



Havering
LONDON BOROUGH

Havering Local Plan 2016-2031
Housing Position Statement
March 2018

Havering
Making a Greater London



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1 Introduction

1.0.1 This position statement has been prepared to support the Proposed Submission Local Plan.

1.0.2 The purpose of the paper is to provide further details on:

- The planning policy context relating to housing need and supply
- Past housing delivery in Havering
- The need for new housing in Havering
- The various sources of housing supply in Havering
- How the Council will increase the supply of housing through the Local Plan
- The Council's proposed approach to size and mix

1.0.3 This statement should be considered alongside the other key evidence base documents including:

- The London Strategic Housing Market Assessment 2013
- The London Strategic Housing Land Availability Assessment 2013
- The London Strategic Housing Market Assessment 2017
- The London Strategic Housing Land Availability Assessment 2017
- The Outer North East London Strategic Housing Market Assessment 2016
- The Outer North East London Strategic Housing Market Assessment: Update for Havering 2016
- The Havering Green Belt Study 2016
- Site Green Belt Assessment and Sustainability Assessment 2018

2 Policy Context

2.1 National Planning Policy

National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) sets out the Government's Planning policies for England and how these are expected to be applied. The Havering Local Plan is required to be consistent with the Framework.

2.1.2 The NPPF states that to boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and

2.1.3 When preparing Local Plans the NPPF states that local planning authorities (LPAs) should have a clear understanding of housing needs in their area. They should:

- prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

DCLG Consultation: Planning for the right homes in the right places

2.1.4 In September 2017 the government published its consultation on Planning for the right homes in the right places. This consultation was part of the governments initiative to increase the supply of new houses. A key proposal within the consultation document is the introduction of a standard methodology to determine housing needs. It also includes an indicative assessment of housing need (using the proposed methodology) for every authority over the period 2016 to 2026, for Havering this is 1,821 dwellings per annum.

- 2.1.5** Transitional arrangements have been put in place and state that the new standardised method should be used, unless the Plan will be submitted for examination on or before 31st March 2018, or before the revised National Planning Policy Framework is published. After this point, the new method for calculating the local housing need would apply as a baseline for assessing five year housing land supply.

Draft Revised National Planning Policy Framework

- 2.1.6** In March 2018 the Government published the draft revised National Planning Policy Framework for consultation. Following on from previous consultations such as 'Planning for the right homes in the right places' a key focus of the draft NPPF is to ensure the delivery of a sufficient supply of homes. The draft NPPF includes the standard methodology for calculating housing need as set out above.
- 2.1.7** The Framework also includes a new Housing Delivery Test to measure each local authority's performance in delivering new houses. The Test would result in a figure expressed as a percentage of the total net homes delivered against the total number of homes required over the previous three years. If the Housing Delivery Test shows that there has been significant under delivery of housing over the previous three years (in this context meaning less than 85%), the local authority must include a 20% buffer in its supply of specific deliverable sites in order to achieve the required five years supply.
- 2.1.8** Within the implementation section the government states the Housing Delivery Test will apply from the day following the publication of the Housing Delivery Test results in November 2018. More generally the policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before six months after the date of the final framework's publication. Until then no account will be taken of the new Framework.

2.2 The London Plan

London Plan 2016 (Consolidated with Alterations since 2011)

- 2.2.1** The Mayor of London is responsible for preparing the London Plan, which forms part of the Development Plan for the Havering. Havering's Local Plan is required to be in general conformity with the Mayor's Plan.
- 2.2.2** The London Plan was originally published in 2011. In 2013 the Mayor undertook a London-wide Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA) as key evidence base documents to inform the Further Alterations to the London Plan published in 2015.
- 2.2.3** The London SHMA 2013 sets out an estimate of London's current and future housing requirements. The central projection in the SHMA indicates that London will require between 49,000 (2015-2036) and 62,000 (2015-2026) more homes a year. This range incorporates different levels of population change over the period, the time taken to address current need (backlog) and the anticipated under delivery between 2013 and 2015. The 2015-2036 figure of 49,000 additional homes a year provides the basis for the detailed housing need figures set out in the London Plan.
- 2.2.4** The London SHLAA 2013 assesses London's capacity for new residential development. It shows that over the period 2015 to 2025, London has capacity for at least 420,000 additional homes or 42,000 per annum. The SHLAA formed the foundation for the revised housing targets for each borough set out in the London Plan.
- 2.2.5** Havering's Housing target, as set out in the London Plan, is a minimum of 11,701 over the period 2015-2025, which equates to minimum annual average housing target of 1,170. This target took effect from the 2015/16 reporting year.

- 2.2.6** Policy 3.3 in The London Plan (increasing Housing Supply) states that Boroughs should seek to achieve and exceed the minimum borough annual average housing target. It also states that if a target beyond 2025 is required, boroughs should roll forward the current target until it is replaced by a revised London Plan housing target.
- 2.2.7** Policy 3.3 goes on to state that Boroughs should draw on the housing benchmarks in developing their housing targets, augmented where possible with extra housing capacity to close the gap between identified housing need (49,000 homes per annum) and supply (42,000 homes per annum) in line with the requirement of the NPPF.

Draft London Plan 2017

- 2.2.8** The new Mayor of London is in the process of preparing a new London Plan and published a draft plan for consultation in December 2017. As part of the evidence base for the emerging Plan, the GLA have prepared an updated London Strategic Housing Market Assessment 2017 and London Strategic Housing Land Availability Assessment.
- 2.2.9** The London SHMA 2017 has identified a need for 66,000 additional homes per year between 2016-2041. The London SHLAA 2017 has identified capacity for 65,000 new homes per year between 2019/20 to 2028/29. The SHLAA 2017 is the basis of the revised housing targets set out in the draft London Plan. Havering's target is 18,750 homes between 2019/20 and 2028/29 or 1,875 homes per annum. Of the 1,875 new homes, 904 of these are expected to be delivered on small sites under 0.25ha.
- 2.2.10** *Nb. LB Havering have objected to the London Plan housing targets - please refer to the Council's consultation response to the Draft London Plan for further information.*

3 Past Housing Delivery in Havering

3.0.1 As part of the preparation of the Proposed Submission Local Plan, a full review of past housing completions has been completed and is set out in Table 3.1.

