

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

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

**Housing Trajectory October 2019 (Update for the Local  
Plan Inspector)**

**August 2020**



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

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

**Housing Trajectory October 2019 (Update for the Local  
Plan Inspector)**

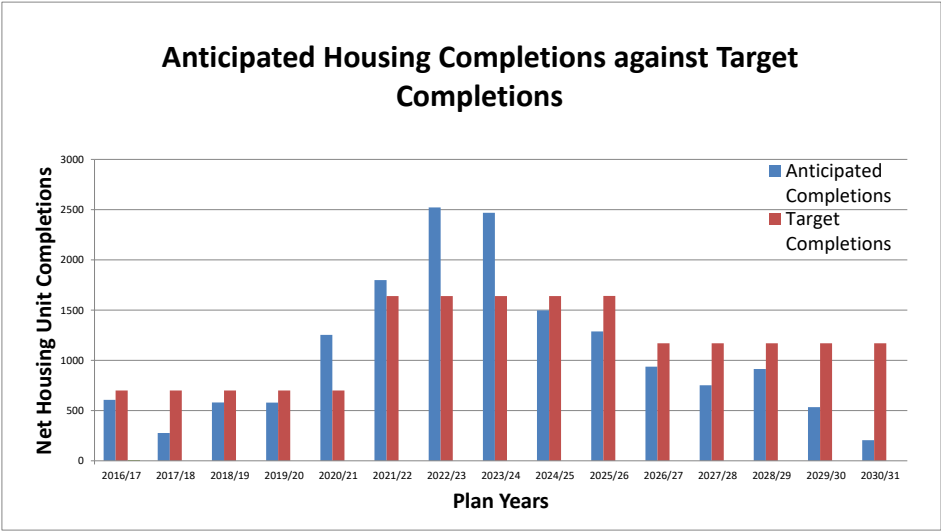
**August 2020**

SUMMARY SHEET

Site	Gross units	Demolitions	Net Units (Prior to Discounting)	Affordable Units	Actual Completions 2015/16	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Total Net Completions (with discounting applied)
						2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
All Site Categories and Windfalls									First 5 years from Adoption												
Romford Sites	8214	443	7771	1301.5	N/A	NA	63	0	32	92	612	1451	1296	1050	708	513	299	401	188	0	6705
Rainham & Beam Park Sites	3316	123	3193	759	N/A	NA	0	0	53	537	703	642	813	265	92	0	0	0	0	0	3105
12 Estates	2022	734	1288	814	N/A	NA	0	0	-55	21	73	56	65	-66	282	218	247	307	140	0	1288
Planning Permission (outside of SDAs and 12 Estates)	1470	122	1358	358	N/A	NA	32	375	344	284	167	78	0	0	0	0	0	0	0	0	1280
Applications to be determined	139	0	139	60	N/A	NA	0	0	0	14	0	44	44	0	0	0	0	0	0	0	102
Pre-application and Other sites	243	0	243	54	N/A	NA	0	0	0	100	38	45	45	42	0	0	0	0	0	0	270
Small Sites	N/A	N/A	N/A	N/A	N/A	164	117	180	180	180	180	180	180	180	180	180	180	180	180	180	2621
Major Sites (10+ units) (windfall)	65	0	65	0	N/A	439	65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	504
Vacant units returning to use	N/A	N/A	N/A	N/A	N/A	NA	NA	26	26	26	26	26	26	26	26	26	26	26	26	26	338
	15469	1422	14057	3346.5	1391	607	277	581	580	1254	1799	2522	2469	1497	1288	937	752	914	534	206	
					221 surplus	3299					9575					3343					

Net Units over Plan Period (including 2015 surplus)		16438														
Net Units over first 10 years (including 2015 surplus)		13095														
Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21										
Targets stepped	1170	700	700	700	700	700	1640	1640	1640	1640	1641	1170	1170	1170	1170	1170
Shortfall/ Surplus (cumulative) - stepped approach	221	128	-295	-414	-534	20										
Targets linear	1170	1170	1170	1170	1170	1170										
Shortfall/ Surplus(cumulative) - linear approach (note: a - sign in front of a figure should be read as a surplus. All other numbers should be read as a shortfalls)	-221	342	1235	1824	2414	2330										

	Five years Target	Shortfall	Five year target plus shortfall	20 percent buffer added	Annual target	Anticipated Supply	Five year figure
Five years at plan start (2016)-stepped	3500	0	3500	4200	840	3520	4.19
Five years at submission (2018) -stepped	5380	-295	5675	6810	1362	6736	4.95
Five years at adoption (2019) - stepped	6320	-414	6734	8080.8	1616.16	8624	5.34
Five years at 2020	7260	-534	7794	9352.8	1870.56	9541	5.10
Five years at plan start (2016)-linear sedgefield	5850	342	5508	6609.6	1321.92	3299	2.50
Five years at submission (2018) with linear, sedgefield	5850	-1235	7085	8502	1700.4	6736	3.96
Five years at adoption (2019) with linear, sedgefield	5850	-1824	7674	9208.8	1841.76	8624	4.68
Five years at 2020	5850	-2414	8264	9916.80	1983.36	9541	4.81
Five years at plan start- (2016)linear liverpool	5850	0.00	5850.00	7020.00	1404	3520	2.51
Five years at submission (2018) with linear, liverpool	5850	-475.00	6325.00	7590.00	1518	6736	4.44
Five years at adoption (2019) with linear, liverpool	5850	-760.00	6610.00	7932.00	1586.4	8624	5.44
Five years at 2020	5850	-1097.27	6947.27	8336.73	1667.3455	9541	5.72



