



Revised Draft Charging Schedule for the Havering Community Infrastructure Levy

Statement of Modifications

March 2019

1.Introduction

- 1.1. The London Borough of Havering Community Infrastructure Levy (CIL) Draft Charging Schedule was published for public consultation during a period of 6 weeks and 1 day from 16th August to 1st October 2018 in accordance with Regulation 16 of the CIL Regulations 2010 (as amended).
- 1.2. The Council submitted its Draft Charging Schedule for Examination on 20th November 2018.

2. Publication

- 2.1. As required under Regulation 19 (1) (d), a copy of this Statement of Modifications has been sent to each of the consultation bodies that were invited to make representations under Regulation 15, and is published on the Council website, and will be available with the submission documents at:
 - The Public Advice and Service Centre (PASC), 20-26 The Liberty, Romford, Essex RM1 3RL
 - At all public libraries in the Borough during their regular opening hours

3.Request to be heard by the examiner

- 3.1. Anyone wishing to comment on the statement of modifications may ask to be heard by the Examiner, within four weeks of the Statement of Modifications being published and the Revised Draft Charging Schedule being submitted to the examiner.
- 3.2. Requests to be heard must include details of the modifications on which you wish to be heard (by reference to the Statement of Modifications). Additional detail is also required on whether you support or oppose the modifications and why.
- 3.3. Please note that the right to be heard at this stage applies only to the Statement of Modifications; and comments received cannot be treated as confidential.
- 3.4. Further information in relation to the Draft Charging Schedule and Examination is available on the Council's website at https://www.havering.gov.uk/info/20034/planning/183/planning_policy/4
- 3.5. Comments and requests to be heard by the Examiner in relation to the Statement of Modifications must be made in writing within 4 weeks of the date of submission – by 11.59pm on Wednesday April 24 2019 - and sent electronically to developmentplanning@havering.gov.uk or in writing to: The Development Planning Team, London Borough of Havering, Floor 5 Mercury House, Mercury Gardens, Romford, Essex, RM1 3SL

4. Modifications to the Revised Draft Charging Schedule

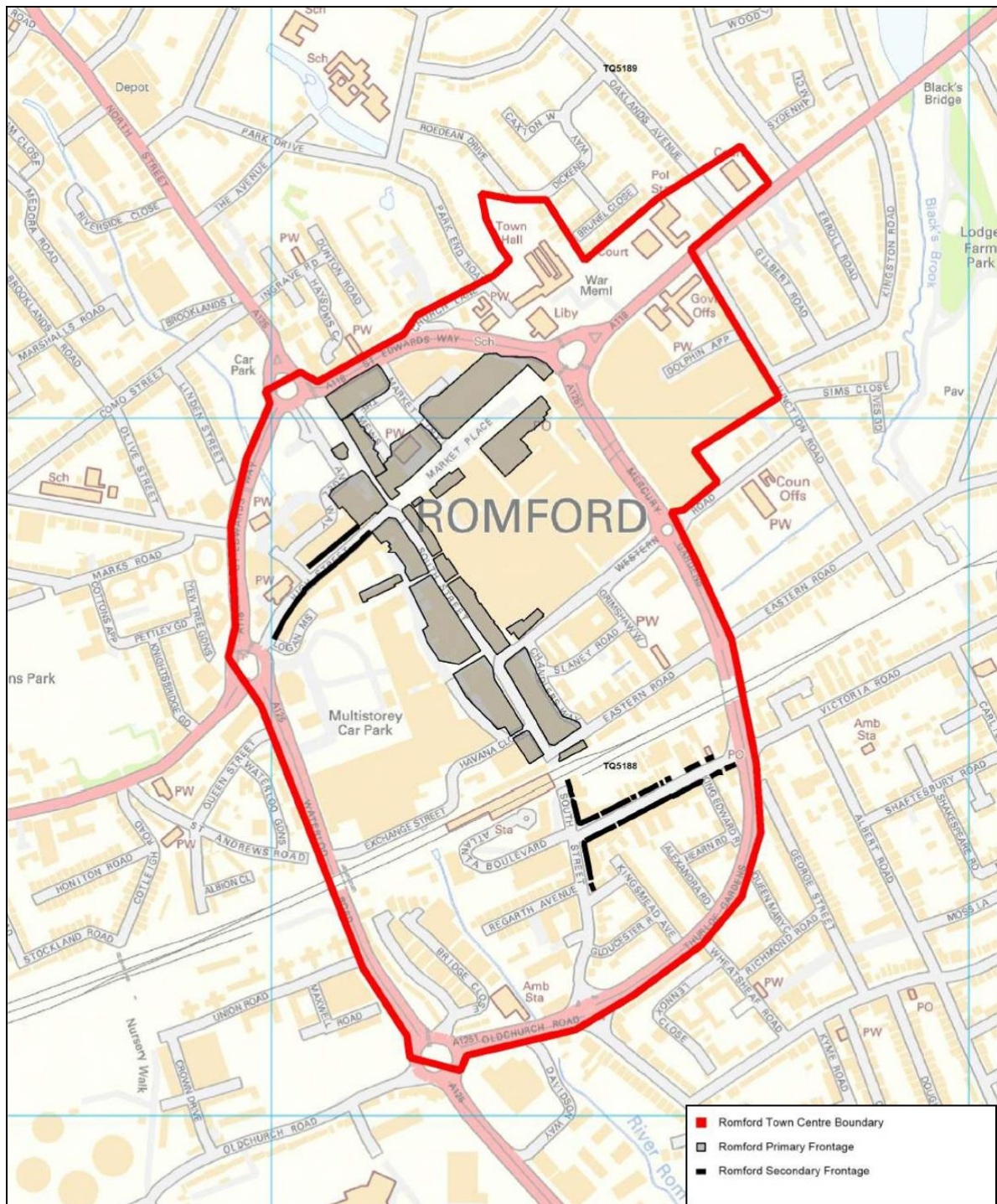
- 4.1. The table below sets out the modifications to the Revised Draft Charging Schedule and the reasons for these modifications. Changes are highlighted in with 'strikethrough' indicating deletions and italics indicating additions.