Table 3.1

Year	Housing Target	Net Private Completions	Net Affordable Completions	Net Completions	Housing target variance
2004/05	350	355	113	468	+118
2005/06	350	635	76	711	+361
2006/07	350	256	204	460	+110
2007/08	535	365	238	603	+68
2008/09	535	336	301	637	+102
2009/10	535	160	288	448	-87
2010/11	535	141	93	234	-311
2011/12	970	210	235	445	-525
2012/13	970	154	144	298	-672
2013/14	970	645	272	917	-53
2014/15	970	409	329	738	-232
2015/16	1,170	758	205	963	-207
2016/17	1,170	518	67	585	-585

3.0.2 The NPPF introduces a buffer requirement for the 5 year supply of housing land of 5% or 20% depending on past performance. The NPPF states that a 20% buffer will be applied where there is a persistent record of under delivery.

3.0.3 There is no definitive guidance on what constitutes 'persistent' under delivery. However, the NPPF is clear that a longer term view of housing delivery should be used to assess an authority's record, as this will account for the peaks and troughs of the housing market cycle. Judge Lewis in the Cotswold judgement (EWHC 3719 27 November 2013) said that persistent under delivery "should not be a temporary or short lived fluctuation".

3.0.4 Table 3.1 shows that over the period 2004/05 to 2016/17 Havering has met or exceeded its target in 5 years, and under delivered in 8 years. Havering's delivery record is characterised by a mixture of over and under delivery connected to the peaks and troughs of the housing market cycle. Many of the years in which Havering under delivered were in aftermath of the 2008 financial crisis or in the recession which followed. As this has passed, the number of dwellings completed has increased and has moved in a positive direction.

3.0.5 It should also be noted that Havering has significantly increased its levels of housing delivery since 2013/14. This marks a step change from the level of housing delivery in the decade before this and demonstrates that Havering is making serious efforts to boost its housing delivery. However, it is recognised that previous delivery has not been at the level required and in light of this the 5 year housing land supply calculations as set out in section 5.2 of this statement have been based upon a 20% buffer.

4 Havering's Housing Need

- 4.0.1** Havering forms part of both the London-wide housing market area and the outer north east London sub housing market area with the London Boroughs of Barking and Dagenham and Redbridge. In line with the requirements of the National Planning Policy Framework, the Council has worked with these authorities to prepare a Strategic Housing Market Assessment.
- 4.0.2** The Outer North East London SHMA indicates that Havering's full objectively assessed housing need is for 25,200 new homes over the period 2011-2033 or 1,145 homes per annum. Since the initial SHMA was undertaken, updated population projections have been published by the GLA. The updated population projections were reflected in an update of the SHMA which identified an increased housing need in Havering of 30,052 new homes over the period 2011-2033 (1,366 new homes per year).
- 4.0.3** The SHMA also identifies the need for affordable housing and the size of properties required. Of the 30,052 new homes needed 35% are required to be affordable. The breakdown by size and tenure mix is detailed in Table 4.1 below. The Council's proposed approach to size mix is set out in Section 6.

Table 4.1 Havering's Objectively Assessed Housing Need (Outer North East London SHMA – Update for Havering 2016)

	Number	Percentage (%)
Market Housing		
1 Bedroom	1,590	8%
2 Bedrooms	3,030	15.5%
3 Bedrooms	12,490	64%
4 Bedrooms	2,260	11.5%
5 Bedrooms +	160	1%
TOTAL MARKET HOUSING	19,530	100%
Affordable Housing		
1 Bedroom	640	6%
2 Bedrooms	2,840	27%
3 Bedrooms	5,400	51%
4 Bedrooms	1,610	15.5%
5 Bedrooms +	20	Less than .5%
TOTAL AFFORDABLE HOUSING	10,520	100%
TOTAL	30,050	

5 Housing Supply

5.1 Sources of Supply

5.1.1 This section provides details of the various sources of housing supply in Havering as well as the actions that the Council is taking to ensure an increase in housing delivery.

5.1.2 The 2013 London Strategic Land Availability Assessment, as detailed previously, identified Havering's housing capacity as 11,701 dwellings over the 2015-2025 plan period. The SHLAA is an essential component of the evidence for Havering's Local Plan, however it should be recognised that the London SHLAA is now over three years old and the GLA have now prepared a new SHLAA (2017) as part of the evidence base for the Draft London Plan as set out in section 2.2. ⁽¹⁾

5.1.3 In order to ensure that the Havering Local Plan is based on up to-date housing data it has been necessary to review Havering's housing supply position.

5.1.4 The key sources of supply that have been included in Havering's housing trajectory are:

- Large sites (over 0.25ha) with planning permission;
- Council Housing Estates Regeneration Sites;
- Large sites within the Romford Strategic Development Area (Housing Zone);
- Large sites within the Rainham and Beam Park Strategic Development Area (Housing Zone);
- Large opportunity sites outside of the two Strategic Development Areas;
- Sites with 'live' planning applications that have yet to be determined;
- Site that have been submitted for pre-application discussions with the Council and where the principle of residential development is accepted;
- Developed sites within the Green Belt (previously known as Major Developed Sites in the green belt)
- Small sites (under 0.25ha); and
- Vacant units returning to use.

Large sites with planning permission

5.1.5 The Council has granted planning permission for over 2,700 residential units on large sites which are either under construction or yet to be built. These sites are included in the housing trajectory in line with the NPPF which states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. A list of all large sites with planning permission is set out in Annex 3.

1 The Council has objected to the London Plan housing targets and findings of the SHLAA in relation of small sites (those under 0.25ha). All London authorities were given the opportunity to input into the large sites element of the SHLAA work but were not involved in the small sites element. Please refer to the Council's response to the London Plan consultation for further details.

Council Housing Estates Regeneration Sites

- 5.1.6** Further growth will be accommodated from major regeneration of the Council's own housing estates. The Council is planning to build a significant number of new homes in one of the most ambitious local authority home building programmes in the country. The initial programme focuses on 12 sites across the borough delivering over 2,000 additional homes. In March 2018 the Council announced that it has entered into a joint venture agreement with Wates Residential in order to deliver the programme.
- 5.1.7** The overarching vision for the programme is to successfully establish vibrant and connected communities, supported by the provision of good quality new homes, tenure diversity, high quality public spaces, and well-used community facilities within safe and secure environments where people want to live and participate in local activities.
- 5.1.8** A key objective of the programme is to contribute to meeting the wider housing needs of Havering through the regeneration and transformation of the Council's existing stock for predominantly residential use; to provide a choice of good quality housing for people at all stages of life, increasing tenure diversity through affordable rent, shared ownership, private rent, market sale and sheltered housing.
- 5.1.9** The initial 12 sites (as set out in Annex 1) were identified as offering the greatest potential for the provision of new affordable homes or requiring intervention due to the costly or unacceptable quality of housing. The Council intend, where appropriate, to bring forward further sites for inclusion in the Joint Venture Partnership at a future date.
- 5.1.10** The Council will receive £33m grant monies from the GLA to deliver the new estates.
- 5.1.11** Due to the size of the potential development on all 12 sites and the decant and financial viability issues it would not be practicable to start work on all sites simultaneously. It was therefore proposed that Waterloo Road, Queen Street, Napier & New Plymouth and Solar, Serena and Sunrise Court are prioritised. These sites provide over 50% of the total new housing to be delivered through this project.
- 5.1.12** Further detail on the sites is set out in Annex 4.

