

Examination into the Havering Local Plan 2016 - 2031

Document for Public Consultation alongside the Proposed Main Modifications

Housing Trajectory October 2019 (Update for the Local Plan Inspector)

August 2020

SUMMARY SHEET

		JUIVIIVIAIN	JIILLI																		
	Gross		Net Units		Actual	Actu	al/Expec	ted Comp Years)	letions (I	First 5	Exp	ected Co	mpletion	s (5-10 Y	ears)	Expe	cted Cor	npletions	(10 15 Y	ears)	Total Net
Site	units	Demolitions	(Pior to Discounting)	Affordable Units	Completions 2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Completions (with discountin applied)
All Site Cate	gories a	nd Windfalls							Firs	st 5 yea	rs fron	n Adop	tion								
Romford Sites	8214	443	7771	1301.5	N/A	NA	63	0	32	92	612	1451	1296	1050	708	513	299	401	188	0	6705
Rainham & Beam Park Sites	3316	123	3193	759	N/A	NA	0	0	53	537	703	642	813	265	92	0	0	0	0	0	3105
12 Estates	2022	734	1288	814	N/A	NA	0	0	-55	21	73	56	65	-66	282	218	247	307	140	0	1288
Planning Permission (outside of SDAs and 12 Estates)	1470	122	1358	358	N/A	NA	32	375	344	284	167	78	0	0	0	0	0	0	0	0	1280
Applications to be determined	139	0	139	60	N/A	NA	0	0	0	14	0	44	44	0	0	0	0	0	0	0	102
Pre-application and Other sites	243	0	243	54	N/A	NA	0	0	0	100	38	45	45	42	0	0	0	0	0	0	270
Small Sites	N/A	N/A	N/A	N/A	N/A	164	117	180	180	180	180	180	180	180	180	180	180	180	180	180	2621
Major Sites (10+ units) (windfall)	65	0	65	0	N/A	439	65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	504
Vacant units returning to use	N/A	N/A	N/A	N/A	N/A	NA	NA	26	26	26	26	26	26	26	26	26	26	26	26	26	338
	15469	1422	14057	3346.5	1391	607	277	581	580	1254	1799	2522	2469	1497	1288	937	752	914	534	206	
					221 surplus	l		3299			l		9575					3343			i

							8624									
Net Units over Plan Pe surpl								1643	88							
Net Units over first 10 surpl						130	95									
Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21										
Targets stepped	1170	700	700	700	700	700	1640	1640	1640	1640	1641	1170	1170	1170	1170	1170
Shortfall/ Surplus (cumulative) - stepped approach	221	128	-295	-414	-534	20										
Targets linear	1170	1170	1170	1170	1170	1170										
Shortfall/ Surplus(cumulative) - linear approach (note: a- sign in front of a figure should be read as a surplus. All other numbers should be read as a shortfalls)	-221	342	1235	1824	2414	2330										



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	Five years Target	Shortfall	Five year target plus shortfall	20 percent buffer added	Annual target	Anticipated Supply	Five year figure
Five years at plan start (2016)-stepped	3500	0	3500	4200	840	3520	4.19
Five years at submission (2018) -stepped	5380	-295	5675	6810	1362	6736	4.95
Five years at adoption (2019) - stepped	6320	-414	6734	8080.8	1616.16	8624	5.34
Five years at 2020	7260	-534	7794	9352.8	1870.56	9541	5.10
Five years at plan start (2016)-linear sedgefield	5850	342	5508	6609.6	1321.92	3299	2.50
Five years at submission (2018) with linear, sedgefield	5850	-1235	7085	8502	1700.4	6736	3.96
Five years at adoption (2019) with linear, sedgefield	5850	-1824	7674	9208.8	1841.76	8624	4.68
Five years at 2020	5850	-2414	8264	9916.80	1983.36	9541	4.81
Five years at plan start- (2016)linear liverpool	5850	0.00	5850.00	7020.00	1404	3520	2.51
Five years at submission (2018) with linear, liverpool	5850	-475.00	6325.00	7590.00	1518	6736	4.44
Five years at adoption (2019) with linear, liverpool	5850	-760.00	6610.00	7932.00	1586.4	8624	5.44
Five years at 2020	5850	-1097.27	6947.27	8336.73	1667.3455	9541	5.72