Ref	Modification	Reason
1	<p>Inclusion of a map to show the locations of the type of development defined as 'All other retail (A1-A5) in Metropolitan, District, and Local Centres as defined in the Local Plan', referred to as the 'All other retail' charging zone.</p> <p>The replacement map(s) will show the residential charging zones A & B; the boundaries for Metropolitan and District Centres; and a symbol or notation for the location of the Local Centres accompanied by a table in an annex to the Charging Schedule with the address details for each Local Centre.</p> <p>The map will be based on an Ordnance Survey map and will show National Grid lines and references.</p> <p>The maps are included as Appendices A-C to this statement.</p>	<p>To meet the requirements of Reg 12 (c) (i) a map is be required to show the definition of this type of development.</p> <p>In order to comply with Regulation 12(2)(c)(ii), Regulation 12(2)(c)(iii).</p>
2	<p>The existing map showing the residential charging zones will either be replaced or amended to be based on an Ordnance Survey map, and include National Grid lines and references.</p>	<p>To fully comply with Regulations 12(2)(c)(ii) and 12(2)(c)(iii).</p>
3	<p>In Section 6 of the Draft Charging Schedule 'Calculating the chargeable amount':</p> <p>Individual levy payments are calculated by the charging authority.</p> <p>The CIL charge is calculated on new Gross Internal Area (GIA) floor space in square metres.</p> <p>Differential rates will be charge depending on the land use of proposed development as per the CIL rates table.</p> <p>In calculating individual charges for the levy, regulation 40 of the CIL (Amendment) Regulations 2014 requires collecting authorities to apply an index of inflation to keep the levy responsive to market conditions. The index is the</p>	<p>To comply with regulation 12 (2) (d).</p>

	<p>national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. This index presents forecast figures, which are updated and finalised periodically.</p> <p><i>CIL will be calculated as set out in the regulation 40 of the CIL Regulations 2010 (as amended).</i></p> <p><i>On chargeable development, CIL is charged on net additional floor space (Gross Internal Area measured in square metres), subject to the relevant exemptions outlined above.</i></p> <p><i>The rates shown in the CIL rates table will be updated annually for inflation in accordance with the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors.</i></p>	
4	<p>On first line on page 4 of the Draft Charging Schedule:</p> <p>[Insert date issued, approved and published] [Insert date approved by the Council] Takes effect on [insert date]</p> <p><i>This charging schedule has been issued, approved and published in accordance with the Community Infrastructure Regulations 2010 and subsequent amendments and Part 11 of the Planning Act 2008.</i></p>	To comply with regulation 12 (3) (c).

March 2019

Appendix A: Romford Metropolitan Centre



Romford Metropolitan Centre



Scale: 1:7500
Date: 21 March 2019

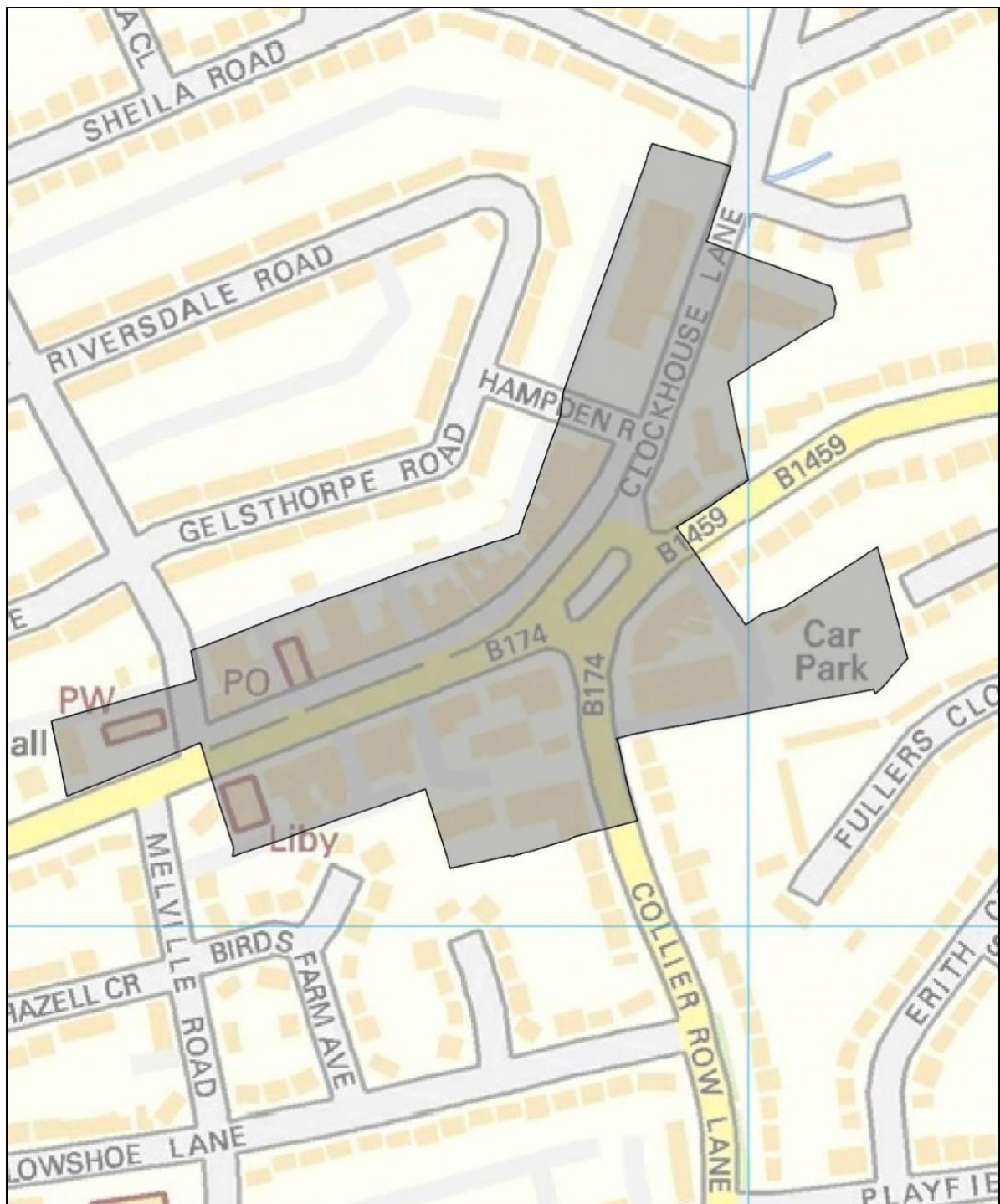
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Appendix B: District Centres



