corridors of the M25, A12, A127 or A13
Proximity Town or Local Centre	1300m - 1400m
Proximity to Schools	3km - 4km (Upminster Infants, Engayne Primary, Hall Mead)
Proximity to Doctor or Health Centre	2km - 3km (The Surgery, Dr Dahs & Partner, Drs Baig, Baig & Baig)
Proximity to Railway Station	3km - 4km (Upminster)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	500m - 600m
Proximity to Regional Cycle Route	200m - 300m



# Vinegar Hill

Site Area:

0.51 Ha

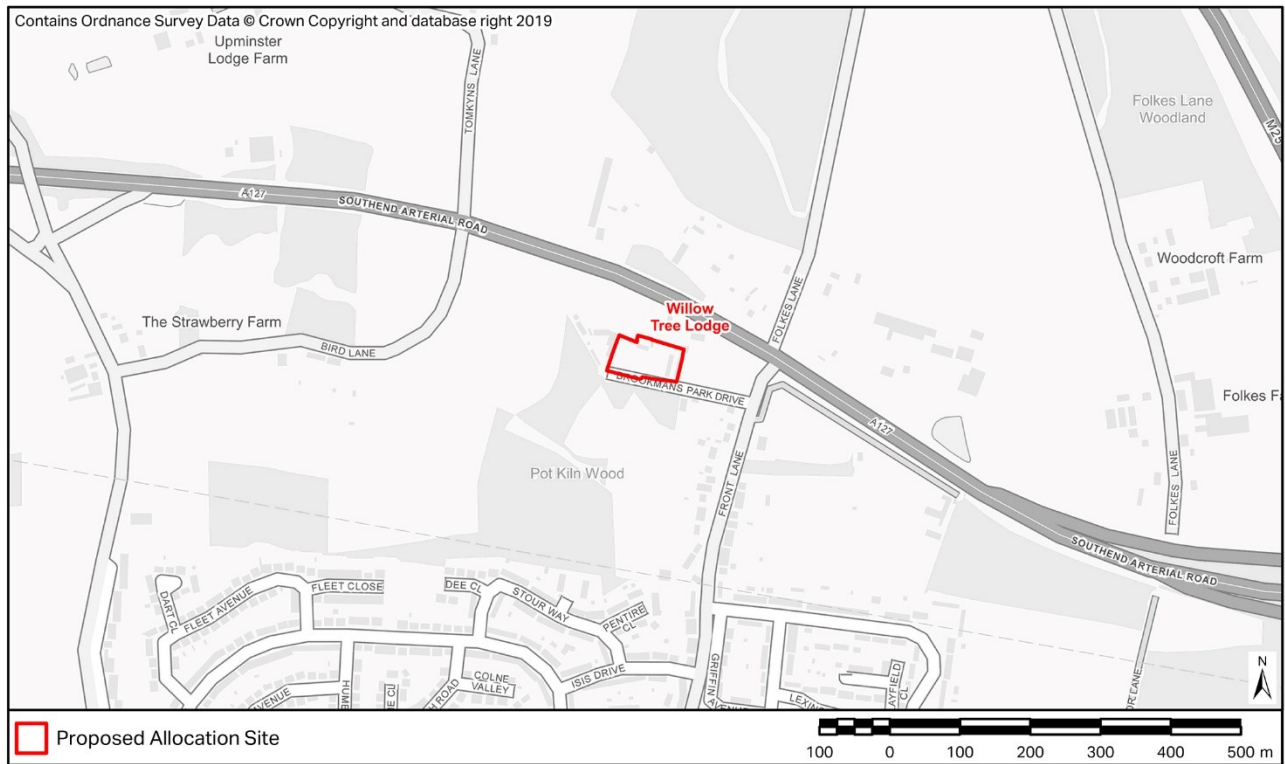


SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	1558m (The Manor)
Site of Interest for Nature Conservation	91m (Bellvue)
BAP Priority Habitat	123m (Deciduous woodland)
Green Belt	Moderate
Conservation Area	1179m (Havering - Atte - Bower)
Registered Park or Garden	3518m (Weald Park)
Scheduled Monument	1964m (Section of Roman road on Gidea Park golf course)
Listed Building	306m
Area of Archaeological Importance	499m (Bedford manor house)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25,A12, A127 or A13
Proximity Town or Local Centre	800m - 900m
Proximity to Schools	800m - 900m (Hilldene Primary)
Proximity to Doctor or Health Centre	1300m - 1400m (Ingrebourne Medical Centre, The Surgery, Straight Road Doctor Surgery)
Proximity to Railway Station	3km - 4km (Gidea Park, Harold Wood)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	50m - 100m

## Willow Tree Lodge

Site Area:

