

## Proposed Additional Modifications to Havering Local Plan 2016-31- January 6th 2020 Version

Whilst not forming part of this consultation, we are proposing a number of additional modifications (e.g. typographical errors, clarifications and factual updates) to improve the clarity of the Local Plan.

None of these changes, however, will materially affect the policies of the Local Plan all changes have been made to the Proposed Submission Version of the Plan which was dated March 2018.

For both text in the policy and the supporting explanatory text, the proposed Main Modifications are expressed in the conventional form of ~~strike through~~ for deletions and underlining for proposed additions of text or numbering changes.

Proposed Minor Modification (PM) Number	Section /paragraph of Local Plan	Proposed Modification
<b>1.Overview</b>		
PM1	Section 1.2 Commenting on the Local Plan	<p><del>How to make comments on the Local Plan</del></p> <p><del>The Local Plan, all supporting documents and details of how to submit comments can be at <a href="http://www.Havering.gov.uk">www.Havering.gov.uk</a></del></p> <p><del>Hard copies are also available for inspection at all public libraries in Havering.</del></p> <p><del>At this stage in the plan making process, comments should made in the prescribed format need to address with the Local Plan has been made in accordance with the legislated requirements and if the Local Plan is sound – that is:</del></p> <p><del>Is the Local Plan <b>positively prepared</b>? Is it based on a strategy to meet the borough’s housing employment and infrastructure requirements?</del></p> <p><del>If the Local Plan <b>justified</b>? Are the policies founded on a robust and credible evidence base? Do they represent the most appropriate strategy when considered</del></p>

		<p>against reasonable alternatives?</p> <p>Is the Local Plan <b>effective</b>? Are the proposed policies deliverable and flexible? Can the council demonstrate how they will be monitored? Is the Local Plan <b>consistent with national policy</b>?</p> <p><b>You can submit your comments:</b></p> <ul style="list-style-type: none"> <li>• online at <a href="http://havering-consult-objective.co.uk/portal/planning_policy/lp/lp">HTTP://havering-consult-objective.co.uk/portal/planning_policy/lp/lp</a></li> <li>• By email to: <a href="mailto:development_planning@havering.gov.uk">development_planning@havering.gov.uk</a></li> <li>• in writing to Development Planning, London Borough of Havering, Town Hall, Main Road, Romford RM1 3BD</li> </ul> <p><b>All comments should be submitted by 5 PM on Friday, 29 September 2017.</b></p> <p><b>Next steps</b> The representations received in response to the consultation will be submitted with the final submission version of the Local Plan, along with supporting documents, the Secretary of State for Communities and Local Government. The Secretary of State will appoint a Planning Inspector to carry out an independent Examination in Public.</p> <p>Following the examination, the Inspector will publish a report. If the report finds the Havering Local Plan to be found “sound” the Council may formally adopt the Local Plan. Once adopted, it will supersede policies currently contained in the Core Strategy and Development Control Policies Development (Plan Document and the Romford Area Action Plan 2008</p>
<b>2. Vision for Havering</b>		
PM2		<p><b>Vision for Havering</b> <b>2.1 Achieving Havering’s corporate Vision</b></p> <p>2.1.1 The Local Plan has an important role in contributing to the delivery of the</p>

		<p>Council's new dynamic vision which recognises that Havering is London's next big opportunity. <u>vision</u>. Since February 2015, our vision has been to create a clean, safe and proud borough. Whilst these are key values to the people of Havering, our borough has so much more to offer, not just to our own residents but <del>also</del> to the whole of London.</p> <p><del>2.1.2 The Council's new vision 'Havering - Making a Greater London' is about Embracing the best of what Havering has to offer and how the borough can play an active role in the success of the whole of London,</del> The new vision is focused around four cross-cutting priorities: <b>Communities, Places, Opportunities</b> and <b>Connections</b>:</p> <ul style="list-style-type: none"> <li>• <b>Communities</b> - We want to help our residents to make positive lifestyle choices and ensure a good start for every child to reach their full potential. We will support families and communities to look after themselves and each other, with a particular emphasis on our most vulnerable residents.</li> <li>• <b>Places</b> - We will work to achieve a clean, safe environment for all. This will be secured through working with residents to improve our award-winning parks and continuing to invest in our housing stock, ensuring decent, safe and high standard properties. Our residents will have access to vibrant culture and leisure facilities, as well as thriving town centres.</li> <li>• <b>Opportunities</b> - We will provide first-class business opportunities by supporting the commercial development of companies within the borough, as well as being a hub for start-ups and expanding businesses. We will ensure sustainable economic growth that generates local wealth and opportunities, as well as securing investment in high-quality skills and careers.</li> </ul>
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		<ul style="list-style-type: none"> <li>• <b>Connections</b> - We want to capitalise on our location with fast and accessible transport links both within the borough and to central London, as well as making the most of national and international connections. Likewise, we will continue to make Havering a digitally-enabled borough that is connected to residents and businesses. Enhancing our connections will strengthen the borough's offer as a Greater London hub for business.</li> </ul>
PM3	Paragraph 2.2.1	<p><b>2.2Havering in 15 years from now</b></p> <p>2.2.1 It is an exciting time for Havering; the population is growing and becoming more diverse and the borough is an increasingly attractive part of London in which to live, develop and invest. We want to position Havering as one of London's most successful and attractive outer London boroughs. The vision for the Local Plan builds on the Council's overarching vision of <b>'Havering: Making a Greater London'</b> and provides a snapshot of what Havering will aspire to be like in 15 years from now.</p>
PM4	Paragraph 2.2.7	<p>The employment area to the south of Rainham and Beam Park will have retained its role as a strategically important industrial area and will have benefited from transformational new developments and an intensification of employment uses <u>in a safe and secure environment</u>.</p>
PM5	Paragraph 2.2.17	<p>2.2.17 Havering's Green Belt, green and open spaces, <u>biodiversity</u> and heritage assets will continue to be valued and enhanced, recognising their contribution to Havering's character <u>and future resilience</u>, the appeal of the borough as a place to live, work and visit and the health and well-being and overall quality of life for residents. Havering's existing green spaces will continue to offer an array of recreation and leisure opportunities and, by 2031, will be more attractive and usable, as well as more accessible to residents.</p>
PM6	Paragraph 2.2.19	<p>2.2.19 Over the lifetime of the Plan the Council will seek to maintain an appropriate aggregate landbank needed to support construction whilst ensuring that the</p>

