

## Havering Local Plan – Schedule of Further Main Modifications

Text in black ~~strike through~~ or underline represents previous main modifications as consulted on in August 2020.

The further main modifications are shown in red text or ~~strike through~~

Reference Number	Policy/ Paragraph No.	Proposed Further Main Modification	Reason for proposed modification
FMM1	New paragraphs 1.1.6 and 1.1.7	<p><i>Insert new paragraphs between existing paragraphs 1.1.5 and 1.1.6</i></p> <p>1.1.6 The Havering Local Plan was prepared in the context of the London Plan 2016. At a late stage in the Examination process the London Plan 2021 was published. The Local Plan was found to be in general conformity with the new London Plan. All references to the London Plan in this document refer to the London Plan 2021 unless otherwise stated.</p> <p>1.1.7 The Council recognise the importance of an immediate update of the Local Plan in the context of the new London Plan and the National Planning Policy Framework 2019 which have both been published since the Local Plan was submitted for Examination. The immediate update of the Local Plan will also take account of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 that came into force on 1 September 2020. The timetable for the update of the Local Plan is set out below and will be reflected in the Council’s Local Development Scheme.</p> <ul style="list-style-type: none"> <li>• Preparation of evidence base – throughout 2021 and 2022</li> <li>• Regulation 18 consultation – summer 2022</li> <li>• Regulation 19 consultation – spring 2023</li> <li>• Submission to the Secretary of State – late summer 2023</li> </ul>	To take account of the London Plan 2021 and set out further detail on the immediate update of the Local Plan

FMM2	3.2 Objectives Paragraph 3.2.1	<p>3.2.1 To achieve these overarching aims and to tackle Havering's key issues (identified in Annex 3), the following strategic objectives have been identified for the Local Plan:</p> <ul style="list-style-type: none"> <li>i. Create high quality, safe neighbourhoods with cohesive and inclusive communities, where Havering residents want to live and settle;</li> <li>ii. Increase the supply of high quality housing in Havering by a minimum of <del>17,550</del> <b>18,930</b> dwellings over the Plan period;</li> </ul>	To ensure the Local Plan is in general conformity with the London Plan 2021
FMM3	5.1 Spatial Strategy	<p><b>Key Features of the Spatial Strategy</b></p> <p><b>Housing Growth</b></p> <ul style="list-style-type: none"> <li>• Delivery of at least <del>17,550</del> <b>18,930</b> high quality homes over the 15 year Plan period;</li> </ul>	To ensure the Local Plan is in general conformity with the London Plan 2021
FMM6 (Replacing MM6)	Policy 3 - Housing Supply	<p><b>Policy 3 – Housing Supply</b></p> <p>Ensuring an adequate supply of high quality housing in Havering is essential in ensuring that the borough is a place where people want to live and where residents are able to stay and prosper. The Council will take a pro-active approach to increasing the amount housing within the borough and will encourage the effective and efficient use of land by reusing previously developed land.</p> <p><u>Over the full 15 year Plan period, at least 17,550 new homes will be built in Havering. In line with the London Plan <del>10 year</del> housing target for Havering, at least <del>11,701</del> <b>12,505*</b> new homes will be built in Havering over the first 10 years of the Plan period.</u> This will include the delivery of at least:</p> <ul style="list-style-type: none"> <li>i. <del>5,300</del> <b>5,000</b> homes on major sites in the Romford Strategic Development Area;</li> <li>ii. 3,000 homes on major sites in the Rainham and Beam Park Strategic Development Area;</li> <li>iii. <del>700</del> <b>300</b> homes through the intensification and renewal of existing Council housing estates outside the Strategic Development Areas;</li> </ul>	To ensure the Local Plan is in general conformity with the London Plan 2021

- iv. ~~400 homes on two large previously developed sites within the Green Belt; and 1,500 homes on other major sites outside of the Strategic Development Areas and Council housing estates; and~~
- v. ~~2,790 homes on small sites across borough;~~ 1500 homes on small sites across the borough and through vacant units returning to use.

The delivery of new homes will also be achieved by:

- vi. Promoting mixed use development in town centres and designated out of town centre locations;
- vii. Prioritising all non-designated land for housing when it becomes available;
- viii. Supporting the re-use of brownfield sites when they become available;
- ix. Supporting residential development proposals around stations where it is compatible with the character of the local area. Major development proposals around stations will be subject to design review
- x. Supporting appropriate development of infill, under-utilised and vacant sites in the borough's sub-urban areas;
- xi. resisting the net loss of residential development;
- xii. Supporting initiatives to bring back empty residential properties into use;
- xiii. Supporting self-build initiatives; and
- xiv. Seeking to optimise residential output and densities consistent with the density matrix set out in the London Plan
- xv. ~~Over the course of the whole Plan period, Havering will aim to deliver at least 17,551 new homes.~~ Delivery will be phased over the 15 year plan period as follows:

*\*The 10 year target of 12,505 comprises of an annual target of 1,170 units per annum for the first three years of the Local Plan period (2016/17-2018/19) in accordance with the previous London Plan and an annual target of 1,285 units per annum for the following 7 years (2019/20 – 2025/26) in accordance with the London Plan 2021.*

**Table 1: Phased Targets**

	<u>Phase 1:</u>	<u>Phase 2:</u>		<u>Phase 3:</u>
<u>Targets for net additional homes</u>	<u>2016/17-2020/21</u>	<u>2021/22-2024/25</u>	<u>2025/26</u>	<u>2026/27-2030/31</u>
<u>Minimum dwellings per annum</u>	<u>700</u>	<u>1,640</u>	<u>1,641</u>	<u>1,170</u>
<u>Total</u>	<u>3,500</u>	<u>8,201</u>		<u>5,850</u>
<u>10 Year Total</u>	<u>11,701</u>			
<u>15 Year Total</u>	<u>17,551</u>			

		Phase 1:	Phase 2:	Phase 3:
	Targets for net additional homes	2016/17-2020/21	2021/22- 2025/26	2026/27-2030/31
	Minimum dwellings per annum	700	1801	1,285*
	Total	3,500	9005	6,425
	10 Year Total	12,505		
	15 Year Total	18,930*		
	<p><i>*This assumes that the London Plan Housing Target will be rolled forward for the remainder of the Plan period. The Havering Local Plan will undergo an immediate update which will provide the opportunity to review housing delivery including for the later Plan periods</i></p>			
	<p><u>Support text</u></p> <p>7.1.1. London and the South East are experiencing significant development pressures and there is a need to increase the supply of housing to meet the demands of the growing population. The NPPF requires local planning authorities to identify and meet their full objectively assessed needs for housing.</p> <p>7.1.2 Havering forms part of the London-wide housing market area with all of the other London boroughs. <del>The Mayor of London, through the preparation of the 2015 London Plan sought to identify both the need for new housing and the potential supply across London. The GLA's Strategic Housing Market Assessment (SHMA) 2013 identifies a need for a</del></p>			

~~minimum of 490,000 new homes in London between 2015-2026 (or 49,000 new homes per annum). In comparison, the GLA Strategic Housing Land Availability Assessment 2013 found that London has capacity for at least 420,000 additional homes or 42,000 per annum.~~