SITES WITHIN THE ROMFORD SDA

Site number	Site	Ward	Industrial Land	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period (Discounting applied)	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Land Owner	Suitability		Y/N	Availability		Y/N	Achievability		Y/N	Deliverable or Developable								
												2018/19					2019/20					2020/21						2021/22						2022/23					Y/N		Y/N				
												2018/19	2019/20	2020/21	2021/22	2022/23	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28		2028/29	2029/30		2030/31														
Permissions												First 5 years from Adoption																																	
2	Queens Moat House	Romford Town		J0004.17	03-Apr-17	41	0	41	41	0	0					41													QHM Developments Ltd	Prior approval has been granted. No major site limitations or potential impacts that would render the site not suitable.	Y	No known legal complications.	Y	The site is currently under construction with units being advertised. <a href="https://www.primedocation.com/new-homes/details/493214891627elpZykeC7rrie.97">https://www.primedocation.com/new-homes/details/493214891627elpZykeC7rrie.97</a>	Y	<b>Deliverable</b> -Full planning permission has been granted. The units are currently being advertised. There is a realistic prospect of the development being completed in the 2019 financial year.									
3	143 North Street (rear of) Romford	Brooklands		P0096.15	05-Jun-18	40	0	40	40	0	0					40													Damer Property Ltd	Permission has been granted. Contaminated land and flooding constraints managed through conditions and planning process. No major site limitations or potential impacts that would render the site not suitable.	Y	Damer Property Ltd is the applicant and owner. S106 agreement signed.	Y	Pre-commencement conditions submitted for approval. Need to review affordable housing provision within 2 years if not developed by then. Therefore, likely to develop the land within the two year period. The education contribution of £120,000 was paid on 06/11/2018	Y	<b>Deliverable</b> - Full permission granted. Realistic prospect of completion 2019 FY given the submission of pre-commencement conditions and 2 year timeframe for affordable housing provision review.									
4	Angel Way Retail Park (Former Decathlon Site)	Romford Town		P2246.07 and P1443.15 also subject to pre-app	14-Dec-09	350	0	350	350	31	0					250	100												Regency Homes	Permission has been granted. No constraints that would render the site not suitable for development.	Y	Regency Homes is the applicant and owner. S106 agreement signed.	Y	Approval has been implemented, however, construction has stalled and applicants have come back for pre-app discussions. The land is market attractive and there is no evidence to suggest development would not be viable within the next 5 years. Developer is looking to obtain a higher density for the site. If this is no possible he will look to start on site soon after the 33-55 North Street application is approved.	Y	<b>Deliverable</b> - Full permission granted and construction has begun. Realistic prospect of completion in the 2022 and 2023 financial years, taking into account average build out rates and assuming a revised application in 2019. Numbers remain based on existing approval.									
5	89 Oldchurch road	Brooklands		P1020.12	18-Mar-15	36	0	36	36	0	0					11	25												Andrew Cooke (Dovetail)	Permission has been granted. No constraints that would render the site not suitable for development.	Y	s106 agreement signed	Y	Site is within a market desirable location inside the Romford SDA. First instalment of the education contribution of £14,918.51 was paid on 25/05/2018. The development has started with enabling works undertaken and foundations for the houses put in.	Y	<b>Deliverable</b> - Site is suitable, available and achievable. Permitted plans show a phased development which is reflected in the trajectory. Realistic prospect of completion in 2019 and 2020 financial years, beginning in early 2020.									
6	St Edwards Court, Romford	Romford Town		J0020.18 and J0012.16	23-Jul-18	97	0	97	97	0	0					97													Galliard Homes	Two permissions granted. One for 97 units and one for 87 units. The former has been used as this is in line with advertising for the site. No limitations or potential impacts noted. Change of use from office to residential.	Y	Prior approval. Single owner. No known legal complications.	Y	Properties are already being advertised. These are office conversion so are anticipated to take less time to complete. <a href="https://www.onthemarket.com/details/4690246/">https://www.onthemarket.com/details/4690246/</a>	Y	<b>Deliverable</b> - properties are being advertised for sale. Realistic prospect of completion towards in the 2019 financial year									
7	St Edwards Court, London Road, Romford	Romford Town		P0569.17	01-Dec-17	8	0	8	8	0	0					8													Galliard Homes	Permission has been granted. No limitations or potential impacts to render site not suitable. Change of use from office to residential.	Y	Single owner. Unilateral undertaking signed by developer/ owner and the bank.	Y	Properties are already being advertised. These are office conversion so are anticipated to take less time to complete. <a href="https://www.onthemarket.com/details/4690246/">https://www.onthemarket.com/details/4690246/</a>	Y	<b>Deliverable</b> - properties are being advertised for sale. Realistic prospect of completion towards in the 2019 financial year									
8	Enterprise House	Romford Town		J0024.16 and P0046.18	20-Jan-17	17	0	17	17	0						17													Mr Dixon	Prior Approval has been granted for conversion to create 11 new residential units. An application for an additional storey to accommodate a further 6 residential units has been recommended approval but has not yet received a s106.	Y	No known legal complications. Application for an extra storey is still awaiting signing of a s106 agreement.	Y	No works have yet begun and building appears to be still in commercial use. The site is in a market attractive location within the Romford Town Centre. No clear evidence to suggest it will not be converted to residential within the next 5 years.	Y	<b>Deliverable</b> - Prior approval has been granted for 11 new units and a further 6 units have been recommended approval awaiting signing of a s106 agreement. There is no clear evidence to suggest this site will not be converted to residential within the next five years. There is a realistic prospect of completion in the 2020 financial year taking into account the lower build out rate for change of use developments, mitigated by the fact that the site appears to still be in commercial use.									
9	Oldchurch Hospital (Swan)	Brooklands		P0975.10	28-Jul-11	63	0	63	63	0	63		63																		Development has been completed	Y	Development has been completed	Y	Development has been completed	Y	<b>Deliverable</b> - Completed								
10	6 Holgate Court, Western Road, Romford	Romford Town		J0018.17 and P0525.18	19/09/2017 and TBC	17	0	17	17	0	0					17													Mr A Safar	Permissions granted. Change of use from office to residential. No limitations or potential impacts to render site not suitable. Current application in to add additional 3 units on top of existing building. These additional units are not included.	Y	Single Owner/ Applicant. No known legal complications. A unilateral understanding has been signed.	Y	Conditions still to be discharged. Office conversions so will take less time to complete. The site is in a market attractive location within the Romford Town Centre. No clear evidence to suggest it will not be converted to residential within the next 5 years.	Y	<b>Deliverable</b> - Prior approval has been granted and there is no clear evidence to suggest this site will not be converted to residential within the next five years. There is a realistic prospect of completion in the 2020 financial year taking into account the lower build out rate for change of use developments, mitigated by the fact that the site appears to still be in commercial use.									
11	Hexagon House	Romford Town		P0071.16	08-Mar-18	20	0	20	20	0	0					20													DPA London Ltd	Permission granted. No known limitations or potential impacts to render site not suitable.	Y	s106 agreement signed	Y	All pre-commencement conditions have been discharged. Development under construction. Advertising on building states completion in Spring 2019.	Y	<b>Deliverable</b> - Permission granted. As pre-commencement conditions have been discharged there is a realistic prospect of completion early in the 2019 financial year.									
12	29-31 Victoria Road	Romford Town		P0716.17	29-Nov-16	35	0	35	35	0	0					35													Mr Elder	An appeal has been granted for the proposed development. There are no clear reasons why the development would not be built out within the next 5 years. There is a realistic prospect of completion in 2021 based on average build out rates.	Y	No known legal complications. A s106 has been signed.	Y		Y	<b>Deliverable</b> - there is a realistic prospect of completion in the 2021 financial year.									
13	28-36 Eastern Road	Romford Town		J0009.16	28-Oct-16	52	0	52	52	0	0					52													Asses Rock Romford Ltd	Prior approval granted. No known limitations or potential impacts to render site not suitable.	Y	No known legal complications.	Y	Prior approval has been received. Development is change of use. Given shorter build out period there is a realistic prospect of completion in the 2019 financial year.	Y	<b>Deliverable</b> - there is a realistic prospect of completion in the 2019 financial year.									
14	7 Eastern Road	Romford Town		J0020.17	31-Oct-17	12	0	12	12	0	0					12													Mr Roy Clegg	Prior approval granted. No known limitations or potential impacts to render site not suitable.	Y	No known legal complications.	Y	Prior approval has been received. Development is change of use. Given shorter build out period there is a realistic prospect of completion in the 2020 financial year.	Y	<b>Deliverable</b> - there is a realistic prospect of completion in the 2020 financial year.									
17	64 South Street	Romford Town		P1212.14	15-Jun-15	22	0	22	22		0					22													Dawneila Properties Ltd	Permission granted. No known limitations or potential impacts to render site not suitable.	Y	s106 agreement signed	Y	Permission has been granted. Conditions have been discharged. There is a realistic prospect of completion in 2019 financial year based on average build out rates.	Y	<b>Deliverable</b> - there is a realistic prospect of completion in the 2019 financial year.									
18	113-117 South Street	Romford Town		J0004.18	19-Mar-18	11	0	11	11	0	0					11													Goffe Developments Ltd	Prior approval granted. No known limitations or potential impacts to render site not suitable.	Y	No known legal complications.	Y	Prior approval has been received. Development is change of use. Given shorter build out period there is a realistic prospect of completion in the 2020 financial year.	Y	<b>Deliverable</b> - there is a realistic prospect of completion in the 2020 financial year.									
19	Land at Rom Valley Way	Brooklands		P1389.17	23-Aug-18	620	0	620	620	124	0					207	207	206											Affinity Global Real Estate	Permission granted by Havering Council and the GLA. Heritage, Flooding, Ecology and Contamination matters managed through conditions/ planning process. No known limitations or potential impacts to render site not suitable. Site has been allocated in the Adopted Site Specific Allocations Document 2008.	Y	S106 agreement signed	Y	Identified in Phase 2 of the SHLAA 2017 (2019-2024). Conditions still to be met. Level of investment into approvals suggests that developers will build it out. In addition, the legal agreement states that substantial implementation of the affordable housing must be demonstrated within 2 years of the permission date or more affordable units will have to be provided. The developer has indicated completions are likely to occur between 2021 and 2023.	Y	<b>Deliverable</b> - Permission granted. Realistic prospect of phased completions between 2021 and 2023 Fy based on average build out rates and correspondence with the developer.									