Collier Row District Centre



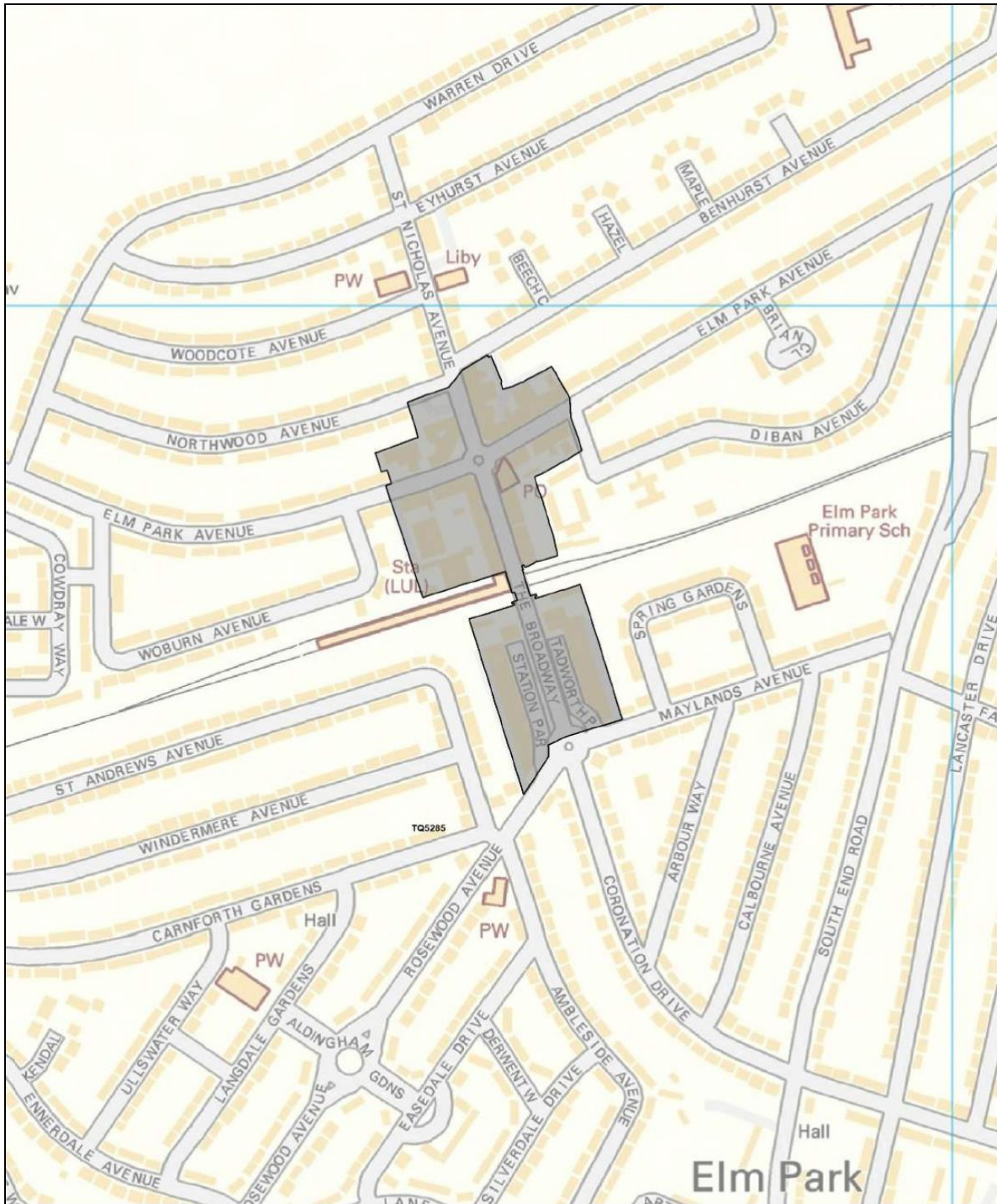
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Date: 21 March 2019