SITES WITHIN THE ROMFORD SDA

Site numbe	Site	Ward	ndustr al Land App cation No. Permissions	n Date Grant	ed Gross	S Demo ti	ions U	Net with n ts Pe (D sc ap)	t un ts in Plan per od) counting ped)	Affordab e Un ts	Comp etions up March 201	Actual to 31st 8 2016/1		018/1 2019/ 20 9 20		2022/2 2023/: 3 4		2029/3 200 0 0	Developer I Owner 1	Land r	So tab. ty	Y/N	Avaiab ty	Y/N	Ach evab ty	Y/N Del verab e or Developab e
2	Queens Moat Hous	e Romford Town	J0004.17	03-Apr-1:	7 41	0		41	41	0	0			41					QHM Developmen	nts Ltd	Prior approval has been granted. No major site limitations or potential impacts that would render the site not suitable.	Y	No known legal complications.	Y	The able is currently under construction with units being adventional. https://www.grimdocation.com/pre- bomes/details/4523485542Telsp2ylecC7Yre-97	Deliverable-full planning permission has been granted. The units are currently less to be development being completed in the 2019 financial year.
3	143 North Street (rear of) Romford	Brooklands	P0096.15	05-Jun-1	B 40	0		40	40	0	0			40					Damer Prope	erty Ltd c	Permission has been granted. Contaminated land and flooding constraints managed through conditions and glanning process. No najer site limitations or potential impacts that would render the site not suitable.	Y	Damer Property Ltd is the applicant and owner. \$106. agreement signed.	Y d	re-commencement conditions submitted for approval. Need to review affordable housing provision within 2 years if not reviewpood by them. Therefore, likely to develop the land within the two years provided in the condition of 0.120,000 was paid on 06/11/2018	Deliverable - Full permission granted. Realistic prospect of completion 2015 FV years the submission of gree-commencement conditions and 2 year timeframe for afforcidable thousing provision review.
4	Angel Way Retail Park (Former Decathlon Site)	Romford Town	P2248.07 an P1443.15 als subject to pn app	80 44 0 0	9 350	0	3	350 :	350	31	0					250 100			Regency Ho	lomes	Permission has been granted. No constraints that would render the site not suitable for development.	Y	Regency Homes is the applicant and owner. \$106 agreement lighted.	Y De	Agreed the best implemented, however, construction has attacked and applicants have constructed for pre-spir discussions. Agreed to the pre-spir discussions are constructed and the size on definition to suggest development would not be visible within the next 5 years. When the pre-spir discussion is supported to the size of the size of the size of the size of the size of the to no possible he will book to start on size soon after the \$3.55. North Street application is approved.	Deliverable - Fall permission granted and consistent with Sages. Resides, prospect of competion in the 2012 and 2012 price and 19 years, taking into account average build our rates and assuming a reviewal population in 2015. Numbers remain based on existing approved.
5	69 Oldchurch road	i Brooklands	P1020.12	18-Mar-1	5 36	0		36	36	0	0			11	25				Andrew Co (Dovetail	ooke il).	Permission has been granted. No constraints that would render the site not suitable for development.	Y	s106 agreement signed	SD	Site is within a market desirable location inside the Romford All, first installment of the education combination of \$1.4.98.18, a way paid or \$55(\$50).81. The development actated with handling works undertaken and foundations for the houses put in.	Deliverable Site is suitable, available and activerable. Permitted plans show a planed development which is reflicted and trajectory. Resilistic prospect of completion in 2019 and 2020 financial years, beginning in early 2020.
6	St. Edwards Court Romford	Romford Town	J0020.18 an J0012.16		3 97	0		97	97	0	0			97					Galliard Ho		I'we permissions granted. One for 57 units and one for 57 units. The former has been used as this is in line with advertising for the site. No limitations or potential impacts noted. Change of use from office to residential.	Y	Prior approval. Single owner. No known legal complications.	Y	Properties are already being advertised. These are office conversion so are anticipated to take less time to complete. https://www.onthemarket.com/details/4690246/	Deliverable - properties are being advertised Y for sale. Realistic prospect of completion towards in the 2019 financial year
7	St. Edwards Court London Road, Romford	Romford Town	P0569.17	01-Dec-1	7 8	0		8	8	0	0			8					Galliard Ho	omes Pe	ermission has been granted. No limitations or potential impacts to render site not suitable. Change of use from affice to residential.	e y	Single owner. Unilateral undertaking signed by developer/ owner and the bank.	Y	Properties are already being advertised. These are office conversion so are anticipated to take less time to complete. https://www.onthemarket.com/details/4690246/	Deliverable - properties are being advertised Y for sale. Realistic prospect of completion towards in the 2019 financial year
8	Enterprise House	Romford Town	J0024.16 an pooke.18	id 20-Jan-1	7 17	0		17	17	0					17				Mr Diso	Pi an	vior Approval has been granted for conversion to create 11 new residential units. An application for additional storry to accommodate a further 6' residential units has been recommended approval but has not yet received a s106.		No known legal complications. Application for an extra storey is still awaiting signing of a s106 agreement.		No works have yet begun and faulding appears to be still in commercial use. The site is in a market attractive foortion within the Remitrof Toom Certes. No deer reviewor to suggest it will not be converted to residential within the next 5 years.	Deliverable- Prior approach has been granted for 11 new units and a further 6 units have been recommended approach assaling signing of a stoll 60 generate. There is no clear some stollar or the stollar of the stollar or the stollar
9	Oldchurch Hospita (Swan)	Brooklands	P0975.10	28-Jul-11	1 63	0		63	63	0	63		63								Development has been completed	Y	Development has been completed	Y	Development has been completed	Y Deliverable - Completed
10	6 Holgate Court, Western Road, Romford	Romford Town	J0018.17 an P0525.18	id 19/09/2017 TBC	and ₁₇	0		17	17	0	0				17				Mr A Safo	Pidar r	Permissions granted. Change of use from office to residential. No limitations or potential impacts to residential. No limitations or potential impacts to render site not suitable. Current application in to add additional a units on top of existing building. These additional units are not included.	Y c	Single Owner/Applicant. No Izroom legal Single Owner/Applicant of State Signed.	y le wi	conditions still to be discharged. Office convensions so will take the six time to complete. The sixth is in a market attractive location than the Romford Town Centre. No clear evidence to suggest it will not be convented to residential within the exect 5 years.	Deliverable - Prior approval has been granted and there is no clear evidence to suggest this see will not be converted to residential within a proposed or completion in the 2000 financial year taking into account the lower build out rate for charge of use developments, milligated by the fact that the site appears to still be in commercial use.
11	Hexagon House	Romford Town	P0071.16	08-Mar-1	8 20	0		20	20	0	0			20					DPA Londor	on Ltd	Permission granted. No known limitations or potential impacts to render site not suitable.	Υ	s106 agreement signed	Y D	All-precommencement conditions have been discharged, evelopment under construction. Advertising on building states completion in Spring 2019.	Deliverable - Permission granted. As pre- commencement conditions have been discharged there is a relatist prospect of completion early in the 2019 financial year.
12	29-33 Victoria Road	d Romford Town	P0716.17	29-Nov-1	6 35	0		35	35	0	0				35				Mr Elde	er	Approval granted on Appeal.	Y	No known legal complications. A s106 has been signed.	, T	An appeal has been granted for the proposed development. There are no clear reasons why the development would not be suilt out within the next 5 years. There is a realistic prospect of completion in 2021 based on average build out rates.	Y Deliverable - there is a realistic prospect of completion in the 2021 financial year.
13	28-36 Eastern Road	d Romford Town	J0009.16	28-Oct-1	5 52	0		52	52	0	0			52					Asses Ro Romford I		Prior approval granted. No known limitations or potential impacts to render site not suitable.	Y	No known legal complications.	Y Pr	rior approval has been received. Development is change of use. Given shorter build out period there is a realistic prospect of completion in the 2019 financial year.	Y Deliverable - there is a realistic prospect of completion in the 2019 financial year.
14	7 Eastern Road	Romford Town	J0020.17	31-Oct-1	7 12	0		12	12	0	0				12				Mr Roy Ck	legg	Prior approval granted. No known limitations or potential impacts to render site not suitable.	Y	No known legal complications.		rior approval has been received. Development is change of use. Given shorter build out period there is a realistic prospect of completion in the 2020 financial year.	Deliverable - there is a realistic prospect of completion in the 2020 financial year.
17	64 South Street	Romford Town	P1212.14	15-Jun-1	5 22	0		22	22		0			22					Dawneli Properties	ia s Ltd	Permission granted. No known limitations or potential impacts to render site not suitable.	Y	s106 agreement signed		ermission has been granted. Conditions have been discharged. here is a realistic prospect of completion in 2019 financial year based on average build out rates.	Y Deliverable - there is a realistic prospect of completion in the 2019 financial year.
18	113-117 South Street	Romford Town	J0004.18	19-Mar-1	8 11	0		11	11	0	0				11				Golfe Developmen		Prior approval granted. No known limitations or potential impacts to render site not suitable.	Y	No known legal complications.	Y Pr	rior approval has been received. Development is change of use. Given shorter built out period there is a realistic prospect of completion in the 2020 financial year.	Y Deliverable - there is a realistic prospect of completion in the 2020 financial year.
19	Land at Rom Valle Way	^y Brooklands	P1389.17	23-Aug-1-	8 620	0	€	520 (620	124	0				207	207 206			Affinity Globs Estate	al Real ma	remission granted by Navering Council and the GLA. Heritage, Flooding, Ecology and Contamination states managed through conditions / planning process. No known limitations or potential impacts to ender site not suitable. Site has been allocated in the Adopted Site Specific Allocations Document 2008.	n V	\$106 agreement signed	y sta	electrical in Phase 2 of the SILLA 2017 J 2019-2019, (Andelson IIII the bornest tend of in estimated this spensible significant tend developes and build found to addition, the legal agreement set the substantial implementation of the affordable housing must be demonstrated within 2 years of the permission date or are included used with when to be provided. The developer has indicated completions are field to cour between 2011 and 2019.	Deliverable-Permission granted. Realistic prospect of phased completions between 9 201 and 2021 Frs based on swenge hold but sets as developer.

