

## Proposed Modifications to Havering Local Plan 2016-31 Proposed Submission Version

Proposed Modification (PM) Number	Section /paragraph of Local Plan	Proposed Modification	Main Modification or Additional Change?
<b>Overview</b>			
PM1	Insert new paragraph after 1.1.7	This Local Plan will replace the Havering Core Strategy and Development Control Policies Development Plan Document 2008 and the policies within the Romford Area Action Plan 2008. The Site Specific Allocations Development Plan Document 2008 and the site specific allocations within the Romford Area Action Plan will remain in place until replaced by the forthcoming Site Specific Allocations Local Plan.	Additional Change
PM2	Section 1.2 Commenting on the Local Plan	Delete	Additional Change
<b>Vision for Havering</b>			
PM3	Paragraph 2.2.7	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 <b>in a safe and secure environment.</b>	Additional Change
PM4	Paragraph 2.2.17	2.2.17 Havering's Green Belt, green and open spaces, <b>biodiversity</b> and heritage assets will continue to be valued and enhanced, recognising their contribution to Havering's character <b>and future resilience</b> , 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.	Additional Change
PM5	Paragraph 2.2.19	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 individual and cumulative impacts of extraction are minimised, and that sites are restored at the earliest opportunity to a high standard <b>to contribute to the borough's</b>	Additional Change

		environmental and social well-being.	
<b>Strategic Objectives</b>			
PM6	Objective xiv.	Proactively conserve, enhance, and ensure greater understanding of Havering's <b>designated and non-designated</b> heritage assets, their settings and wider historic environment <b>subject to viability</b>	Additional Change
PM7	Objective xv	Increase the <b>quantity</b> , quality and accessibility of Havering's public open spaces and maintain and enhance biodiversity and geodiversity;	Additional Change
PM8	Additional Objective to be added	<b>Support greater use of the River Thames for freight and passenger transport</b>	Main Modification
<b>Havering in the wider sub-region</b>			
<b>Boroughwide 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 <del>preserving</del> <b>conserving</b> 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.	Additional Change
PM10	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. <b>A minimum of 5,300 new homes will be delivered in the Romford Strategic Development Area.</b> 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	Additional Change

		designating it as an Opportunity Area in recognition of its potential to address an important part of Havering's growth potential.	
PM11	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 for 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 and its ecological assets. The Thames Chase Community Forest will be enhanced in line with the Thames Chase Plan	Additional Change
PM12	Paragraph 5.1.15	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 with suitable brownfield sites being developed first for 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. 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.	Main Modification
PM13	Key Features of the Spatial Strategy	Working with Highways England and other partners to minimise the adverse impact on Havering and its local residents and the environment of the Government's preferred option for a Lower Thames Crossing.	Additional Change
PM14	Key Features of the Spatial Strategy	Improvements to the borough's existing leisure facilities (as set out in Policy 18) and new facilities in Romford Town Centre and Rainham and Beam Park.	Additional Change
PM15	Key Features of the Spatial Strategy	Protecting and enhancing the Green Belt and Havering's open spaces and ecological assets;	Additional Change
PM16	Key Features of	Preserving Conserving and enhancing the Havering's rich heritage	Additional Change

	the Spatial Strategy	and historic environments.	
<b>Strategic Development Areas</b>			
PM17	Policy 1 Romford Strategic Development Area	Over the plan period the Council will support the delivery of over 5,300 (2) new high quality homes <b>within the Romford Strategic Development Area</b> in well managed residential and mixed use schemes that provide attractive places to live and which are well integrated with the existing community.	Additional Change
PM18	Policy 1 Romford Strategic Development Area	iv. Positively transforms the Market Place into a high quality <del>civic</del> space, accommodating a reconfigured....	Additional Change
PM19	Policy 1 Romford Strategic Development Area	<del>xviii. Romford Leisure Centre</del>	Additional Change
PM20	Policy 1 Romford Strategic Development Area	xxii. <b>A 3 form of entry primary school (630 places) has 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. A further 6FE is needed</b> for primary school places beyond the first five years.	Main Modification
PM21	Policy 1 Romford Strategic Development Area	xxix: Proposals for tall buildings within the Conservation Area <del>and north of the railway line along south street</del> are inappropriate	Additional Change
PM22	Paragraph 6.1.12	Market Place is one of Romford's greatest assets and has potential to provide a key <del>public</del> <del>civic</del> space within the town centre.	Additional Change
PM23	Add at the end of Paragraph 6.1.17	<b>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.</b>	Additional Change

PM24	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 Plan period. In order to meet the need for primary school places in the Romford area a 3 form of entry primary school (630 places) has 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. <del>over the next five years an additional 3FE will be needed. 1FE is likely to be delivered through expansion of an existing school and a new 2FE school will be needed.</del> There is a further 6FE need for primary school places beyond the first five years. This will need to be delivered through new schools. This will be addressed via the Site Specific Allocation 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. A 6/8FE secondary school is required in the second phase of the Plan period (5-10 years). The Council will seek to identify sites suitable for additional education provision through the Romford Masterplan and Site Specific Allocations Local Plan.	Main Modification
PM25	Add to end of Paragraph 6.1.25	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.	Additional Change
PM26	Insert a new paragraph between paragraphs 6.1.25 and 6.1.26	Havering's Indoor Sport and Leisure Facilities Strategy 2016-31 supports the provision of the new Romford Leisure Development which has now opened and offers a 25 m pool and 15 m learner pool, an ice rink, gym and studio space and which hosts the London Raiders Ice Hockey Team.	Additional Change
PM27	Figure 3 Romford	Update the Strategic Development Area boundary to reflect the revised proposed boundary set out in Proposals Map Booklet	Main Modification

	Strategic Development Area	Addendum 2018	
PM28	Policy 2 Rainham and Beam Park Strategic Development Area	New clause between xix and xx;  Take account of and positively respond to the various listed buildings and their settings;	Additional Change
PM29	Paragraph 6.2.5	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 <del>Persimmon</del> <b>Countryside Properties PLC</b>	Additional Change
PM30	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.	Additional Change
PM31	Insert new paragraph between 6.2.11 and 6.2.12	<b>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.</b>	Additional Change
PM32	Insert a new additional paragraph between paragraphs 6.2.18 and 6.2.19	<b>Havering's Indoor Sport and Leisure Facilities Strategy 2016-31 recommends that a detailed feasibility study is undertaken to identify a 'right sized' facility to meet the needs of existing and future residents in the south of the Borough. The Strategy also identifies a need to improve the quality of existing school sports hall facilities, including Chafford Sports Complex.</b>	Additional Change
PM33	Figure 4 Rainham and	Show River Beam on Figure 4	Additional Change