Large sites within the Romford Strategic Development Area (Housing Zone)

- 5.1.13** The arrival of Crossrail in 2018/9 alongside the relative affordability of this area are key drivers of growth. They have already placed Romford firmly in the minds of investors and developers who are keen to realise its opportunities. The Mayor of London has already recognised this and in early 2016 Romford was granted Housing Zone Status which will provide significant investment in order to accelerate the delivery of new homes. The area's significant growth potential is recognised through its proposed designation by the Mayor of London as an Opportunity Area in the draft London Plan.
- 5.1.14** There are a number of opportunity sites within the Romford Strategic Development Area which can accommodate housing growth. There is an increased demand for homes in east London, and with areas closer to central London becoming unaffordable to many, its likely both demand and house values will grow, especially with the arrival of Crossrail.
- 5.1.15** These sites are listed in Annex 1 and further detail is set out in Annex 4.

Large sites within the Rainham and Beam Park Strategic Development Area (Housing Zone)

- 5.1.16** Rainham and Beam Park Strategic Development Area is a major growth and regeneration area and provides the opportunity to establish an exciting new residential neighbourhood linked to the delivery of a new railway station on the existing Essex Thameside line at Beam Park.
- 5.1.17** The area falls within the London Riverside Opportunity Area, identified in the London Plan as having the capacity to provide a significant number of new homes and jobs. In June 2015, following a successful bidding process, Rainham and Beam Park was identified as one of the GLA's Housing Zones which is providing much needed investment to help secure and accelerate the delivery of new homes by overcoming barriers to development and supporting the provision of social and physical infrastructure in the area to create attractive new places to live.

5.1.18 There are a number of development opportunities within public and private ownership. The GLA are an important land owner in the area and are bringing forward the Beam Park site for residential and mixed use development with Countryside and L&Q.

5.1.19 The Council is actively acquiring land along the A1306 corridor and in December 2017 the Council appointed Notting Hill Housing Trust as its Joint Venture Partner. Outline planning applications have been submitted for these sites.

Large opportunity sites outside of the two Strategic Development Areas

5.1.20 Outside of the two Strategic Development Areas, the Council has identified a number of opportunity sites which have the potential to contribute to the supply of housing in Havering. These sites are listed in Annex 1 and further detail is set out in Annex 4.

Sites with 'live' planning applications that have yet to be determined

5.1.21 Residential development proposals that have been submitted for planning permission have been included in the trajectory where the principle of residential development is accepted. These applications are still to be determined by the Council.

Site that have been submitted for pre-application discussions

5.1.22 The Council has undertaken a review of recent pre-application discussions where the principle of residential development has been accepted. This has assisted in identifying sites where there is an active interest in bringing forward development. These sites are listed in Annex 1 and further detail is set out in Annex 4.

Developed sites within the Green Belt

5.1.23 There are two key sites within the Green Belt which were identified within Havering's 2008 Local Development Framework as Major Developed Sites in the Green Belt. The Council recognises that the redevelopment of these sites could make a significant contribution to the supply of housing. The two sites are St Georges Hospital in Hornchurch which is no longer in use and has planning permission for residential redevelopment and Quarles Campus, Harold Hill which has been in educational use. Further detail is set out in annex 4.

Small sites

5.1.24 The London SHLAA 2013 estimates (based on previous housing delivery) that on average 151 new homes will be delivered each year from small sites. However, this is considered to be a conservative estimate. The Council has undertaken a more recent review of completions over the last 5 years and found that on average 186 new homes have been delivered each year from small sites. This has been used as a broad estimate within the housing trajectory. Small sites that have already been granted planning permission have not been included in the trajectory in order to avoid double counting.

Vacant units returning to use

5.1.25 These are, according to the Government, dwellings which have been unoccupied and substantially unfurnished for over six months. The 2013 London SHLAA estimates that 26 vacant units will be returned to use per annum in Havering. These vacant units returning to use form part of the London Plan housing target and have therefore been incorporated into the housing trajectory.

Future Sources of Housing Supply

5.1.26 The Council consider that there will be other sources of housing supply across the borough. Consideration has been given to the role of the borough's district centres and their potential for residential intensification. A review of sites in the district centres has found that whilst there may be some scope for intensification, it is unlikely that development will come forward in the early part of the plan due to land ownership issues and the availability of sites. However, the Council's positive strategy within the Local Plan would support such development if it were to come forward.

- 5.1.27** A further source of supply may arise from the One Public Estates Programme which takes a holistic view of public sector land and property requirements so that surplus land can be released for other uses.
- 5.1.28** It is anticipated that further sites may come forward for development within the Romford Strategic Development Area in light of the arrival of crossrail and the enhanced profile of this part of London. It is clear from early discussions with landowners and developers that there is significant interest in bringing forward further development in Romford.

5.2 Havering's approach to land supply

Supply over the Local Plan Period 2016-2026

- 5.2.1** This section sets out the deliverable housing land supply position for the ten year period 2016/17-2026/27 which is the first ten years of the Plan period.
- 5.2.2** Table 5.1 shows the expected completions over the plan period. Please note that this includes actual completions for 2016/17.

Table 5.1 Havering's Housing Supply

	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)
Planning permission granted - not yet completed	2,030	700
Council Estate Regeneration Sites	-217	723
Rainham and Beam Park Strategic Development Area Sites	0	720
Romford Strategic Development Area Sites	511	2,257
Planning applications awaiting decision	1,195	1,126
Sites submitted for pre-application discussions	273	39
Other sites	211	120
Small sites	744	930
Vacant units returning to use	104	130
Actual Completions 2016-17	585	0
	5,436	6,745

Current 5 year land supply

- 5.2.3** Havering has based its 5 year housing land supply calculations on the borough's London Plan housing targets. This is in line with the Planning Inspector's guidance in relation to the 2011 London Plan and precedents set by other London Boroughs. The current 5 year land supply covers the period 2017-2022.