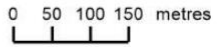

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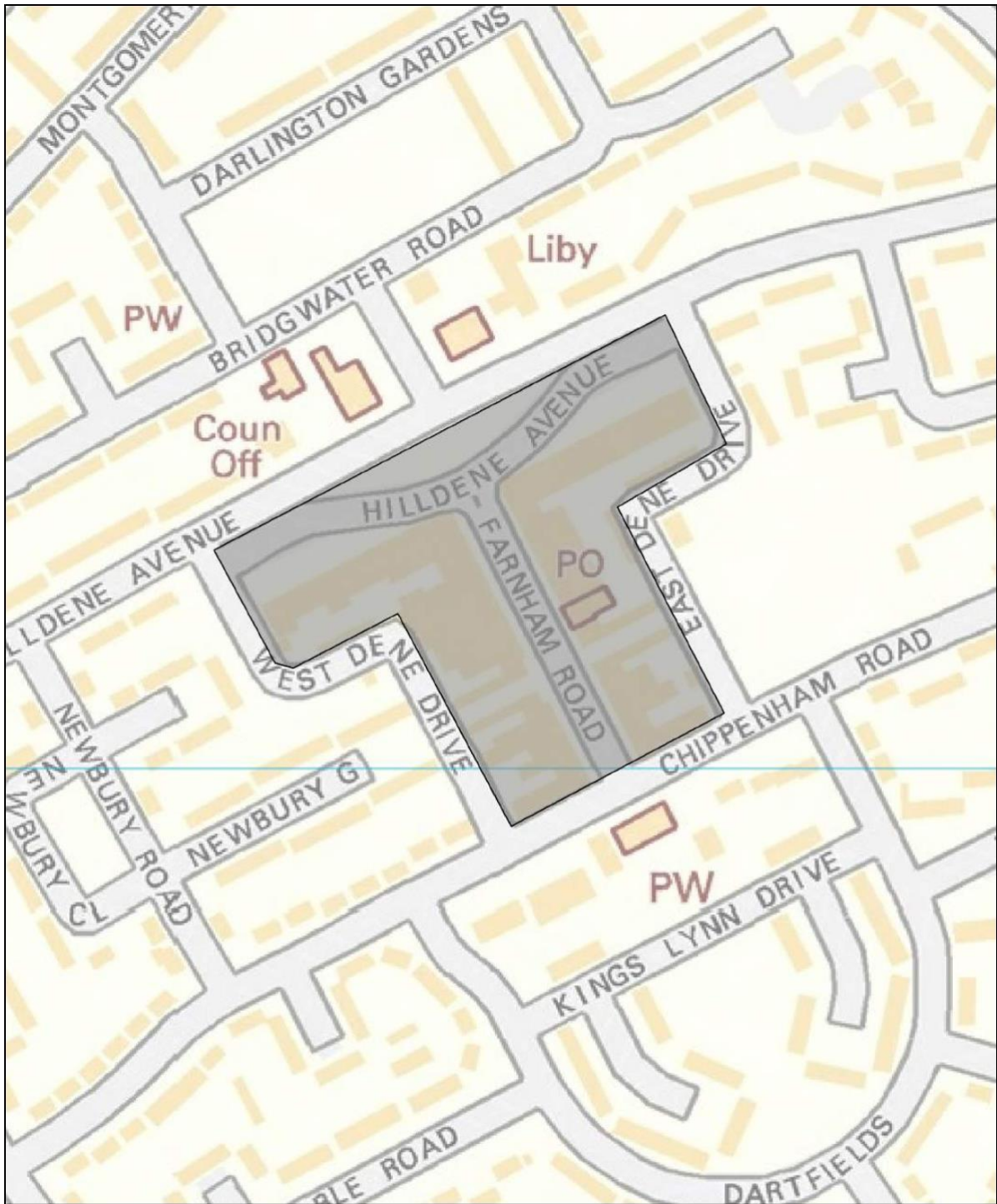


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Elm Park District Centre	
	Scale: 1:5000 Date: 21 March 2019 
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Harold Hill District Centre



Scale: 1:2500

Date: 21 March 2019

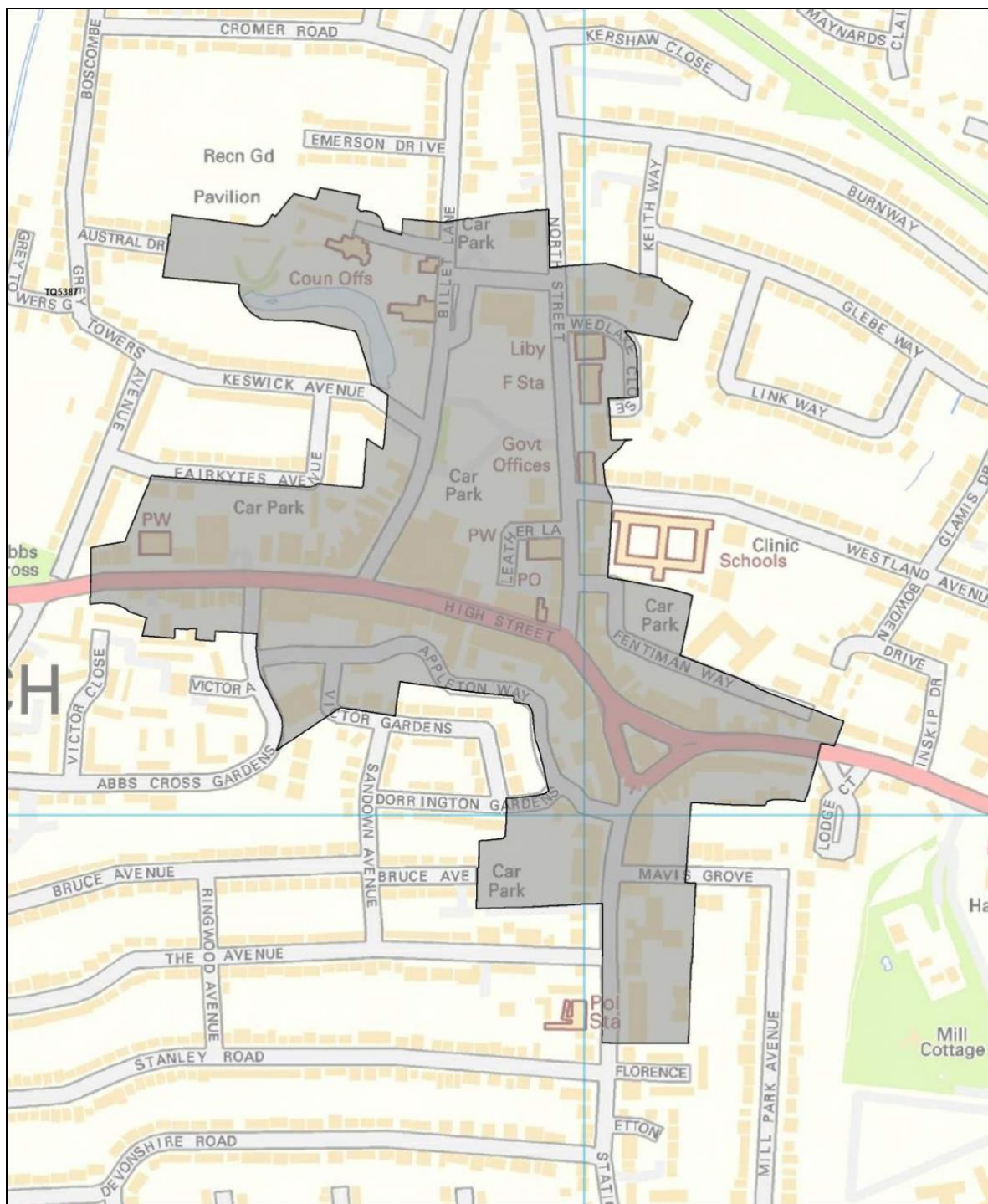
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Hornchurch District Centre