The London Plan 2021 sets a ten year housing target for Havering of 12,850 new homes between 2019/20 and 2028/29 or 1,285 per annum. The previous London Plan set Havering an annual housing target of 1,170 per annum. The Local Plan period bridges the two London Plans. The annual targets reflected in this Plan are set out in table x below

Year	2016/17 – 2018/19	2019/20 – 2028/29	2029/30 2030/31
London Plan Annual Target	1,170	1,285	1,285*

\*roll forward to London Plan 2021 targets

~~7.1.3 Based on this evidence, the London Plan sets out average annual minimum housing supply targets for each borough until 2025. For Havering, the target is a minimum of 11,701 new homes over the period 2015-2025. The London Plan states that the annual average (1,170) should be rolled forward for the remainder of the Plan period.~~

~~7.1.4 As a result of the cumulative deficit of identified housing supply across the capital, the London Plan states that boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target. Boroughs are expected to draw on the housing benchmarks in developing their housing targets, augmented where possible with extra housing capacity to close the gap between identified housing need and supply in line with the requirement of the NPPF. In line with the requirements of the London Plan, the Council will seek to deliver and exceed the minimum target set in the Plan, being 11,701 over a 10 year period. Over the 15 year lifetime of this Local Plan Havering's minimum housing target is therefore 17,550 as reflected in Policy 3. Havering will seek to deliver at least 17,551 new homes.~~

		<p>7.1.5 At a sub-regional level, Havering forms part of the Outer North East London Housing Market Area with the London Boroughs of Barking and Dagenham and Redbridge. The Council has worked with these authorities to prepare a sub-regional SHMA. A subsequent update has been prepared for Havering taking into account updated GLA household projections<sup>(3)</sup>. The 2016 SHMA Update for Havering indicates that Havering's full Objectively Assessed Need is for 30,052 new homes over the period 2011-2033 or 1,366 homes per annum.</p> <p>7.1.6 Through the Local Plan process, the Council has sought to identify all sources of potential housing supply and identify sustainable development sites in order to close the gap between the housing target set in the London Plan and its objectively assessed need requirement. With two Strategic Development Areas in Romford and in Rainham and Beam Park (both with Housing Zone status), an ambitious estates regeneration programme for its own homes, the establishment of the Council's own housing company, opportunities across a range of well-located brownfield sites and working pro-actively and collaboratively with developers to bring forward sites in private ownership, Havering is making every effort to increase housing supply and deliver the homes that are needed in regard to both quantity and quality.</p> <p>7.1.7 Over the first 10 years of the Plan period (2016-2026), the Council has identified capacity to deliver at least <u>13,095</u> <del>11,947</del> new homes in addition to bringing <del>260</del> existing vacant units back into use (see Table 2). This exceeds the minimum 10 year target set out in the London Plan but falls <u>slightly</u> short of meeting the objectively assessed need identified through the Outer North East London SHMA. The Council recognises that Havering's objectively assessed housing need is higher than its identified sources of housing capacity. Policy 3, therefore, sets out a positive and proactive approach to housing development to increase the supply over the plan period. As part of managing the overall approach to housing growth in Havering, the Council adopts a general presumption in favour of housing to meet the identified housing need in the borough, and prioritises housing use on all non-allocated land when it becomes available.</p>	
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7.1.8 Due to the nature of the housing supply in the Local Plan, the Council has applied a 'stepped' approach to housing delivery over the first 10 years of the plan period. The 'stepped' approach targets are set out in Table 1.

7.1.9 The 'stepped' approach is explained and justified in detail within the Housing Position Paper 2019: Technical Update. It involves having phased housing targets that are lower in the first 5 years of the plan period (Phase 1). These targets then increase in the second five years of the plan period (Phase 2). The 'stepped' approach reflects the longer lead in times for the development of sites in the Strategic Development Areas and the Council's estates regeneration programme. It represents a level of house-building that is achievable over the first 10 years of the plan period, while ensuring that Havering is able to meet its 10 year target. The targets are a minimum and should not preclude the development of more housing to meet the borough's objectively assessed need, particularly within the first 5 years of the Plan period.

7.1.810 Through the Duty to Co-operate, the GLA have confirmed that London forms one housing market area and unmet housing need is being addressed at the London wide level, with all boroughs seeking to identify additional capacity over and above the level identified in the current London Plan.

7.1.911 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the Plan Period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the Plan Period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

7.1.12 Over the period 2004/05 to 2016/17 Havering has met or **exceeding exceeded** its target in 5 years, and under delivered in 8 years. Havering's delivery record is



characterised by a mixture of over and under delivery connected to the peaks and troughs of the housing market cycle. It is recognised that previous delivery has not been at the level required and there has been persistent under-delivery. In light of this the 5 year housing land supply calculations as set out in the Council's Housing Position Statement 2019 have included a 20% buffer.

~~7.1.13 Table 2 (below) demonstrates how Havering's 5 year supply has been calculated on the basis of its proposed stepped targets with the application of a 20% buffer and using the Sedgefield Approach of accommodating the shortfall within the first 5 years. The 20% buffer has been applied to the shortfall in addition to the housing target. Where there is no shortfall but is instead a surplus a 20% buffer has not been applied to the surplus. Net completions are grouped by financial year (April 1 – March 31 the following year).~~

~~7.1.14 The shortfall (414) is calculated by subtracting the combined annual targets from 2015/16–2018/19 and subtracting the actual or anticipated net new completed homes in that same time period.~~

~~7.1.15 A surplus of 221 net new homes from the 2015/16 financial year is included in the shortfall calculation despite not being within the Plan Period. This is because the GLA SHMA 2013, from which the London Plan targets are derived, and in turn which the Local Plan 10 and 15-year targets are taken from, only account for previous delivery (backlog) up until (but not including) the 2015/16 financial year.~~

Table 2

<b>Five Year Supply Based on a Stepped Trajectory as at Adoption (2019) using the Sedgefield Approach*</b>	
<b>Target</b>	6320
<b>Shortfall</b>	414
<b>Five year target plus shortfall</b>	6734
<b>Application of 20% Buffer</b>	8081 (6734 x 1.2)

<b>Annualised target with 20% buffer</b>	1616 (8081/5)
<b>Supply</b>	8624(2019 – 2023)
<b>Supply divided by annualised target with 20% buffer</b>	5.34 years supply (8624/1616)

7.1.16 A significant proportion of new housing development will be delivered in the two Strategic Development Areas and predominantly on large sites within these areas. Work is already underway in Havering to bring these sites forward and whilst construction will start within the first five years of the Plan, completion is more likely to be towards the end of this period and into the second phase. The Council is making every effort to bring forward these sites as quickly as possible in order to boost housing supply and meet the short term need for housing.

7.1.17 Full details of the Council's land supply and the approach to delivery housing over a 10 year period is set out within the Housing Position Statement October 2019: Technical Update supporting this Local Plan. This also includes ~~an action plan~~ Housing Implementation Strategy addressing the initiatives underway to increase housing supply.