	Beam Park Strategic Development Area										
<b>Successful Places to Live</b>											
PM34	Policy 3 Housing Supply	<p>Insert new clause The delivery of new homes will also be achieved by:</p> <p><b>Supporting the reuse of brownfield sites when they become available</b></p>	Main Modification								
PM35	Policy 3 Housing Supply	<p>Insert new clause The delivery of new homes will also be achieved by:</p> <p><b>Supporting residential development proposals around stations where it is compatible with the design and character of the local area. Major development proposals around stations will be subject to design review.</b></p>	Main Modification								
PM36	Paragraph 7.1.7	Over the first 10 years of the Plan period (2016-2026), the Council has identified capacity to deliver at least 11,917 <del>47</del> new homes in addition to bringing <del>260</del> <b>234</b> existing vacant units back into use (see Table 1).	Additional Change								
PM37	Insert a new additional paragraph between paragraphs 7.1.11 and 7.1.12.	<b>The Housing Position Statement identifies specific deliverable and developable sites for the first 10 years of the Plan. The Council is committed to ensuring that there is a sufficient supply of housing over the 15 year plan period and beyond and will therefore undertake an early review of the Plan.</b>	Additional Change								
PM38	Table 1	<table border="1"> <thead> <tr> <th>Source of Supply</th> <th>Net additional homes 0-5 years</th> <th>Net additional homes 5-10 years</th> <th>Total 10 year supply</th> </tr> </thead> <tbody> <tr> <td>Large sites within the Romford</td> <td><del>1,361</del> <b>1,725</b></td> <td><del>3,409</del> <b>3,224</b></td> <td><del>4,770</del> <b>4,949</b></td> </tr> </tbody> </table>	Source of Supply	Net additional homes 0-5 years	Net additional homes 5-10 years	Total 10 year supply	Large sites within the Romford	<del>1,361</del> <b>1,725</b>	<del>3,409</del> <b>3,224</b>	<del>4,770</del> <b>4,949</b>	Additional Change
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		Strategic Development Area*(1)				
		Large sites within the Rainham and Beam Park Strategic Development Area*	951 <del>1,011</del>	2,071 <del>2,329</del>	3,022 <del>3,340</del>	
		LBH Estate Regeneration Schemes (outside of the Strategic Development Areas)	-55	370 <del>12</del>	315 <del>-43</del>	
		Large sites outside of the Strategic Development Areas	1,758 <del>1,322</del>	192 <del>120</del>	1950 <del>1,442</del>	
		Small Sites	930 <del>744</del>	930	1,860 <del>1,674</del>	
		Vacant units returning to use	430 <del>104</del>	130	260 <del>234</del>	
		Completions 2016/17	585	0	585	
		TOTAL	5,075 <del>5,436</del>	7,102 <del>6,745</del>	12,177 <del>12,181</del>	
PM39	Paragraph 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				Additional Change

		new developments. This is also consistent with the London Plan and the Mayor's <del>Draft</del> Affordable Housing and Viability Supplementary Planning Guidance ( <del>2016</del> ) (2017) which includes a long term strategic aim for 50% of new homes to be affordable and a 35% threshold approach as detailed in paragraph 7.2.4	
PM40	Paragraph 7.2.5	The Council supports a transparent approach to viability in line with the Mayor's <del>Draft</del> Affordable Housing and Viability Supplementary Planning Guidance (2016 <del>7</del> ).	Additional Change
PM41	Policy 5 Housing Mix	<p>The Council will support development proposals that provide a mix of dwelling types, sizes and tenures. All housing schemes should include a proportion of family sized homes and reflect the recommended housing mix identified in Table 2 <del>unless;</del> <del>When considering the mix of dwelling sizes appropriate for a particular development proposal, the Council will have regard to it</del> <del>can be robustly demonstrated that a variation to the mix in Table 2 is justified having regard</del> to individual site circumstances including location, site constraints, viability and the achievement of mixed and balanced communities.</p> <p>Where proposals are seeking to provide retirement, sheltered or extra care housing, the Council recognises that there may be a need for greater flexibility with regard the mix of units to be provided within Developments <del>and the housing mix as set out in table 2 does not apply to such proposals</del> - particularly in achieving the provision of <del>3 bedroom units.</del></p>	Main Modification
PM42	Table 2 Housing Mix	Table 2 <del>Borough Wide</del> Housing Mix	Additional Change
PM43	Policy 7 Residential Design and	iv. Meet the National Space Standards and the London Plan requirement for floor to ceiling heights <del>of 2.5m;</del>	Additional Change

	Amenity		
PM44	Policy 7 Residential Design and Amenity	<del>Adhere to the London Plan policies in regards to 'Lifetime Homes Standards' and 'Lifetime Neighbourhoods'</del>	Additional Change
PM45	Policy 7 Residential Design and Amenity	vii. Incorporate an appropriate level of high quality, usable <b>green infrastructure</b> and amenity space that is designed to be multi-functional and offer a range of <b>environmental benefits and</b> leisure and recreation opportunities;	Additional Change
PM46	Policy 7 Residential Design and Amenity	ix. <b>Maximises the provision of</b> <del>Provide</del> dual aspect accommodation <del>unless exceptional circumstances are demonstrated;</del>	Additional Change
PM47	Paragraph 7.5.3	<del>Developments will be expected to deliver 'lifetime' homes and 'lifetime' neighbourhoods reflecting the six principles relating to access, services and amenities, built and natural environments, social network and well-being, and housing. By developing homes which are adaptable to change based on the needs of residents, it will facilitate greater pride and sense of community.</del>	Additional Change
PM48	Insert a new additional paragraph between paragraphs 7.5.4 and 7.5.5	<b>New development in Havering should be of a high quality and offer a good quality living environment for residents. Dual aspect accommodation offers a range of benefits such better daylight, a greater chance of direct sunlight for longer periods, natural cross ventilation, mitigating pollution, offering a choice of views, greater flexibility and adaptability. In line with the Mayor's Housing SPG 2016 developments should minimise the number of single aspect dwellings Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.</b>	Additional Change
PM49	Paragraph 7.5.5:	<b>High quality green infrastructure and</b> <del>A</del> amenity space provides many benefits in terms of opportunities for recreation and leisure, and enhancing quality of life through improved health, reduced stress levels, child development through play spaces and interaction with the	Additional Change