Site number	Site	Ward	Industrial Land	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period) (Discounting applied)	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
												2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31								
71	23 Eastern Road	Romford Town		P1366.16 and J0028.18		12	0	12	12	0	0			12											Scimitar House Ltd	Full planning permission granted for a roof extension to create 9 additional dwellings. In addition prior approval has been granted for a change of use from office to create three new dwellings.	Y	No known legal complications.	Y	Yes. Work has begun this development. Discussions with the site manager in October 2018 identified estimated completion of the flats as being May 2019. No further information has been provided regarding the change of use units, however, it is anticipated that these will also be completed in the 2019 financial year.	Y	<b>Deliverable</b> - permission has been granted. Site is under construction and there is a realistic prospect of completion in the 2019 financial year.		
72	Phoenix House, 102-106 South Street	Romford Town		J0006.18		10	0	10	10	0	0			10											Acrefield Investments Ltd	Prior approval has been granted for the change of use from office to residential with the creation of 10 self contained flats.	Y	There are no known legal complications.	Y	Prior approval has been received. Development is change of use. Given shorter built out period there is a realistic prospect of completion in the 2019 financial year.	Y	<b>Deliverable</b> - there is a realistic prospect of completion in the 2019 financial year.		
Applications in Process (including those recommended approval but without a s106)																																		
20	213 North Street, Romford	Brooklands		P0915.17	NA	29	1	28	28	0	0				28										Swainland Builders Ltd	Recommended approval. Decision is pending completion of s106 agreement. Contamination, heritage and flooding matters managed through planning process/ conditions. No known limitations or potential impacts to render site not suitable.	Y	Owners are the developers.No known legal complications.	Y	Developer has made three previous applications for this development over the past 2 years. One invalid, one (with higher unit numbers) refused and one in process. This signals a commitment to develop out.	Y	<b>Deliverable</b> - Recommended approval. Realistic prospect of completion towards the end of 2021 FY, based on average built out rates, allowing time for s106 to be signed and pre-commencement conditions (including contamination) to be met.		
21	23-55 North Street, Romford	Romford Town		P1292.15	NA	98	0	98	85	20	0				85										Regency Homes Ltd	An application to provide 86 apartments was granted via Appeal in 2010. This permission has since lapsed, there is a structural frame already in place which the current application proposes to use. No known limitations or potential impacts to render site not suitable. The application is currently being processed and is due to go to committee in January 2019.	Y	Owners are the developers.No known legal complications.	Y	The site was identified in Phase 2 of the SHLAA 2017 (2019-2024). There is a risk that the application is refused at committee and will go to appeal. A 2022 completion is realistic, taking this into account. It is also noted that the existing construction frame already there which will aid build time. A 15% discount has been applied to reflect the risk that the application is refused and any appeal is unsuccessful.	Y	<b>Deliverable</b> - Realistic prospect of completion towards the end of 2022 FY, based on average built out rates, allowing time for and appeal, s106 to be signed and pre-commencement conditions met.		
22	Land at the Junction of Crow Lane / Sandgate Close	Brooklands	Crow Lane Site 3 (West) refer to page 85/86 of the Employment Land Review 2015	P1152.18	01-Feb-19	82	0	82	82	16	0				82										Holybrook Ltd and National Grid Twenty Seven Ltd	An application to redevelop the site to provide 82 dwellings has been granted full planning permission.	Y	A s106 has been signed.	Y	Full planning permission has been received. Conditions have yet to be discharged. There is no clear evidence to suggest this development cannot be completed within the next 5 years. A 2021 financial year completion is assumed, based on the submitted Construction Environmental Management Plan which notes a 104 week construction programme (2 years).	Y	<b>Deliverable</b> - Recommended approval. There is a realistic prospect of development being completed in the 2021 financial year.		
23	Brooklands House and Detection House	Brooklands	0.459ha	P2075.17 and PE/01645/2015	22-Feb-19	67	0	67	67	0	0				67										SJJ Properties LLP	Full planning permission has been granted.	Y	A s106 agreement has been signed.	Y	Awaiting discharge of planning conditions. No clear evidence to suggest the development will not be completed within the next 5 years. Anticipated completion in 2021 based on average build out rates.	Y	<b>Deliverable</b> - Recommended approval. There is a realistic prospect of development being completed in the 2021 financial year.		
28 (new application submitted)	222-226 South Street	Romford Town		P0077.18 (withdrawn) - New application P0171.19	NA	79	0	79	51	TBD	0				51										Mercon Trading UK Ltd/ Mr K Anderson	Applicant appealed non-determination, the appeal was dismissed as it did was not filed in time. Officers had concerns over the design of the buildings in the submitted application, however, these are capable of being resolved. Possible flood risk concerns and potential highway objections can also be overcome through design. There are no known limitations or potential impacts to render site not suitable. The Tibbalds Capacity Study identifies potential for 51 dwellings on the site. A new application has now been submitted for 79 units.	Y	Applicant is the site owner. However, site currently contains a number of commercial tenants which may delay build times if approved.	Y	The site is suitable for development and is in a market attractive location. However, council officers have expressed concerns over the submitted proposal for 81 units. In light of this the lower capacity study figure (51 units) has been used instead of the units proposed in the original application. A subsequent application has now been received for 79 units. Until planning officers are able to provide advice on the density and design of the new application the figure from the Tibbalds Capacity (51 dwellings) continues to be used for the purpose of this trajectory. Completion of units is anticipated in 2021 FY. This takes into account a processing time of 6 months, resolving redevelopment issues regarding the existing tenancies, and average build out rates.	Y	<b>Deliverable</b> - The site is suitable and available. There is a realistic prospect of a lower unit figure, in line with the capacity study, being completed by 2021 FY.		
29 (new application submitted)	Land adjacent to Hexagon House	Romford Town		PE/01574/2016 and P1038.18 (withdrawn) - new application P1730.18	NA	92	0	92	84	36	0				84										Smith Homes 6 Ltd CIO CPA (London) Ltd	Following a pre-application meeting, an application came in for 100 units (35% affordable). This application was withdrawn as the documentation was not complete. Council officers previously noted concerns regarding the proposed density of the tower. The Tibbalds Capacity Study identifies a lower potential density of 84 units. A new application has since been received for 92 units.	Y	Applicant is the site owner. No known legal complications.	Y	Yes. The owners have a clear intent to develop this site. As the proposed development is higher in density than the Tibbalds capacity report, it has been assumed there is a realistic prospect of completions in the 2022 financial year based on revisions to the existing application or re-application at a lower density (using the 84 unit Tibbalds estimate in 2019 or 2020). This takes into account 9 months for processing of the application, as well as average build out rates.	Y	<b>Deliverable</b> - The site is suitable for development and the owner has signalled a clear intent to develop the site by applying for planning permission. There is a realistic prospect of completions occurring in the 2022 financial year based on approval of a revised application with unit numbers in line with those in the Tibbalds Capacity Study.		
73	6 Eastern Avenue	Brooklands		P1833.18	NA	21	0	21	21	7	0				21										Apex Development Trading Ltd	An application for the erection of a five storey apartment building containing 21 new dwellings has been recommended approval.	Y	There are no known legal complications. A s106 agreement has yet to be signed.	Y	Subject to signing of the s106 agreement there are no clear reasons as to why this site will not be developed within the next 5 years. Based on average build out rates and the time needed to sign a s106 Agreement there is a realistic prospect of the units being completed in 2021.	Y	<b>Deliverable</b> - Recommended approval. There is a realistic prospect of development being completed in the 2021 financial year.		
12 Estates																																		
24	Waterloo(and Queen Street)	Romford Town		PE/00450/18	NA	1408	271	1137	1137	518	0			271		381	257	221	168	117	117	135	12		Havering Borough Council	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. Pre-application discussions currently underway. No known limitation or potential impacts to render site not suitable.	Y	Council owned land Council will look to acquire outstanding land ownership issues via CPO.	Y	Pre-App in place Phased programme Start on Site Dec 2019 Practical Completion Feb 2020.	Y	<b>Deliverable</b> - The site is suitable and available. The Council has signalled a strong intent to develop this site. Realistic prospect of completions between 2021 and 2028 FY.		
25	Old Church Gardens	Brooklands		NA	NA	306	86	220	220	122	0									86		166	140		Havering Borough Council	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Y	Council owned land Council will look to acquire outstanding land ownership issues via CPO	Y	Resident Decant process has started. Work Package 4 of the regeneration programme.	Y	<b>Deliverable</b> - The site is suitable and available. The Council has signalled a strong intent to develop this site. Realistic prospect of completions between 2028 and 2029 FYs.		
Pre-applications																																		
26	Bridge Close Estate	Romford Town	Bridge Close. Currently non-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses	PE/00213/2017	NA	1070	37	1033	926	375	0				37		243	240	240	240					Multiple ownership	The site is allocated in the Adopted Romford Area Action Plan 2008 and comes within the Romford Town Centre Development Framework 2015, Romford Housing Zone and Romford Strategic Development Area. On the basis of it being within the Housing Zone, the proposal has received a £12.4 million grant from the GLA for a scheme for 1070 homes of which 375 will be affordable.	Y	The site is in multiple ownership comprising 37 residential properties and 17 commercial interests. Land assembly is occurring by way of private treaty. Approximately 34% of land area within the red line is Council or Joint Venture owned. Preparation is underway to use the Council's CPO powers with a resolution to promote the CPO expected to be approved by the Council in July 2019.	Y	There is a clear intent from the Council and the GLA to deliver these homes. The GLA Funding Decision identifies a planned delivery approach which sees housing starts on site in 2020, with the final homes being completed by March 2026, the end of the 2025 financial year. However, the Council's current delivery plan anticipates completions between 2023 and 2026. Several pre-application meetings have already occurred and the application has been to the strategic planning committee. A hybrid application is scheduled to be submitted around mid- 2019. A 10% discount has been applied to take into account the risk of delays to the current delivery plan and changes to the development through the planning process. Anticipated unit completions on the trajectory have been averaged over the 2023-2026 period.	Y	<b>Deliverable</b> - There is a clear intent from the GLA and Council to develop this land. Based on the GLA Funding Decision there is a realistic prospect of completions occurring between 2023 and 2026 financial years.		
OTHER SITES																																		