		individual and cumulative impacts of extraction are minimised, and that sites are restored at the earliest opportunity to a high standard <u>to contribute to the borough's environmental and social well-being.</u>
<b>3. Strategic Objectives</b>		
PM7	Objective xiv.	Proactively conserve, enhance, and ensure greater understanding of Havering's <u>designated and non-designated</u> heritage assets, their settings and wider historic environment <u>subject to viability</u>
PM8	Objective xv	Increase the <u>quantity</u> , quality and accessibility of Havering's public open spaces and maintain and enhance biodiversity and geodiversity;
<b>5. Borough wide Strategy for growth</b>		
PM9	Paragraph 5.1.1	Paragraph 5.1.1 Havering's population is expected to grow to over 293,000 <b>(1)</b> over the next 15 years. The Strategy underpinning the Local Plan seeks to ensure that there is the necessary growth in homes, jobs and critical infrastructure to support and sustain new and existing communities whilst also <u>preserving conserving</u> and enhancing the borough's most valuable assets and maintaining its long established and strongly supported character and appearance as an outer London sub-urban borough.
PM10	Paragraph 5.1.11	The spatial strategy has been carefully prepared to reflect several important topics. Firstly, it takes account of the strategic context provided by the National Planning Policy Framework and the London Plan. It aims to translate the policy approaches applicable to Havering into planning policies that are both relevant and necessary. Secondly, it is the land-use planning tool whereby the Council will seek <del>to translate the ambition of its overarching vision - 'Havering - Making a Greater London'</del> <u>to deliver into the places and communities that will endure well into the remainder of this century.</u> Thirdly, at a time when the delivery of new homes is seen as critical to London's wellbeing, it acknowledges the opportunity resulting from Havering having two key growth areas with Housing Zone status. The strategy is informed by the spatial portrait and key issues as set out in Annex 4 and is intended to deliver the vision and objectives as set out in Chapters 2 and 3. The strategy also takes account of environmental constraints, the finite availability of land for development and the need for the Council to balance different competing land uses and priorities

		in determining the most appropriate uses of land and forms of development.
PM11	Paragraph 5.1.5	Romford is identified as a metropolitan centre in the London Plan and is the largest town centre in the borough. Romford has scope for development across a number of well located and well connected sites. The Local Plan recognises its potential for significant regeneration and intensification. Romford is already a key transport hub in Havering with more than 25 bus routes using the town centre. From 2019, it will benefit from improved rail services as a result of the arrival of Elizabeth line services through Crossrail. Its potential has been recognised by its designation as a Mayoral Housing Zone and the Local Plan will provide the means to assist in accelerating the delivery of new homes on a number of sites in and around the town centre. <u>A minimum of 6000 new homes will be delivered in the Romford Strategic Development Area.</u> This plan also envisages business growth and an expanded leisure and cultural role for Romford. The next London Plan will re-affirm the role of Romford by designating it as an Opportunity Area in recognition of its potential to address an important part of Havering's growth potential.
PM12	Paragraph 5.1.11	Havering is one of London's greenest boroughs with extensive open spaces and more than half of the borough designated as Metropolitan Green Belt as identified on the Proposals Map. The spatial strategy of the Local Plan is to optimise the use of brownfield land <u>with suitable brownfield sites being developed first</u> <del>for</del> meeting the demand for new homes and business growth and to provide continued protection for Havering's Green Belt and its most valuable open spaces <u>and its ecological assets.</u> The Thames Chase Community Forest will be enhanced in line <u>with the Thames Chase Plan.</u> <u>A Brownfield Land Register has been prepared which lists the brownfield sites that have the potential to be used for future housing in the borough.</u>
	Key Features of the Spatial Strategy	<b>Key features of the spatial strategy</b>  <b><i>Housing Growth</i></b>