7.1.18 The Housing Position Statement identifies specific deliverable and developable sites for the first 10 years of the Plan. The Housing Position Statement is based on the housing targets from the London Plan 2016. The Council is committed to ensuring that there is a

		<p>sufficient supply of housing over the 15 year plan period and beyond and will therefore undertake an early update of the Plan. <u>The update will take into account the latest information relating to the London Plan 2021 target, any shortfall in delivery and updated supply.</u> This update will begin immediately after adoption of the Local Plan.</p> <p>7.1.19 As part of its strategy, the Council has looked at the scope for the Green Belt to provide land for new homes. It has undertaken a review against the functions of the Green Belt as set out in the NPPF. The Council is satisfied that all of the Green Belt in Havering fulfils its purpose and that having regard to the significant opportunities for new homes to come forward in Havering's built up area, there is no planning justification for releasing land from the Green Belt. Opportunities do exist on previously developed sites within the Green Belt at St George's Hospital in Hornchurch and Quarles Campus in Harold Hill.</p> <p>7.1.20 In seeking to meet its objectively assessed housing need the Council explored and tested a number of alternative development strategies in its Sustainability Appraisal (SA) Report. The SA report demonstrates that the development strategy chosen by the Council is the most sustainable approach.</p> <p>7.1.21 The Council supports self-build initiatives to give local residents the opportunity to design, build and own their homes. Since May 2016, the Council has published a register for individuals and groups to express an interest in acquiring self-build and custom build plots in Havering. The Council will continue to monitor this register to gather up to date evidence of the level of interest for these types of homes and accordingly seek to make provision for meeting this need within the Site Specific Allocations Local Plan.</p> <p>7.1.22 Development densities should reflect the density matrix in the London Plan. However, the Council recognises that when determining an application, density is only one of a number of considerations and the density matrix should not be applied mechanistically. The Council will place a high priority on the quality and design of the scheme, the local context and the relationship with surrounding areas when determining whether a scheme is acceptable. It will always aim to optimise residential output and densities consistent with the London Plan for different types of location within the borough through encouraging</p>	
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higher densities of housing development in places with good levels of public transport accessibility.

Update and renumber Table 1 as follows:

**Table 1-3:** Housing Supply 2016-2026

Source of Supply	Net additional Homes 0-5 years	Net additional Homes 5-6- 10 years	Total 10 year supply	Total 15 year supply
<b>Large Major sites within the Romford Strategic Development Area*1</b>	<del>1,361</del> <u>124</u>	<del>3,409</del> <u>5,117</u>	<del>4,770</del> <u>5,241</u>	<u>6,642</u>
<b>Large Major sites within the Rainham and Beam Park Strategic Development Area*</b>	<del>954</del> <u>590</u>	<del>2,074</del> <u>2,515</u>	<del>3,022</del> <u>3,105</u>	<u>3,105</u>

<sup>1</sup> \*Includes sites with planning permission

<b>LBH Estate Regeneration Schemes (outside the Strategic Development Areas)</b>	<del>55</del> <u>34</u>	<del>370</del> <u>410</u>	<del>315</del> <u>376</u>	<u>1,288</u>
<b>Large Other major sites outside the Strategic Development Areas*</b>	<del>1,758</del> <u>1,117</u>	<del>192</del> <u>503</u>	<del>1,950</del> <u>1,620</u>	<u>1,620</u>
<b>Small sites</b>	<del>930</del> <u>540</u>	<del>930</del> <u>900</u>	<del>1,860</del> <u>1,440</u>	<u>2,340</u>
<b>Vacant units returning to use</b>	<del>130</del> <u>78</u>	<u>130</u>	<del>260</del> <u>208</u>	<u>338</u>
<b><u>Completions 2016/17 and 2017/18</u></b>	<u>884</u>	<u>NA</u>	<u>884</u>	<u>884</u>
<b><u>Surplus from 2015/16</u></b>	<u>221</u>	<u>NA</u>	<u>221</u>	<u>221</u>
<b>Total</b>	<del>5,075</del> <u>3,520</u> <u>2,415</u>	<del>7,102</del> <u>9,575</u>	<del>12,177</del> <u>13,095</u> <u>11,990</u>	<del>16,438</del> <u>15,333</u>

Source:  
Table 6.1 Key sources of housing supply- Housing Position Statement Technical Update  
October 2019