Scale: 1:5000
Date: 21 March 2019

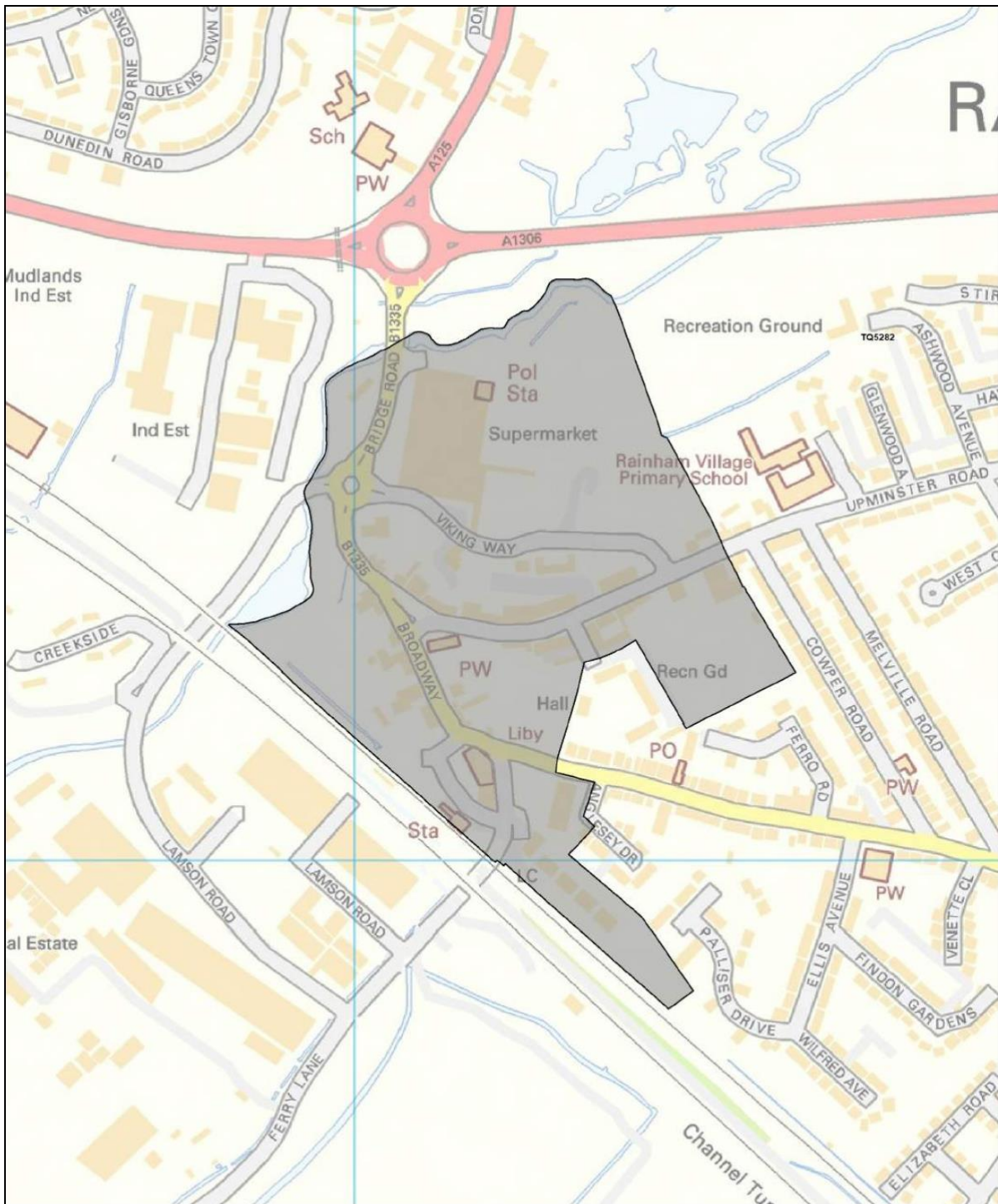
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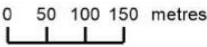



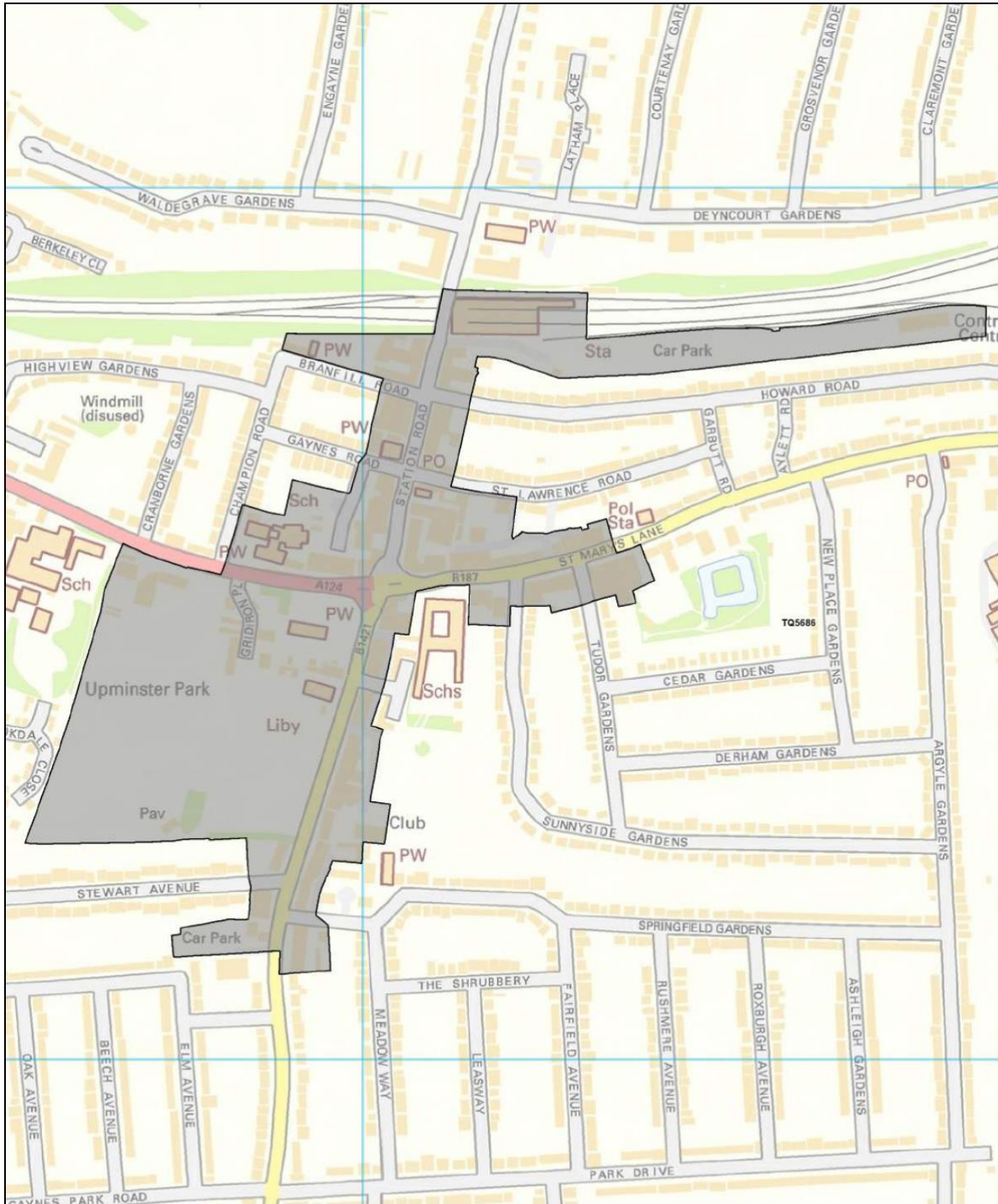
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Rainham District Centre	
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Upminster District Centre