		natural environment.	
PM50	Policy 10 Garden and Backland Development	Insert new clause <b>Do not result in adverse impacts on green infrastructure and biodiversity that cannot be effectively mitigated.</b>	Main Modification
PM51	Policy 10 Garden and Backland Development	v. .... <del>designated</del> <b>designated</b> ....	Additional Change
PM52	Policy 11 Gypsy and Traveller Accommodation	i. Formalising <del>seven</del> existing private sites providing a maximum of <del>33</del> <b>70</b> pitches for Gypsies and Travellers. These sites are identified on the Proposals Map and the maximum number of pitches that will be permitted on each site is identified in paragraph 7.9.5; and	Main Modification
PM53	Paragraph 7.9.1	The Havering Gypsy and Traveller Accommodation Assessment (GTAA) 201 <b>7</b> <del>8</del> provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation in the borough up to 2031. The Assessment identifies a need for <del>33</del> <b>70</b> additional pitches for the Gypsy and Traveller households who meet the planning definition as set out in the National Planning Policy for Traveller Sites. Of the <del>33</del> <b>70</b> pitches needed, <del>26</del> <b>57</b> pitches are required within the first 5 year period of the Plan (2016 – 2021), and the remaining <del>7</del> <b>13</b> pitches in the latter part of the plan period. No additional need has been identified for plots for Travelling Showpeople over the 15 year plan period (2016-2031).	Main Modification
PM54	Paragraph 7.9.5 and 7.9.7	The sites are identified on the Proposals Map and are listed below. In order to provide firm controls and prevent further intensification, a maximum number of pitches will be permitted on each site as set out below: <ul style="list-style-type: none"> <li>• Tyas Stud Farm rear of Latchford Farm - maximum of 5 pitches</li> <li>• Vinegar Hill - maximum of <del>4</del> <b>12</b> pitches</li> <li>• Hogbar Farm West - maximum of <del>34</del> pitches</li> <li>• Ashlea View, Tomkyns Lane - maximum of 2 pitches</li> <li>• Benskins Lane - maximum of <del>40</del> <b>12</b> pitches</li> </ul>	Main Modification

		<ul style="list-style-type: none"> <li>• Fairhill Rise - maximum of 2 pitches</li> <li>• Hogbar Farm East - maximum of 47 pitches</li> <li>• Lower Bedfords Road - maximum of 43 pitches</li> <li>• The Caravan Park, Putwell Bridge - maximum of 2 pitches</li> <li>• Willow Tree Lodge - maximum of 3 additional pitches (1 pitch already has permanent planning permission)</li> <li>• Church Road- maximum of 18 pitches</li> </ul> <p>The GTAA also identified need for up to 29102 additional pitches for “unknown households”, that is, households whose travelling status was not able to be determined through the assessment. These households either refused to be interviewed, or were not on site at the time of fieldwork. It is not possible to identify sites to meet an unknown need.</p>	
PM55	Paragraph 7.9.8	Where further sites are proposed the Council will ensure that they are required to meet legitimate additional borough need. When considering applications for Gypsy and Traveller sites and Travelling Showpersons plots, the Council will take into account the policy criteria outlined in Policy 11 in addition to the requirements of National Policy.	Additional Change
<b>Thriving Communities</b>			
PM56	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 and the principles of active design.	Main Modification
PM57	Policy 12 Healthy communities	Policy 12 Healthy communities iii. Promoting the diversification of uses within town centres and managing the overconcentration of uses that can have a negative health impacts such as betting shops and fast food takeaways (refer to Policy 13);	Additional Change

PM58	Paragraph 8.1.4 and Insert new paragraph after 8.1.4	<p>To ensure that health and wellbeing is given full consideration in the future development of the borough a Health Impact Assessment should be undertaken by developers for all major developments. HIAs can help to identify aspects of development that can be enhanced to achieve the greatest health gains and where there is a need to mitigate for any potential negative impacts. <b>The level of detail included in the HIA should be commensurate with the size and type of development proposed.</b> Developers should use the Council's Health Impact Assessment template when undertaking their assessments.</p> <p><b>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.</b></p>	Main Modification
PM59	Insert new paragraph between paragraphs 8.4.2 and 8.4.3.	<p><b>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.</b></p>	Additional Change
PM60	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>	Additional Change

		<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 Hierarchy');</p> <p>The Council will not support proposals for single use retail developments which do not optimise the development potential of the site. <del>within, on the edge or outside of town centres</del></p>																			
PM61	Paragraph 8.2.2	<p>The Havering Retail and Commercial Leisure Needs Assessment <b>Quantitative Update Addendum</b> (2015<del>8</del>) identified a quantitative need for the borough for comparison goods of up to <del>49,500</del><b>20,720</b> square metres, for convenience goods of up to <del>13,200</del><b>10,850</b> square metres and for commercial leisure floorspace (A3, A4 and A5 uses) of up to <del>21,000</del><b>10,620</b> square metres gross by 2031.</p> <p><b>Table 3</b></p> <p><b>Floorspace Needs (Net) from 2017 -2031 (Comparison, Convenience and Commercial Leisure)</b></p> <table border="1" data-bbox="712 1150 1621 1393"> <thead> <tr> <th data-bbox="712 1150 913 1254">Year</th> <th data-bbox="913 1150 1050 1254">2017</th> <th data-bbox="1050 1150 1187 1254">2021</th> <th data-bbox="1187 1150 1323 1254">2026</th> <th data-bbox="1323 1150 1460 1254">2029</th> <th data-bbox="1460 1150 1621 1254">2031</th> </tr> </thead> <tbody> <tr> <td data-bbox="712 1254 913 1358">Comparison</td> <td data-bbox="913 1254 1050 1358">-3,724</td> <td data-bbox="1050 1254 1187 1358">-3,345</td> <td data-bbox="1187 1254 1323 1358">8,179</td> <td data-bbox="1323 1254 1460 1358">15,303</td> <td data-bbox="1460 1254 1621 1358">20,722</td> </tr> <tr> <td data-bbox="712 1358 913 1393"></td> <td data-bbox="913 1358 1050 1393"></td> <td data-bbox="1050 1358 1187 1393"></td> <td data-bbox="1187 1358 1323 1393"></td> <td data-bbox="1323 1358 1460 1393"></td> <td data-bbox="1460 1358 1621 1393"></td> </tr> </tbody> </table>	Year	2017	2021	2026	2029	2031	Comparison	-3,724	-3,345	8,179	15,303	20,722							Additional Change
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Comparison	-3,724	-3,345	8,179	15,303	20,722																