FMM7 (Replacing MM7)	Policy 4 – Affordable Housing	<p><b>Policy 4 - Affordable Housing</b></p> <p>Having residents should have access to high quality, affordable new homes and the Council will seek to maximise affordable housing provision from development proposals. All developments of <del>more than 10 dwellings</del> <u>10 or more dwellings</u> or residential developments with a site area of more than 1,000 square metres are required to provide at least 35% affordable housing based on habitable rooms (gross). Residential development on public sector land where there is no portfolio agreement with the Mayor or on industrial sites where the scheme would result in a net loss of industrial capacity will be required to provide 50% affordable housing.</p> <p>Proposals which do not meet the 35% or 50% thresholds set out above, or require public subsidy to do so, will be required to submit a detailed viability assessment. The Council will also apply a review mechanism in order to ensure that the maximum affordable housing contributions is secured if viability improves over time.</p> <p>Proposals that meet or exceed the 35% or 50% thresholds without public subsidy are not required to submit viability information. Such applications will be subject to an early review mechanism, but this will only be triggered if an agreed level of progress is not made within two years of permission being granted.</p> <p>The Council will strongly resist proposals brought forward that do not meet the requirements of affordable housing in circumstances where the viability of the scheme has been compromised by unreasonably high acquisition or design costs.</p> <p>Development proposals will be required to deliver a tenure mix of 70% social/affordable rent and 30% intermediate provision.</p> <p>The Council's priority is for affordable housing to be provided on-site. Where it can be robustly demonstrated to the Council's satisfaction that this is not possible, or appropriate,</p>	To ensure the Local Plan is in general conformity with the London Plan 2021
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		<p>it may be acceptable to make off-site provision. In these circumstances the developer will be required to identify and secure a donor site. Only when it can be demonstrated to the Council's satisfaction that a site cannot be identified will a cash in lieu payment to the Council be considered.</p> <p><u>Supporting Text</u></p> <p>7.2.1 The Council is committed to securing the highest level of affordable housing contribution as the rise in average house prices in comparison to average income levels has made market housing unaffordable for many Havering residents.</p> <p>7.2.2 The Outer North East London SHMA estimates that of the 30,052 new homes needed in Havering over the period 2011-2033, 35% (10,520) of these are required to be affordable. The Council, therefore, considers it appropriate to seek at least 35% affordable housing from new developments. This is also consistent with the London Plan and the Mayor's <del>Draft</del> Affordable Housing and Viability Supplementary Planning Guidance (201<u>7</u>6).</p> <p>7.2.3 The Council has undertaken a Local Plan Viability Assessment to help inform the borough's affordable housing target. The Assessment found that in most cases, schemes can accommodate between 25% and 50% affordable housing with higher density flatted developments only likely to be able to achieve between 25% and 35% in the highest value locations.</p> <p>7.2.4 Development proposals that meet or exceed the 35% <b>or 50%</b> thresholds without public subsidy, provide affordable housing on site, meet the specified tenure mix and all other requirements and obligations are not required to submit viability information. However, these applications will be subject to an early review mechanism which will be triggered if an agreed level of progress is not made within two years of permission being granted. The level of progress will be agreed with the applicant on a site by site basis.</p>	
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		<p>New paragraph 7.2.5 The 50% threshold on Industrial Sites applies to Strategic Industrial Locations, Locally Significant Industrial Sites and Non-Designated Industrial sites appropriate for residential development where the scheme would result in a net loss of industrial capacity.</p> <p>New paragraph 7.2.6 Public sector land is land that is owned or in use by a public sector organisation, or company or organisation in public ownership, or land that has been released from public ownership and on which housing development is proposed.</p> <p>7.2.5 The Council supports a transparent approach to viability in line with the Mayor's Draft Affordable Housing and Viability Supplementary Planning Guidance (2017<del>6</del>). Applicants will be required to pay for an independent viability assessment by a third party where requested by the Council. The Council will use review mechanisms to ensure that new development delivers the appropriate amount of affordable housing as viability improves.</p> <p>7.2.6 Developers should engage at a very early stage with Registered Providers of affordable housing to discuss the delivery of the affordable element of the proposal. A Registered Provider should be identified before making a planning application. The affordable offer and any grant funding should be factored into any financial viability assessment.</p> <p>7.2.7 Where a development proposal is considered to under-develop a site, the Council will consider negotiating an increase in the number of dwellings, and thus affordable housing provision, or consider refusing the application. The Council has established that development sites of more than 1000 square metres are potentially able to be configured to deliver <del>more than 10 residential</del> <u>10 or more residential dwellings</u> and, therefore, contribute to affordable housing provision.</p> <p>7.2.8 The Outer North East London SHMA identified two categories of need; those who can afford affordable housing for rent with housing benefit support and those who can afford affordable housing without housing benefit support and therefore require intermediate housing. In summary, the SHMA concludes that the vast majority of households in Havering</p>	
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		<p>can only afford social housing if they receive housing benefit. In light of these findings, the Council will seek a 70:30 tenure split between affordable rented and intermediate products.</p> <p>7.2.9 There are a range of affordable and intermediate housing products on offer including Social Rent, London Affordable Rent, Affordable Rent, London Living Rent, Shared Ownership and Starter Homes. Havering’s approach is to encourage a mix of affordable housing tenures. The Council will set out the preferred split between specific affordable products within Havering's emerging Housing Strategy.</p> <p>7.2.10 In line with national and regional planning policy, affordable housing should, in the first instance, be delivered on-site. Off-site provision may be considered in exceptional circumstances as set out in the Mayor of London's Housing Supplementary Planning Guidance (2016). Where commuted sum payments are proposed by the applicant without the Council's agreement, for example, because there have been no pre-application discussions, the onus will be on the applicant to robustly justify to the Council why off-site provision or a commuted payment should be accepted.</p> <p>7.2.11 In all circumstances where provision other than on-site is being considered, applicants will be required to draw on robust evidence to provide a statement that demonstrates;</p> <ul style="list-style-type: none"> <li>• why affordable housing cannot be provided on-site, or</li> <li>• in those cases where on-site provision is possible but does not result in the best housing outcome, how and why identified housing needs would be more effectively met off-site compared to on-site.</li> </ul> <p>7.2.12 Details of the Council's financial model for calculating the value of a commuted sum will be provided in a Supplementary Planning Document.</p>	
FMM22 (Replacing MM22)	Policy 24 – Parking	<u>Policy 24 – Parking Provision and Design</u>	To ensure the Local Plan is in general

	Provision and Design	<p>The Council will require all development to provide sufficient parking provision in accordance with the maximum parking standards in the London Plan.</p> <p>In areas of the borough that have low public transport accessibility levels (PTAL 0-2), the minimum residential parking standards set out in Table 4 will apply.</p> <p>In the most accessible parts of the borough (where a standard in the London Plan of up to 1 space per unit applies) the Council will expect a minimum of 0.5 parking spaces per unit.</p> <p><u>London Plan maximums standards apply across the borough (see Table 10 below):</u>  <u>Table 10 – Residential Parking Standards</u></p> <table border="1" data-bbox="568 635 1771 751"> <tr> <td><u>PTAL</u></td> <td><u>Parking Provision</u></td> </tr> <tr> <td><u>0-2</u></td> <td><u>See Table 10a (below)</u></td> </tr> <tr> <td><u>3-6</u></td> <td><u>London Plan Standards</u></td> </tr> </table> <p>In areas of the borough that have low public transport access (PTAL 0-1 <del>and areas of 2 defined below</del>) where no improvements are planned, the minimum residential parking standards set out in Table 10a (below) will also apply:</p> <p><u>Table 10a Minimum Parking – PTAL 0-21* <del>*Outside of the Opportunity Areas</del></u></p> <table border="1" data-bbox="568 1046 1771 1198"> <thead> <tr> <th><u>1 Bedroom</u></th> <th><u>2 Bedrooms</u></th> <th><u>3 Bedrooms</u></th> <th><u>4+ Bedrooms</u></th> </tr> </thead> <tbody> <tr> <td><u>Less than 1 parking space per unit</u></td> <td><u>Less than 1 parking space per unit</u></td> <td><u>Up to 1.5 spaces per unit</u></td> <td><u>Up to 2 spaces per unit</u></td> </tr> </tbody> </table> <table border="1" data-bbox="568 1273 1771 1353"> <thead> <tr> <th><b>1 Bedroom</b></th> <th><b>2 bedrooms</b></th> <th><b>3+ bedrooms</b></th> </tr> </thead> <tbody> <tr> <td>0.5 spaces per unit</td> <td>1 space per unit</td> <td>1.5 spaces per unit</td> </tr> </tbody> </table>	<u>PTAL</u>	<u>Parking Provision</u>	<u>0-2</u>	<u>See Table 10a (below)</u>	<u>3-6</u>	<u>London Plan Standards</u>	<u>1 Bedroom</u>	<u>2 Bedrooms</u>	<u>3 Bedrooms</u>	<u>4+ Bedrooms</u>	<u>Less than 1 parking space per unit</u>	<u>Less than 1 parking space per unit</u>	<u>Up to 1.5 spaces per unit</u>	<u>Up to 2 spaces per unit</u>	<b>1 Bedroom</b>	<b>2 bedrooms</b>	<b>3+ bedrooms</b>	0.5 spaces per unit	1 space per unit	1.5 spaces per unit	conformity with the London Plan 2021
<u>PTAL</u>	<u>Parking Provision</u>																						
<u>0-2</u>	<u>See Table 10a (below)</u>																						
<u>3-6</u>	<u>London Plan Standards</u>																						
<u>1 Bedroom</u>	<u>2 Bedrooms</u>	<u>3 Bedrooms</u>	<u>4+ Bedrooms</u>																				
<u>Less than 1 parking space per unit</u>	<u>Less than 1 parking space per unit</u>	<u>Up to 1.5 spaces per unit</u>	<u>Up to 2 spaces per unit</u>																				
<b>1 Bedroom</b>	<b>2 bedrooms</b>	<b>3+ bedrooms</b>																					
0.5 spaces per unit	1 space per unit	1.5 spaces per unit																					

~~\*Areas of PTAL 2 where minimum standards set out in table 10a will be applied are specifically parts of the borough that are PTAL 2 and are 800 metres or more away from existing or planned rail and underground stations. Minimum standards will not apply in other areas of PTAL2. The London Plan parking standards will apply to all other parts of the borough that are PTAL 2.~~

In all areas, subject to the standards set out in Tables 10 and 10a being met, the Council will support proposals that:

- i. Consider the location and layout of parking provision at the earliest stage and as an integral part of the design process;
- ii. Locate parking close to people's homes and in areas with natural surveillance;
- iii. Provide intensive and durable planting in regular intervals that visually screens the continuity of car parking to the front of dwellings and provides a green street scene; and
- iv. Include car club membership open to all and provide on-site car club parking spaces.