Site number	Site	Ward	ndustr al Land	App cation No.	Date Granted	Gross un ts	Demo tions	Net W Un ts (D	Net un ts vith n Plan Per od) scounting	Affordab e Un ts	Comp etions up to March 2018	Acti				Expected Comp etic 2021/2 2022/2 2023/2						er Land er	Su tab ty	Υ/N	Avaiab ty	IN Ach evab ty	Y/N Del verab e or Developab e
71	23 Eastern Road	Romford Town		P1356.16 and J0028.18		12	0	12	12	0	0		8	12							Scimiter Hous	ouse Ltd Ful p	If planning permission granted for a roof extension to create 9 additional dwellings. In addition prior approval has been granted for a change of use from office to create three new dwellings.	Y	No known legal complications.	Yes. Work has begun this development. Discussions with the site manager in Cotober 2018 identified estimated completion of the provided regarding the charge of use units, however, it is anticipated that these will also be completed in the 2019 financial year.	Deliverable, permission has been granted. Set is under construction and there is a realistic prospect of completion in the 2019 financial year.
72	Phoenix House, 102 106 South Street	Romford Town		J0006.18		10	0	10	10	0	0				10						Acrefield Investments	leld Prio	or approval has been granted for the change of use from office to residential with the creation of 10 self-contained flats.	f y	There are no known legal complications.	Prior approval has been received. Development is change of use. Given shorter built out period there is a realistic prospect of completion in the 2019 financial year.	Deliverable - there is a realistic prospect of completion in the 2019 financial year.
20	213 North Street, Romford	Applications in I	Process (including the	P0915.17	d approval but w	29	1	28	28	0	0					28					Swainland Bu LTd	Builders	Recommended approval. Decision is pending completion of s106 agreement. Contamination, tages and flooding matters managed through planning process/conditions. No known limitations or potential impacts to render site not suitable.	is Y	Owners are the developers. No known legal complications.	Developer has made three previous applications for this developer has made three previous applications for this development over the past 2 years. One invalid, one furth higher unit numbers; withseld and one process. This signals a commitment to develop out.	Deliverable-Recommended approval. Realistic prospect of completion towards the end of 2021 FV, based on average built out state, allowing time for 5105 to be givened and pre-commencement conditions (including contamination) to be met.
21	23-55 North Street, Romford	Romford Town		P1292.15	NA.	98	0	98	85	20	0	ı				85					Regency Ho Ltd	Homes lapse	application to provide 86 agastments was granted via Appeal in 2010. This permission has since ed. there is a structural farme already in place which the current application proposes to use. No wan limitations or potential impacts to render size next suitable. The application is currently being processed and is due to go to committee in January 2019.	Vo v	Owners are the developers. No known legal complications.	The site was identified in Phase 2 of the SHLAA 2017 (2019- 2004). There is a risk that the application is refused at committee and will go to appeal. A 2012 completion in resilistic, staining this into account. It is also noted that the existing construction frame applied to reflect the risk that the application is refused and any appell of the risk that the application is refused and any appeal is unsuccessful.	Deliverable- Realistic prospect of completion towards the end of 2022 FV, based on average Y built out rates, allowing time for and appeal, s106 to be signed and pre-commencement conditions met.
22	Land at the Junction of Crow Lane / Sandgate Close	Brooklands	Crow Lane Site 3 (West) refer to page 85/86 of the Employment Land Review 2015	P1152.18	01-Feb-19	82	0	82	82	16	0					82					Hollybrook Lt National G Twenty Seve	l Grid	An application to redevelop the site to provide 82 dwellings has been granted full planning permission.	Y	A s106 has been signed.	full planning permission has been received. Conditions have yet to be discharged. There is no clear evidence to suggest this development cannot be completed within the next 5 years. A 2021 financially are completion is assumed, based on the submitted Construction Environmental Management Plan which notes a 104 week construction programme (2 years).	Deliverable: Recommended approval. There is a realistic prospect of development being completed in the 2021 financial year.
23	Brooklands House and Detection House	Brooklands	0.455ha	P2075.17 and PE/01645/2015	22-Feb-19	67	0	67	67	0	0					67					S.U Propertie	ties LLP	Full planning permission has been granted.	A	A 106 agreement has been signed.	Awaiting discharge of planning conditions. No clear evidence to suggest the development will mot be completed within the next 5 years. Anticipated completion in 2021 based on average build out rates.	Deliverable-Recommended approval. There is a realistic prospect of development being completed in the 2021 financial year.
28 (new application submitted)	222-226 South Street	Romford Town		P0077.18 (withdrawn) - New application P0171.19	NA.	79	0	79	51	TBD	0					51					Mercon Tradi Ltd/ Mr K. And	tim ading Uk the Inderson can a	Applicant appealed non-determination, the appeal was dismissed as it did was not filled in the Cliffours had concerns over the design of the buildings in the submitted application, however, the area of the concerns and potential legislation of the properties of the properties of the properties of the concerns and potential legislation of the concerns and potenti	s y	Applicant is the site owner. However, site currently contains a number of commercial treasts which may delay build times if approved.	The site is suitable for development and is in a market attractive location. However, council officers have expressed concerns over the submitted proposal for 8 titus, in light of this the lower capacity study figure (53 untils) has been used instead of the units has now been necessed for 9 units. Until planning officers are able to provide advice on the density and design of the new application the figure from the Tibeloid Capacity (53 devellings) continues to be used for the purpose of this trajectory. Completion of units anticipated mo219 47. This takes into account a processing time of 6 months, recolving redevelopment issues regarding the existing terminace, and were give build out rates.	Deliverable: The site is suitable and available. Yere is a realist; prospect of a lower unit figure, in lew thic capacity study, being completed by 2021 Fr.
29 (new application submitted)	Land adjacent to Hexagon House	Romford Town		PE/01574/2016 and P1038.18 (withdrawn) - new application P1730.18	NA	92	0	92	84	36	0					84					Smith Homes C/O CPA (Lo Ltd	London) note	olinaing a pre-application meeting, an application came in for 100 units (SSN affordable). This pplication was withdrawn as the documentation was not complete. Council offices previously not concerns regarding the proposed density of the tower. The Tibbalist Capacity Study identifies clower potential density of 84 units. A new application has since been recieved for 92 units.	a Y	Applicant is the site owner. No known legal complications.	Yes. The owners have a clear intent to develop this site. As the procosed development is higher in density than the Tabalis of completions to the the table of completions to the existing application or resplication at a lower density losing the 88 unit Tables estimate in 2018 or 2020. This tables sitting the 1018 or 2020. This table sitting the 2020 or 2020 o	Deliverable- The site is suitable for development and the owner has signified a foreignment and the owner has signified as for planning germission. There is a realistic prospect of completions occurring in the 2012 financial year based on approval of a revised application with unit numbers in line with those in the Tübarlok Capacity Study.
73	6 Eastern Avenue	Brooklands		P1833.18	NA NA	21	0	21	21	7	0					21					Apex Develop Trading Li	elopment J g Ltd	An application for the erection of a five storey againment building containing 21 new dwellings has been recommended approval.	Y	There are no known legal complications. A s 106 agreement has yet to be signed.	Subject to signing of the s108 agreement there are no clear reasons as to why this alte will not be developed within the next Syeans. Stated on wreape built out rates as the state of the	Deliverable: Recommended approval. There is a realistic prospect of development being completed in the 2021 financial year.
24	Waterloo(and Queer Street)	n Romford Town		PE/00492/18	NA NA	1408	271	1137	1137	518	0			-271	1	381 257	221	168 11	17 117 13	35 12	Havering Bor Council	sorougn dawn	site is already in residential cue. Capacity studies have been undertaken to determine appropriation deponent scale. Pre-application discussions currently underway. No lonoum limitation or potentia impacts to render alte not suitable.	te al Y	Council-owned land Council will look to acquire outstanding land ownership issues via CPO.	Pre-App in place Plassed programme Start on Size Dec 2019 Practical Completion rieë 2029.	Deliverable- The site is suitable and available. The Council has signalled a strong intent to develop this site. Realistics roopsect of completions between 2021 and 2028 FY.
25	Old Church Gardens	Brooklands		NA.	NA NA	306	86	220	220	122	0							-8	16	56 140	Havering Bor Council		site is abready in residential use. Capacity studies have been undertaken to determine appropriat development scale. No known limitation or potential impacts to render site not suitable.	te	Council-owned land Council will look to acquire outstanding land ownership issues via CPO	Pesident Decant process has started. Work Package 4 of the regeneration programme.	Deliverable- The site is suitable and available. The Council has signalled a strong intent to develop this site. Realistic prospect of completions between 2028 and 2029 Fys.
28	Bridge Close Estate Other Sites	e Romford Town	Bridge Close. Currently non- designated in the LDI 2008. Employment Land Review 2015 (p86) proposes to sway from Industry away from Industry employment uses		NA NA	1070	37	1033	926	375	o					-37 243	240 :	240 24	10		Multiple owne	vnership De	s sile is allocated in the Adapted Romford Area Action Plan 2008 and comes within the Romford Town Centre Development Framework 2015, Romford Housing Zore and Romford Strategic selectionest Area. On the basis of it being within the Housing Zore, the proposal has received a 12.4 million grant from the GLA for a scheme for 1070 homes of which 175 will be affordable.		The site is in multiple ownership comprising 37 residential properties and 17 commercial interests, laced assembly a counting by vary of private free the control of the country of the co	There is a clear intext from the Council and the CGA to deliver these homes. The GGA Funding Decision identifies a planned delivery approach which sees housing starts on site in 2000, which the final homes being completed by March 2006, the end of the 2025 financial year. However, the Council's current delivery plan antispates completion between 2004 and 2016. Several prescriptions and proposed on 2016 and 2016 several prescriptions and proposed and 2016. Several prescriptions are stored and 2016 and 2016 several prescriptions and admitted to the special policy of the strategic planning committee. A hybrid application is shockeded to be submitted around mice 2019. A 10% discount has been applied to take into account the risk of delays to the current delivery join and changes to the development through the planning process. Anticipated on the 10,000 period.	Deliverable-There is a clear intent from the GIA and Council to develop this land. Based or the GIA Funding Decision there is a realistic proposed of completion occuring between 2023 and 3026 financial years.