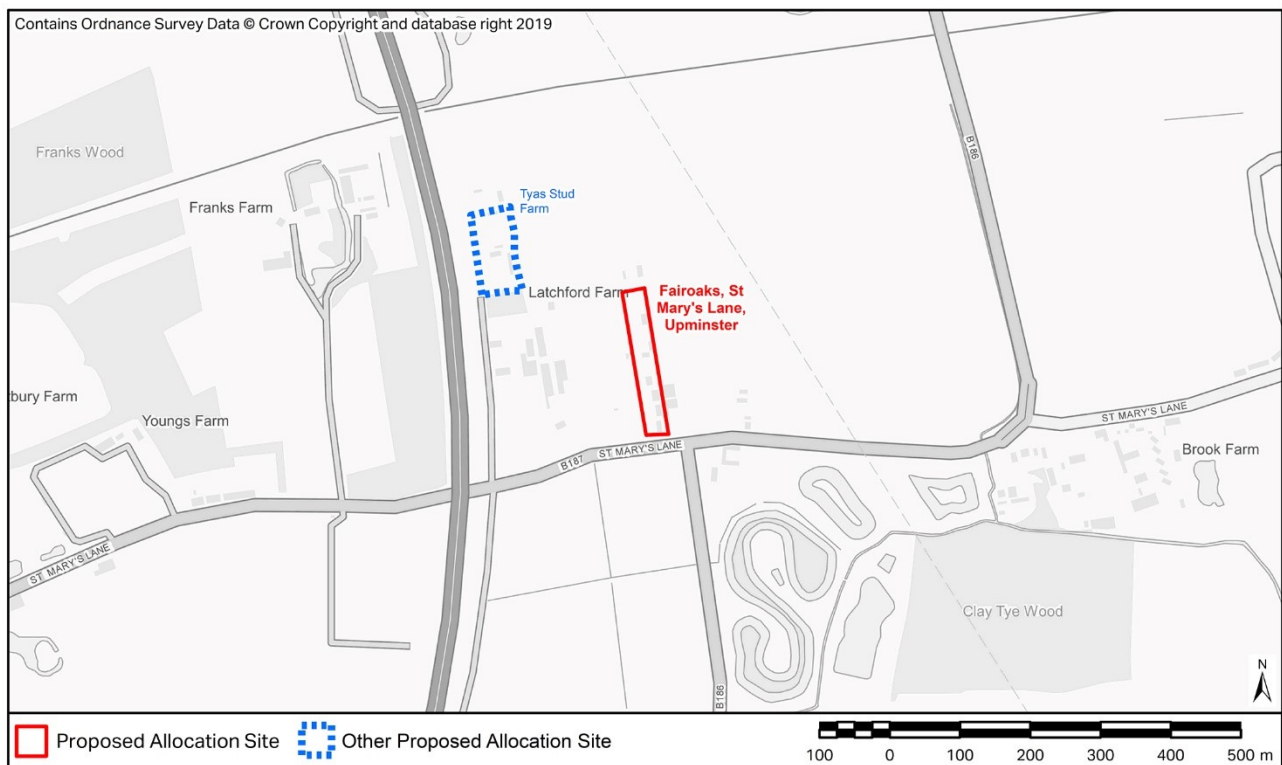
0.52 Ha



SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	1179m (Cranham Brickfields)
Site of Interest for Nature Conservation	9m (Pot Kiln Wood and Sickle Wood)
BAP Priority Habitat	9m (Deciduous woodland)
Green Belt	Fundamental
Conservation Area	1965m (Cranham)
Registered Park or Garden	1023m (Upminster Court)
Scheduled Monument	1207m (Medieval grange barn, 228m south-east of Upminster Court)
Listed Building	919m
Area of Archaeological Importance	741m (Great Tomkyns moated site)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located within 200m or rail corridors of the M25, A12, A127 or A13
Proximity Town or Local Centre	700m - 800m
Proximity to Schools	800m - 900m (Engayne Primary)
Proximity to Doctor or Health Centre	1000m - 1100m (Avon Road Surgery)
Proximity to Railway Station	3km - 4km (Upminster)
Proximity to Bus Stop	600m - 700m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	50m - 100m

## Fairoaks, St Mary's Lane, Upminster

Site Area: 0.67 Ha



SSSI Impact Risk Zones	Not within a SSSI Impact Risk Zone
Local Wildlife Site	924m (Cranham Brickfields)
Site of Interest for Nature Conservation	38m (Puddle Dock Angling Centre)
BAP Priority Habitat	137m (Deciduous woodland)
Green Belt	High
Conservation Area	1232m (Cranham)
Registered Park or Garden	2679m (Upminster Court)
Scheduled Monument	2582m (Medieval grange barn, 228m south-east of Upminster Court)
Listed Building	451m
Area of Archaeological Importance	326m (Franks moated site)
Agricultural Land Classification	Grade 3
Fluvial Flood Risk	Flood Risk Zone 1
Surface Water Flood Risk	No areas of surface water flood risk are present in the site
Critical Drainage Areas	Outside of a Critical Drainage Area
Groundwater Flood Risk	Areas determined by the SFRA as being at risk of groundwater flooding
Groundwater Source Protection Zones	Not within a SPZ
Loss of Local Open Space	No loss of public open space
Minerals	Not within a Minerals Safeguarding Area
Employment Site	No loss of allocated employment sites
Noise and Air Pollution and Safety	Located over 200m of rail corridors or the M25, A12, A127 or A13
Proximity Town or Local Centre	1300m - 1400m
Proximity to Schools	3km - 4km (Engayne Primary, Upminster Infants, Hall Mead)
Proximity to Doctor or Health Centre	2km - 3km (The Surgery, Drs Baig, Baig & Baig, Dr Dahs & Partner)
Proximity to Railway Station	3km - 4km (Upminster, West Horndon)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	0m - 50m