Where a development proposal would result in a net loss of car parking spaces the applicant will be required to demonstrate robustly that there is no need for these spaces.

Planning conditions and legal agreements may be used to restrict eligibility for on-street residential and commercial parking permits, irrespective of the amount of parking spaces provided off street as part of the development.

Parking provision in new shopping and leisure developments should serve the area or centre as a whole. ~~It and~~ should not be reserved solely for use in connection with the development proposed and be provided as short stay parking.

Disabled parking and cycle parking should be located closest to town centres and the entrance to of the facilities and should include provision for long and short stay use.

		<p>The Council will support development proposals that provide adequate off street servicing arrangements for commercial vehicles and general servicing.</p> <p><u>Support text</u></p> <p>10.2.1 Car parking for development should aim to strike an appropriate balance between meeting the essential parking needs of the site whilst neither acting as a discouragement to using public transport nor adding to demand for on-street parking. Discussion of the appropriate balance should form a key part of Transport Assessments. Travel Plans should be developed to minimise the need for car-based access. Developments should seek to provide the minimum realistic amount of car parking for the scheme without undue risk of overspill parking onto surrounding streets. The allocation of car parking should consider the needs of disabled people, both in terms of quantity and location.</p> <p>10.2.2 Developments will be supported that comply with the London Plan parking standards for all other forms of parking including for cycles, motor-cycles, cars for disabled people, electric vehicle charging points and coaches;</p> <p>10.2.3 The Council's approach to off-street car parking standards is to ensure that parking is not over-provided at destinations served by good public transport (maximum levels of provision), but to recognise and respect the decision many residents make to continue to own a car and ensure that adequate levels of off-street parking are provided in new residential development in areas with lower levels of accessibility to public transport. <u>The Council considers this is justified and appropriate in Havering because the borough is not well provided with public transport services for some journeys and there are no practical alternatives to making journeys by car.</u></p> <p>10.2.4 The London Plan Parking Standards clearly outline the need for more sustainable travel. The parking standards for outer London boroughs allow for additional parking in comparison to central London boroughs. This is determined by the access to public transport, as identified by the TfL's Public Transport Accessibility Levels (PTAL).</p>	
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10.2.5 The Council's Residential Car Parking Standards Report (2017) draws together a range of evidence to help inform the car parking standards for Havering. The report demonstrates that a significant proportion of the borough has a PTAL of 0-2 reflecting the lack access to rail or underground stations. Havering also has one of the highest levels of car ownership which is above the average for outer London boroughs. Unsurprisingly, the highest levels of car ownership per household are in the areas with the poorest public transport accessibility. In accordance with the London Plan the Council considers it appropriate to set minimum car parking standards for those areas with the lowest levels of public transport accessibility (see Table 4 below).

10.2.5 Table 10a sets out minimum parking standards for PTAL's 0-1 together with areas which are PTAL 2 and are 800m+ away from existing or planned rail and underground stations. Applying minimum standards to some specific parts of the borough that are PTAL 2 0-1 recognises that the London Plan provides outer London boroughs with the opportunity to apply a more flexible approach to parking standards in these areas.

Table 3 Maximum Parking Standards PTAL 0-2

<b>1 Bedrooms</b>	<b>2 bedrooms</b>	<b>3+ bedrooms</b>
1 parking space per unit	1.5 parking spaces per unit	2 parking spaces per unit

10.2.6 Some areas of the borough (such as central Romford and Upminster) have good or very good access to public transport. In areas well served by public transport and therefore with high PTAL levels, the Council has an obligation under the London Plan to reduce private car use and provide fewer parking spaces in comparison to other parts of the borough. The Residential Car Parking Standards Report (2017) found that in Havering, even areas with high PTALs can have higher car ownership levels than the outer London average.

The report also concluded that areas in Havering with higher PTAL scores, which generally lie on the main rail routes, have achieved those scores largely due to the ease of access to