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Site number	Site	Ward	ndustr al Land	App cation No.	Date Granted	Gross un ts	Demo tions	Net V	Net un ts with n Plan Per od) D scounting app ed)	Affordab e Un ts	Comp etions up to 3 March 2018	Actual E 1 st 2016/1 :									(10-15 Years) 2029/3 2030/3 0 1	Developer Land Owner	f Suitability	Y/N Availab ty	Y/N Ach evab ty	Y/N Del verab e or Developab e
27	Mothercare, Seedbed Centre	Romford Town	Recommended for retention as Secondary Employment Area. The current proposal iolosts to relatin the same amount of employment floorapace	PE/00977/2018	NA.	1144	0	1144	630	TBD	0				158	158	157 157					Romford SC LLP	The site has an area of approximately 3ha and includes a protected employment area. The proposal is seeking a redevelopment to provide a mixed use scheme providing 1,144 new dwellings and a replacement commercial florospace for that being lost through the redevelopment of the Seedbed On the basis that the redevelopment achieves a good replacement for the current employment space. The scheme is but she the feedbed properties a development of the scheme is but she per heatzer. On the scheme is the redevelopment achieves a good replacement for the current employment space that scheme is the redevelopment achieves a good replacement for the current employment space and the scheme is the scheme in the scheme is that scheme is seen in the scheme in the scheme is a scheme in the scheme in the scheme is a scheme in the scheme in the scheme is a scheme in the scheme in the scheme is a scheme in the scheme in the scheme is scheme in the scheme in the scheme in the scheme is scheme in the scheme in the scheme in the scheme is scheme in the scheme in the scheme in the scheme is scheme in the	Y The applicants are the owners of the alte.	The proposed development is currently at pre-app stage on behalf of clients. Romford SC LIP with Cloud as the planning agent and Pater Stage as the Architect. The applications went to the Strategic Planning Committee on 28 March 2015; Confirmed minutes are forbinding. The agent has provided Council with an estimate of when units. will be completed fletweren 2012 and 2021, subject to planning approach. A planning application is articipated to be received in 2015. The proposed inferience is in lie with the Council's estimates of the planning approach growing protein and build out steet. A 10% discount has been applied to late in account the risk that the proposed development is not delivered within the anticipated benefits and council the state of the stage of th	Deliverable-There is a clear ident from the land owner to develop this land. There is a relative propert of completions counting between the 2021 and 2026 frameral years based on the correspondence with the planning agent.
75	Homebase	Romford Town			NA	550	0	550	495	TBD	0					83	83 83	82	82 82	:			Pre-app discussions are underway regarding the Homebase site for around 500-500 residential dwellings, Initial high lived council assessments consider this to be a realistic density based on surrounding approved and submitted applications. A figure of 500 has been used for the trajectory with a 20% discount applies to take in the contract of the strategy of the surrounding supprise for take in the contract of the surrounding supprise for take in the contract of the surrounding supprise for take in the contract of the surrounding supprise for take in the surrounding supprise for take in the surrounding supprise for the surrounding supprise supp	Y Site is in single ownership. Lesse is short term.	y Planning application is due to be submitted in January 2020. Developer anticipates commencement in Q1 2021.	Deliverable-There is a clear intent from the and oner to develop this land. There is a realistic proport of completions copied of completions of the proposition of the completion of the comple
30	Como Street Car Park	Romford Town		NA NA	NA .	150	0	150	150	52.5	o					100	50					Mercury Land Holdings	This site has been allocated in the Adopted Romford Area Action Plan 2008 and is identified in the Romford Town Centre Development Framework. It is currently in use as an at grade car part. The carpant has low occupancy levels and the Council are looking to develop the land in the near future. The sate has some flooding and traffic currently. Never-by, their is nothing to render the site next suitable for development.	Council Owend (Memory land Holdings). Council on externated in developing this land and false understand in developing this land and false understand walkilly, capacity and development modelling work. Plans have been dorsom up to develop the site as a stand slone project, however, the Council are now looking include their site within a wider comprehensive development which would result in higher overall units numbers.	The Council has been working on plans for this site's development. Plans to develop the site as a stand alone project development. Plans to develop the site as a stand alone project comprehensive flower of the site of the	Deliverable: The Council has a clear intent to develop this site. The land is available and a sustable for development. There is a resistive prospect of extended sources are the 2022 and 2023 financial years.
31	Romford Gas Works	Brooklands	Crow Lane Site 3 (West) refer to page \$5/68 and \$6 of the Employment Land Review 2015 for loss/ change of use away from industrial uses and utilities.	NA .	NA	450	0	450	360	TBD	0						100 100	100	60			National Grid	The site is identified in the Romford Development Framework. It is located within a 20 minute walk of the town centre and Romford Train Station. A Development Bird prepared for the Council identifies containation, gas pipeline, should arccess, radionalization of existing use, noise and relocation of instructructure as major constraints on development. However, a capacity assessmenthas been prepared taking time account the sites constraints and apportunities. This identified the potential for 450 units on the site.	The site is sweed by National Grid Proporty Holdings and National Grid Gas. It was previously designated as Seconday Employment Arain in the Havering Local Development Framework 2008. The Havering Imployment Land Review 2015 (BIHEP 20) 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.	