		<ul style="list-style-type: none"> <li>• Delivery of at least 17,550 high quality homes over the 15 year Plan period;</li> <li>• Delivery of over <del>5,300</del> <u>6000</u> new homes in the Romford Strategic Development Area;</li> <li>• Transformation of Rainham and Beam Park Strategic Development Area providing a new, well connected residential community of at least 3,000 homes served by Beam Park Station;</li> <li>• Residential intensification of the borough's district centres, with proposed development compatible with their character, function and scale;</li> <li>• Intensification and renewal of existing Council housing estates providing an improved housing stock and at least 700 additional homes across the borough, outside of the Strategic Development Areas.</li> </ul> <p><b><i>Economic Growth</i></b></p> <ul style="list-style-type: none"> <li>• Regeneration of Romford Town Centre, providing a more diverse and higher quality retail, leisure, cultural and employment offer;</li> <li>• Directing an appropriate scale of retail, culture, service industries and office development to the boroughs network of town centres comprising of: Romford Metropolitan Centre, district centres at Collier Row, Elm Park, Harold Hill, Hornchurch, Rainham and Upminster and 75 local centres including a new local centre at Beam Park.</li> <li>• Protection of the borough's Strategic Industrial Locations (SIL) (Rainham Employment Area, Harold Hill Industrial Area, King George Close Estate and Freightmaster Estate) for continued industrial use;</li> <li>• Protection of the borough's Locally Significant Industrial Sites (LSIS) (Harold Wood, Hillman Close, the Seedbed Centre, Lyon Road and Crow Lane) for continued industrial and employment use;</li> </ul>
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		<p>Rainham and Beam Park;</p> <ul style="list-style-type: none"> <li>• New health facilities at the former St George's Hospital Site, Romford Town Centre, Rainham and Beam Park and in the north-west of the borough;</li> <li>• Improvements to the borough's existing leisure facilities (<u>as set out in Policy 18</u>) and new facilities in Romford Town Centre and Rainham and Beam Park.</li> </ul> <p><b><i>Havering's most valued assets</i></b></p> <ul style="list-style-type: none"> <li>• Protecting and enhancing the Green Belt and Havering's open spaces and <u>ecological assets</u>;</li> <li>• <del>Preserving</del><u>Conserving</u> and enhancing the Havering's rich heritage and historic environments.</li> </ul>
<b>6.Strategic Development Areas</b>		
Romford PM13	Paragraph 6.1.3	The arrival of Crossrail in <del>2018/19</del> <u>2020/21</u> alongside the relative affordability of this area are key drivers of growth.
PM14	Paragraph 6.1.12	Market Place is one of Romford's greatest assets and has potential to provide a key <del>civic</del> <u>public</u> -space within the town centre.
PM15	Add at the end of Paragraph 6.1.17	<u>In addition, the Council will seek enhancements to the biodiversity value and water quality of the river in line with the requirements of Policy 31.</u>
PM16	Paragraph 6.1.22	Education provision is particularly challenging in Romford. Existing schools within the area are already at full capacity, and whilst the Council's school expansion programme will assist in meeting future demand, this will not offer sufficient capacity over the Local Plan period. In order to meet the need for primary school places in the Romford area <del>over the next five years an additional 3FE will be needed. 1FE is likely to be delivered through expansion of an existing school. A new 2FE school will be needed.</del> <u>a 3 form of entry primary school (630 places) has</u>

		<p><u>been approved on the Bridge Close development site and the new school should be sufficient to meet demand for the additional primary places needed over the next five years. This will be addressed via the updated Local Plan that will identify specific sites for future schools. If further sites come forward for housing development then we will need to assess whether further education provision will be needed.</u> There is a further 6FE requirement for primary school places beyond the first five years. This will need to be delivered through new schools. A 6/8FE secondary school is required in the second phase of the Plan period (5-10 years). <del>The Council will seek to identify sites suitable for additional education provision through the Romford Masterplan and Site Specific Allocations Local Plan.</del></p>
PM17	Paragraph 6.1.24	<p>Due to the particular challenges in Romford and in advance of the delivery of the updated Local Plan, the Council will require all development proposals that generate a primary school child yield equivalent to one additional form of entry to provide adequate space on site for the provision of a school or robustly demonstrate how this need will be accommodated through other developments.</p>
PM18	Paragraph 6.1.25	<p><u>The reference to a minimum 700 units for primary and 3,000 units for secondary triggering the need for part of the development site to be set aside to provide a publicly funded school, are only average figures. The specific tenure and unit size breakdown for each development will be used to calculate the child yield using the publicly available GLA population calculator.</u></p>
PM19	Insert a new paragraph between paragraphs 6.1.25 and 6.1.26	<p><u>Havering's Indoor Sport and Leisure Facilities Strategy 2016-31 supports the provision of the new Romford Sapphire Ice and leisure Centre which has now opened. The centre offers a 25 m pool and 15 m learner pool, an ice rink, gym and studio space and is home to the Everyone Active Raiders Ice Hockey Team.</u></p>
PM20	Figure 3 Romford Strategic Development Area	<p>Update the Strategic Development Area boundary to reflect the revised proposed boundary set out in Proposals Map Booklet Addendum 2018.</p>
Rainham PM21	Paragraph 6.2.5	<p>There are a number of development opportunities within public and private ownership. The GLA are an important landowner in the area and are bringing forward the Beam Park site for residential and mixed use development with</p>