		<p><del>and from London rather than because of good local public transport provision in the borough. Driver trips are predominantly locally focused and without the availability of alternative options there is a demand to own and use cars. A key priority is therefore to increase public transport connections and sustainable travel options as detailed in Policy 23. A balance also needs to be struck between the provision of residential parking spaces and wider objectives such as reducing congestion and improving air quality and the use of parking controls to protect the amenity of existing residents. The Council consider it appropriate to set a minimum requirement of 0.5 spaces per unit in areas that would be captured by the London Plan policy as having a standard of less than 1 space per unit.</del></p> <p>10.2.7 Car clubs and pool car schemes are becoming increasingly popular as a means of reducing the need for people to own a car, particularly in areas of good public transport accessibility where there may only be occasional need to use a car. The Council will expect the inclusion of a publicly accessible car club scheme where the scale of development would support the provision of such a scheme.</p> <p>10.2.8 The London Plan has also set out a requirement for electric vehicle charging point parking spaces to be included within a development. Therefore, developments will need to include the minimum required electric vehicle parking spaces as required at the time of the application.</p> <p>10.2.9 The Council will expect parking provision to be provided on site, but it is recognised that this may not always be sufficient. In situations where in-curtilage parking is required, it should be located close to the home to avoid inconvenience and increase natural surveillance. Large, isolated car parks should be avoided. Whilst parking will be provided within private areas, it should be recognised that people will wish to park where they consider convenient and this is often on the existing or proposed street. This should be taken into consideration, and parking designed to be convenient for residents so that streets are not dominated by cars.</p>	
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		<p>10.2.10 The design and layout of new residential development should take account of the needs of people wishing to cycle through the provision of safe, accessible and secure cycle parking. Developers should aim to make cycle storage as convenient as access to car parking to encourage cycling as a sustainable mode of transport. New flatted development should provide some space either inside the building in a cycle store-room or provide a separate, secure and accessible bike shed within the overall development.</p> <p>10.2.11 To reinforce the need for sufficient off-street parking provision and to encourage occupiers to use the available on-site parking, restrictions to eligibility for on-street parking permits can apply to existing and any future parking restrictions.</p> <p>10.2.12 The Council will use informatives and legal agreements to ensure that future occupants are aware they are not entitled to apply for on-street parking permits.</p>																
FMM29 (replacing MM29)	Table 10 Local Plan Monitoring Framework	<p><b>Table 10 Local Plan Monitoring Framework</b></p> <table border="1"> <thead> <tr> <th data-bbox="568 820 804 943"><u>Policy</u></th> <th data-bbox="804 820 981 943"><u>Strategic objective(s)</u></th> <th data-bbox="981 820 1319 943"><u>Indicators</u></th> <th data-bbox="1319 820 1653 943"><u>Target</u></th> <th data-bbox="1653 820 1839 943"><u>Data source</u></th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="568 943 1839 1038"><b><u>Places to live</u></b></td> </tr> <tr> <td data-bbox="568 1038 804 1385"><b><u>Housing</u></b>  <b><u>(Policies 1,2 and 3)</u></b></td> <td data-bbox="804 1038 981 1385">SOi SOii SOiv SOxvi</td> <td data-bbox="981 1038 1319 1385">Annual net additional dwellings completed</td> <td data-bbox="1319 1038 1653 1385">Delivering a minimum of:   <ul style="list-style-type: none"> <li>700 new dwellings per year during Phase 1 of the Plan Period (2016/2017-2020/2021)</li> <li><del>1,801-1640</del> new dwellings per</li> </ul> </td> <td data-bbox="1653 1038 1839 1385">London Development Database</td> </tr> </tbody> </table>	<u>Policy</u>	<u>Strategic objective(s)</u>	<u>Indicators</u>	<u>Target</u>	<u>Data source</u>	<b><u>Places to live</u></b>					<b><u>Housing</u></b>  <b><u>(Policies 1,2 and 3)</u></b>	SOi SOii SOiv SOxvi	Annual net additional dwellings completed	Delivering a minimum of:  <ul style="list-style-type: none"> <li>700 new dwellings per year during Phase 1 of the Plan Period (2016/2017-2020/2021)</li> <li><del>1,801-1640</del> new dwellings per</li> </ul>	London Development Database	To reflect the proposed modifications to Policy 3 Housing Supply  •
<u>Policy</u>	<u>Strategic objective(s)</u>	<u>Indicators</u>	<u>Target</u>	<u>Data source</u>														
<b><u>Places to live</u></b>																		
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					<p>year during Phase 2 (2021/2022-2024/2025/2026) of the Plan Period and 1641 (2025/2026)</p> <ul style="list-style-type: none"> <li>1170 new dwellings per year during Phase 4 of the Plan Period (2026/2027-2030/2031)</li> </ul> <p>in accordance with Policy 3</p>	
				<p><u>Net additional dwellings completed from the 2015 financial year onwards</u></p>	<p><u>Meeting the cumulative housing requirement target since (and including) the 2015 financial year</u></p>	
				<p><u>Net additional dwellings in:</u></p> <ol style="list-style-type: none"> <li><u>Romford Strategic Development Area</u></li> <li><u>Rainham Strategic Development Area</u></li> <li><u>Council housing estates outside the Strategic Development Areas</u></li> <li><u>Other major sites outside the Strategic Development Areas</u></li> </ol>	<p><u>Sites within Havering being delivered in accordance with the numbers set out within Policies 1,2 and 3 to achieve the following over the first 10 years of the Plan Period :</u></p> <ul style="list-style-type: none"> <li><u>At least 5,000 new homes on Major sites in the Romford Strategic</u></li> </ul>	



				<p>and Council housing estates</p> <p>v. <u>Small sites and through vacant units returning to use</u></p>	<p>Development Area (including Twelve Estate Regeneration Programme sites)</p> <ul style="list-style-type: none"> <li>• <u>At least new 3,000 homes on Major sites in the Rainham and Beam Park Strategic Development Area (including Twelve Estate Regeneration Programme sites)</u></li> <li>• <u>At least new 300 homes through the Twelve Estates Programme (these sites are outside the Strategic Development Areas)</u></li> <li>• <u>At least 1,500 homes on other major sites outside the Strategic Development Areas and Twelve Estates Regeneration Programme sites</u></li> <li>• <u>At least 1,500 homes on small</u></li> </ul>		
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				<u>sites and vacant units returning to use</u>	
			<u>Percentage of dwellings built on previously developed land</u>	<u>100%</u>	<u>London Development Database</u>
			<u>Number of dwellings lost to other uses (without re-provision)</u>	<u>Minimal loss of housing to other uses</u>	<u>London Development Database</u>
			<u>Projected net additional dwellings up to the end of the Local Plan period</u>	<u>18,930 <del>17,550</del> net units provided over the Plan Period in accordance with Policy 3</u>	<u>London Development Database London Borough Havering</u>
		<b><u>Affordable housing</u></b> <b><u>(Policy 4)</u></b>	<u>SOi</u> <u>SOiii</u>	<u>Net affordable housing completions (number and as a percentage of net housing completions)</u>	<u>Delivering at least 35% or 50%* new affordable homes per year on threshold sites in accordance with Policy 4.</u>  <u><i>*on public land and industrial sites (see policy 4)</i></u>
				<u>Net affordable housing completions by tenure type (number and as a percentage of net affordable housing completions)</u>	<u>Delivering a tenure mix of 70% social / affordable rent and 30% intermediate provision on threshold sites in accordance with Policy 4</u>
		<b><u>Housing mix</u></b> <b><u>(Policy 5)</u></b>	<u>SOi</u> <u>SOiii</u>	<u>Net completions by housing size and type</u>	<u>Delivering housing mix comprising :</u>  <ul style="list-style-type: none"><li><u>Market Housing : 5% (1 Bed), 15% (2 Bed), 64% (3</u></li></ul>
					<u>London Development Database</u>

				<ul style="list-style-type: none"> <li>Bed) and 16% (4+ Bed)</li> <li>Affordable Housing : 10% (1 Bed), 40% (2 Bed), 40% (3 Bed) and 10 (4+ Bed)</li> </ul> <p>in accordance with Policy 5</p>		
		<b>Specialist housing (Policy 6)</b>	SOi	Net additional specialist housing completions	Delivering 255 new homes per year in accordance with Policy 6 until updated by subsequent reviews of the <u>Havering Specialist Older Persons Accommodation Report (2015)</u>	London Development Database
			SOi	Number and proportion of housing completions that meet the National Space Standards	All new homes to meet <u>National Standard.</u>	London Development Database
		<b>Houses in Multiple Occupancy (Policy 8)</b>	SOi SOii	Net additional HMO completions	Proposals do not result in more than 10% of properties in one street becoming HMOs (including lawful HMOs) in accordance with Policy 8	London Development Database
		<b>Conversions and Sub-divisions (Policy 9)</b>	SOii SOiii	Net additional completions arising from:  i. Conversions of existing non-residential buildings	Proposals to increase housing stock in Havering comply with Policy 9 (and Policies 7, 24 and 35)	London Development Database