Site number	Site	Ward	Industrial Land	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period (Discounting rooftop)	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable				
												2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31														
												1	2	3	4	5	6	7	8	9	10	11	12	13	14													
27	Mothercare, Seedbed Centre	Romford Town	Recommended for retention as Secondary Employment Area. The current proposal looks to retain the same amount of employment floorspace	PE/00977/2018	NA	1144	0	1144	630	TBD	0						158	158	157	157						Romford SC LLP	The site has an area of approximately 3ha and includes a protected employment area. The proposal is seeking a redevelopment to provide a mixed use scheme providing 1,144 new dwellings and a replacement commercial floorspace for that being lost through the redevelopment of the Seedbed Centre. This would equate to a density of 381 units per hectare. On the basis that the redevelopment achieves a good replacement for the current employment space the scheme is likely to be supportable in principle. However, the density proposed is ambitious and possibly slightly too much for the site and in it's current very early form would present heights that would be challenging for Members to accept. Nevertheless the site falls within the Romford Strategic Development Area and offers opportunity for the improvement of important links such as along the River Rom. It is anticipated that Staff will continue to work with the site owners to bring forward a planning application which could be recommended favourably within the next 12 months. Further assessment has been undertaken on the appropriate density for the site based on approved and submitted applications for surrounding sites. A further 10% discount has been applied to this figure to take into account potential changes to the anticipated delivery timeline.	Y	The applicants are the owners of the site.	Y	The agent has provided Council with an estimate of when units will be completed (between 2021 and 2024), subject to planning approval. A planning application is anticipated to be received in 2019. The proposed timeframe is in line with the Council's estimates of the planning approval period and build out rates. A 10% discount has been applied to take into account the risk that the proposed development is not delivered within the anticipated timeframe.	Y	Deliverable: There is a clear intent from the land owner to develop this land. There is a realistic prospect of completions occurring between the 2021 and 2024 financial years based on the correspondence with the planning agent.					
75	Homebase	Romford Town			NA	550	0	550	495	TBD	0						83	83	83	82	82	82						Pre-app discussions are underway regarding the Homebase site for around 500-600 residential dwellings. Initial high level council assessments consider this to be a realistic density based on surrounding approved and submitted applications. A figure of 550 has been used for the trajectory with a 10% discount applied to take into account potential changes to the anticipated delivery timeframe.	Y	Site is in single ownership. Lease is short term.	Y	Planning application is due to be submitted in January 2020. Developer anticipates commencement in Q1 2021.	Y	Deliverable: There is a clear intent from the land owner to develop this land. There is a realistic prospect of completions occurring between the 2021 and 2024 financial years based on the correspondence with the planning agent.				
30	Como Street Car Park	Romford Town		NA	NA	150	0	150	150	52.5	0						100	50								Mercury Land Holdings	This site has been allocated in the Adopted Romford Area Action Plan 2008 and is identified in the Romford Town Centre Development Framework. It is currently in use as an at grade car-park. The car-park has low occupancy levels and the Council are looking to develop the land in the near future. The site has some flooding and traffic constraints, however, there is nothing to render the site not suitable for development.	Y	Council Owned (Mercury Land Holdings). Council are interested in developing this land and have undertaken viability, capacity and development modelling work. Plans have been drawn up to develop the site as a stand alone project, however, the Council are now looking include the site within a wider comprehensive development which would result in higher overall units numbers.	Y	The Council has been working on plans for this site's development. Plans to develop the site as a stand alone project are temporarily on hold while options to include it in a wider comprehensive development are now being considered. These plans are on the Council's forward plan to be considered by Cabinet in July. The trajectory assumes completions will occur in the 2022 and 2023 financial years based on an estimate of a planning application being received in the 2020 financial year. The site's inclusion in the Romford Masterplan will help support a quick planning approval period	Y	Deliverable: The Council has a clear intent to develop this site. The land is available and suitable for development. There is a realistic prospect of completions occurring in the 2022 and 2023 financial years.					
31	Romford Gas Works	Brooklands	Crow Lane Site 3 (West) refer to page 85/86 and 96 of the Employment Land Review 2015. Recommended for local change of use away from industrial uses and utilities.	NA	NA	450	0	450	360	TBD	0						100	100	100	60						National Grid	The site is identified in the Romford Development Framework. It is located within a 20 minute walk of the town centre and Romford Train Station. A Development Brief prepared for the Council identifies contamination, gas pipelines, vehicular access, rationalisation of existing uses, noise and relocation of infrastructure as major constraints on development. However, a capacity assessment has been prepared taking into account the sites constraints and opportunities. This identified the potential for 450 units on the site.	Y	The site is owned by National Grid Property Holdings and National Grid Gas. It was previously designated as a Secondary Employment Area in the Havering Local Development Framework 2008. The Havering Employment Land Review 2015 (ELRP 20) recommends the release of this site for residential development. The site has been put forward for residential development through the call for sites that was undertaken as part of the Employment Land Review.	Y	Yes. The site is largely vacant and is a market attractive site for residential use which accords with Council's ambitions for the site. The owners have signalled intent to develop the site, having put it put forward as part of the call for sites in the Employment Land Review. Given no application has been lodged and there are significant constraints to be overcome, a 20% discount has been applied to the unit numbers identified in the capacity study. Completions are anticipated between the 2023 and 2026 financial years assuming an application comes forward prior to the 2021 financial year and taking into account the average build out period for sites over 100 units, an additional year for land remediation and a phased development over 4 years.	Y	Deliverable: The site is suitable for development and the owners have registered an interest in developing the site. There is a realistic prospect of completions from 2023 to 2026 financial years taking into account no application has yet been submitted and the significant remediation that will need to occur to develop the site.					
32	Station Gateway and Interchange	Romford Town		NA	NA	670	0	670	536	TBD	0							100	100	100	100	100	36			Multiple ownership	The site is directly adjacent to the Romford Crossrail Station, is allocated in the Adopted Romford Area Action Plan 2008 and is identified as having capacity for between 670 and 710 units within the Romford Town Centre Development Framework. The site is also within the Romford Housing Zone and Strategic Development Area.	Y	The site is in multiple ownership and is likely to require public intervention. This could be achieved through a similar approach to other Council regeneration projects i.e. a JV acquiring land through private treaty and use of CPO powers if necessary. The Romford Master Plan, currently underway, will provide more guidance on the potential redevelopment of this site. A 20% discount has been applied to reflect the fact that no political decisions have yet been made about intervention to stimulate development of this site.	Y	The site has been identified in the London SHLAA 2017 for completion in Phase 2 (2019-2024), however, given there has been no political approval for public intervention in the site the anticipated completion dates have been pushed back. There is a reasonable prospect of completions occurring between 2024 and 2029 following the completion of a Romford Master Plan and political approval for public intervention.	Y	Developable: The site is suitable for development, however, the land is in multiple ownership and no political decisions have yet been made on public intervention to encourage development of the site. Overall, there is a reasonable prospect of completions occurring between 2024 and 2029.					
33	37-59 High Street	Romford Town		NA	NA	88	18	70	49	TBD	0							49								Multiple ownership, largely Council owned	Site has been allocated in the Adopted Romford Area Action Plan 2008 and is located within the Romford Strategic Development Area and Romford Housing Zone. The Romford Town Centre Development Framework 2015 identifies the site as having capacity for 80-95 units with a density of 215-260 units per/ha.	Y	The site is largely in Council ownership, however, the remaining flats and shops would need to be purchased or CPO'd in order for comprehensive redevelopment to occur.	Y	The site has been identified in the London SHLAA 2017 for completion in Phase 2 (2019-2024). The Council are actively looking into options to redevelop this site as part of a wider comprehensive development, however, no political approval for redevelopment or land acquisition has yet been received. These plans are on the Council's forward plan to be considered by Cabinet in July.	Y	Developable: There is a reasonable prospect of completions occurring in the 2024 financial year based on submission of an application by the end of 2022 and application of average build out rates. A 30% discount has been applied to take into account the fact that political approval for redevelopment has not yet been received, the need for land amalgamation, viability concerns and the likelihood that completions do not occur within the anticipated period.					
34	Angel Way Car Park and High Street	Romford Town		NA	NA	300	30	270	203	TBD	0						103	100								London Borough of Havering	The site is located within the Romford Housing Zone and the Romford Strategic Development Area. The High Street Shops have been allocated in the Adopted Romford Area Action Plan 2008 and both the car park and high street shops are identified in the Romford Town Centre Development Framework 2015 with a capacity for 550-710 residential units with a density of 300-450/dp, however, this includes the former Decathlon Site (Angel Way Retail Park). Assuming a combined potential for 600 units and subtracting the 350 units approved in the Decathlon Site, it is estimated that 250 units (270 net) can be delivered on this site at a density of approximately 300/dp. A primary concern of stakeholders is that the removal of the existing car park does not affect the ability of people to access Romford. This will be taken into consideration as part of the redevelopment.	Y	The land is in Council ownership, however, the properties are subject to numerous leases. This constraint would need to be resolved before redevelopment occurs. The Council's CPO powers could be used if necessary.	Y	The Council are looking into options to redevelop this site as part of a wider comprehensive development, however no political decisions have yet been made. These plans are on the Council's forward plan to be considered by Cabinet in July. There is a realistic prospect of completions in the 2022-23 financial year based on submission of an application in 2020 and application of the average build out period (3.2 years). A 25% discount has been applied to take into account the fact that political approval for the comprehensive redevelopment has not yet been received, the need to resolve the existing leases, and the likelihood that completions do not occur within the anticipated period.	Y	Deliverable: The Council is the land owner of this site and has an intent to develop it as part of a wider comprehensive development scheme. The site has been identified as suitable for development and there is a realistic prospect of unit completions occurring in the 2022 and 2023 financial years.					
35	117 North Street, Romford (Matalan)	Brooklands		NA	NA	147	0	147	118	TBD	0							100	18							Matalan	The Matalan has been identified in the Romford Area Action Plan 2008 as appropriate for mixed use development. It is close to the town centre and has a PTAL rating of 5-6. There are flooding constraints but nothing to render the site not suitable for development. A capacity study undertaken by Tibbalds in 2018 identified a potential capacity for 147 flats.	Y	The site is in single private ownership and has a single retail use.	Y	As the site is in single ownership and use, it could be made available for development easily. However, Matalan is currently trading and there is no indication that a planning application is forthcoming. Therefore a 20% discount has been applied to the Tibbalds Capacity Study estimate and the likely delivery of houses is anticipated outside the 5 year period from adoption. The SHLAA 2017 identifies development occurring in Phase 3 24-29.	Y	Developable: The site is suitable for development and is in single private ownership. However, the site is currently in use and as such a 20% discount has been applied to take into account the likelihood that the development does not come forward in the anticipated period. There is a reasonable prospect of completions occurring in the 2024 and 2025 financial years.					
TOTALS						8214	443	7771	6705	1301.5	63	63	0	32	92	612	1451	1296	1050	708	513	299	401	188	0													
												124					5117					1401																
												3483					6642																					
												Net Units in Romford SDA over a 10 year period																	5241									