Table 5.2 5 Year Land Supply Calculation

5 year housing target (2017 to 2022)	5,850 (1,170 x 5)
20 % buffer	1,170 (20% of 5,850)

5 year housing target + 20% buffer	7,020
Under-delivery since 2015	-792 (Refer to Table 3.1)
5 year housing target + 20% buffer + under delivery since 2015	7,812
5 year housing supply (based on trajectory)	6,165
Current overprovision/ shortfall	-1,647

- 5.2.4** The five year land supply calculation is based on a housing target of 1,170 units per annum and includes a 20% buffer in addition to previous under delivery. Despite its best efforts, Havering has been unable to identify a sufficient supply of housing land to meet this target in the first five years. However, table 5.2 demonstrates that over the first 10 years of the Local Plan Havering does have sufficient land capacity to meet the required supply of housing. Havering will seek to meet the required housing supply over the 2016 to 2026 period so that at least 12,181 dwellings are delivered in the first 10 years of the plan (585 of these have already been delivered in the period 2016/17).
- 5.2.5** The Council is therefore adopting a stepped approach which will see an increase in housing delivery over the ten year period with the later years (5-10) seeing an increased housing delivery which will compensate for the lower levels of delivery in the first 5 years.
- 5.2.6** This approach has been adopted as the majority of deliverable sites in the borough are projected to come forward in the 2021 to 2026 period, Havering's land supply is largely made up of large brownfield sites within the Romford and Rainham and Beam Park Strategic Development Areas. The Council is doing everything possible to bring forward sites as quickly as possible however, these sites have a longer lead in time than smaller sites, and there are a number of site specific constraints.
- 5.2.7** Havering Council's estate regeneration programme, which involves the delivery of over 2,000 net additional units will, again, take time to deliver. This is because the process of buying back properties sold through right to buy and consulting and decanting residents takes a significant amount of time. The existing units will also need to be demolished, which both delays the start of construction and reduces the five year land supply figure through the initial loss of dwellings.
- 5.2.8** The proposed approach recognises that there has been a step change in net completions since 2013/14, but that meeting the housing target still represents a significant challenge in the short term. This is Havering's preferred option as it would set a realistic annual monitoring target while also planning to meet the minimum housing targets as set by the London Plan over the 10 year period.

Green Belt

- 5.2.9** In seeking to address the shortage of housing land supply, the Council has given full consideration to other options. In particular, the Council has looked at the scope for the Green Belt to provide land for new homes.
- 5.2.10** Two Green Belt Studies have been undertaken as part of the evidence base for the Local Plan. The first Green Belt Study was undertaken by the London Borough of Havering in association with PBA and Enderby Consultants. This study assessed the contribution that land within the Green Belt makes to the Green Belt purposes (as defined in para 80 of the NPPF). To aid the assessments, the Green Belt in the Borough was divided into 24 land parcels. A performance value was attributed to the parcels for each purpose, based on predefined criteria. The study found that all 24 parcels make a contribution to Green Belt purposes, with 19 of the 24 Green Belt parcels making a fundamental contribution to the Green Belt purposes. A further four parcels were found to make a high or moderate/high contribution and only one parcel was found to make a low contribution.

- 5.2.11** A second Green Belt Study was prepared by LUC in 2018. The aim of this study was to provide conclusions on the potential degree of harm that may occur if the sites (which had been submitted to the Council as part of the Local Plan process) were released from the Green Belt. This took account of three elements: 1) the contribution of the sites to the NPPF Green Belt purposes, 2) the potential impact on the wider integrity of the Green Belt and 3) the strength of revised Green Belt boundaries that would remain if the site was to be released. Out of a total of 84 sites assessed (with a total area of 849ha):
- 46 sites (total area of 682ha, which is 80.3% of the total area of the 84 sites) rated as 'high' in terms of harm to Green Belt resulting from release.
 - 21 sites (120ha, 14.1%) rated as 'moderate-high' in terms of harm to Green Belt resulting from release.
 - 9 sites (24ha, 2.9%) rated as 'moderate' in terms of harm to Green Belt resulting from release.
 - 4 sites (17ha, 2%) rated as 'low-moderate' in terms of harm to Green Belt resulting from release.
 - 4 sites (6ha, 0.7%) rated as 'low' in terms of harm to Green Belt resulting from release.
- 5.2.12** The Council does not believe that there are 'exceptional circumstances' to warrant the release of Green Belt land to meet the Borough's housing need. As stated in the Housing White Paper (page 21), the Government "seeks to maintain existing strong protections for the Green Belt, and clarify that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements."
- 5.2.13** The Council is concerned that any release of Green Belt could undermine the delivery of housing on key brownfield sites within Rainham and Beam Park and Romford, both of which are important regeneration areas with committed funding programmes and which offer significant opportunities for new homes.
- 5.2.14** Opportunities for new housing do exist on previously developed sites within the Green Belt at St Georges Hospital and Quarles Campus. Both sites were previously identified in the Local Development Framework as Major Developed Sites within the Green Belt. The St Georges site has planning permission.

6 Size Mix

- 6.0.1** The SHMA determined the housing mix in terms of size for affordable housing to be around 50% for 3 bedroom properties and 10% for 4 bedrooms or more for the period 2011-13. This is supported as the baseline position.
- 6.0.2** The assessment for the larger dwelling mix in the SHMA is based on the following four key assumptions:
- The continued under-occupation of larger properties by smaller households.
 - Current over-crowding in the 2 bedroom social housing stock.
 - Growth in family households
 - Other household types. This category covers both single persons living together and also categories such as 3 generations of a family living together.
- 6.0.3** Each of these assumptions and further supporting evidence is explored in further detail below.

The continued under-occupation of larger properties by smaller households

- 6.0.4** Many households in Havering would have previously been allocated family housing when they had dependent children and were in need of a larger property. The Council's strategy is to reduce the backlog of under-occupation. As the Council cannot force people to move from their homes, one of the ways of achieving this is to ensure that there are sufficient, or smaller high quality properties that meet their needs and will be desirable to move to once their children have left home.
- 6.0.5** It is therefore important that the Council still support an element of smaller properties as set out in section 4.5 of the Housing Strategy 2014-17 which can be found at <https://www.havering.gov.uk/Documents/Housing/housing-strategy-havering-2014-17.Pdf>.
- 6.0.6** The housing need and demand data shown in Table 6.1 is derived from those residents who are on the Council's housing register wishing to move into smaller alternative affordable housing. It shows that the majority of the need is for 1 bedroom and 2 bedroom properties at 56% and 41% respectively. It should be stressed that these figures represent current needs for households who have identified that they wish to downsize. In practise there are many more under-occupying households in the social rented sector in Havering with the 2011 Census indicating that there were a total of 4,300 who had more bedrooms than were technically required under the bedroom standard assessment. Any increase in the rate of downsizing will free larger properties.