				ii. <u>Sub-division of residential developments</u>		
		<b><u>Garden and backland development</u></b> <b><u>(Policy 10)</u></b>	SOii	<u>Net additional housing completions on garden and backland</u>	<u>Net increase in housing stock secured through development that meets the requirements of Policy 10</u>	<u>London Development Database</u>
		<b><u>Gypsy and Traveller accommodation</u></b> <b><u>(Policy 11)</u></b>	SOiii	<u>Net additional gypsy and traveller pitches and travelling showpersons plots</u>	<u>The provision of gypsy and traveller pitch provision and pitches for travelling show people to reflect the Gypsy and Traveller Accommodation Assessment Update report (July 2019) in accordance with Policy 11</u>  <u>No net loss of pitches or plots</u>	<u>London Development Database</u>
<b><u>Thriving communities</u></b>						
		<b><u>Healthy communities</u></b> <b><u>(Policy 12)</u></b>	SOv	<u>Percentage of major applications submitted with a Health Impact Assessment</u>	<u>All major proposals to be submitted with a Health Impact Assessment in accordance with Policy 12</u>	
		<b><u>Town Centre development</u></b> <b><u>(Policy 13)</u></b>	SOvi	<u>Position of Havering's town centres in the London strategic town centre network</u>	<u>Havering town centres retain their position in the London Strategic town centre network (as defined in the London Plan) in accordance with Policy 13 and Map 1</u>	<u>GLA</u>

				<p><u>Amount of completed retail floorspace in Havering's metropolitan and district centres</u></p>	<p><u>In accordance with Policy 13:</u></p> <ul style="list-style-type: none"> <li>• <u>make provision for a minimum of 20,722 square metres of comparison floorspace in Havering by 2031</u></li> <li>• <u>make provision for a minimum of 10,881 square metres of convenience floorspace in Havering by 2031</u></li> <li>• <u>make provision for a minimum of 10,619 square metres of commercial leisure floorspace in Havering by 2031</u></li> <li>• </li> </ul>	<p><u>London Development Database</u></p>
				<p><u>In Havering's primary and secondary frontages, the number and percentage of:</u></p> <ol style="list-style-type: none"> <li>i. <u>Vacancies</u></li> <li>ii. <u>A1 and A2 units</u></li> <li>iii. <u>A5 units</u></li> <li>iv. <u>Betting shops</u></li> <li>v. <u>Payday loan shops</u></li> </ol>	<p><u>In accordance with Policy 13, ensure that :</u></p> <ul style="list-style-type: none"> <li>• <u>the proportion of A1 and A2 uses is more than 60% in primary frontages</u></li> <li>• <u>the proportion of A5 uses to be greater than 10% in primary</u></li> </ul>	<p><u>London Borough Havering</u></p>

					<p>frontages and to maintain a minimum of 3 units in alternative uses between A5 uses</p> <ul style="list-style-type: none"> <li>the proportion of betting shops and pay day loan shops in primary and secondary frontages and local centres to comprise a maximum of 5% or 1 unit (whichever is the greater) and there to be a minimum of 3 units in alternative use between these uses</li> </ul>		
		<b><u>Eating and drinking</u></b> <b><u>(Policy 14)</u></b>	SOvi	<u>Net additional A3 and A4 units and floorspace in Havering's metropolitan and district centres</u>	<u>Enhancing the quality of Romford and Havering's district centres</u>	<u>London Borough Havering</u> <u>London Development Database</u>	
		<b><u>Culture and creativity</u></b> <b><u>(Policy 15)</u></b>	SOvii	<u>Net additional arts, cultural, leisure floorspace in town centres and out of town centres</u>	<u>Enhancing Havering's town centres and out of town locations</u>	<u>London Borough Havering</u> <u>London Development Database</u>	

		<b><u>Social infrastructure</u></b>  <b><u>(Policy 16)</u></b>	<u>SOv</u> <u>SOviii</u>	<u>Net additional floorspace for social infrastructure facilities</u>	<u>Provision of new social and community infrastructure in a timely and efficient manner and in appropriate locations to support, population, housing, employment and economic growth in accordance with Policies 1,2 and 16 of the Local Plan and the Infrastructure Delivery Plan</u>	<u>London Development Database</u>
				<u>Average size of GP patients lists</u>	<u>Securing GP medical facilities to improve the ratio for the average number of patients per GP (currently 1:1,991)</u>	<u>London Borough Havering</u>
				<u>Net additional floorspace for educational purposes</u>	<u>Provision of education infrastructure in a timely and efficient manner and in appropriate locations to support, population and housing growth in accordance with the Policies 1, 2 and 17 of the Local Plan and the Infrastructure Delivery Plan</u>	<u>London Development Database</u>
			<b><u>Open space, leisure and recreation</u></b>  <b><u>(Policy 18)</u></b>	<u>SOxv</u>	<u>Net loss/gain of public open space, playing fields and leisure floorspace</u>	<u>No net loss of open space designated for protection in the Local Plan in accordance with Policy 18</u>

			<u>Number of open spaces with Green Flag Awards</u>	<u>To maintain and increase the number of open spaces that secure Green Flag status</u>	<u>London Borough Havering</u>	
<b><u>Opportunities to prosper</u></b>						
			<u>SOix SOx</u>	<u>Amount of designated and non-designated industrial floorspace lost to non-industrial uses</u>	<u>The amount of industrial land released to other uses will not exceed 24.5 hectares in Havering over the Plan Period in accordance with Policy 19</u>	<u>London Development Database</u>
				<u>Net additional office floorspace</u>	<u>Delivery of additional 17,132 square metres of B1 floorspace in Havering over the Plan Period in accordance with Policy 19</u>	
			<u>SOix</u>	<u>Amount of employment land lost to residential and/or commercial developments</u>	<u>The amount of industrial land released to other uses in Havering will not exceed 24.5 hectares over the Plan Period in accordance with Policy 19</u>	<u>London Development Database</u>
			<u>SOix SOx</u>	<u>Number of affordable workspace units delivered</u>	<u>A net increase in the number of affordable workspaces over the Plan Period in accordance with Policy 21</u>	<u>London Borough Havering</u>
				<u>Net additional affordable workspace floorspace</u>	<u>Provision of a minimum of 10% of floorspace in major commercial and mixed use schemes over</u>	<u>London Borough Havering</u>



					the Plan Period in accordance with Policy 21	
		<b><u>Skills and training</u></b> <b><u>(Policy 22)</u></b>	<u>SOx</u>	<u>Percentage of local labour used in the construction of new developments and end user phase where applicable</u>	<u>In accordance with Policy 22:</u> <ul style="list-style-type: none"> <li><u>A minimum local labour target of 20% during construction and end user phase for major commercial or mixed use developments including a proportion of apprenticeships where the length of construction phase allows</u></li> <li><u>A minimum local labour target of 20% during construction for major residential developments</u></li> </ul>	<u>London Borough Havering</u>
<b><u>Connections</u></b>						
		<b><u>Transport connections</u></b> <b><u>(Policy 23)</u></b>	<u>SOxi</u> <u>SOxii</u>	<u>Proportion of journeys made by Havering school pupils to school by walking and cycling</u>	<u>Pupil hands up survey data collected via the TfL STARS accreditation scheme to demonstrate that car use is maintained annually at 21% and cycling at 5%.</u>	<u>London Borough Havering</u>