		<table border="1"> <tr> <td>Convenience</td> <td>8,235</td> <td>5,822</td> <td>8,299</td> <td>9,829</td> <td>10,851</td> </tr> <tr> <td>Commercial Leisure</td> <td>14</td> <td>2,426</td> <td>6,403</td> <td>8,921</td> <td>10,619</td> </tr> </table> <p>Source: Havering Retail and Commercial Leisure Needs Assessment (2018 Quantitative Update Addendum (Peter Brett Associates))</p>	Convenience	8,235	5,822	8,299	9,829	10,851	Commercial Leisure	14	2,426	6,403	8,921	10,619	
Convenience	8,235	5,822	8,299	9,829	10,851										
Commercial Leisure	14	2,426	6,403	8,921	10,619										
PM62	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.	Additional Change												
PM63	Paragraph 8.2.4	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 <b>out of centre</b> proposals <del>out of town centres</del> do not <b>adversely</b> 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.	Additional Change												
PM64	Paragraph 8.2.5	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. <b>Subject to the</b>	Additional Change												

		<p><b>Council being satisfied that an appropriate residential environment will be provided, residential development at the ground floor level in town centres may be encouraged in locations beyond the designated frontages such as the periphery of centres will not be supported.</b> In terms of shop front design, laminated glass and internal security grills are preferred above external shutters.</p>	
PM65	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. <b>These designated frontages borough's metropolitan and district centres are considered to be the borough's primary shopping areas within the borough's metropolitan and district centres.</b></p>	Additional Change
PM66	Paragraph 8.2.7 and 8.2.8	<p>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.</p> <p>In secondary frontages and local centres, the Council will seek to maintain a majority <b>significant proportion</b> 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 <b>should</b> 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).</p>	Additional Change
PM67	Paragraph 8.2.9	<p>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.</p>	Additional Change
PM68	Policy 16 –	<p><del>c. Make use of an innovative delivery of social infrastructure;</del></p>	Additional Change

	Social Infrastructure		
PM69	Policy 16 – Social Infrastructure	f. Explore the possibility to co-locate, <b>in multi-use buildings</b> with complimentary services; and	Additional Change
PM70	Policy 16 – Social Infrastructure	g. Are provided <del>in multi-use</del> , flexible, adaptable and healthy buildings.	Additional Change
PM71	Policy 16 – Social Infrastructure	<del>Stakeholders</del> <b>Applicants</b> will be encouraged to consider funding arrangements for <b>reasonable</b> on-going maintenance costs.	Additional Change
PM72	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. <b>The assessment should take account of site constraints and consider the feasibility and viability of retaining the site for alternative social infrastructure provision.</b>	Additional Change
PM73	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.	Additional Change
PM74	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 <b>replacement provision</b> <del>re-provision</del> (in terms of size, usefulness, attractiveness, safety and quality) has been	Additional Change

		made. 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.	
PM75	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> 2024. The Council will support burial provision when 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>	Additional Change
PM76	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 and where the existing sports facility can accommodate additional play without compromising quality and accessibility for existing users.	Additional Change
PM77	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 or demand for additional school places	Additional Change
PM78	Policy 17 Education 8.6.9  Policy change	Development proposals for privately operated and owned nurseries will also be expected to demonstrate that :  v. They meet the floorspace requirements as set out in the statutory framework for the early years foundation stage vi. Drop offs can be catered for safely on site vii There is no significant adverse impact on the amenity of	Additional Change

		<p>neighbours</p> <p>Amendment / addition to explanatory text :</p> <p>Childcare facilities should be safe, accessible for all, and provide both indoor and outdoor learning opportunities. There has been an increase in Havering in planning applications for nurseries in residential areas. Although these proposals can contribute towards meeting a local need, it is important that residential amenity and highway safety are preserved. As <b>privately owned and operated</b> nurseries generate significant traffic during peak hours, proposals will be expected to provide sufficient car-parking including pick-up and drop-off points on-site. <b>It is recognised, however, that it may not always be possible or appropriate for pick-up and drop-off points to be provided within Council school sites which also include Early Years provision.</b> The conversion of a detached dwellings is typically more suitable than the conversion of a semi-detached property, as both the traffic and amenity impact on surrounding dwellings is more likely to be acceptable. The type of dwelling and relation to neighbouring dwellings will therefore be considered in determining proposals involving nurseries.</p>	
PM79	Policy 18 Open space, sports and recreation	ix. Support improvements to the borough's sports and recreation facilities <b>in line with the recommendations in the Indoor Sport and Leisure Facilities and Outdoor Playing Pitch Strategies 2016</b> including...	Additional Change
PM80	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 <b>as defined in Havering's Open Space Assessment and Standards Paper (2016).</b> In addition, <b>waterways are also included as open space recognising their sport, recreation and amenity value, consistent with the definition of open space in the NPPF.</b> <del>Leisure and</del> <b>sSports and recreation</b> facilities encompass indoor sports halls, swimming pools, fitness centres, outdoor sports pitches, <b>playing fields</b> tennis courts and bowling greens.	Additional Change

PM81	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 will be significantly enhanced by the new Romford Leisure Centre, replacement of Hornchurch Leisure Centre, refurbishment of Chafford Sports Complex and improved facilities at Bretons Outdoor Recreation Centre <b>as recommended by the Strategy in the Indoor Sport and Leisure Facilities and Outdoor Playing Pitch Strategies 2016</b>	Additional Change
<b>Opportunities to Prosper</b>			
PM82	Policy 19 Business Growth	iv. Requiring large scale residential proposals within Romford Town Centre to incorporate high quality, flexible business space, subject to viability, <b>up-to-date employment floorspace demand and market signals;</b>	Additional Change
PM83	Policy 19 Business Growth	Insert new clause <b>Working with the Port of London Authority (PLA) to explore opportunities to improve and develop wharf infrastructure and to explore increasing use of the River Thames for freight transport.</b>	Main Modification
PM84	Policy 19 Business Growth new clause and explanatory text	<b>xi. Supporting the strategic significant growth potential of the Borough in logistics activities of greater than sub-regional importance, as set out in the London Plan.</b>  9.1.4 Strategic Industrial Locations (SILs) are locations identified by the Mayor of London, following assessment of future demand, as London's main reservoir of industrial land. They are identified as vital for providing capacity for activities such as logistics, waste management, utilities, land for transport, and industrial 'services to support the service sector', and they are accorded strategic protection by the Mayor of London and London boroughs. The Locally Strategic Industrial Sites (LSISs) are sites identified by the Council as vital for local industrial functions, including availability of low rent accommodation, which support a range of local employment. <b>The</b>	Main Modification