		<u>Persimmon Countryside Properties PLC</u>
PM22	Paragraph 6.2.9	The Employment Land Review recommended the retention of the Rainham Steel office building. The site is of a good quality and is compatible with the housing development that will take place in the area. However, <del>in the long term</del> if Rainham Steel were to relocate from this location, the Council would not wish to retain the site for industrial use due to its prominent location and close proximity to the new residential development. The Council will seek a residential redevelopment in this scenario.
PM23	Insert new paragraph between 6.2.11 and 6.2.12	<u>The central area in Rainham Village is designated as a Conservation Area and comprises a number of listed buildings including the grade I listed Church of St Helen &amp; St Giles and the grade II* listed Rainham Hall.</u>
PM24	Insert a new additional paragraph between paragraphs 6.2.18 and 6.2.19	<u>A feasibility study has been carried out in 2019 on a new leisure centre for the south of the borough as identified within the Havering Indoor Sport and Leisure Facilities Strategy 2016-31. A new leisure centre is proposed at Rainham Recreation Ground, and subject to a Cabinet decision in January 2020, is expected to open to the public in September 2021.</u>
PM25	Figure 4 Rainham and Beam Park Strategic Development Area	Show River Beam on Figure 4
<b>7. Successful Places to Live</b>		
PM26	Table 2 Housing Mix	Table 3 Borough Wide Housing Mix
<b>8. Thriving Communities</b>		
PM27	Policy 12 Healthy Communities	The Council will seek to maximise the potential health gains from development proposals and ensure that any negative impacts are mitigated. All major development proposals must be supported by a Health Impact Assessment (HIA) to demonstrate that full consideration has been given to health and wellbeing <u>and</u>

		the principles of active design.
PM28	Insert new paragraph after 8.1.4	<u>When undertaking Health Impact Assessments, full consideration should be given to the principles of Active Design as set out in Sport England and Public Health England's Active Design Guidance. Active design is about designing and adapting where we live to encourage activity in our everyday lives.</u>
PM29	Policy 13 Town Centre Development	<p>The Council will seek to enhance the vitality and vibrancy of Havering's town centres, maintaining their important role for local communities.</p> <p>Applications for new main town centre uses will be subject to the sequential test as defined in the NPPF. An impact assessment will be required for retail, leisure and office developments over 200 square metres in edge or out of centre locations. <del>Preference will be given for edge of centre and out of town centre developments to be located on existing out of centre sites designated on the Proposals Map and / or in accessible locations that are well connected to town centres.</del></p> <p>The Council will support development proposals within town centres that:</p> <p>i. Are appropriate to the scale and function of the town centre's position within the Town Centre Network (see Map 1 'Havering Town Centre <u>Hierarchy</u>');</p> <p><u>The Council will not support proposals for single use retail developments which do not optimise the development potential of the site.</u> <del>within, on the edge or outside of town centres</del></p>
PM30	Paragraph 8.2.3	Although overall performing well, the other district and metropolitan centres <del>are subject to the over proliferation of non-retail uses and</del> have a number of vacancies in prominent locations. The vitality and vitality of these town centres could therefore also be adversely impacted by out of centre development.

PM31	Paragraph 8.2.4	<p>Another consideration is the impact on planned assessment in town centres. Significant investment has been planned in the Romford and Rainham and Beam Park SDAs. The former includes Romford Metropolitan Centre and the latter includes Rainham District Centre and the new Beam Park Local Centre. To make sure that <u>out of centre</u> proposals <del>out of town centres</del> do not <u>adversely</u> affect the vitality and viability of existing town centres, and make sure future investments are optimised, the setting of a significantly lower locally specific threshold for impact assessments than that specified in the NPPF is justified.</p> <p>With regards to the average size of retail premises in town centres, district centres in Havering are made up mostly of small shops, with the average floor space being below 200 sq m. In Romford the average floor space is generally higher, although this varies between frontages. The threshold for impact assessments for edge and out of town centre development is therefore set at 200 sq m in the Local Plan.</p>
PM32	Paragraph 8.2.5	<p>However, in promoting diversification of development and uses, the Council is concerned to ensure that the retail function of town centres is not undermined. In promoting diversity, acceptable upper floor uses <del>would</del> include residential, office and leisure uses. <u>Subject to the Council being satisfied that an appropriate residential environment will be provided, r</u>Residential development at the ground floor level in town centres <u>may be encouraged in locations beyond the designated frontages such as the periphery of centres</u> <del>will not be supported</del>. In terms of shop front design, laminated glass and internal security grills are preferred above external shutters.</p>
PM33	Paragraph 8.2.6	<p>The Council has designated primary and secondary frontages within its metropolitan centre and six district centres. These are shown on the Proposals Map with a schedule of properties within these frontages listed in Annex 6. <u>These designated frontages</u> <del>borough's metropolitan and district centres are considered to be the borough's primary shopping areas</del> <u>within the borough's metropolitan and district centres.</u></p>