Yes. The site is brighty vacant and is a market attractive site for residential use which accords with Council's embidious for the part is put if put forwards a part of the call for these in the Employment Land Review. Given no application has been lodged and there are algolificated contentiates to be overcome a 20% discount has been algolificated contentiates to be overcome a 20% discount has been algolificated contentiates to be overcome a 20% discount has been algolificated contentiates to be overcome a 20% discount has been algolificated been a 20% discount has been allowed to the content and application comes forward prior to the 20% financial years assuming an application comes forward prior to the 20% financial years and taking into account the average build out provide for sites over 100 units, an additional year for land remediation and a phased development over 4 years.	Deliverable: The site is suitable for development and the conners have registered as translation of the conners have registered as resiliation prospect of completions from 202 to 20.05 financial years taking into account on application have been submitted and the significant remediation that will need to occur to develop the site.
32	Station Gateway and Interchange	Romford Town		NA NA	NA NA	670	0	670	536	TBD	0						100	100	100 100	0 100	36	Multiple ownership	The site is directly adjacent to the Romford Crossnall Station, is allocated in the Adopted Romford Area Action Plan 2008 and is identified an having capacity for between 670 and 730 units within the Romford Town Centre Development Framework. The site is also within the Romford Housing Zone and Strategic Development Area.	The site is in multiple ownership and is likely to require public intervention. This could be achieved through a similar approach to their Council regeneration projects. Le. a Ni acquiring land drough phristiant tensy and our doff Op owers if a council to the council of their council regeneration projects. Le. a Ni acquiring land drough public tensy and our doff Op owers if a council of their council registers of the council of their council registers of the council of their co	The site has been identified in the London SHLAA 2017 for completion in Phaze 2 (2019-2024), however, given there has been no political approval for public intervention in the late the text of the completion of a source of the public intervention of the late that the public intervention is the size of the completion of a family of the completion of a family dataset Plan and 2019 following the completion of a family family public intervention.	Developable-The site is suitable for development, however, the land is in multiple ownership and policial decisions have been development of the policial decision between development of the site. Overall, there is a reasonable prospect of completions occurring between 2024 and 2029.
33	37-59 high street	Romford Town		NA.	NA NA	88	18	70	49	TBD	0						49					Multiple ownership, largely Council owned	Site has been allocated in the Adopted Bonford Area Action Plan 2008 and is located within the Bonford Strategic Development Area and Bonford Slouzing Zove. The Bonford Town Centre Development Framework 2015 identifies the site as having apacity for 80-95 units with a denuity of 215-260 units per/ha.	The site is largely in Council cannership, however, the remaining files and slope would need to be purchased or CPU'S in order froughenesses and comprehensive redevelopment to occur.	The site has been identified in the London SHLAA 2017 for completion in Phase 2 (2015-2024). The Council are actively looking into options to modevelop this site as part of a wider or comprehensive development, however, no political approval for a site of the site of th	Overlegable: Them is a rescribly proport of completions occurring in the 2004 financial year based on submission of an application by the end of 2024 and application of average build not steen. A 20% discount has been applied to take in account the 64 feath purposes of the completion of the course within the articipanted period.
34	Angel Way Car Park and High Street	Romford Town		NA.	NA	300	30	270	203	TBD	0					103	100					London Borough of Havering	The site is located within the Bondford Housing Zone and the Bondford Strategic Development Area. Here High Street Shops have been allocated in the Adopted Bondford Area Action Files 2008 and both the car park and high street shops are identified in the Bondford Town Centre Development Framework 2005 with an acaptacly for 350-20 real celestral use with as density of 2004-0405ph, however, this includes the former Describion Stel Regist Way Beatl Park). Assuming a combined house, this includes the former Describion Stel Regist Way Beatl Park). Assuming a combined that 300 units (2004 call park) and the second of	The land is in Council ownership; however, the properties are subject to numerous leases. This constraint would need to be resolved before received to the council of the c	The Council are looking into options to redevelop this site as part of a valer comprehensive development, however or political decisions have ybeen made. These plans are on the Council's forward plan to be considered by Cabinet in July. There is a realistic proposed of completions in the 2022 38 financial year of the plans of th	Deliverable: The Council is the land owner of this site and has an intent to develop it as part of a wider comprehensive developments and such as the state of a suder comprehensive development and such as the state of the stat
35	117 North Street, Romford (Matalan)	Brooklands		NA.	NA.	147	0 443	147	118	TBD 1301.5	0		63 0	32	92 612	1451	100		513 299	9 401	188 0	Metalan	The Mutable has been identified in the Romford Area Action Plan 2008 as appropriate for mixed use development. It is close to the town contre and has a PTAL rating of 5-6. There are flooding constraints but noting to render the size of suitables for development. A paper but understand by 1 tibbadis in 2018 identified a potential capacity for 147 flats.	y The site is in single private ownership and has a single retail use.	As the site is in single expensivity and use, it could be made validable for development suith, freeward, Madalan is, carried trading and their is in indication that a planning application. For the control is a planning application in the stablest Capacity Study estimate and the likely deflerely of booses is anticipated outside the 5 year period from adoption. The SHLAA 2017 identifies development occurring in Phase 3 24-29.	Developable - The site is suitable for development and is in single-private in the site of