		<p>Council nevertheless realise the importance of addressing other strategic and local land-use requirements, in particular the pressing need for new homes. The Council will, therefore, keep under review the need for employment land as part of a managed approach in line with the requirements in the National Planning Policy Framework and the London Plan and with regard to meeting the other objectives of this Local Plan.</p> <p>9.1.6 The ELR advises that <del>19.5ha</del> <b>24ha of employment land can be released over the Plan period.</b> <del>industrial land previously designated for its local significance can be released from industrial employment uses.</del> The <b>previously designated</b> land recommend for release comprises 2.7 ha at Crow Lane (Romford gas works), 15.4 ha at Rainham West and 1.4 ha at Bridge Close, Romford. The de-designation of these sites will facilitate the delivery of new residential developments and make a significant contribution towards meeting the borough's housing need. Safeguarding SILs and the remaining LSISs will ensure that there is sufficient capacity to meet projected demand for industrial land in the borough going forward over the plan period.</p> <p>Add new paragraph 9.1.13 :</p> <p><b>Policy 20 Loss of Locally Significant Industrial Sites and Non-designated industrial land sets out how the Council will approach proposals for the loss of employment land in these sites.</b></p>	
PM85	Policy 20 Loss of industrial land	<del>ii.The existing employment land use causes unacceptable detrimental effects, (that cannot be mitigated by design, use of new technologies or greener buildings), on the amenity of nearby residential areas; and</del>	Main Modification
PM86	Policy 20 Loss of Industrial Land	<p>Amend policy title to : <b>Loss of locally significant industrial sites and non-designated land</b></p> <p><b>The Council will keep under review the provision of Locally Significant</b></p>	Main Modification

		<p><b>Industrial Sites (LSISs) and non-designated industrial land as part of its commitment to ensuring that Havering has a strong and prosperous economy</b></p> <p>The Council will only support the loss of non-designated industrial land and floorspace in Havering where it can be demonstrated that:</p> <p>The change of use from industrial employment uses will not lower the industrial capacity of the borough below that necessary to meet projected demand over the planning period as estimated by the most up to date Havering Employment Land Review;</p> <p><del>The existing employment land use causes unacceptable detrimental effects, that cannot be mitigated, on the amenity of nearby residential areas; and</del></p> <p>There is no market interest in the site following one year of continuous active marketing.</p> <p>Additional text in policy headline:</p> <p><b>In considering proposals for the loss of LSISs and non-designated industrial land, the Council will take into account the wider land-use objectives of the Local Plan because the release of land which is no longer needed for employment use may assist in securing these.</b></p> <p><b>The Council will require the re-provision of non-designated industrial land where it is located within a wider area of commercial uses (such as retail) in the event of proposals being submitted for redevelopment of the wider area except in cases where this policy accepts their loss.</b></p> <p><b>Changes to explanatory text :</b></p> <p><b>9.2.1 Locally Significant Industrial Sites (LSISs) are of local</b></p>	
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		<p><b>significance for industry and warehousing.</b> Non-designated industrial land and floorspace comprises land and floor space last used for employment use or land and floorspace which is currently in employment use but does not lie within the area identified and safeguarded as a Strategic Industrial Location (SIL) or a Locally Significant Industrial Site (LSIS).</p> <p><del>9.2.2 The underlying purpose of Policy 20 is to protect and where possible enhance the employment potential of the existing non safeguarded employment land and floorspace. The policy provides some flexibility which aims to recognise individual site characteristics and allow some very limited loss of employment land and floor space where significant unacceptable detrimental effects on amenity of nearby residential uses and no market interest are clearly demonstrated. The policy thrust is therefore to ensure that not too much industrial land and floorspace is released as this could hinder the long term economic prospects of the borough.</del></p> <p>Replacement paragraph 9.2.2</p> <p><b>In line with the focus on a strong economy in Havering, the purpose of Policy 20 is to protect and where possible enhance the employment potential of the existing Locally Significant Industrial Sites and non-designated employment land and floorspace.</b></p> <p>New paragraph 9.2.3</p> <p><b>Although the focus of Policy 20 is to seek to protect Locally Significant Industrial Sites and non-designated industrial land, the Council recognise that the policy should provide for some flexibility in the extent to which industrial land is safeguarded. Providing this scope for some flexibility is important because the Council recognises that in Havering there is considerable pressure to accommodate a range of important land uses including housing and infrastructure as well as industrial / employment. In taking this approach, the Council will always carefully consider up to date evidence as to how the proposed change of use from industrial / employment uses will impact on the</b></p>	
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		<p>overall industrial capacity of Havering over the Plan Period. It will also examine information arising from the marketing of the site to ensure that the site / land is genuinely surplus to employment requirements.</p> <p>9.2.43 As already noted in Policy 19 on Business Growth, the Havering Employment Land Review (ELR) (2015) identified 19.5 hectares of land previously designated for its local significance and an additional 4-5ha from non-designated employment uses to be released over the Plan period making the overall amount of employment land to be released not greater than 24 ha to be released from designated industrial employment use to enable wider regeneration benefits. The ELR further advised that an additional 4 to 5 hectares of employment land could be released from other non-designated sites over the Plan Period, making the overall amount of employment land to be released not greater than 24 hectares. To allow for a loss bigger than the recommended 24 hectares benchmark would undermine Havering's economic development objectives. Companies seeking to expand or start a business in Havering in the future may not have sufficient land or business premises to do so. There are approximately 50 hectares of non-designated industrial sites remaining in the borough. These generally perform well as employment areas, meeting the needs of local businesses. By resisting further erosion of this type of employment land and floorspace this policy is seeking to maintain business land and spaces for local business.</p> <p>Renumber paragraphs 9.2.4 and 9.2.5 as 9.2.5 and 9.2.6, respectively.</p> <p>Add new paragraph :</p> <p>9.2.7 Some non-designated industrial land and floorspace is located within larger sites that include other uses such as retail. The Council recognises that in such cases redevelopment of the overall site may provide an important opportunity to secure a more advantageous distribution and allocation of land uses having regard to factors such</p>	
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		as the characteristics of the site and its surroundings. In such cases, the Council will expect the wider redevelopment proposal to make suitable re-provision for the non-designated industrial land where the policy requires that it is retained. Any subsequent proposals for the loss of the non-designated land will be assessed against the policy requirements in order to ensure that there is no incremental loss of industrial land over the Plan Period.	
PM87	Policy 21 Affordable Workspace	The Council will promote opportunities for start-up and small and <del>medium</del> enterprises by expecting major commercial and mixed-use schemes to provide a <del>minimum of 10%</del> 20% of its floorspace as affordable workspace <del>within the borough's network of town centres, Strategic Industrial Locations and Locally Significant Industrial Sites.</del>	Main Modification
PM88	Empty Cell Numbered in Error		
PM89	Insert new paragraph before 9.3.1	The intention of securing and operating affordable workspace in Havering is to use it as a mechanism to strengthen local growth sectors and enable local people to thrive. Havering's entrepreneurial businesses play an essential role in the local economy. The Council is committed to supporting these organisations and recognises that affordable workspace is a means to do so.	Main Modification (linked to PM87)
PM90	Paragraph 9.3.1	Add to end of paragraph <del>Increasing provision of affordable workspace through contributions from the applicant, or in new premises can help ensure more small businesses have space to stay in the borough and expand.</del>	Main Modification (linked to PM87)
PM91	Paragraph 9.3.2:	Many <del>SME and start-ups</del> small/start-up businesses, with the potential for financial self-sufficiency <del>seek affordable small offices studios or workspace with favourable flexible lease or licence conditions but often discover that their particular needs cannot be met by market rent levels. The Council's business survey indicates that the cost of rents and poor availability of suitable premises are main factors in driving businesses out of the borough.</del> have particular needs that often cannot be met by the market, either because affordable rents are unviable for the applicant, or it is below a standard expectation of	Main Modification (linked to PM87)