PM34	Paragraph 8.2.7	Within primary frontages, the Council will seek to increase the amount of retail floorspace, resist the loss of shops and prevent the clustering of certain uses where this would harm the town centre's primary shopping function, character and appearance. Use Class A1 should be the principal <del>and most dominant</del> land use as this contains the most important shopping facilities, those which attract the greatest number of customers and those which contribute most to the vitality and viability of the respective centres
PM35	Paragraph 8.2.8	In secondary frontages and local centres, the Council will seek to maintain a <del>majority</del> <u>significant proportion</u> of retail uses. However, a wider mix of uses will be promoted, especially those non-retail uses that provide services which complement shopping facilities. Such uses <u>should</u> provide active frontages, support street activity and generate a similar level of pedestrian movement to a retail use, and are open during the day (retail hours).
PM36	Paragraph 8.2.9	The <del>over</del> concentration of particular uses can impact negatively on the amenity of adjacent uses and adversely affect the vitality and viability of the town centre.
PM37	Policy 15 Culture and Creativity Insert new paragraph between paragraphs 8.4.2 and 8.4.3.	<u>Havering is identified by the Mayor of London's in the Thames Estuary Production Corridor, which seeks to develop facilities for artistic and creative production from Eastern London to Southend. The Thames Estuary Production Corridor vision document already identifies Rainham's Centre for Engineering and Manufacturing Excellence as contributing to the production corridor of creative industries.</u>
PM38	Policy 16 – Social Infrastructure	c. <del>Make use of an innovative delivery of social infrastructure;</del>
PM39	Policy 16 – Social Infrastructure	f. Explore the possibility to co-locate, <u>in multi-use buildings</u> with complimentary services; and
PM40	Policy 16 – Social	g. Are provided <del>in multi-use</del> , flexible, adaptable and healthy buildings.

	Infrastructure	
PM41	Policy 16 – Social Infrastructure	<del>Stakeholders</del> <u>Applicants</u> will be encouraged to consider funding arrangements for <u>reasonable</u> on-going maintenance costs.
PM42	Policy 16 – Social Infrastructure	The suitability of redundant social infrastructure premises for accommodating other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments will be considered by the Council. <u>The assessment should take account of site constraints and consider the feasibility and viability of retaining the site for alternative social infrastructure provision.</u>
PM43	Policy 16 – Social Infrastructure	The following paragraph was included at the end of the Social Infrastructure policy, however it should have been the first paragraph of the support text:  Social infrastructure covers a variety of health, community, cultural, sports and leisure facilities. It encompasses burial spaces, places of worship, health and education facilities, social care facilities, nurseries, theatres, sports pitches, swimming pools, and many other uses that provide a social function.
PM44	Paragraph 8.5.6	The Council will, however, not permit proposals which would result in a loss of social infrastructure in an area of defined need for that type of social infrastructure without a convincing demonstration by the developer that an equivalent <u>replacement provision</u> <del>re-provision</del> (in terms of size, usefulness, attractiveness, safety and quality) has been made. <u>If the disposal of assets is part of an agreed programme of social infrastructure consolidation, the loss of social infrastructure in areas of defined need may be acceptable. The Council will also give consideration to the viability of retaining existing social infrastructure provision.</u>
PM45	Paragraph 8.5.7	The future demand for burial space in the borough has been identified through the Council's Infrastructure Delivery Plan. Sufficient supply of multi-faith/interdenominational plots has been identified for the full Local Plan period. With regards to demands for burials meeting specific Muslim requirements arising from the wider North East London, including Havering, sufficient capacity has been identified until around <del>2028</del> <u>2024</u> . The Council <u>will support burial provision when</u>