Net Units in Romford SDA over Plan Period 6642

Units in Romford SDA over 9 10 year period 5241

	SITES WITHIN 1	THE RAINHAI	M AND BEAM PA	RK SDA																								
									Net units within Plan		Completions	Actual/E		ompletions (First 5 ars)	Ex	pected C	ompletion	ns (5-10 Y	ears)	Expected Co	ompletions (10-15 Years)							
	Site	Ward	Industrial Land	Application No.	Date Granted	Gross units	Demolitions	Net Units	Period) (Discounting	Unite	up to 31 st March 2018	2046/4 20	_		2024/2	2022/2				2027	2020/2 2020/	Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N Deliverable or Developable
									applied)		March 2010	7	8 9	2019/20 2020/2	1 202112	3	2023/24	2024/25	2025/26	2026/27 8	2028/29 2029/3 2030/3	13						
			Pe	ermissions										First 5 y	ears from	Adoption	n											
37	Former Somerfield Depot (90 New Road)	South Hornchurch	Rainham West. Currently Other- designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.		29-Jun-17	(497) 717	0	(497) 717	669	TBD (243)	0				96	195	194	92	92			St Annes Road Properties Limited	Permission has been granted. Previous issu regarding slip road ownership have been resovled potentially enabling greater development. Constraints of contaminate land, flooding, aesbestos and high pressur gas pipelines are being managed through conditions/ planning process. No major si limitations or potential impacts that woul render the site not suitable. An application due to be submitted in late May for 717 units in light of resultion of the slip road access. A 20% discount has been applied the 220 proposed additional units to reflethe risk that this is not approved.	d ee i te y d is	There are multiple owners foo this site, however a S106 agreement has been signed.	Y d	he planning permission has been implementing. Exisiting buildings lemolished and pre-development conditions discharged. A revised plication is due to be submitted in late May 2019.	Deliverable- Full permission granted and implemented. There is a realistic prosept of completions between 2021 and 2025 financial years correspondence with the developer.
38	Dovers Corner	South Hornchurch	Rainham West. Currently Other- designationed in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P0922.15	16-Oct-17	394	0	394	394	51	0			99 99	98	98						Persimmon Homes	Full planning permission has been grantee Constraints of potential contamination, flooding, and presence of gas pipeline ha been managed through the planning proce and conditions. No major site limitations o potential impacts that would render the si not suitable.	s ss Y	s106 agreement has been signed.	Y stat	Currently discharing pre- commencement conditions. The approved construction method tement states that construction will begin in 2018 and be completed December 2022.	Deliverable - Full permission granted with pre-commencement conditions being discharged. Realistic prospect of a phased completion of units from between the 2019 and 2022 financial years.
40	Rainham Wall engineering, New Road	Rainham & Wennington		P0923.16	09-Feb-17	46	0	46	46	0	0			46								Bellway Homes	Permission has been granted. Constraints potential contamination managed throug the planning process and conditions. No major site limitations or potential impact that would render the site not suitable.	h Y	s106 agree ment has been signed.		e-commencement conditions have egun to be discharged signalling intent to develop soon.	Deliverable - Full permission granted with pre-commencement conditions being disharged. Realistic prospect of completion of units by late 2019 FY in line with average built out rates.
39.1	NR11 (21 New Road)	South Hornchurch		P0782.17	01-Nov-17	24	3	21	21	8	0						21					Multiple owners Developers are JV - Council and Notting Hill Genesis	agreed. No known limitations or notentia	e Il ty	Multiple ownership. IV assembling sites by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y com	cline delivery programme estimates appletion of the 24 units by February 2014.	Deliverable - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2023 FY.
39.2	NR2/3 (195-205 New Road)	South Hornchurch		P1058.17	31-Oct-17	77	2	75	75	27	N/A						75					Multiple owners Developers are JV - Council and Notting Hill Genesis	agreed. No known limitations or notentia	e Il y	Multiple ownership. JV assembling sites by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	Y Out	tline delivery programme estimates hpletion of the units by August 2023	Deliverable - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2023 FY.
39.3	NR06b (149-153 New Road)	South Hornchurch	Rainham West. Currently Other- designationed in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.		12-Oct-17	14	0	14	14	5	0					14						Multiple owners Developers are JV - Council and Notting Hill Genesis	agreed. No known limitations or notentia	e Il y	Multiple ownership. IV assembling sites by private treaty. Council has approved funding to acquire the site using CPO powers as a last resort.	i y pro	velopment will be undertaken as a single phase. Outline delivery ogramme estimates completion of the units by April 2022.	Deliverable - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2022 FY.
39.4	NR10 (35-43 New Road)	South Hornchurch	Rainham West. Currently Other- designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1241.17	08-Oct-18	62	4	58	58	22	0							58				Developers are JV - Council and	Outline planning approved. Conditions no met yet. Reserve matters application to b submitted and s106 to be agreed. No know limitations or potential impacts to rende site not suitable. Viability and deliverabilit assessments have incorporated continenc for worst case scenarios.	e vn r Y	Multiple ownerships. IV assembling site by private treaty. Council has approved funding to acquire the site using CPO powers as a last resport.	i Y c	Outline planning received. Outline delivery programme estimates ompletion of the units by August 2024.	Deliverable - outline planning is approved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2024 FY.