SITES WITHIN THE RAINHAM AND BEAM PARK SDA																																			
	Site	Ward	Industrial Land	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period) (Discounting applied)	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable	
												2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31									
Permissions															First 5 years from Adoption																				
37	Former Somerfield Depot (90 New Road)	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1813.11 and P1039.19	29-Jun-17	(497) 717	0	(497) 717	669	TBD (243)	0						96	195	194	92	92							St Annes Road Properties Limited	Permission has been granted. Previous issues regarding slip road ownership have been resolved potentially enabling greater development. Constraints of contaminated land, flooding, asbestos and high pressure gas pipelines are being managed through conditions/ planning process. No major site limitations or potential impacts that would render the site not suitable. An application is due to be submitted in late May for 717 units in light of resulation of the slip road access. A 20% discount has been applied to the 220 proposed additional units to reflect the risk that this is not approved.	Y	There are multiple owners for this site, however a S106 agreement has been signed.	Y	The planning permission has been implementing. Existing buildings demolished and pre-development conditions discharged. A revised application is due to be submitted in late May 2019.	Y	<b>Deliverable</b> - Full permission granted and implemented. There is a realistic prosepct of completions between 2021 and 2025 financial years correspondence with the developer.
38	Dovers Corner	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P0922.15	16-Oct-17	394	0	394	394	51	0					99	99	98	98									Persimmon Homes	Full planning permission has been granted. Constraints of potential contamination, flooding, and presence of gas pipeline has been managed through the planning process and conditions.No major site limitations or potential impacts that would render the site not suitable.	Y	s106 agreement has been signed.	Y	Currently discharging pre-commencement conditions. The approved construction method statement states that construction will begin in 2018 and be completed December 2022.	Y	<b>Deliverable</b> - Full permission granted with pre-commencement condition being discharged. Realistic prospect of a phased completion of units from between the 2019 and 2022 financial years.
40	Rainham Wall engineering, New Road	Rainham & Wennington		P0923.16	09-Feb-17	46	0	46	46	0	0					46												Bellway Homes	Permission has been granted. Constraints of potential contamination managed through the planning process and conditions.No major site limitations or potential impacts that would render the site not suitable.	Y	s106 agree ment has been signed.	Y	Pre-commencement conditions have begun to be discharged signalling intent to develop soon.	Y	<b>Deliverable</b> - Full permission granted with pre-commencement conditions being discharged. Realistic prospect of completion of units by late 2019 FY in line with average built out rates.
39.1	NR11 (21 New Road)	South Hornchurch		P0782.17	01-Nov-17	24	3	21	21	8	0								21									Multiple owners. Developers are JV - Council and Notting Hill Genesis	Outline planning approved. Conditions not met yet. Reserved matters planning application to be submitted and s106 to be agreed. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated continency for worst case scenarios.	Y	Multiple ownership. JV assembling sites by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y	Outline delivery programme estimates completion of the 24 units by February 2014.	Y	<b>Deliverable</b> - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2023 FY.
39.2	NR2/3 (195-205 New Road)	South Hornchurch		P1058.17	31-Oct-17	77	2	75	75	27	N/A								75									Multiple owners. Developers are JV - Council and Notting Hill Genesis	Outline planning approved. Conditions not met yet. Reserved matters planning application to be submitted and s106 to be agreed. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated continency for worst case scenarios.	Y	Multiple ownership. JV assembling sites by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y	Outline delivery programme estimates completion of the units by August 2023	Y	<b>Deliverable</b> - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2023 FY.
39.3	NR06b (149-153 New Road)	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P0726.17	12-Oct-17	14	0	14	14	5	0							14										Multiple owners. Developers are JV - Council and Notting Hill Genesis	Outline planning approved. Conditions not met yet. Reserved matters planning application to be submitted and s106 to be agreed. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated continency for worst case scenarios.	Y	Multiple ownership. JV assembling sites by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y	Development will be undertaken as a single phase. Outline delivery programme estimates completion of the units by April 2022.	Y	<b>Deliverable</b> - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2022 FY.
39.4	NR10 (35-43 New Road)	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1241.17	08-Oct-18	62	4	58	58	22	0									58								Multiple owners. Developers are JV - Council and Notting Hill Genesis	Outline planning approved. Conditions not met yet. Reserve matters application to be submitted and s106 to be agreed. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated continency for worst case scenarios.	Y	Multiple ownerships. JV assembling site by private treaty. Council has approved funding to acquire the site using CPO powers as a last resport.	Y	Outline planning received. Outline delivery programme estimates completion of the units by August 2024.	Y	<b>Deliverable</b> - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2024 FY.

	Site	Ward	Industrial Land	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period) (Discounting applied)	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
												2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31								
39.5	NR08 (89-101 New Road)	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1229.17	28-Aug-18	62	2	60	60	22	0						30	30							Multiple owners. Developers are JV - Council and Notting Hill Genesis	Outline planning approved. Conditions not met yet. Reserve matters application to be submitted and s106 to be agreed. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated contingency for worst case scenarios.	Y	Multiple ownerships. JV assembling site by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y	Outline planning received. Outline delivery programme estimates completion of the units by July 2023.	Y	<b>Deliverable</b> - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2022 and 2023 Fys.		
39.6	NR06a (143 New Road)	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1239.17	17-Aug-18	34	0	34	34	12	0						34								Multiple owners. Developers are JV - Council and Notting Hill Genesis	Outline planning approved. Conditions not met yet. Reserve matters application to be submitted and s106 to be agreed. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated contingency for worst case scenarios.	Y	Multiple ownerships. JV assembling site by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y	Outline planning received. Outline delivery programme estimates completion of the units by April 2022.		<b>Deliverable</b> - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2022 FY.		
41	Beam Park	South Hornchurch	Beam Park. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1242.17	28-Sep-18	834	0	834	834	425	0				5	181	384	70	194						Countryside/ & L and Q Countryside Properties Plc	Hybrid Planning Application has been granted by the GLA.	Y	Countryside are the owners. A s106 agreement is in the process of being produced	Y	Countryside have a clear intent to develop this site. Through email correspondence they have confirmed their anticipated indicative completion dates.	Y	<b>Deliverable</b> - outline planning is approved and detailed planning for phase 1 which is within the Havering area. The developers have stated they expect completions for phase 1 to occur between 2019 and 2022. The Council has anticipated phase 2 completions the following year.		
Applications in Process																																		
42	Former Rainham Library offices at 21 Broadway and land to the rear of 29 Broadway	Rainham & Wennington		P1701.17	NA	57	0	57	57	6	0					57									Persimmon Homes	Approved by committee. s106 still to be signed. Constraints of conservation area location, listed buildings, contaminated land, flood zone (no habitable accommodation at ground floor) and ecology are able to be dealt with through planning process and conditions.No known limitations or potential impacts to render site not suitable.	Y	s106 is close to being finalised	Y	Identified in Phase 2 of the SHLAA 2017 (2019-2024). Historically developers generally tend to build out.	Y	<b>Deliverable</b> -Approved by committee. Historically these developers tend to build out. Realistic prospect of completion by 2020 FY based on average build out rates.		
39.7	NR09 (49-87 New Road)	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P0947.17	NA	245	0	245	245	TBD	0						125	120							Multiple owners. Developers are JV - Council and Notting Hill Genesis	Outline planning application has been submitted. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated contingency for worst case scenarios. A revised outline plan is due to be submitted with higher densities.Numbers are based on this revised figure.	Y	Multiple owners. JV assembling site by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y	Outline delivery programme estimates completion of the units by July 2022.	Y	<b>Deliverable</b> - Council has a clear intent to develop the site. Realistic prospect of completion by 2021 and 2022 fys.		
39.8	NR4/5 (165-193 New Road)	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1057.17	NA	109	7	102	102	36	0							102							Multiple owners. Developers are JV - Council and Notting Hill Genesis	Outline planning application has been submitted. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated contingency for worst case scenarios.	Y	JV assembling site by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y	Outline delivery programme estimates completion of the 109 units by November 2023.	Y	<b>Deliverable</b> - Council has a clear intent to develop the site. Realistic prospect of completion by 2023 fy.		
39.9	RW4B (148-192 New Road)	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1604.17	NA	239	8	231	231	TBD	0							116	115						Multiple owners. Developers are JV - Council and Notting Hill Genesis	Outline planning application has been submitted. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated contingency for worst case scenarios. A revised outline plan is due to be submitted with higher densities.Numbers are based on this revised figure.	Y	JV assembling site by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y	Development will be undertaken as a single phase. Outline delivery programme estimates completion of the 245 units by March 2025.	Y	<b>Deliverable</b> - Council has a clear intent to develop the site. Realistic prospect of completions in 2023 and 2024 financial years.		
	12 Estates																																	