		the local need for such facilities can be demonstrated, based on up-to-date evidence. <del>only support applications for burial space which meet an unmet need.</del>
PM46	Policy 17 Education	Proposals with innovative and flexible design solutions and the shared use of open space and sports facilities will be considered favourably where it enables the delivery of a new school in an area of identified need <u>and where the existing sports facility can accommodate additional play without compromising quality and accessibility for existing users.</u>
PM47	Policy 17 Education	Proposals for educational uses in the Green Belt, including the expansion of existing schools may be considered as very special circumstances where it can be robustly demonstrated that there are no suitable alternative sites within the appropriate education planning area and there is a demonstrable need <u>or demand</u> for additional school places
PM48	Policy 18 Open space, sports and recreation	ix. Support improvements to the borough's sports and recreation facilities <u>in line with the recommendations in the Indoor Sport and Leisure Facilities and Outdoor Playing Pitch Strategies 2016</u> including: a. The replacement of Hornchurch Leisure Centre; <u>The new centre is currently being constructed and is scheduled to open in September 2020.</u> b. <del>The refurbishment of Chafford Sports complex;</del> <u>Provision of a new leisure centre in the south of the borough;</u> <del>c. Expansion of Central Park Leisure Centre;</del> <del>e.</del> <u>d.</u> Enhanced facilities and a wider range of uses of Bretons Outdoor Recreation Centre; e. New provision within the Rainham and Beam Park Strategic Development Area; and f. The provision of new 3G Artificial Grass Pitches (AGPs) and improvements to existing ones within the borough.
PM49	Paragraph 8.7.2	In applying Policy 18, open space will encompass parks and gardens, natural and semi natural green spaces, amenity space, children's play areas, allotments and cemeteries, churchyards and other burial grounds <u>as defined in Havering's Open Space Assessment and Standards Paper (2016).</u> In addition, <u>waterways are also included as open space recognising their sport, recreation and amenity value.</u>



		consistent with the definition of open space in the NPPF. <u>Leisure and sSports and recreation</u> facilities encompass indoor sports halls, swimming pools, fitness centres, outdoor sports pitches, <u>playing fields tennis courts and bowling greens.</u>
PM50	Paragraph 8.7.8	It is essential that Havering has modern and fit for purpose indoor sports facilities and the Council is actively seeking to upgrade the current provision. Havering's Indoor Sport and Leisure Facilities Assessment and Strategy (2016) found that investment is needed in both community and school sports facilities. Provision <u>-has been-be</u> significantly enhanced by the new Romford Leisure Centre, <u>and will be further enhanced with the</u> replacement of Hornchurch Leisure Centre, <u>a new leisure centre to serve the south of the borough</u> and improved facilities at Bretons Outdoor Recreation Centre.
<b>10. Connections</b>		
PM51	Policy 23 Transport Connections	i. Maximising the <u>development opportunities supported by Crossrail as well as the benefits from Crossrail</u> for local businesses and residents.
PM52	Table 3 Havering Transport Schemes A127 Corridor Aspirations	Working collaboratively with TfL, Essex County Council, Basildon, Southend, Brentwood and Thurrock District Councils examining the A127 Corridor from Gallows Corner in Havering out to Southend. This work will look at the aspirations that various authorities have for improvements along this key route <u>to support growth across South Essex and LB Havering. This work will inform the production of a promotional document that can be used to highlight the importance of the Corridor and to support bids for external funding. With the long term aim of producing a “lobbying” document for external funding</u>
PM53	Table 3 Havering Transport Schemes “ – additional scheme to be included	Transport Scheme : <u>Lower Thames Crossing.</u> <u>Scheme Description: Proposed tunnel crossing of the River Thames east of London. The purpose of the new crossing is to provide relief to journey times and congestion that is currently experienced on the Dartford Crossing whilst also addressing future capacity needs. The scheme extends from its connection with the M25 between Junctions 29 and 30 within the southern part of the Borough eastwards into Thurrock BC. This scheme is being promoted by Highways England and is to be determined by the Secretary of State for Transport as a Nationally Significant Infrastructure Project.</u>

		<p>Delivery Timescales : <u>5 – 10 years</u></p> <p>Key Partners : <u>Highways England</u></p>
PM54	<p>Policy 25 Digital Connections</p> <p>Paragraph 10.3.1 add to end of paragraph</p>	<p><u>The aim is to improve connectivity whether that's through mobile, wireless or broadband infrastructure.</u></p>
<b>11. High Quality Places</b>		
PM55	Policy 26 Urban Design	<p>i. Are informed by, respect and complement the distinctive qualities, identity, <del>and</del> <u>character and geographical features</u> of the site and local area;</p>
PM56	Policy 26 Urban Design	<p><u>The Council will require development proposals of a strategic nature to <del>will</del> be subject to an Urban Design Review Panel.</u></p>
PM57	<p>Paragraph 11.1.8 add to end of paragraph</p>	<p><u>When designing new residential and mixed use developments consideration should be given to how frequent deliveries will be accommodated.</u></p>
PM58	Paragraph 11.1.16	<p><del>The Council supports the use of Urban Design Review Panels</del> <u>The National Planning Policy Framework states that Local Planning Authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. The Council had established a Design Review Panel comprised of independent specialists and Council representatives and will expect development proposals of a strategic nature to be subject to such as review. For the purpose of this policy development proposal of a strategic nature are those that have potential to significantly impact or alter the character of an area including those that comprise of tall buildings and those referable to the Mayor. If an applicant is in doubt about whether a design review is required this should be discussed with the councils planning department at pre-application stage. This will include large development schemes within the Romford and Rainham and Beam Park Development Area.</u></p>