									Net units within Plan		Completions		i Completions Years)	s (First 5	Expecte	d Complet	tions (5-10	Years)	Expec	cted Completions	(10-15 Years	s)							
	Site	Ward	Industrial Land	Application No.	Date Granted	Gross units	Demolitions		Period) (Discounting applied)	Affordable Units	up to 31st March 2018	2016/1	 	2020/21	2021/2 202	2/2 2023/	24 2024/2	5 2025/26	2026/27	2027/2 2028/29	2029/3 203	Develope Own 1		Suitability	Y/N Availability	Y/N	Achievability	Y/N	Deliverable or Developable
39.5	NR08 (89-101 New Road)	South Hornchurch	Rainham West. Currently Other- designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1229.17	28-Aug-18	62	2	60	60	22	0				3							Multiple of Develope JV - Cour	owners. ers are ncil and g Hill	Outline planning approved. Conditions not met yet. Reserve matters application to be submitted and \$106 to be agreed. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated continency for worst case scenarios.	assembling site by private treaty. Council has approve funding to acquire the site	d Y deliv	ne planning received. Outline every programme estimates etion of the units by July 2023.	Υ	Deliverable - outline planning is pproved. Given the Council has a clear intent to develop the site, there is a realistic prospect of ompletion by 2022 and 2023 FYs.
39.6	NR06a (143 New Road)	South Hornchurch	Rainham West. Currently Other- designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1239.17	17-Aug-18	34	0	34	34	12	0				3	4						Develope JV - Cour	owners. ers are ncil and g Hill	Outline planning approved. Conditions not met yet. Reserve matters application to be submitted and s106 to be agreed. No known limitations or potential impacts to render site not suitable. Viability and deliverability assessments have incorporated continency for worst case scenarios.	assembling site by private treaty. Council has approve funding to acquire the site	d Y deliv	ne planning received. Outline wery programme estimates ction of the units by April 2022.	a	Deliverable - outline planning is pproved. Given the Council has a clear intent to develop the site, there is a realistic prospect of completion by 2022 FY.
41	Beam Park	South Hornchurch	Beam Park. Currently Other- designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1242.17	28-Sep-18	834	0	834	834	425	0		5	181	384 7	0 194						Countrysi and Country Properti	Q yside	Hybrid Planning Application has been granted by the GLA.	Countryside are the owners Y A s106 agreement is in the process of being produced	s. devel	itryside have a clear intent to elop this site. Through email pondence they have confirmed titicipated indicative completion dates.	Y	Deliverable- outline planning is proved and detailed planning for phase 1 which is within the Havering area. The developers have stated they expect completions for phase 1 to occur between 2019 and 2022. The Council has anticipated phase 2 completions the following year.
	applications in Process																												
42	Former Rainham Library offices at 21 Broadway and land to the rear of 29 Broadway	Rainham & Wennington		P1701.17	NA	57	0	57	57	6	0			57								Persim Hom	nmon f	Approved by committee. s106 still to be signed. Constraints of conservation area location, listed buildings, contaminated land flood zone (no habitatible accommodation at ground floor) and ecology are able to be dealt with through planning process and conditions. No known limitations or potentia impacts to render site not suitable.	s106 is close to being finalised	Y 2017	ified in Phase 2 of the SHLAA L7 (2019-2024). Historically eers generally tend to build out.		Deliverable -Approved by committee. Historically these developers tend to build out. allsitist prospect of completion by 2020 FY based on average build out rates.
39.7	NR09 (49-87 New Road)	South Homchurch	Rainham West. Currently Other- designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P0947.17	NA	245	0	245	245	TBD	0				125 12	20						Multiple of Develope JV - Cour Notting Gene	ers are ncil and g Hill	Outline planning application has been submitted. No known limitations or potential impacts to render site not suitable Viability and deliverability assessments have incorporated continency for worst case scenarios. A revised outline plan is due to be submitted with higher densities. Numbers are based on this revised figure.	treaty. Council has approve funding to acquire the site using CPO powers as a last	d Y Outline of	delivery programme estimates etion of the units by July 2022.	v in	Deliverable - Council has a clear tent to develop the site. Realistic prospect of completion by 2021 and 2022 fys.
39.8	NR4/5 (165-193 New Road)	South Homchurch	Rainham West. Currently Other- designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1057.17	NA	109	7	102	102	36	0					102						Multiple of Develope JV - Cour Notting Gene	ers are ncil and g Hill	Outline planning application has been submitted. No known limitations or potential impacts to render site not suitable Viability and deliverability assessments have incorporated continency for worst case scenarios.		d Outline	e delviery programme estimates npletion of the 109 units by November 2023.	v in	Deliverable - Council has a clear tent to develop the site. Realistic rospect of completion by by 2023 fy.
39.9	RW4B (148-192 New Road)	South Hornchurch	Rainham West. Currently Other- designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial employment uses.	P1604.17	NA.	239	8	231	231	TBD	0					116	115					Multiple of Develope JV - Cour Notting Gene	ers are ncil and g Hill	Outline planning application has been submitted. No known limitations or potential impacts to render site not suitable Viability and deliverability assessments have incorporated continency for worst case scenarios. A revised outline plan is due to be submitted with higher densities. Numbers are based on this revised figure.	Y funding to acquire the site using CPO powers as a last	d sing	ipment will be undertaken as a gle phase. Outline delviery imme estimates completion of 2 245 units by March 2025.	v in	Deliverable - Council has a clear tent to develop the site. Realistic prospect of completions in 2023 and 2024 financial years.
			1.	2 Estates																									