	Site	Ward	Industrial Land	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period) (Discounting applied)	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable		
												2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31										
43	NAPIER & NEW PLYMOUTH	South Hornchurch		P0751.19	N/A	200	97	103	103	145	0					-97	200										London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. There are no known limitations or potential impacts to render site not suitable.	Y	Council-owned land	Y	The Cabinet Reports, allocated Council funding and the formation of a JV signal a clear intent to move forward with this development. An application has been submitted. The current outline delivery programme estimates completion in 2020 financial year.	Y	<b>Deliverable</b> - The site is suitable and available. The Council has signalled a strong intent to develop this site. Realistic prospect of completions by the end of the 2020 FY.		
	Other Sites																																			
44	Mudlands	South Hornchurch	Rainham West. Currently Other-designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	PE/00681/2017	N/A	202	0	202	162	TBD	0							81	81								Grovetworld	The site is identified in the Site Specific Allocations Document 2008 and the Rainham and Beam Park framework. It is also within the Rainham and Beam Park Housing Zone and SDA. The site sits among a number of other sites which are being developed for mixed and residential use as part of the regeneration of the area. The site contains a substation and transformer which will need to be retained. There are also high pressure gas mains and a sewer running through the site and which will restrict the developable area. Grovetworld is currently in discussions with the GLA regarding a proposal for around 200 residential units.		The land is in single ownership	Y	Given the recent interest expressed in developing the site and the likelihood that broader regeneration of the area stimulates further developer interest, it is considered realistic that completions could occur via a phased construction between 2022 and 2023. The SHLAA 2017 identifies this site as being developed within Phase 3 2024-29. A 20% discount has been applied to the proposed units to take into account the likelihood that completions will not come forward within the anticipated timeframe and at the currently proposed density.	Y	<b>Deliverable/ Developable</b> -The developer is currently in discussions with the GLA regarding development of the site. There is, overall, a realistic prospect of completions occurring between the 2022 and 2023 financial years.		
	TOTALS					3316	123	3193	3105	759				0	53	537	703	642	813	265	92	0	0	0	0	0										

Net Units in Rainham and Beam Park SDA over Plan Period	3105
Net Units in Rainham and Beam Park SDA over a 10 year period	3105

12 ESTATES SITES OUTSIDE OF THE SDAS																																	
	Site	Ward	Application No.	Date Granted	Gross units	Demoliti ons	Net Units	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/ Land Owner	Suitability	Y/ N	Availability	Y/ N	Achievability	Y/ N	Deliverable or Developable	
										2016 /17	2017 /18	2018 /19	2019 /20	2020/2 1	2021/2 2	2022/2 3	2023/2 4	2024/25	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1									
12 Estates (outside of SDAs)												First 5 years from Adoption																					
45	SOLAR - SRENA SUNRISE	St Andrews	N/A	N/A	178	55	123	55			0	-55	52	120	6		0	0	0	0	0	0	0	0	0	London Borough of Havering	The site is already in residential use and capacity studies have been undertaken to determine an appropriate development scale and financial viability. There are no known limitations or potential impacts to render site not suitable.	Y	The site is Council- owned land. There is a tenant rehousing programme in place to move Council tenants to alternative locations	Y	The Cabinet Reports, allocated Council funding and the formation of a JV signal a clear intent to move forward with this development. A pre-application has been submitted and the proposal has been seen by the Strategic Planning Committee. A planning application submission is due in September 2019. The current outline delivery programme estimates completion in 2020 and 2022 financial years.	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site. There is a realistic prospect of completion in the 20210and 2022 financial years based on the current outline delivery programme.
45	MAYGREEN	Hylands	N/A	N/A	295	111	184	118			0	0	0	0	0	0	0		-111		155	140	0		London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Y	Council-owned land Council will look to resolve outstanding land ownership issues via CPO as a final resort	Y	Resident Decant process has started Work Package 4 of the regeneration programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current outline delivery programme estimates completion in 2028 financial year.	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site. There is a realistic prospect of completion in the 2028 financial year based on the current outline delivery programme.	
45	ROYAL JUBILEE COURT	Pettits	N/A	N/A	152	79	73	53	0		0	0	0	0	0	0	0	0	-79	0	152	0	0		London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Y	Council-owned land Council will look to resolve outstanding land ownership issues via CPO as a final resort	Y	Resident Decant process has started Work Package 4 of the regeneration programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current outline delivery programme estimates completion in 2028 financial year.	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site. There is a realistic prospect of completion in the 2028 financial year based on the current outline delivery programme.	
45	DELTA	Squirrels Heath	N/A	N/A	495	223	272	198	0		0	0	0	0	0	0	-223	0	248	247			0		London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Y	Council-owned land Council will look to resolve outstanding land ownership issues via CPO as a final resort	Y	Work Package 3 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current outline delivery programme estimates completion in 2026 and 2027 financial years.	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site. There is a realistic prospect of completion in the 2026 and 2027 financial years based on the current outline delivery programme.	
45	DELL COURT	St Andrews	N/A	N/A	80	29	51	29	0		0	0	0	0	0	0	-29	80		0	0	0	0		London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Y	Council-owned land tenant rehousing programme in place to move Council tenants to alternative locations	Y	Resident Decant process has started Work Package 3 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current outline delivery programme estimates completion in 2025 financial year.	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site. There is a realistic prospect of completion in the 2025 financial year based on the current outline delivery programme.	
45	DELDERFIELD	Pettits	N/A	N/A	22	14	8	22	0		0	0	0	0	0	0	-14	22	0	0	0	0	0		London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Y	Council-owned land tenant rehousing programme in place to move Council tenants to alternative locations	Y	Resident Decant process has started Work Package 3 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current outline delivery programme estimates completion in 2025 financial year.	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site. There is a realistic prospect of completion in the 2025 financial year based on the current outline delivery programme.	
45	FARNHAM HILLDENE	Goodshays	N/A	N/A	540	145	395	145	0		0	0	0	0	-145	0	200	180	160	0	0	0	0		London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Y	Council-owned land Council will look to resolve outstanding land ownership issues via CPO as a final resort	Y	Resident Decant process has started Work Package 2 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current outline delivery programme estimates completion in 2024-26 financial years.	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site. There is a realistic prospect of completion in the 2024-26 financial years based on the current outline delivery programme.	

	Site	Ward	Application No.	Date Granted	Gross units	Demoliti ons	Net Units	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/ Land Owner	Suitability	Y/ N	Availability	Y/ N	Achievability	Y/ N	Deliverable or Developable					
										2016 /17	2017 /18	2018 /19	2019 /20	2020/2 1	2021/2 2	2022/2 3	2023/2 4	2024/25	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1													
45	BRUNSWICK	Cranham	N/A	N/A	54	47	7	54	0			0	0	0	-47	54	0	0	0	0	0	0	0	0	0	0	London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Y	Council-owned land tenant rehousing programme in place to move Council tenants to alternative locations	Y	Resident Decant process has started Work Package 3 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current outline delivery programme estimates completion in 2022 financial year.	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site. There is a realistic prospect of completion in the 2021 financial year based on the current outline delivery programme.			
45	CHIPPENHAM ROAD	Goodshays	N/A	N/A	206	31	175	140	0					-31		141	65									London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Y	Council-owned land Council will look to acquire outstanding land ownership issues via CPO	Y	Resident Decant process has started Work Package 2 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current outline delivery programme estimates completion in 2022-23 financial years.	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site. There is a realistic prospect of completion in the 2021-22 financial years based on the current outline delivery programme.				
	TOTALS				2022	734	1288	814			0	-55	21	73	56	65	-66	282	218	247	307	140	0														

-34	410	912
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160

Net Units in 12 Estates (outside of SDAs) over Plan Period	1288
Net Units in 12 Estates (all sites) over Plan Period	2748
Net Units in 12 Estates (outside of SDAs) over the 10 year period	376
Net Units in 12 Estates (all sites) over the 10 year period	1235