Scale: 1:6000
Date: 21 March 2019

0 50 100 150 metres

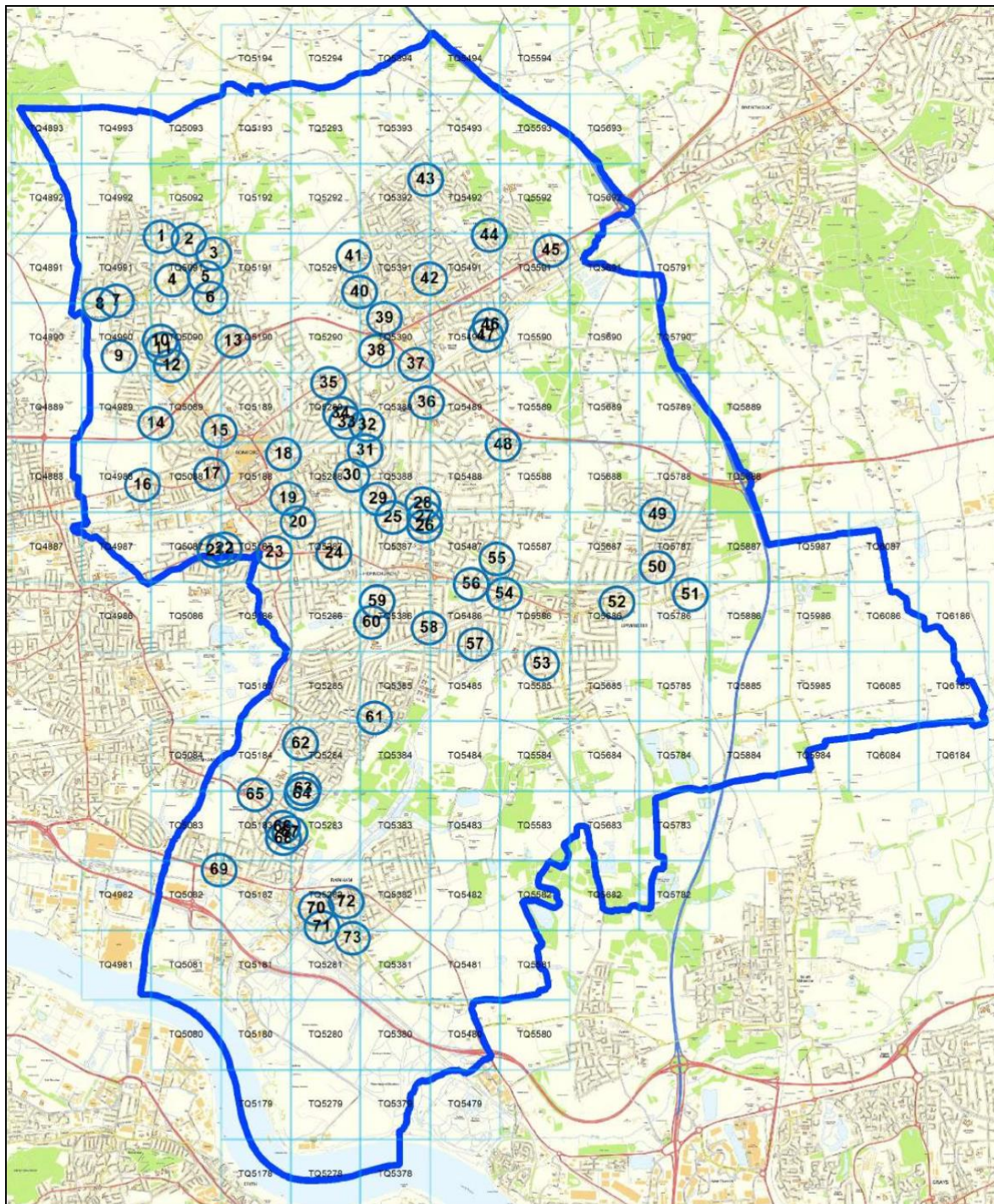


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Appendix C: Local Centres



Local Centres



Scale: 1:75000
Date: 21 March 2019

0 500 1000 500 metres



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Appendix D: Key

Note: the boundaries on the maps enclose the addresses listed below.