PM59	Policy 27 Paragraph 11.2.7	Landscaping schemes should demonstrate a commitment to promoting biodiversity, <u>having regard to the Havering Nature Conservation and Biodiversity Strategy (2014).</u>
PM60	Policy 28 - Heritage Assets Paragraph 11.3.5	<p>11.3.5 The borough's Conservation Areas each have their own special character and architectural and historic interest that contributes to their significance, which needs to be respected by new development within them, and within their setting. For example, the special interests and significance of the Gidea Park Conservation Area, with its individually architect designed 'Arts and Crafts' style Competition and Exhibition houses, are very different to that of Romford Conservation Area, which are based on its historic significance rather than a defined architectural character. Havering's Conservation Areas all have Conservation Area Appraisals and Management Proposals which identify the special interest of each area. <u>There are certain parts of the borough which, whilst not conservation areas, have special and unique characters which add to the landscape and landscape quality of Havering. Developments in these areas should aim to preserve the spacious character of the Emerson Park and Hall Lane and Upminster residential areas to maintain the special character of these areas. Due to criteria dealing with applications in the Emerson Park and Hall Lane Special Policy Areas are contained in separate SPD's.</u></p> <p>Split into two paragraphs:</p> <p><del>41.3.5</del> <u>11.3.6</u> Proposals for new and replacement buildings and features within a Conservation Area or its setting, will be expected to be of a high quality design. <del>that responds to the important characteristics of the Conservation Area, and which will preserve, enhance or reveal its character and appearance, and significance.</del> For this reason, the Council will not normally accept applications for outline planning permission within Conservation Areas or their setting, and demolition will only be</p>

		<p>considered where the building, or other element, fails to make a positive contribution to the character or appearance, and significance of the Conservation Area.</p> <p><del>11.3.6</del> <u>11.3.7</u> Where the exercise of permitted development rights would erode the character or appearance of a Conservation Area, or other heritage asset, the Council will seek to sustain their significance, including the contribution to significance provided by their setting, through the use of Article 4 directions.</p>
PM61	Paragraph 11.3.7	<p><del>11.3.7</del> <u>11.3.8</u> Not all of Havering's heritage assets are designated. There are also many non-designated heritage assets that contribute to the character and distinctiveness of the borough's historic environment including historic parks and gardens of local interest and locally important historic buildings. In order to ensure that these elements of the historic environment are conserved in a manner appropriate to their significance, the Council will work with local communities to promote the identification and maintenance of a list of non-designated heritage assets when these meet its agreed criteria. <u>The proposed Local List Criteria will be subject to Public Consultation.</u> Development proposals affecting non-designated heritage assets will be dealt with in accordance with the NPPF.</p> <p><del>11.3.8</del> <u>11.3.9</u></p> <p>To enable the Council to determine a the potential impact of a development proposal on the historic environment, it will require applications affecting a heritage asset, or its setting, to be accompanied by either a Design and Access Statement that includes both an assessment of the assets significance and impact statement, or a separate Heritage Statement. Proposals that affect a site which includes, or has the potential to include, heritage assets with archaeological interest, will need to be accompanied by an archaeological desk-based assessment, and may also require field evaluation in order to determine its significance.</p>

		<p><del>11.3.9</del> <u>11.3.10</u> All proposals affecting heritage assets should be informed by consultation with the Historic Environment Record and assessed using appropriate expertise. The level of assessment needed should be proportionate to the significance of the asset affected and the impact of the proposal. To ensure opportunities for people to access and learn from the borough's historic environment, where the loss of the whole, or a part of a heritage asset's significance is necessary and clearly justified, the Council will require the developer to record and advance public understanding of the significance of the heritage asset by making the results publicly accessible.</p>
PM62	Insert new paragraph after paragraph 11.3.10	<p><u>11.3.11 Archaeological Priority Areas (APAs) are areas where there is significant known archaeological interest or potential for new discoveries. APAs are used to help highlight where development might affect heritage assets. The Greater London Archaeological Advisory Service are undertaking a review of the APAs across London. Havering's APA review is currently scheduled for 2019.</u></p>
<b>12. Green Places</b>		
PM63	Policy 29 Green Infrastructure Paragraph 12.1.1	<p><del>Green infrastructure is a network of green spaces and natural features that provide multiple benefits for the environment, economy and community. The benefits of green infrastructure include enhancing biodiversity, alleviating flood risk, providing opportunities for recreation, physical activity and education.</del> <u>defined as a network of green spaces - and features such as street trees and green roofs - that is planned, designed and managed to provide a range of benefits, including: recreation and amenity, healthy living, reducing flooding, improving air quality, cooling the urban environment, encouraging walking and cycling, and enhancing biodiversity and ecological resilience(1).</u></p> <p><u>(1) All London Green Grid Supplementary Planning Guidance, Mayor of London 2012</u></p>