PERMISSIONS OUTSIDE OF THE SDAS AND 12 ESTATES SITES

	Site	Ward	Applicatio n No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period)	Affordable Units within the plan period	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Lan d Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
											2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31								
Permissions (outside of SDAs)													First 5 years from Adoption																				
1	78-80 Straight Road, Romford	Heaton	P1463.17	15-Mar-18	19	0	19	19	0	0				19											Burney (Essex) Ltd. C/O Jillings Heynes Planning LTD	Full planning permission has been granted. No major site limitations or potential impacts that would render the site not suitable.	Y	Owner is also the applicant. Section 106 completed.	Y	Development is under construction. The education contribution has been paid and the first installment of the affordable housing contribution of £25,221.67 was paid on 14/11/2018.	Y	<b>Deliverable-</b> Full planning permission granted. Site is available and conditions are being cleared. Realistic prospect of completion in 2019 FY based on submitted project phasing plan.	
15	Crown Public House	Brooklands	P1154.15	15-Sep-16	24	9	15	15	0	0			15												Kunda Holdings LLP	Permission granted. No known limitations or potential impacts to render site not suitable.	Y	s106 agreement signed	Y	Permission has been granted. Conditions are in the process of being discharged. The development involves change of use therefore a Permission has been granted. Conditions are in the process of being discharged. There is a realistic prospect of completion in 2019 financial	Y	<b>Deliverable</b> - there is a realistic prospect of completion in the 2019 financial year.	
16	110 and 120 Balgores Lane	Romford Town	P1439.15	08-Sep-16	14	2	12	12	0	0			12												Mr Rory Anderson	Permission granted. No known limitations or potential impacts to render site not suitable.	Y	No known legal complications.	Y		Y	<b>Deliverable</b> - there is a realistic prospect of completion in the 2019 financial year.	
46	65 Gubbins Lane	Harold Wood	P0585.12	13-Nov-13	16	0	16	16	8	0			16												Imperial Developments Ltd	Full Planning Permission has been granted. The development is under construction and is properties are being advertised.	Y	s106 Agreement has been signed.	Y	All conditions have been discharged. Construction has started and properties are being advertised for sale: <a href="https://www.primelocation.com/new-homes/details/48058269#1aLHuOIPdI8mh8qJ.97">https://www.primelocation.com/new-homes/details/48058269#1aLHuOIPdI8mh8qJ.97</a> .	Y	<b>Deliverable-</b> Properties are being advertised for sale. There is a realistic prospect of completion in the 2018 financial year.	
47	120-126 High Street	St Andrews	J0030.17	12-Feb-18	23	0	23	23	0	23			23												N/A	Completed	Y	Completed	Y	Completed	Y	<b>Deliverable-</b> Completed	
48	Land bounded by New Zealand Way	South Hornchurch	P1004.18	01-Oct-18	30	0	30	30	30	0				30											HRA Development	Outline planning permission has been granted. Heritage, ecology and flooding constraints have/are being managed through the planning process and conditions.	Y	The Council owns the land. There are no known legal complications.	Y	The Council intends to move forward on delivering this development as part of its Affordable Housing Strategy. No conditions have been discharged as of yet.	Y	<b>Deliverable-</b> The Council has a clear intent to develop this site soon as part of its Affordable Housing Strategy. There is a realistic prospect of completions in the 2020 financial year allowing for reserved matters to be approved.	
49	Harold Wood Hospital	Harold Wood	P0702.08	14-Nov-11	160	0	160	160	0	0			80	80											Countryside Properties	Outline Planning Permission and Reserved Matters have been granted. Constraints of heritage, contamination and archaeology are dealt with through the conditions and planning process. Site has been allocated in the Adopted Site Specific Allocations Document 2008.	Y	The site has a sole owner. S106 Agreement has been signed	Y	The development is currently under construction.	Y	<b>Deliverable-</b> The development is currently under construction. There is a realistic prospect of the 160 units being completed in the 2018 and 2019 financial years.	
50	Harold Wood Hospital Phase 2B	Harold Wood	P0909.16	26-Aug-16	136	0	136	136	0	20		20	116												Countryside Properties	Outline Planning Permission and Reserved Matters have been granted. Constraints of heritage, contamination and archaeology are dealt with through the conditions and planning process. Site has been allocated in the Adopted Site Specific Allocations Document 2008.	Y	The site has a sole owner. S106 Agreement has been signed	Y	The development is currently under construction, with 20 units already completed in the 2017 financial year.	Y	<b>Deliverable-</b> The development is currently under construction. There is a realistic prospect of the remaining 116 units being completed in the 2018/19 financial year.	
51	Roneo Corner	Hylands	P1918.11	30-Mar-12	141	0	141	48	93	93			48												Inner London Developments Limited/ Estuary Housing Association Limited	Full Planning Permission has been granted. 93 affordable units have already been constructed.	Y	No ownership issues. Section 106 has been agreed to by the Bank, Estuary Housing Association (Owner) and (Inner London Development (Havering) Ltd)	Y	The development is currently under construction, with 93 units already completed in the 2017 financial year.	Y	<b>Deliverable-</b> The development is currently under construction. There is a realistic prospect of the remaining 48 units being completed in the 2018/19 financial year.	
52	Moreton Bay Industrial Estate, Southend Arterial Road	Squirrels Heath	P0439.15	13-May-16	42	1	41	42	7	0			42												GDI Developments/ East Anglian Facilities (both owners)	Full Planning Permission has been granted. Site has been cleared. LDD notes work has started. Pre-commencement conditions met.Study shows no contamination issues.	Y	Both owners have signed the s106 agreement. There are no known legal complications.	Y	Site has been cleared.Pre-commencement conditions have been met.	Y	<b>Deliverable</b> - The site has been cleared and pre-commencement conditions met. There is a realistic prospect of completion towards the end of the 2019 financial year.	

	Ward										Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
	Site	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period) (Discounting applied)	Affordable Units within the plan period	Completions up to 31 <sup>st</sup> March 2018	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31									
53	St Georges Hospital	Hacton	P0321.15 and P1917.18	13-Jul-17	356	0	356	356	15% approx	0				111	167	78										Bellway	Outline planning permission has been granted for 290 units. Since then some of the building which were to be kept have been found structurally unsound. The applicants state that their demolition and redevelopment will allow for a total of 356 units. The developers have been working closely with the Council on this development. Minutes for the Strategic Planning Committee Agenda do not note any specific concerns from the members regarding density levels. Constraints include heritage, ecology, contamination, and de-culverting a water course and are able to be resolved through the planning process and planning conditions as is the case for the current permission.	Y	The site has a sole owner. S106 Agreement has been signed.	Y	Buildings are currently being demolished. Phase 1 reserved matters have been signed off and Phase 2 reserved matters have been submitted. Likely to have delivered units next year. Developer has a history of quick development. The developer has provided an indication of completion dates/ numbers which the trajectory is based on.	Y	<b>Deliverable-</b> The site is currently in the process of being cleared. The developer has a history of quick development and there is a realistic prospect of completions occurring between 2020 and 2022 financial years based on correspondence with the developer.
54	Old Windmill Hall Site, St Marys Lane	Upminster	P1220.14	02-Apr-15	22	0	22	22	0	0		22														LBH/ MCarthy and Stone.	Full Planning Permission has been granted and receipt of commencement was received on 19 March 2018.	Y	Council (owners) and developer have signed a s106.	Y	Works have started (as evidenced by LDD and Google Maps).Receipt of commencement received. Likely to be completed this financial year.	Y	<b>Deliverable-</b> Site works have begun. There is a realistic prospect of completion in the 2018 financial year.
55	75 North Street, Hornchurch	St Andrews	P0960.16/ P0995.18	NA	44	0	44	44	0	0			44													Mercury Land Holdings	Full Planning Permission has been granted and development is under construction.	Y	Mercury Land Holdings are the owner. A s106 agreement has been signed.	Y	Pre-commencement conditions have been met.Preparatory works are currently being undertaken	Y	Development is currently under construction since May 2018, with expected completion October 2019.
56	Land to the rear of Kent House and 37-59 White Hart Lane	Mawneys	P2031.16, P2032.16	12/2017, 25/9/17	23	0	23	23	23	0			23													HRA Development	Full Planning Permission has been granted.	Y	Council scheme. s106 agreement signed btw LBH Housing Services and LBH Local Planning Authority, (Education contribution) No known legal complications identified.	Y	The Council intends to move forward on delivering this development as part of its Housing Strategy 2014-17. No conditions have been discharged as of yet. Nov 2020 expected completion	Y	<b>Deliverable-</b> The Council has a clear intent to develop this site soon as part of its Housing Strategy 2014-17. There is a realistic prospect of completions by Nov 2020. The Cabinet Report for 18th November 2015, 'Housing Revenue Account Affordable Housing Development Programme - Phase 3' approved a number of sites within the ownership of the LBH, after identifying them through a robust process of site selection, capacity study and feasibility assessment. One of these other sites identified and referred to as the 'Garage site', and has now completed (Lexington Way P1419.15).
57	1 Kilmartin Way	Elm Park	P1210.15	25-Nov-16	18	0	18	18	18		18															This is a Council scheme	Full Planning Permission Granted. No limitations or potential impacts noted. All pre-commencement conditions fulfilled.	Y	Council scheme. A s106 agreement has been signed..	Y	Pre-commencement conditions met. LDD notes as having started. Likely to be completed this financial year.	Y	<b>Deliverable-</b> Site works have begun. There is a realistic prospect of completion this financial year (2018).
58	Briar Road Shop Site	Heaton	P0382.15	08-Apr-16	46	11	35	35	46	0			35													This is a Council scheme	Permission granted/ No limitations or potential impacts noted.	Y	Council scheme. A s106 agreement has been signed.	Y	Commencement notice issued for 27 March 2017. 10 shared-ownership units were delivered in June of this year.	Y	<b>Deliverable-</b> Site works have begun and 10 units have already been completed. There is a realistic prospect of completion this financial year (2019).
59	Neopost House, South Street, Romford	Hylands	J0010.18	10-Apr-18	120	0	120	120	0	0			120													GHL Ltd	Prior Approval granted. No limitations or potential impacts to render the site not suitable. Change of use from office to residential.	Y	Single Owner. Tenant - Neopost has vacated.	Y	Tenants have vacated.	Y	<b>Deliverable-</b> Prior Approval has been granted. Tenants have vacated. There is a realistic prospect of completion in the 2020 financial year.
60	Pinewoods Public House	Havering park	P1241.15	17-Oct-16	32	0	32	32	0	0		32														Pinewoods Limited	Development completed.	Y	Unilateral Undertaking has been signed.	Y	Development completed.	Y	<b>Deliverable-</b> This development has been completed
61	Lexington Way Garage Block (1-12 Clayfied Close)	Cranham	P1419.15	08-Apr-16	12	0	12	12	12	12	12															London Borough of Havering	Development completed.	Y	Unilateral Undertaking has been signed.	Y	Development completed.	Y	<b>Deliverable-</b> This development has been completed