Annex A: Romford Metropolitan Centre (as identified in the draft Havering Local Plan : Table 7 Annex A6)

Primary frontage

South Street, 2-116 (evens), 1-129 (odds)
Eastern Road, 2 (evens)
Western Road, 1-13 (odds)
North Street, 8-56 (evens) 7-9 (odds), 21-23 (odds)
High Street, 2-4 (evens), 3, 7-13 (odds)
Market Place, 1-19 (odds), 25-49 (odds), 20, 24, 28-42 (evens), 56-78 (evens), 82-96 (evens)
Arcade Place, 1 (odds)
Exchange Street, 1-2

Secondary frontage

South Street, 143, 147-159 (odds) 163-183 (odds)
High Street, 6-46 (evens), 15-17 (odds), 25-59 (odds)
Victoria Road (Station Chambers), 5, 6, 7, 7a
Victoria Road (Old Mill Parade), 1, 2, 3, 4, 5, 6
Victoria Road, 3-17 (odds), 35-41 (odds), 14-64 (evens), 70, 80, 84-86 (evens)
Victoria Road (Station Parade), 1, 2, 3, 4, 5, 6, 7, 7a, 9

Annex B: District Centres (as identified in the draft Havering Local Plan : Table 8 Annex A6)

Collier Row

Primary frontage

Collier Row Road : 2-62 (evens), 1-43b (odds);
Chase Cross Road : 2-18 (evens);
Collier Row Lane : 316-322 (evens);
Clockhouse Lane : 1-23 (odds).

Secondary frontage

Collier Row
Chase Cross Road : 1-11 (odds);
Collier Row Lane : 299-315 (odds), 314 (evens).

Elm Park

Primary frontage

Station Parade : 1-28b (all nos.);
Tadworth Parade : 1-20 (all nos.);
Broadway Parade : 7-13 (odds);
The Broadway : 14-42 (all nos.);

Elm Parade : 1-12 (all nos.);
Elm Park Avenue : 13-26 (all nos.)

Secondary frontage

Broadway Parade : 1-6 (all nos.).

Harold Hill

Primary frontage

Farnham Road : 2-16 (evens), 44-48 (evens), 3-17 (odds), 65-73 (odds)
Hilldene Avenue : 94-120 and 170-198 (evens);
Chippenham Road : 65 and 83 (odds).

Secondary frontage

Chippenham Road: 59-63 and 85-89 (odds);
The Arcade : 1-12b (all nos.).

Hornchurch

Primary frontage

High Street : 70-168 (evens), 63-187 (odds)
North Street : 4-14 (evens), 1-23 (odds)
Station Lane : 4-32 (evens)

Secondary frontage

High Street : 5a-17 (odds), 23-61 (odds), 189-199 (odds), 44-66 (evens) and 172-212 (evens);
North Street : 16-22 (evens);
Station Lane : 36-62 (evens), 1-43 (odds);
Billet Lane : 1-25 (odds)

Rainham

Primary frontage

Properties/land included
Upminster Road South : 9-53 (odds), 2-26 (evens);
Bridge Road, 1 (odds).

Secondary frontage

Broadway : 12-32 (evens);
Upminster Road South : 1-7 (odds)
Local Centres to be identified in the CIL Maps.

Upminster

Primary frontage

Station Road : 1-65 (odds), 2-72 (evens);
St. Mary's Lane : 119-149 (odds);
Corbets Tey Road : 1-63 (odds);
Bell Corner : 1-7 (odds);

Station Approach : 2 (evens)

Secondary frontage

St. Mary's Lane : 151-213 (odds), 160-166 (evens), 172-218 (evens);

Corbets Tey Road : 28-52 (evens), 69-127 (odds).

Annex C: Properties within Local Centres

1. **Boxmoor Road, Collier Row** : Boxmoor Road, 15-27 (odds) and 37
2. **Highfield Link, Collier Row** : Highfield Link, 1-7 (odds)
3. **Chase Cross Road, Collier Row** : Chase Cross Road, 257-263 (odds)
4. **Chase Cross Road, Collier Row** : Chase Cross Road, 87-93 (odds)
5. **Gobions Avenue, Rise Park** : Gobions Avenue, 25, 27, 33, 39, 43, 45, 47, 53, 55.
6. **Moray Way, Rise Park** : Moray Way, 2-16 (evens)
7. **Collier Row Road, Collier Row** : Collier Row Road, 98-120 (evens)
8. **Collier Row Road, Collier Row** : Collier Row Road, 164-178 (evens)
9. **White Hart Lane, Collier Row** : White Hart Lane, 37-59 (odds)
10. **Collier Row Lane, Collier Row** : Collier Row Lane, 162 -174 (evens)
11. **Collier Row Lane, Collier Row** : Collier Row Lane, 134 -142 (evens)
12. **Collier Row Lane, Collier Row** : Collier Row Lane, 52-62 (evens), 37-55 (odds)
13. **Pettits Lane North, Rise Park** : Rise Park Parade, Pettits Lane North, 169-179 (odds),
211-223 (odds)
14. **Mawney Road North, Collier Row** : Mawney Road, 170-178 (evens); Denbar Parade, 1-6 (all nos.); Marlborough Road, 6-8 (evens)
15. **North Street, Romford** : North Street 68-78, 88 -148 (evens), 95 -105, 117-137(odds)
16. **London Road West, Romford** : London Road, 257-277 (odds)
17. **London Road East, Romford** : London Road, 53-65 (odds), 30-60 (evens)
18. **Carlton Road, Romford** : Carlton Road, 2-16 (evens)