Table 6.1 Havering's under-occupying households on the housing register – as at 31st January 2017

Current Bedroom size	Bedroom size required			Total
	1 bedroom	2 bedroom	3 bedrooms	
2 bedroom	91	0	0	91
3 bedrooms	19	77	0	96
4 bedrooms	0	3	5	8
Total	110 (56%)	80 (41%)	5	195

Current over-crowding in the 2 bedroom social housing stock

- 6.0.7** Households that are over-crowded in a 2 bedroom property will benefit from the provision of 3 bedroom properties as it will allow them to move to a more suitably sized dwelling. This will also free up the 2 bedroom property to meet the needs of another household.

6.0.8 The housing need and demand data shown in Table 6.2 is derived from those residents who are on the Council's housing register who are overcrowded and seeking to move into larger alternative affordable social housing. It is in line with the SHMA assumption that households are overcrowded in 2 bedroom properties and therefore require 3 bedroom properties (47%). The majority of these are in smaller 2 bed 3 person accommodation whose needs can be met in larger 2 bed 4 person properties. In addition, the data show that there are a considerable number of households who are overcrowded in 1 bedroom properties and therefore require 2 bedroom properties too (46%). Again we would note that these figures only consider households who are currently seeking to move. The 2011 Census indicated that there were a total of 1,300 households in the social rented sector in Havering who were overcrowded when assessed against the bedroom standard and the SHMA assumed that all overcrowded household require to move, not just those on the transfer list.

Table 6.2 Havering's overcrowded households on the housing register – as at 31st January 2017

Current Bedroom size	Bedroom size required					Total
	1 bedroom	2 bedroom	3 bedrooms	4 bedrooms	5 bedrooms	
1 bedroom	0	264	2	0	0	266
2 bedroom	0	0	269	3	1	273
3 bedrooms	0	0	0	33	1	34
4 bedrooms	0	0	0	0	2	2
Total	0	264 (46%)	271 (47%)	36 (6%)	4	575

Growth in family households

6.0.9 The strongest growth in the Havering household projections is for lone parent and couple households with children. While many of these households will initially require a 2 bedroom property, the size of some of the households will grow over time to the point that they will require 3 or more bedroom properties.

6.0.10 Table 6.3 shows the breakdown of the housing need by size mix based on Havering housing register which supports the assumption that many of the households initially require a 2 bedroom property (43%). It is also accepted that over time as they grow, they will require larger accommodation. Some of this need can be met in a larger 2 bedroom 4 person property.

Table 6.3 Havering's housing register need – as at 31st January 2017

Bedroom size	Number	Percentage (%)
1 bedroom	601	27%
2 bedrooms	937	43%
3 bedrooms	562	26%
4 bedrooms	72	3%
5 bedrooms	7	1%
Total	2179	

6.0.11 Table 6.4 also shows the breakdown of the housing need by size mix based on Havering households currently accommodated in temporary accommodation who are waiting to move into settled affordable accommodation. The current main need is for 44% of 2 bedroom properties.

Table 6.4 Havering households in temporary accommodation

Bedroom size	Number	Percentage (%)
1 bedroom	301	28%
2 bedrooms	468	44%
3 bedrooms	254	24%
4 bedrooms	36	3%
5 bedrooms	5	
Total	1064	

6.0.12 Therefore, with the current demand data suggesting a high need for 2 bedroom properties, it is important that we are also able to accommodate these families in the immediate period of the Local Plan leading up to 2033.

Other household types

6.0.13 This category covers both single persons living together and also categories such as 3 generations of a family living together. This category of household type has been rising recently and will include some who are considered to be in affordable housing need in the grounds of affordability in the SHMA figures. While sharing single persons under 35 years will not typically be considered for social housing allocations, many will still require affordable housing. Their need is more likely to be met through the provision of good quality and well managed houses in multiple occupation (HMOs). In addition, the maximum housing benefit they can get is the rate for renting a single room in a shared house, likely to be in a HMO instead of a 3 bed house let to sharers.

Proposed approach to size mix

6.0.14 The Council is committed to providing a range a mix of affordable properties that provide a range of options for our residents and which meet their needs.

6.0.15 The key findings of the SHMA in relation to size mix show that over the Plan period there is a significant need for 3 bedroom properties. However, this can vary over the short and medium term and the current housing need and demand evidence indicates a comparatively significant need for 2 bedroom properties.

6.0.16 The evidence from both the SHMA and our current housing register is showing that the Council's priority through the Local Plan should be for 2 and 3 bed properties, with 1 bed properties less of a priority.

6.0.17 To create mixed and balanced communities, the Council considers it necessary to support a mix of affordable housing sizes. The starting point for negotiations on individual sites will be:

Table 6.5 Approach to size mix

	1 bed	2 bed	3 bed	4bed plus
Intermediate	10%	40% - but with preference for higher % of 2 bed 4 person	40%	10%

	1 bed	2 bed	3 bed	4bed plus
Social/ Affordable	10%	40% but with preference for higher % of 2 bed 4 person	40%	10%

7 Conclusion

- 7.0.1** The Council is making every effort to identify and bring forward suitable housing sites to exceed the London Plan housing target and meet housing need. Despite these efforts, the Council has been unable to identify sufficient deliverable housing sites to meet its objectively assessed housing need as set out in Outer North East London SHMA and subsequent update for Havering.
- 7.0.2** Sufficient land has been identified to meet the minimum London Plan housing targets in the first ten years of the Plan period. However, the Council cannot identify a five year land supply. Havering is therefore employing a staggered approach to housing delivery and will seek to meet and exceed the London Plan housing target of 11,701 over a ten year period (2015/16 to 2025/26)
- 7.0.3** Havering is doing everything possible to bring forward development as quickly as possible, but constrains and lead in times on large sites mean that the identified sites will deliver the majority of their units over the second five years of the Local Plan.
- 7.0.4** In addition to the specific sites identified in Annexes 1 and 3. The Proposed Submission Local Plan sets out a positive approach to growth and welcomes applications for sustainable residential development on suitable brownfield sites.