		<p>return. This has been compounded by a significant loss of office floorspace in the borough over the last decade due to particular pressure on the conversion of offices to residential use. The introduction of permitted development rights, which allows office to residential conversion without explicit planning permission means that these losses have been further exacerbated – a trend which is expected to continue. In addition, pressure on providing housing targets in the borough requires the Council to de-designate industrial land, which puts additional pressure on the borough’s industrial employment land to provide smaller light industrial units that encourage small/start-ups businesses to provide ‘services to support the service sector’.</p> <p>Create new paragraph</p> <p>The Council intends to use affordable workspace as a key driver to support a flourishing local economy, and the provision and preservation of affordable and suitable workspaces that can easily be sub-divided for different uses will increase the opportunities for small business which are essential to Havering’s economic vitality and a catalyst for regeneration. The Council will maintain a record of affordable workspace available to small businesses as part of its commitment to growing the havering economy</p>	
PM92	Insert new paragraph after paragraph 9.3.2	<p>Cost and size are the two primary variables to consider in defining affordable workspace, and these are both influenced by the type of workspace to be provided – which in turn is related to the occupant that the space will be marketed towards, usually determined by the economic clusters in the locality.</p>	Main Modification (linked to PM87)
PM93	Paragraph 9.3.3	<p><u>Cost</u> An affordable workspace is <del>a workspace provided</del> where rent and service charges, excluding business support services, are less than 80% on average at least 20% less than comparable local market rates for a 5 year lease term per occupant for the duration of a lease</p>	

		<p>(although it is noted that, for some sectors and locations, much reduced rents may be needed to render them affordable to target occupiers). While a level of 80% of local market rates rents may be acceptable in some cases, the Council's preference is for a sliding scale of 60% of local markets rates rents from years 1 to 2; 80% from years 3 to 5; and 90% thereafter, subject to negotiation. A sliding scale is preferred as it will allow a larger rent relief during the initial stages of a company's development which will reduce as a company business matures and is likely to be able to pay higher rents. This will also enable a more seamless transition to market level rent at the end of the lease period.</p> <p>Create new paragraph:</p> <p>As aforementioned, what is defined as 'affordable' will vary depending on the location and the type of workspace provided. Rents alone vary considerably across the borough. Furthermore rents can rise considerably in a short space of time.</p>	
PM94	Insert new paragraphs after 9.3.3	<p><u>Size</u>  An affordable workspace unit may be stand-alone premises or a component of a larger workspace area. To maximise flexibility the Council encourages developments that comprise a large area of floorspace to be managed as a series of smaller 'units'. However, this creates complexity in determining whether a proposal meets policy requirements. Where the micro/small floorspace component is provided as a single floorplate, the applicant must demonstrate that the design of the development is orientated towards the operational needs of small businesses. It is acknowledged that a 'unit; may be a physical entity, or a component of a larger floor area.</p>	Main Modification (linked to PM87)

		<p><u>Type</u></p> <p>Local market analysis has identified key growth sectors<sup>1</sup> which the Council seek to strengthen. These include:</p> <ul style="list-style-type: none"> <li>• Construction</li> <li>• Creative &amp; Digital</li> <li>• Logistics</li> <li>• Manufacturing, Engineering &amp; Technology</li> <li>• Medical science &amp; Health/Social Care</li> </ul> <p>The type of workspace to be provided will be dependent on a number of factors. Where affordable workspace is being provided, early discussions between the applicant and the Council are essential to:</p> <ol style="list-style-type: none"> <li>a) determine the size of the affordable element of the workspace;</li> <li>b) decide which industries are suitable to market the workspace too; and</li> <li>c) help partner the applicant with the most appropriate Workspace Provider – to facilitate the design and planned management of the space.</li> </ol>	
PM95	Paragraph 9.3.4	Major developments should provide a minimum of 10% 20% of total gross commercial floorspace as affordable workspace for a minimum of 5 years, subject to viability. In a redevelopment scheme, the Council will require the re-provision of low value employment floorspace reliant on less than market-level rent to ensure existing businesses are not displaced, unless it can be demonstrated to the Council's satisfaction that the site is no longer suitable for the provision of similar uses.	Main Modification (linked to PM87)
PM96	Insert new paragraphs after paragraph	The proportion of affordable workspace to be provided within specific schemes will be addressed on a site specific, case-by-case basis, taking into account the cost of development.	Main Modification (linked to PM87)

<sup>1</sup> These priority sectors will change over time to reflect the needs of the local economy.