PM64	Policy 30 Nature Conservation Paragraph 12.2.6	London Wildlife <u>Sites</u> Board ...
PM65	Map 2 Havering Wildlife Corridors	Include the Thames Corridor as a wildlife Corridor.
PM66	Policy 31 Rivers and river corridors	To protect and enhance the biodiversity and amenity value of river corridors while accommodating future adaptations to flood defences, the Council will require development to be set back by 8 metres from main rivers, ordinary watercourses and other flood assets, and 16 metres from tidal rivers or defence structures from tidal rivers or defence structures, <u>including tie rods and anchors.</u>
PM67	Policy 31 Rivers and river corridors	ii. Contributes towards the enhancement and extension of a riverside path to enable local communities to enjoy the riverside <u>providing that appropriate lifesaving equipment such as grab chains, access ladders and life buoys are provided along the river edge</u>
PM68	Paragraph 12.3.2	All the Rivers in Havering (Beam, Ravensbourne, Rom, <u>Mardyke, Ingrebourne...</u>  Add to the end of 12.3.2: <u>For the implantation of this policy, any development within 20m of a main river is considered in close proximity.</u>
PM69	Paragraph 12.3.3	The Thames River Basin Management Plan <u>2015-2021 (*)...</u> Footnote: * <a href="https://www.gov.uk/government/collections/river-basin-management-plans-2015">https://www.gov.uk/government/collections/river-basin-management-plans-2015</a>
PM70	Policy 32 Flood Management Insert new paragraph after paragraph 12.4.8	<u>12.4.9 In some cases, the discharge or infiltration of surface water may require a permit under the Environmental Permitting Regulations. Developers are therefore advised to review available guidance (1) and seek advice from the Environment Agency at an early stage.</u> (1) <a href="https://www.gov.uk/topic/environmental-management/environmental-permits">https://www.gov.uk/topic/environmental-management/environmental-permits</a>
PM71	Insert new paragraph after paragraph 12.4.8	<u>12.4.10 The Council recognises that flood management measures can support biodiversity, and thereby contribute to the objectives of Policy 30. Developers are expected to seek to integrate such measures into the wider green infrastructure</u>

	<u>9</u>	<u>network in line with Policy 29.</u>
PM72	Policy 33 Air Quality Paragraph .5.2 add to end of paragraph	<u>The Havering Council Air Quality Action Plan 2018- 2023 is being implemented.</u>
PM73	Policy 34 Managing Pollution Paragraph 12.6.4 add to end of paragraph	<u>Applicants are also encouraged to consider guidance from the Bat Conservation Trust to minimise the impact of artificial lighting on wildlife (footnote: Bat Conservation Trust, 2014. Artificial lighting and wildlife; Interim Guidance: Recommendations to help minimise the impact artificial lighting. See: <a href="http://www.bats.org.uk/pages/bats_and_lighting.html">www.bats.org.uk/pages/bats_and_lighting.html</a>)</u>
PM74	Paragraph 12.6.5	<u>The Environment Agency should be consulted when the proposed development poses a potential risk to controlled waters due to land contamination <u>having regard to the Environment Agency's groundwater protection principles (footnote: <a href="https://www.gov.uk/government/collections/groundwater-protection">https://www.gov.uk/government/collections/groundwater-protection</a>)</u>. Regard should be given to the Source Protection Zone along the border with Barking &amp; Dagenham, which needs to be protected during development around discharges or pathways to groundwater. The Council's leaflet ...</u>
PM75	Policy 35 Paragraph 12.7.3 Add to end of paragraph	<u>For developments including flatted properties, it will be expected that the required waste management plan adheres with the advice and template provided by the London Waste &amp; Recycling Board (1). (footnote:<a href="http://www.lwarb.gov.uk/what-we-do/resource-london/successes-to-date/efficiencies-programme-outputs/">http://www.lwarb.gov.uk/what-we-do/resource-london/successes-to-date/efficiencies-programme-outputs/</a>) The Council will bring forward further detailed guidance in due course.</u>
PM76	Policy 36-Low carbon design, decentralised energy, and renewable energy. Paragraph 12.8.1	<u>Renewable energy supplies and achieving energy efficiency are crucial to meeting the Council's ambition of reducing carbon emissions, and generating cleaner power locally. Specific requirements relating to minimising carbon dioxide emissions, <u>water efficiency</u>, sustainable design and construction and decentralised energy are set out within the London Plan and will be applied by the Council.</u>
<b>14. Delivery and</b>		

Implementation		
PM77	Paragraph 14.0.5	The Council knows that its role and that of other public bodies as land owners is important through direct investment in the provision of land for new homes and infrastructure. To this end, the Council has established its own housing company <del>and</del> , an ambitious estates regeneration programme <u>and has entered into three joint venture partnerships.</u> <del>and</del> The council is also working proactively with other public sector bodies and private developers to bring forward sites in public and private ownership to increase the supply of housing in the borough.
<b>A. Annexes</b>		
PM78	Paragraph A.3.32	Havering has a diverse range of important heritage <u>assets.</u> <del>sites and areas.</del> There are currently 6 Grade I <del>and</del> , 15 Grade II* <u>and over 100 Grade II</u> listed buildings <del>located within Havering, as well as</del> 11 designated conservation areas at including; Corbets Tey, Cranham, Gidea Park, Havering-atte-Bower, Langtons, North Ockendon, RAF Hornchurch, Rainham, Romford, St Andrews and St Leonards <u>and one listed garden – Upminster Court Gardens.</u>