8 Annex 1 - Housing Sites

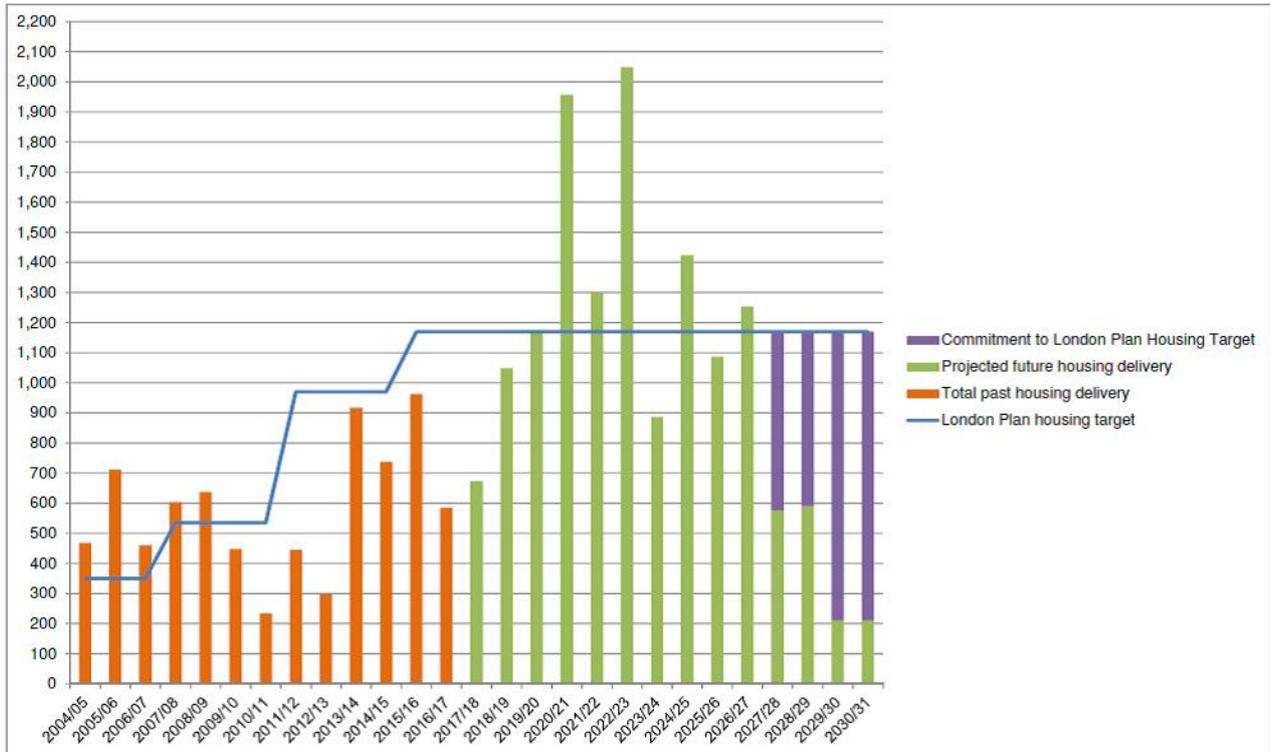
Table 8.1 Housing sites

Site Name	Gross units	Net additional Units	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)	Net Completions 10-15 years (April 2026-32)
Council Estate Regeneration Sites					
Waterloo Road (and Queen Street)	1466	1195	-65	518	742
Napier and New Plymouth	193	96	-97	193	0
Solar - Serena - Sunrise	190	135	-55	190	0
Maygreen	200	89	0	89	0
Old Church	300	214	0	-86	300
Royal Jubilee Court	150	71	0	16	55
Delta	430	253	0	-177	430
Dell Court	40	11	0	11	0
Delderfield House	30	16	0	16	0
Farnham, Hilldene	63	63	0	0	63
Brunswick	50	3	0	-47	50
Rainham and Beam Park Strategic Development Area Sites					
Mudlands Site, A1306	310	310	0	310	0
Suttons Site, A1306	160	160	0	160	0
Rainham Steel	250	250	0	250	0
Romford Strategic Development Area Sites					

Site Name	Gross units	Net additional Units	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)	Net Completions 10-15 years (April 2026-32)
Como Street Car Park	160	160	160	0	0
Romford Gas Works	450	450	0	400	50
Station Gateway and Interchange	670	670	0	575	95
Bridge Close	1070	1033	155	878	0
37-59 High Street	88	70	0	70	0
Angel Way and High Street Area	300	270	75	195	0
117 North Street, Romford	139	139	0	139	0
Land at the junction of Crow Lane/ Sandgate Close	121	121	121	0	0
Planning Applications awaiting decision					
Hexagon House, 5 Mercury Gardens	20	20	20	0	0
The Pompadours PH, Edenhall Road, Harold Hill	21	21	21	0	0
75 North Street, Hornchurch	44	44	44	0	0
213 North Street, Romford	31	31	31	0	0
Neopost House, South Street, Romford	8	8	8	0	0
Priority Road	5	5	5	0	0
Former Rainham library	57	57	57	0	0
Land at Rom Valley Way	620	620	360	260	0
23-55 North Street, Romford	100	100	100	0	0

Site Name	Gross units	Net additional Units	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)	Net Completions 10-15 years (April 2026-32)
A1306 Applications x 6 (3 further applications have already been approved and are listed in Annex 3)	663	661	267	394	0
Beam Park	754	754	282	472	0
Sites submitted for pre-application discussions					
Brooklands House & detection House, Brooklands Approach	77	77	38	39	0
Land Adjacent to Hexagon House	84	84	84	0	0
Station Approach, Upminster	100	100	100	0	0
222-226 South Street	51	51	51	0	0
Other sites					
Victoria Hospital, Romford	52	52	52	0	0
Quarles Campus	138	138	138	0	0
Station and Tadworth Parade, Elm Park	190	120	0	120	0
Former Harold Hill Library	21	21	21	0	0

9 Annex 2 - Housing Trajectory



10 Annex 3 - Sites with Planning Permission

Table 10.1 Sites with Planning Permission

Site Name	Application Number	Gross Units	Net Units	Units complete up to 31st March 2017	Net Completions first 5 years (April 2016-March 2021)	Net Completions 5-10 years (April 2021-March 2026)
Chaucer House and Hexagon House, Mercury Gardens, Romford	J0026.15	115	115	0	115	
78-80 Straight Road, Romford	P1463.17	19	19	0	19	
143 North Street (rear of) Romford	P0096.15	40	40	0	40	
1 Pine wood Poultry farm, Pinewood Road, Havering-atte-Bower	P1753.16	5	5	0	5	
Oldchurch Hospital Block 4	P0975.10	63	63	0	63	
Harold Wood Hospital Phase 2B	P0909.16	136	136	0	136	
Harold Wood Hospital Phase 2A	P1131.15	109	109	0	109	
Roneo Corner	P1918.11	141	141	93	48	
Angel Way Retail Park	P2246.07 new application P1443.15 (awaiting decision)	350	350	0	200	150
Moreton Bay Industrial Estate, Southend Arterial Road	P0439.15	42	42	0	42	
69 Oldchurch Road	P1020.12	36	36	0	36	
Former Somerfield Depot	P1813.11	497	497	0	200	297
St Georges Hospital	P0459.16	290	290	0	290	
Dover's Corner	P0922.15	394	394	0	218	176
Old Windmill Hall Site, St Marys Lane	P1220.14	22	22	0	22	
1 Kilmartin Way	P1210.15	18	18	0	18	