	9.3.4	<p>Where genuinely exceptional circumstances can be demonstrated to the Council that the provision of affordable workspace on-site is either inappropriate, or would have an unacceptable impact on the viability of a scheme, financial contributions will be sought to secure equivalent provision off-site.</p> <p>Off-site provision will be achieved by the Council:</p> <ul style="list-style-type: none"> <li>• bringing redundant properties into use;</li> <li>• working in partnership with a stakeholder to secure improvements to existing workspaces, or providing additional workspace;</li> <li>• offering alternative interventions/activities that support start-up/small businesses such as business support.</li> </ul> <p>The off-site contribution will be negotiated on a case by case, cost per sq ft basis. This will also be dependent on the outcomes of a viability assessment and discussions with the Council.</p>	
PM97	Paragraph 9.3.5	<p>Where affordable workspace is to be provided it is important that the applicant initiates dialogue with a Workspace Provider, as nominated by or agreed with the Council, early on in the pre-application stage.</p> <p>.At the planning application stage an agreed Workspace Provider must be identified along with a submitted proposal for assessment by the Council which details the agreement with the Workspace Provider for managing the workspace to an agreed specification; detailing the potential management arrangements and rents to be charged for a minimum of 5 years.</p>	Main Modification (linked to PM87)
PM98	Insert new paragraph after 9.3.5	<p>Applicants will be required to demonstrate likely lease terms for target sectors, and where appropriate make provision for short-term, flexible 'all-in' and 'meanwhile' leases, and where relevant letting space on a per-desk rather than per-square-foot basis.</p>	Main Modification (linked to PM87)
PM99	Paragraph 9.3.6	<p>The design of workspace for small and micro enterprises will vary, depending on the end occupier or sector. <del>New business space</del></p>	

		<p><del>should be flexible</del>, In general however, applicants should demonstrate that the workspace incorporates flexible internal arrangements with good natural light, suitable subdivision and configuration for new uses and activities. The proposal should incorporate flexible design features to provide adaptability for a range of uses and occupants. Basic fit-out should be provided to a level beyond shell and core to include:</p> <ul style="list-style-type: none"> <li>• <del>toilets</del></li> <li>• super-fast broadband connections <del>where appropriate</del>;</li> <li>• <del>meeting room facilities, flexible desk arrangement, flexible space for events</del> shared space and facilities such as communal breakout space, kitchen areas, toilets, bike storage, etc;</li> <li>• good standard of insulation to mitigate any overspill from future alternative uses in the building, grouping of services;</li> <li>• plumbing, electrics, cabling, and communications infrastructure;</li> <li>• light industrial or maker spaces have physical needs for greater floor-to-ceiling heights and service access to accommodate larger equipment and deliveries.</li> </ul>	
PM100	Insert new paragraph after paragraph 9.3.6	On specific projects other issues may need to be considered, such as the co-ordination of fire alarm provision, access control arrangements, landscaping design, and mobile phone signal strength.	Main Modification (linked to PM87)
PM101	Insert new paragraph after paragraph 9.4.6	For the purpose of policy 22 'Local' refers to the location of permanent operation of business or location of resident's home being within the London Borough of Havering	Main Modification (linked to PM87)
<b>Connections</b>			
PM102	Policy 23 Transport Connections	i. Maximising the development opportunities supported by Crossrail as well as the benefits from Crossrail for local businesses and residents.	Additional Change

PM103	Policy 23 Transport Connections	insert new clause after xvi.  Working with partners including the port of London Authority to explore opportunities for utilising the River Thames for freight and passenger transport to reduce traffic congestion and support local businesses.	Main Modification
PM104	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 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. <del>With the long term aim of producing a “lobbying” document for external funding</del>	Additional Change
PM105	Table 3 Havering Transport Schemes “ – additional scheme to be included	Transport Scheme : Lower Thames Crossing. 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. Delivery Timescales : 5 – 10 years Key Partners : Highways England	Additional Change
PM106	Paragraph 10.2.3 add to end of paragraph	The Council considers this is justified and appropriate in Having 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.	Additional Change
PM107	Paragraph 10.2.5 add to end of paragraph	A lower standard may be appropriate for site with a PTAL of 2 within the Romford Strategic Development Area where this can be justified on a case by case basis.	Additional Change

PM108	Paragraph 10.3.1 add to end of paragraph	The aim is to improve connectivity whether that's through mobile, wireless or broadband infrastructure.	Additional Change
<b>High quality Places</b>			
PM109	Policy 26 Urban Design	i. Are informed by, respect and complement the distinctive qualities, identity, and character and geographical features of the site and local area;	Additional Change
PM110	Policy 26 Urban Design	The Council will require development proposals of a strategic nature to will be subject to an Urban Design Review Panel.	Additional Change
PM111	Paragraph 11.1.8 add to end of paragraph	When designing new residential and mixed use developments consideration should be given to how frequent deliveries will be accommodated.	Additional Change
PM112	Paragraph 11.1.16	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 will establish a Design Review Panel comprising of independent specialists <del>The Council supports the use of Urban Design Review Panels and will expect development proposals of a strategic nature to be subject to such as review.</del> For the purpose of this policy development proposals 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 that are referable to the Mayor. If an applicant is in doubt about whether a design review is required this should be discussed with the Council's Planning Department at pre-application stage. This will include large development schemes within the Romford and Rainham and Beam Park Development Area.	Additional Change
PM113	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>	Additional Change
PM114	Policy 28 Heritage Assets	i. Proposals that seek to <del>sustain or</del> conserve and enhance the significance of heritage assets at risk in the borough.	Additional Change
PM115	Policy 27	Insert new clause after vi.	Additional Change

	Heritage Assets	Well designed and high quality proposals which would not affect the significance of a heritage asset with archaeological interest, including the contribution made to significance by its setting;	
PM116	Policy 28 Heritage Assets	vii. The maintenance of up to date Archaeological Priority Areas; <del>Proposals affecting the significance of a heritage asset with archaeological interest, including the contribution to significance made by its setting, where:</del> a. <del>The proposals are supported by an appropriate assessment of the asset's significance;</del> b. <del>Any harm is minimised, clearly justified and necessary to achieve public benefits that are substantial enough to outweigh loss or harm to the asset's significance; and</del> c. <del>The significance of any asset or part of an asset to be lost is recorded and made publicly accessible.</del>	Additional Change
PM117	Policy 28 Heritage Assets	<del>Substantial harm to, or loss of, a Scheduled Monument or non-designated heritage asset with archaeological interest that is demonstrably of national importance, will only be considered in exceptional circumstances.</del> Where a development proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial. Applications for planning permission that involve substantial harm or total loss of a designated heritage asset are wholly exceptional and will be considered as substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF. Non-designated assets of archaeological interest that are demonstrably of national importance will be considered subject to the above policy.	Additional Change
PM118	Paragraph 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	Additional Change