	Ward		Site	Applicatio n No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period)  (Discounting applied)	Affordable Units within the plan period	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Lan d Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
												2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31								
62	Newstead House	Goodshays	P1513.16	05-Dec-17	28	0	28	28	0	0					28												Allstar Estatic Limited	Full Planning Permission granted on Appeal. Vacant carehome converted into self contained residential units. No limitations or potential impacts to render the site not suitable.	Y	Deed of Unilateral Planning Obligation signed. Education contribution has been provided.	Y	Planning conditions yet to be discharged.	Y	<b>Deliverable</b> - Planning permission has been granted. Conditions have yet to be discharged, however, as this is a conversion of a vacant property the anticipated build out period will be less. There is a realistic prospect of completions in the 2019 financial year.
63	Excel House, Hornchurch	St Andrews	J0016.17	01-Aug-17	13	0	13	13	0	0				13													Mr Zebra	Outline Planning Permission has been granted for a change of use from office to residential. No infrastructural issues.	Y	Single owner.	Y	One outstanding planning conditions.	Y	<b>Deliverable</b> - Priori approval has been given. Google maps show the property has under construction in April 2018. There is a realistic prospect of completion in the 2018 financial year.
64	Mardyke Estate (Phase 2)	South Hornchurch	P0356.09	05-Feb-10	121	86	45	13	121	0				13													Old Ford Housing Association	Reserved matters application approved pursuant to P2058.08	Y	s106 Agreement has been signed.	Y	Pre-commencement conditions have been met and sites are under construction.	Y	<b>Deliverable</b> - Planning permission has been granted and sites are under construction. Realistic prospect of completion in the 2019 financial year.
66	Mardyke Estate (Phase 4)	South Hornchurch	P0047.14	19-Mar-14	87	24	63	63	0	0				7	56												Old Ford Housing Association	Reserved matters application approved pursuant to P2058.08	Y	s106 Agreement has been signed.	Y	Pre-commencement conditions have been met and sites are under construction.	Y	<b>Deliverable</b> - Planning permission has been granted and sites are under construction. Realistic prospect of completion in the 2019 financial year.
	TOTALS				1470	122	1358	1234	358	148		0	32	375	344	284	167	78	0	0	0	0	0	0	0	0								

	1003	873	245	0
Net Units for Permissions (outside of SDAs) over Plan Period	1248			
Net Units for Permissions (outside of SDAs) over 10 year period	1248			

APPLICATIONS OUTSIDE OF THE SDAS AND 12 ESTATES SITES

	Site	Ward	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period) (Discounting applied)	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable					
											2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31													
Applications (outside of SDAs)													First 5 years from Adoption																									
67	The Pompadours, Edenhall, Romford	Goodshays	P1859.17	NA	21	0	21	0	TBA							0										Starstone Ventures Ltd	An application for 21 new units has been recommended for approval and is awaiting s106 sign off	Y	The developers are also the owners of the site and have a clear intent to develop the site, this being the second application they have invested in, the last one having gone to appeal.	Y	There is a clear intent to develop the site, this being the second application the developers have invested in, the last one having gone to appeal. The 2021 completion date takes into account completion of a s106 agreement and average build out rates.	Y	<b>Deliverable</b> -There is a clear intent to develop this site and it is suitable for residential development.Assuming approval is received in 2019, there is a realistic prospect of the development being completed in 2021 financial year based on average build out rates: <b>Update - application has now been withdrawn and numbers removed from trajectory</b>					
74	Neopost House	Hylands	P0030.19		104	0	104	88	55							44	44								GDL Limited	The principle of residential development is accepted, however, this application is still being accessed and there are existing concerns with the proposed design. A 15% reduction to the proposed unit numbers has been applied to take into account the likelihood that the proposed density of the site is not considered appropriate.	Y	The property is now vacant and has a single owner.	Y	There is a realistic prospect of completions occurring within the 2022 and 2023 financial years taking into account average build out rates and assuming a need for reapplication with a revised design in either 2019 or 2020.	Y	<b>Deliverable</b> -There is a realistic prospect of the development being completed in the 2022 and 2023 financial years.						
68	Ockendon Kennels		Upminster	P0862.18	NA	14	0	14	14	5					14										Linda Jefferies	Change of use from Kennels to residential. The site is within the Green Belt however has been approved at Committee.	Y	There applicant is the sole owner of the site. A s106 is currently being drafted. There are no known legal complications.	Y	There have been a number of applications on this site. This indicates the applicant has a clear intention to development this site and is likely to do so now that this application has been approved .	Y	<b>Deliverable</b> - There is clear intent to develop this site. The application has been recommended for approval at committee and there is a realistic prospect of units being completed in the 2020 financial year given the lesser amount of time required to development where it is a change of use.						
	TOTALS				139	0	139	102	60		14					88					0																	
													14																									
									Net Units for Applications (outside of SDAs) over Plan Period		102																											
									Net Units for Applications (outside of SDAs) over10 year period.		102																											

PRE-APPLICATIONS AND OTHER SITES OUTSIDE OF THE SDAS AND 12 ESTATES SITES

	Site	Ward	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period) (Discounting applied)	Affordable Units	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/ Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable					
											2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31													
Pre-Applications and Other Sites (outside of SDAs)													First 5 years from Adoption																									
36	Victoria Hospital	Romford Town	NA	NA	52	0	52	42	TBD	0									42								NHS	The site is located to the north east of the Romford Town Centre in a residential area with a PTAL rating of 2/4. The principle of residential development is accepted here. The Tibbalds Capacity Study identifies the potential for 52 units on this site.	Y	The site is owned by the NHS who have signalled an interest in disposing of it as surplus to requirements. The site was submitted to the SHLAA call for sites (2016) by the NHS	Y	Although the NHS have indicated an interest in disposing of the site no planning application has yet come forward. As such a 20% discount has been applied to the unit numbers identified in the Tiabbalds capacity study commissioned by the Council.	Y	<b>Developable</b> -The site is suitable for development and has been identified as surplus to current NHS requirements. However, as the Council has not received a pre-application request or an application a 20% discount has been applied to take into account the risk that this is not forthcoming in the anticipated period. Overall, there is a reasonable prospect of the development being completed in the 2024 financial year.				
69	Station Approach, Upminster	Upminster	PE/01049/2016	NA	100	0	100	90	TBA								45	45									C2C, Network Rail	The site is within a Major District Centre in close proximity to Upminster high street and is adjacent to Upminster Station. The surrounding uses are a mix of residential and commercial. Through the pre-app process, staff have determined that there is no principle land objection to the re-development of the site for mixed use purposes. The Council has subsequently had a capacity study undertaken by Tibbalds which concluded that the site could accommodate 100 units.	Y	The site is in public ownership	Y	The site was the subject of a pre-application meeting in 2016, demonstrating an intent to development the site. No application has yet been received, however, the Council are in initial discussions with C2C. If an application was to come forward in 2019 it is realistic to assume completions in the 2022 and 2023 financial years, based on average build out rates.	Y	<b>Deliverable</b> - The site is suitable for redevelopment and interest has been expressed in developing the site. There is a realistic prospect of the site being developed with completions in 2022 and 2023 financial years. A discount rate of 10% has been applied to the unit figures in the Tibbalds Capacity Study, to take into account the risk that an application does not come forward in the period anticipated.				
70	Quarles Campus	Goodshays	NA	NA	143	0	143	138	54					100	38												Mercury Holdings	This is a green belt site which was identified in the LDF as a major developed site. A planning report commissioned by the Council concludes that it is possible to secure limited residential development of the land, given the site is comprised of previously developed land. The Council has subsequently had a capacity study undertaken by Tibbalds, which concluded that the site could accommodate 138 units on this basis. Current plans for the site for 143 units.	Y	The Council has acquired the freehold interest in Quarles Campus and is holding the property for 'planning purposes' under the Town & Country Planning Act 1990. It is being leased back to HCF&HE who can break the lease once they have vacated the site.	Y	The Mercury Land Holdings Business Plan 2017 includes a scheme for the development and sale of properties on the Quarles site. Funding from the Council has been sought and acquired for this. A planning application is anticipated to be submitted in spring 2019, with works starting in the spring of 2020 and practical completion by Autumn 2022.	Y	<b>Deliverable</b> - Clear intent from the Council to develop this site. The unit numbers included represent what can realistically be put on the site taking into account its Green Belt location. Based on works starting in Spring 2020, there is a realistic prospect of completions in the 2020 and 2021 Financial Year. No discount is required.				
TOTALS													0	0	100	38	45	45	42	0	0	0	0	0	0													
											100			170			0																					
											228																											
											Net Units for Applications (outside of SDAs) over Plan Period					270																						
											Net Units for Applications (outside of SDAs) over 10 year period					270																						