Site Name	Application Number	Gross Units	Net Units	Units complete up to 31st March 2017	Net Completions first 5 years (April 2016-March 2021)	Net Completions 5-10 years (April 2021-March 2026)
Briar Road Shop Site	P0382.15	46	35	0	35	
St Edwards Court, London Road, Romford	J0012.16	97	97	0	97	
Neopost House, South Street, Romford	J0016.16	112	112	0	112	
Pinewoods Public House, St Johns Road	P1241.15	32	32	0	32	
Lexington Way Garage Block	P1419.15	12	12	0	12	
13 Burntwood Avenue Hornchurch	P0809.14	4	4	0	4	
16 & 18 Prospect Road and Land to rear of Hornchurch	P0972.14	9	7	0	7	
Land North of No 8 Jackson Close Romford	P1054.13	6	6	0	6	
St. Edwards Court, Romford	P0569.17	9	9	0	9	
6 Holgate Court, Western Road, Romford	J0018.17	14	14	0	14	
Rainham Wall Engineering, New Road	P0923.16	46	46	0	46	
Newstead House, Troopers Drive	P1513/16	28	28	0	28	
Excel House, Hornchurch	J0016.17	13	13	0	13	
Land to the rear of Kent House	P2031.16	16	16	0	16	
NR11 (21 New Road)	P0782.17	24	24	0	24	
NR2/3 (195-205 New Road)	P1058.17	77	77	0	0	77
NR06b (149-153 New Road)	P0726.17	14	0	14	0	

11 Annex 4 - Site Details

Council Housing Estate Regeneration Sites

Waterloo Estate

The Waterloo Estate is located within Romford on the western edge of Romford town centre. The capacity proposal for Waterloo Estate provides 1,466 homes (gross). On the eastern edge of the estate the design response is to maximise vistas from the ring road into the estate, integrating the estate into the wider area, and helping to 'humanise' the ring road. The Council successfully gained Housing Zone funding for the Waterloo estate, together with a number of other locations in central Romford.

11.0.1 Due to the size of the potential development on all 12 sites and the decant and financial viability issues it would not be practicable to start work on all sites simultaneously. It was therefore proposed that Waterloo Road, Queen Street, Napier & New Plymouth and Solar, Serena and Sunrise Court are prioritised. These sites provide over 50% of the total new housing to be delivered through this project.

Queen Street

11.0.2 The Queen Street Estate is located on the western edge of Romford town centre. It forms part of the bigger Waterloo Estate (see above). The capacity proposal for Queen Street provides 36 (gross) homes with a mix of 1, 2, and 3-bed apartments and maisonettes. Practically, this site will become part of the Waterloo Estate regeneration.

Napier and New Plymouth House

11.0.3 Napier House and New Plymouth House are located approximately 0.8 miles from the centre of Rainham. The capacity proposal for Napier & New Plymouth provides 193 homes (gross).

11.0.4 This estate is close to the new Beam Park community that will be developed as the new Beam Park station is built and will contribute to the overall regeneration and place making of that new community as part of Rainham Housing Zone initiative.

Solar, Serena and Sunrise Courts

11.0.5 The Solar, Serena, Sunrise Estate is located in Hornchurch approximately one mile to the south west of Hornchurch town centre. The capacity study for Solar, Serena and Sunrise provides 190 homes (gross).

11.0.6 This site is an existing sheltered housing scheme. It suffers with a proportion of unlettable bedsit units and poor accessibility. It's location to Harrow Lodge park and transport infrastructure makes it ideal for redevelopment as a modern extra-care sheltered scheme with provision for dementia sufferers. The detail of the modern extra-care provision and the demand for such housing is identified in the Council's Older Persons Housing Review. There will also be purchase options for those older persons who want to downsize and buy into a supported environment.

Maygreen Crescent

11.0.7 Maygreen Crescent is a sheltered housing scheme and is located in Hornchurch. The capacity proposal for Maygreen Crescent provides 200 homes (gross).

Oldchurch Gardens

11.0.8 The Oldchurch Gardens estate is located within the Romford on the south western edge of Romford town centre. The capacity proposal for Oldchurch Gardens provides 300 homes (gross). There is an opportunity for a high quality podium deck garden for residents' use and the site benefits from overlooking the hospital green / park to the east.

Royal Jubilee Court

11.0.9 Royal Jubilee Court is a sheltered housing scheme located in Gidea Park. The capacity proposal for Royal Jubilee Court provides 150 homes (gross). There is a focus on providing a strong frontage to Main Road and maximising the impressive views North for the majority of units. The proposal contains a variety of 1 and 2 apartments for use as extra care retirement housing.

Dell Court

11.0.10 Dell Court is a sheltered housing scheme located close to the centre of Hornchurch. The capacity proposal for Dell Court provides 40 homes (gross).

Delderfield House

11.0.11 Delderfield House is a sheltered housing scheme located in Collier Row. The capacity proposal for Delderfield provides 30 homes (gross).

Delta Estate

11.0.12 The Delta Estate is located in Gidea Park. The capacity proposal for Delta provides 430 homes (gross).

Farnham, Hilldene

11.0.13 The Farnham and Hilldene estate is located in Harold Hill. The area surrounding the estate is predominantly residential. The capacity study looks at the possibility of adding additional 1 or 2 storeys to the existing building and does not require the demolition of any existing units. The existing development is currently 4 storey, a roof top development would provide 63 homes.

Brunswick Court

11.0.14 Brunswick Court is located within the Cranham, it is an existing sheltered housing scheme. The capacity proposal for Brunswick Court provides 50 modern extra care sheltered homes (gross).

Rainham and Beam Park Sites

Beam Park

11.0.15 The Beam Park Site is a key development site within the Rainham and Beam Park Strategic Development Area. The site is owned by the GLA and is being brought forward by Countryside Properties PLC and L&Q. A cross boundary application spanning both LB Havering and LB Barking and Dagenham has been submitted to both Councils. The application includes up to 2,900 homes (754 homes will be in Havering), a new railway station and education and health provision.

A1306 sites

11.0.16 The Council has entered into a joint venture partnership with Notting Hill Housing Trust which will deliver in excess of 776 new homes on brownfield sites within the Rainham and Beam Park Strategic Development Area. The sites that comprise this development have been submitted for planning permission and form part of the wider regeneration and transformation of the area from a post-industrial landscape to high quality residential area. To date, three schemes have been approved NR11, NR2/3 and NR06b for 115 units. A further six applications that will deliver 661 units are awaiting decision.