		<p>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. <b>Havering's Conservation Areas all have Conservation Area Appraisals and Management Proposals which identify the special interest of each area.</b></p> <p><b>Split into two paragraphs:</b></p> <p>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. that responds to the important characteristics of the Conservation Area, and which will preserve, enhance or reveal its character and appearance, and significance. 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 considered where the building, or other element, fails to make a positive contribution to the character or appearance, and significance of the Conservation Area. 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>	
PM119	Paragraph 11.3.7	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	Additional Change

		assets when these meet its agreed criteria. <b>The proposed Local List Criteria will be subject to Public Consultation.</b> Development proposals affecting non-designated heritage assets will be dealt with in accordance with the NPPF.	
PM120	Insert new paragraph after paragraph 11.3.7	<b>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.</b>	Additional Change
<b>Green Places</b>			
PM121	Paragraph 12.1.1	<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> <b>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).</b>  <b>(1) All London Green Grid Supplementary Planning Guidance, Mayor of London 2012</b>	Additional Change
PM122	Paragraph 12.2.6	London Wildlife <b>Sites</b> Board ...	Additional Change
PM123	Map 2 Havering Wildlife Corridors	Include the Thames Corridor as a wildlife Corridor.	Additional Change
PM124	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	Additional Change

		defence structures, <b>including tie rods and anchors.</b>	
PM125	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 <b>providing that appropriate lifesaving equipment such as grab chains, access ladders and life buoys are provided along the river edge</b>	Additional Change
PM126	Paragraph 12.3.2	All the Rivers in Havering (Beam, Ravensbourne, Rom, <b><u>Mardyke, Ingrebourne...</u></b>  Add to the end of 12.3.2: <b>For the implementation of this policy, any development within 20m of a main river is considered in close proximity.</b>	Additional Change
PM127	Paragraph 12.3.3	The Thames River Basin Management Plan <b>2015-2021 (*)</b> ... Footnote: * <b><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></b>	Additional Change
PM128	Paragraph 12.3.5	For development in river corridors and areas affected by tidal <b>and fluvial</b> flood risk developers should work in partnership with the Environment Agency and the Council to obtain advice on necessary improvement measures, integrating improvements to flood defences in the design of development and creating an attractive riverside’.	Additional Change
PM129	Insert new paragraph after paragraph 12.4.8	<b>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. (1) <a href="https://www.gov.uk/topic/environmental-management/environmental-permits">https://www.gov.uk/topic/environmental-management/environmental-permits</a></b>	Additional Change
PM130	Insert new paragraph after paragraph 12.4.8	<b>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 network in line with Policy 29.</b>	Additional Change
PM131	Paragraph 12.5.2 add to end of paragraph	<b>The draft Air Quality Action Plan was published for consultation in early 2018.</b>	Additional Change

PM132	Paragraph 12.6.4 add to end of paragraph	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> )	Additional Change
PM133	Paragraph 12.6.5	The Environment Agency should be consulted when the proposed development poses a potential risk to controlled waters due to land contamination <b>having regard to the Environment Agency's groundwater protection principles</b> (footnote: <a href="https://www.gov.uk/government/collections/groundwater-protection">https://www.gov.uk/government/collections/groundwater-protection</a> ). <b>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 ...</b>	Additional Change
PM134	Paragraph 12.7.3 Add to end of paragraph	<b>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.</b>	Additional Change
PM135	Policy 36 Low carbon design, decentralised energy and renewable energy	The Council will require major development, <b>where feasible</b> , to prioritise connection to any existing or planner decentralised energy networks and, <del>where feasible</del> , integrate combined heat and power systems on site.	Additional Change
PM136	Paragraph 12.8.1	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, <b>water efficiency</b> , sustainable design and construction and decentralised energy are set out within the London Plan and will be applied by the Council.	Additional Change
<b>Minerals</b>			

PM137	Policy 38 Mineral Extraction	A Transport Statement or Transport Assessment will be required with all applications to determine the potential impacts the proposal may have on the road network and ensure reasonable contributions from the developers are received to maintain the roads. <b>Full consideration should be given to the use of the River Thames for the transportation of any materials as part of any submitted transport statement.</b>	Additional Change
<b>Delivery and Implementation</b>			
PM138	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 <b>and has entered into three joint venture partnerships.</b> <del>and</del> The council is <b>also</b> 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.	Additional Change
<b>Annexes</b>			
PM139	Paragraph A.3.5 add to the end of paragraph	<b>New libraries have been opened in recent years in Harold Hill and Rainham.</b>	Additional Change
PM140	Paragraph A.3.32	Havering has a diverse range of important heritage <b>assets.</b> <del>sites and areas.</del> There are currently 6 Grade I <del>and</del> , 15 Grade II* <b>and over 100 Grade II</b> listed buildings <del>located within Havering, as well as</del> 11 designated conservation areas <b>at</b> including; Corbets Tey, Cranham, Gidea Park, Havering-atte-Bower, Langtons, North Ockendon, RAF Hornchurch, Rainham, Romford, St Andrews and St Leonards <b>and one listed garden – Upminster Court Gardens.</b>	Additional Change
PM141	Paragraph: A.3.34	<del>There is just one listed garden in Havering – Upminster Court Gardens,</del> <b>Havering currently has 10</b> 44 sites on the Heritage <b>at</b> in Risk Register, including <b>Romford Conservation Area</b> , 7 grade II and 2 grade II* listed buildings and <del>just-1</del> scheduled monument. <del>which can be found within the Romford conservation area.</del>	Additional Change
PM142	Glossary Table	<b>For the purpose of Policy 21, Affordable Workspace means:</b>	Main Modification (linked to

	10 Affordable Workspace	<p>Flexible workspace which is let to a Workspace Provider and which will allow for occupation by the end users in one or more sectors on terms:</p> <ul style="list-style-type: none"> <li>• substantially below market levels of rents and charges when compared with an equivalent letting of the space and facilities on the open market; and</li> <li>• at a rate comparable with similar facilities available in Havering or (if sufficient comparator premises do not exist in the borough) across London as a whole; and</li> <li>• at rates which mean that occupation is feasible to a large number of small/start-up businesses in the relevant sector(s).</li> </ul> <p>For the purpose of Policy 21, Flexible Workspace means:</p> <p>Managed, commercial premises, particularly suitable for small/start-up businesses and which are divided into a collection of small units held by occupiers on a short-term, easy-in, easy-out basis and with communally-shared services, facilities and support for the entrepreneurial activities of the occupiers.</p> <p><del>A workspace provided where rent and service charges, excluding business support services, are on average at least 20% less than comparable local market rates for the duration of a lease (although it is noted that, for some sectors and locations, much reduced rents may be needed to render them affordable to target occupiers).</del></p>	PM87)
PM143	Table 10 Lifetime Homes	<p><del>Lifetime Homes Standards – Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.</del></p>	Additional Change