				Number of jobs within a 45 minute public transport journey of each local centre and town centre (as measured in the AM peak)	Provide an annual increasing the number of jobs available within 45 minutes of each town centre and local centre	London Borough Havering
				Progress on the delivery of key transport infrastructure projects as set out in Policy 23 and others that arise over the Plan Period	Feasibility studies progressed in accordance with their respective programmes	London Borough Havering Transport for London
				Car use and car ownership across the borough	Mode share for car use in Havering does not increase above current level of 58%.	London Borough Havering Transport for London
				Number of road accidents (collisions) by age and Ward	Reduce borough wide KSI's to no more than 19 per annum by 2030 on borough roads	London Borough Havering
			<b><u>Parking provision and design</u></b> <b><u>(Policy 24)</u></b>	SOxi Percentage of completed development schemes meeting the required parking standards	All permissions granted for new development are in accordance with Policy 24	London Borough Havering
			<b><u>Digital connections</u></b> <b><u>(Policy 25)</u></b>	SOxi Percentage of completed development schemes with access to high speed broadband	All permissions granted for new residential and non-residential properties allow for the provision of superfast broadband in order to allow connection to that network as and when it is made available in accordance with Policy 25	London Borough Havering

<b>High Quality Places</b>				
<b><u>Urban design</u></b> <b><u>(Policy 26)</u></b>	<u>SOxiv</u>	<u>Number of schemes subject to the Quality Review Panel</u>	<u>Promoting good design in all new development schemes in accordance with Policy 26</u>  <u>Ensuring development makes a positive contribution to place making and local distinctiveness in accordance with Policy 26</u>	<u>London Borough Havering</u>
<b><u>Landscaping</u></b> <b><u>(Policy 27)</u></b>	<u>SOxiii</u> <u>SOxiv</u>	<u>Number of major applications approved without a detailed landscape scheme</u>	<u>Ensuring that all major developments are supported by a high quality landscaping scheme to make a positive contribution place making and local distinctiveness in accordance with Policy 27</u>	<u>London Borough Havering</u>
<b><u>Heritage assets</u></b> <b><u>(Policy 28)</u></b>	<u>SOxiv</u>	<u>Number of applications permitted affecting designated heritage assets</u>	<u>All permissions granted which affect a designated heritage asset are in accordance with Policy 28</u>	<u>Historic England</u>
		<u>Number of heritage assets on the Heritage at Risk Register</u>	<u>Annual reduction in the number of assets on the heritage at risk register</u> <u>Heritage assets within Havering are conserved and enhanced in a manner appropriate to</u>	<u>Historic England</u>

				their special interest, character or appearance and significance in accordance with Policy 28		
			<u>Number of Conservation Areas with up-to date Appraisals and Management Plans</u>	<u>Appraisals and Management Plans for Conservation Areas in Havering are less than 5 years old</u>	<u>London Borough Havering</u>	
<b><u>Green Places</u></b>						
		<b><u>Green infrastructure</u></b> <b><u>(Policy 29)</u></b>	<u>SOxiv</u>	<u>Progress on the key green infrastructure projects as set out in Policy 29</u>	<u>The quality of the features set out in Policy 29 :</u>  <ul style="list-style-type: none"> <li>• <u>All London Green Grid</u></li> <li>• <u>Thames Chase Community Forest</u></li> <li>• <u>Rainham Wildspace</u></li> <li>• <u>Land of the Fanns Landscape Partnership; and</u></li> <li>• <u>Roding, Beam and Ingrebourne Catchment Partnership)</u></li> </ul> <u>is maintained and expanded</u>	<u>London Borough Havering Natural England</u>
		<b><u>Nature conservation</u></b> <b><u>(Policy 30)</u></b>	<u>SOXv</u>	<u>Changes in areas and populations of biodiversity importance, including :</u>	<u>No net loss of designated bio-diversity sites including :</u>	

				<p>i. <u>Changes in priority habitats and species (by type); and</u></p> <p>ii. <u>Changes in areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional or local significance</u></p>	<ul style="list-style-type: none"> <li>• <u>Sites of Special Scientific Interest</u></li> <li>• <u>Local Nature Reserves ; and</u></li> <li>• <u>Sites of Importance for Nature Conservation)</u></li> </ul> <p><u>in accordance with Policy 30</u></p>	
		<b><u>Rivers and river corridors</u></b> <b><u>(Policy 31)</u></b>	<u>SOxiv</u> <u>SOxxi</u>	<u>Percentage of main rivers of good or fair chemical and biological quality</u>	<u>In accordance with targets established by Environment Agency</u>	<u>Environment Agency</u>
		<b><u>Flood management</u></b> <b><u>(Policy 32)</u></b>	<u>SOxxi</u>	<u>Number of planning permissions granted contrary to the advice of the Environment Agency</u>	<u>All applications granted are in accordance with Policy 32</u>	<u>Environment Agency</u>
				<u>Number and proportion of developments which incorporate Sustainable Drainage Systems (SuDS)</u>	<u>All applications granted are in accordance with Policy 32</u>	<u>London Borough Havering</u>
		<b><u>Air quality</u></b> <b><u>(Policy 33)</u></b>	<u>SOxviii</u>	<u>Improve air quality in Havering by reducing the level of NO2</u>	<u>To reduce levels of NO2 at identified 'hot-spots', in accordance with the implementation of the strategic Air Quality Action Plan for Havering</u>	<u>London Borough Havering</u>

			(2018/23) (as approved by the Mayor of London).		
		<b><u>Managing pollution</u></b> <b>(Policy 34)</b>	SOxviii SOxx  Percentage of main rivers of good or fair chemical and biological quality	All applications granted are in accordance with Policy 34  Net reduction in annual average, hourly peak and daily peak recordings of all monitored pollutants	<u>Environment Agency</u>
		<b><u>On-site waste management</u></b> <b>(Policy 35)</b>	SOxvii  Percentage of household waste recycled/re-used/composted	All applications granted are in accordance with Policy 35	<u>London Borough Havering</u>
<b><u>Minerals</u></b>					
		<b><u>Mineral reserves</u></b> <b>(Policy 37)</b>	SOxxii  Loss of mineral safeguarded land to development	No loss of safeguarded land in accordance with Policy 37	<u>London Borough Havering</u>
		<b><u>Mineral extraction</u></b> <b>(Policy 38)</b>	SOxxii  Production (tonnes) of primary land won aggregates	Production in line with approved schemes for mineral working	<u>London Borough Havering</u>
		<b><u>Secondary aggregates</u></b> <b>(Policy 39)</b>	SOxxii  Production (tonnes) of secondary/recycled aggregates Use of primary won materials	Production in line with approved schemes for mineral working	<u>London Borough Havering</u>
<b><u>Monitoring and delivery</u></b>					

				<u>Amount of Planning Obligations/CIL funding secured and spent (including by type)</u>	<u>Developer contributions secured to be maximised and spending to be optimised in accordance with identified priorities</u>	<u>London Borough Havering</u>	
				<u>Completion of Authority Monitoring Report (including review of LDS milestones)</u>	<u>Production of Authority Monitoring Report</u>	<u>London Borough Havering</u>	