Mudlands

11.0.17 The Mudlands Industrial site is part of the Rainham and Beam Park Strategic Development Area and Rainham and Beam Park Housing Zone. It is currently in industrial use and is in multiple ownership. The site is identified in the Rainham and Beam Park Masterplan 2016 as part of the Beam Gardens Character Area with a proposed density range of 60-80dph. Groveworld Beam Park Regeneration Co. Ltd and their joint venture partner submitted a representation to the Havering Local Plan regarding their development proposals for the site which comprise approximately 310 dwellings.

Suttons

- 11.0.18** The Suttons Industrial site is part of the Rainham and Beam Park Strategic Development Area and Rainham and Beam Park Housing Zone. It is currently in industrial use and is in multiple ownership. The site is identified in the Rainham and Beam Park Masterplan 2016 as part of the Beam Gardens Character Area with a proposed density range of 60-80dph. The GLA SHLAA 2017 identifies a capacity of 163 units at 80dph.

Romford Strategic Development Area Sites

Como Street Car Park

- 11.0.19** Como Street Car Park is located in the Romford Strategic Development Area and Romford Housing Zone. It is currently in use as a surface level car park and is owned by the Council. The site is identified in the Romford Development Framework 2015 with capacity for 100-200 residential units. The Council is seeking to deliver a residential scheme on this site.

Romford Gas Works

- 11.0.20** Romford Gas works is located within the Romford Strategic Development Area and Romford Housing Zone. The site is in the ownership of National Grid Property Holdings and was formerly used for gas works operations. The gas mains and cylinders currently remain on site along with a Pressure Reducing Station (PRS) located in the middle of the site. The PRS will need to remain on site but can be relocated in order to facilitate comprehensive redevelopment without a major constraint in the middle of the site.
- 11.0.21** The site was previously designated as a Secondary Employment Area in the Havering Local Development Framework 2008. The Havering Employment Land Review 2015 recommends the release of this site for residential development. The site has been put forward for residential development through the call for sites that was undertaken as part of the Employment Land Review as well as the GLA SHLAA 2017 call for sites.
- 11.0.22** The Council has undertaken a capacity analysis for this site which identifies the potential for 450 residential units. The capacity analysis is included in Annex 5.

Station Gateway and Interchange

- 11.0.23** This site is directly adjacent to Romford Crossrail Station and is located within the Romford Strategic Development Area and Romford Housing Zone. The site is strategically one of the most important sites in Romford, being highly visible and forming the gateway to the town. Mixed use redevelopment of this site offers the potential to create a high quality public realm and improved image of Romford Town Centre. The site is in multiple ownership and is likely to require public sector invention. The Romford Development Framework identifies capacity for 670-710 residential units with a density of 350-405 dph.

Bridge Close

- 11.0.24** Bridge close is located within the Romford Strategic Development Area and Romford Housing Zone. The site is currently occupied by mixed industrial, warehouse and ancillary units under multiple ownerships, an ambulance station, Islamic Cultural Centre and a number of terraced properties which front onto Waterloo Road and Oldchurch Road. In 2016 the Council agreed to work with landowners and developers to acquire land at bridge close. In 2017 the Council entered into a Joint Venture Limited Liability Partnership with First Base. The current proposals for the site include 1,070 new homes, a 3 form entry primary school, a local health facility and commercial floorspace.
- 11.0.25** It is anticipated that a planning application will be submitted in Summer 2018, with a potential start of site in January 2020, first completions in 2022 and completion of the scheme in 2027.

37-59 High Street

11.0.26 This site is located within the Romford Strategic Development Area and Romford Housing Zone. It comprises a council owned mixed-use block and a privately operated surface car park serving predominantly the Brewery. The site is identified in the Romford Development Framework 2015 with capacity for 80-95 residential units with a density of 215-260dph.

Angel way and High Street Area

11.0.27 This site is located within the Romford Strategic Development Area and Romford Housing Zone it comprises a multi-storey car park which is Council owned/ The Council also owns a number of retail units on High Street which have residential units above. The site is identified in the Romford Development Framework 2015 with capacity for 550 -710 residential units with a density of 300-405dph. However this includes the adjacent former Decathlon Site which has permission for 379 units.

117 North Street, Romford

11.0.28 This site is located within the Romford Strategic Development Area and Romford Housing Zone it is currently in use as a retail store (Matalan) with associated surface car parking. The site is privately owned.

11.0.29 The Council has undertaken a capacity analysis for this site which identifies the potential for 139 residential units. The capacity analysis is included in Annex 5.

Sandgate Close

11.0.30 This site is owned by National Grid who have been seeking to obtain planning permission to develop the site. The Council refused an application for 150 units. This decision was upheld at appeal on the basis of the impact on the character and appearance of the areas and the living conditions of future occupants in relation to amenity space.

11.0.31 The site is vacant former industrial land and was previously designated as a Secondary Employment Area in the Havering Local Development Framework 2008. The Havering Employment Land Review 2015 recommends the release of this site for residential development.

11.0.32 The Council has undertaken a capacity analysis for this site which identifies the potential for 121 residential units. The capacity analysis is included in Annex 5.

Pre-application sites

11.0.33 A number of sites have come forward through pre-application discussions, including Brooklands House & detection House, Brooklands Approach, Land Adjacent to Hexagon House, Station Approach, Upminster and 222-226 South Street, Romford.

11.0.34 The Council has undertaken a capacity analysis for each site which identifies the potential for residential units. The capacity studies are included in Annex 5.

Other sites

Victoria Hospital

11.0.35 Victoria Hospital is located in close proximity to Romford Strategic Development Area and is owned by NHS property. The NHS is seeking to dispose of this site as it is surplus to requirements and no longer fit for purpose. The site is within a residential area and would be suitable for residential development.

11.0.36 The Council has undertaken a capacity analysis which identifies the potential for 52 residential units. The capacity analysis is included in Annex 5.

Quarles Campus

11.0.37 This is a green belt site, located in Harold Hill. It is currently in educational use. The site was formerly recognised as a major developed site in the green belt and the intention is to bring the site forward for residential development.

11.0.38 The Council has undertaken a capacity analysis which identifies the potential for 138 residential units. The capacity analysis is included in Annex 5.

Station and Tadworth Parade

11.0.39 This site is immediately south of Elm Park Station and either side of the Broadway. The Council has undertaken a capacity analysis which identifies the potential for 190 residential units. The capacity analysis is included in Annex 5.

Former Harold Hill Library

11.0.40 A new library has opened in Harold Hill and the former library site is now vacant. The site is owned by the Council and the intention is to bring forward a residential scheme on this site.

12 Annex 5: Capacity Analysis

12.0.1 *Refer to separate document*