19. **Brentwood Road, Romford** : Brentwood Road, 46 -92 (evens); Albert Road, 89-93 (odds); Park Lane, 1, 7, 9 (odds), 2-4 (evens)
20. **Park Lane, Romford** : Park Lane, 65-93 (odds), 134-140 (evens)
21. **Rush Green Road, Rush Green** : Rush Green Road, 162-180 (evens), 197-205 (odds), Dagenham Road; 68-96 (evens)
22. **Rush Green Road, Romford** : Rush Green Road, 138-146 (evens)
23. **Roneo Corner, Romford** : Hornchurch Road, 307-323 (odds); Roneo Corner, 2-32 (evens)
24. **Hornchurch Road, Hornchurch** : Hornchurch Road, 134-194 (evens), 202-228 (evens), 121-137 (odds)
25. **Lyndhurst Drive, Hornchurch** : Lyndhurst Drive, 202-210 (evens)
26. **North Street, Hornchurch** : North Street, 88-112, 118-124, 128-142 (evens); Billet Lane, 153-163 (odds); 'The Chequers' Public House
27. **Butts Green Road, Emerson Park** : Butts Green Road 1-9, 23 (odds); Berther Road, 2 (evens)
28. **Butts Green Road, Emerson** : Park Butts Green Road, 43-79 (odds)
29. **Hillview Avenue, Heath Park** : Hillview Avenue, 136-144 (evens)
30. **Brentwood Road, Romford** : Brentwood Road, 284-290 (evens), 317-319 (odds)
31. **Drill Corner, Squirrels Heath** : Heath Park Road, 143-155 (odds), 160-168 (evens); Balgores Lane, 236-238 (evens); Brentwood Road, 364-392 (evens), 395-405 (odds); 'The Drill' Public House
32. **Station Road, Gidea Park** : Station Road, 84-94 (evens)
33. **Balgores Lane, Gidea Park**, Balgores Lane, 97-105 (odds), 81-85 (odds), 142-168 (evens); Station Road, 2-8 (evens); Balgores Square, 1-4 (all nos.)
34. **Hare Hall Lane, Gidea Park** : Hare Hall Lane, 4-9 (all nos.)
35. **Main Road Gidea Park** : Main Road 168-248 (evens), 73-89 (odds), 91-101 (odds), 107 (odds) and 'The Unicorn Hotel' Public House; Balgores Lane 1-9 (odds)
36. **Ardleigh Green Road, Squirrels Heath** : Ardleigh Green Road, 88-122 (evens), 187 - 207 (odds); Squirrels Heath Lane, 177-179 (odds)

37. **Belgrave Avenue, Harold Wood** : Belgrave Avenue, 117-127 (odds)
38. **Upper Brentwood Road, Gidea Park** : Upper Brentwood Road, 622-630 (evens)
39. **Masefield Crescent, Harold Hill** : Masefield Crescent, 61-67 (odds), 66-72 (evens)
40. **Tennyson Road, Harold Hill** : Tennyson Road, 39-45 (odds)
- 41 **Grange Road, Harold Hill** : Grange Road, 1-7 (odds)
42. **Camborne Avenue, Harold Hill** : Camborne Avenue, 1-15 (odds)
43. **Whitchurch Road, Harold Hill** : Whitchurch Road, 145-167 (odds)
44. **Petersfield Avenue, Harold Hill** : Petersfield Avenue, 90-132 (evens)
45. **Harold Park** : The Parade, Colchester Road, 1-8 (all nos.); Colchester Road, 15-21 (odds);
Tudor Court, Harold Court Road, 1-5 (all nos.)
46. **Station Road, Harold Wood** : Station Road, 1-29 (odds), 33-49 (odds) and 'The King Harold' Public House
47. **Oak Road, Harold Hill** : Oak Road, 1-17 (odds)
48. **Essex Gardens, Emerson Park** : Essex Gardens, 2-8 (evens)
49. **Avon Road, Cranham** : Avon Road, Cranham, 119-151 (odds)
50. **Front Lane, Cranham** : Front Lane, 69-81 (odds), 85 -103 (odds) and 'The Plough' Public House; Willow Parade, Front Lane 1-12 (all nos.); Broadway, Front Lane, 1-2; Moor Lane, 2-12 (evens)
51. **Lichfield Terrace St. Marys Lane** : Cranham, Lichfield Terrace, 41-46 (all nos.)
52. **St. Mary's Lane, Upminster** : St. Mary's Lane, 302-314
53. **Gaynes Park Road, Upminster** : Gaynes Park Road, 49-57 (odds)
54. **Upminster Bridge, Upminster** : Upminster Bridge, 97-107 (odds), 122-164A (evens)
55. **Wingletye Lane, Emerson Park** : Wingletye Lane, 65a-81 (odds)
56. **Upminster Road, Upminster** : Upminster Road, 25-33 (odds)

57. **Bevan Way, Hornchurch** : Hacton Parade, Bevan Way/Central Drive, 1-8 (all nos.)
58. **Station Lane, Hornchurch** : Station Lane, 171-213 (odds); 142-144 (evens). Suttons Lane, 1-25 (odds)
59. **Abbs Cross Lane, Hornchurch** : Abbs Cross Lane, 115 -119 (odds)
60. **Abbs Cross Lane, Hornchurch** : Abbs Cross Lane, 224 -228 (evens)
61. **Northolt Way, South Hornchurch** : Blenheim Court 1-7 (all nos.)
62. **Mungo Park Road, South Hornchurch** : Mungo Park Road, 105-131 (odds)
63. **Elmer Gardens, South Hornchurch** : Elmer Gardens 2-8 (evens)
64. **South End Road, South Hornchurch** : South End Road, 166-174
65. **Ongar Way, South Hornchurch** : Writtle Walk, 1-5 (all nos.)
66. **Rainham Road, South Hornchurch** : Rainham Road, 145 -149
67. **Cherry Tree Corner, South Hornchurch** : Rainham Road, 70-90 (evens), 109-119 (odds) and 'The Cherry Tree' Public House; South End Road, 2-12 (evens); Cherry Tree Lane, 205-211 (odds)
68. **Cherry Tree Lane, Cherry Tree Lane, South Hornchurch** : Cherry Tree Lane, 183, 183a, 185 (odds)
69. **Southview Parade, New Road, Rainham** : Southview Parade, 1-6 (all nos.)
70. **Upminster Road South** : 107-119 (odds), 76-84 (evens)
71. **Wennington Road, Rainham** : Wennington Road, 113-139B (odds)
72. **Crown Parade, Upminster Road South** : Upminster Road South 193, 215-223 (odds), 188-200 (evens); Crown Parade, 1-8 (all numbers)
73. **Wennington Road, Rainham** : Wennington Road, 194-198 (evens)

Note: The list is based on the list in the Submission Local Plan (2018) and information in the Town Centre Position Statement document. The former Local Centres at Briar Road, Harold Hill and Roman Close, South Hornchurch no longer exist and are not included.

Martyn Thomas
March 21 2019