March 2012 1277 2010 20204 202		Site	Ward	Industrial Land	Application	Date	Gross	Domolitions	Not Unite	Net units within Plan Period)	Affordable	Completions up to 31 st			d Completion Years)	ns (First 5	Ex	xpected Con	npletions	; (5-10 Ye	ars)	Expect	ed Comp	letions (10	0-15 Years	Develop	per/Land	Suitability	Y/N	Availability	Y/N	Achievability N	//N Do	eliverable or Developable
ASPER A NEW PLYNOUTH Hernchurch A Waddards A Waddard		Site	Waru	muusmai Lanu	No.	Granted	units	Demontions	Net Units	(Discounting	Units		2016/1 7	2017/1 2	018/1 9 2019/2	20 2020/2	2021/2	2 2022/2 2	2023/24 2	2024/25	2025/26	2026/27	2027/2 8 2	028/29	029/3 2030 0 1	Owr 1	vner	Suitability	1/N	Availability	1/10	Achievability	/N De	eliverable of Developable
The site is identified in the Site Specific Allocations Document 2008 and the Rainham and Beam Park framework. It is also with the Baniham and Beam Park framework. It is also with the Baniham and Beam Park framework is also with an ebing developed in the LDF 200 from industrial employment uses. 44 Mudlands South Hornchurch 44 Mudlands South Hornchurch Grovewordd Pressure gas manufacture and the fixelihood that a received on the area stimulates three recent interest expressed in developing the site and the likelihood that with resker developer interest, it is considered registeration that completions could occur via a phased construction between 2022 and 2023. The SHLAA 2021 feeding the site and the likelihood that with one side developed from received in the LDF 200 and occur via a phased construction between 2022 and 2023. The SHLAA 2021 feeding the site and the likelihood that make from the pressure gas maked construction between 2022 and 2023. The SHLAA 2021 feeding the site and the likelihood that make from the pressure gas maked construction between 2022 and 2023. The SHLAA 2021 feeding the site and the likelihood that come from the area stimulates transfer of the pressure gas maked construction between 2022 and 2023. The SHLAA 2021 feeding the site and the likelihood that come from the area simulates that the site and the likelihood that come from the area substitution and transfer of the pressure gas maked construction between 2022 and 2023. The SHLAA 2021 feeding the site and the likelihood that come from the area substitution and transfer of the pressure gas maked construction between 2022 and 2023. The SHLAA 2021 feeding the site and the likelihood that come from the area substitution and transfer of the pressure gas maked construction between 2022 and 2023. The SHLAA 2021 feeding the site and the likelihood that come from the area substitution and transfer of the pressure gas maked construction between 2022 and 2023. The SHLAA 2021 feeding the site and the likelihood that come from the area subs	43				P0751.19	N/A	200	97	103	103	145	0			-97	200												Capacity studies have been undertaken to determine appropriate development scale. There are no known limitations or potentia		Council-owned land	Y	funding and the formation of a JV signal a clear intent to move forward with this development. An application has been submitted. The current outline delivery programme estimates	ar y signa th	eliverable- The site is suitable nd available. The Council has alled a strong intent to develop his site. Realistic prospect of ompletions by the end of the 2020 FY.
Allocations Document 2008 and the Rainham and Beam Park Fainham and Beam Park Currently Other-designated in the LDF 2008. South Hornchurch South Hornchurch Hornchu		Other Sites																																
TOTALS 3316 123 3193 3105 759 0 53 537 703 642 813 265 92 0 0 0 0 0				Currently Other- designated in the LDF 2008. Employment Land Review 2015 (p96) proposes to allow loss/ change away from industrial	7	N/A		0				0			0 52	637	702			365							eworld	Allocations Document 2008 and the Rainham and Beam Park framework. It is also within the Rainham and Beam Park Housing Zone and SDA. The site sits among, number of other sites which are being developed for mixed and residential use as part of the regeneration of the area. The sit contains a substation and transformer which will need to be retained. There are also high pressure gas mains and a sewer running through the site and which will restrict the developable area. Groveworld is currently in discussions with the GLA regarding a	e h		Y	developing the site and the likelihood that broader regeneration of the area stimulates further developer interest, it is considered realistic that completions could occur via a phased construction between 2022 and 2023. The SHLAA 2017 identifies this site as being developed within Phase 3 2024-29. A 20% discount has been applied to the proposed units to take into account the likelihood that completions will not come forward within the anticipated timeframe and at the currently	disco Y deve	eliverable/ Developable -The developer is currently in ussions with the GLA regarding elopment of the site. There is, verall, a realistic prospect of pipetions occuring between the D22 and 2023 financial years.

Net Units in Rainham and Beam
Park SDA over Plan Period

Net Units in Rainham and Beam
Park SDA over a 10 year period

3105

	12 ESTATES SITES OUT	SIDE OF THE SDAS	<u> </u>																									
									Completions	Actual/E			tions	Expect	ted Com	pletion	s (5 10 Y	(ears)	Expec	ed Com	pletion	s (10 15	Years)	Developer	1		V(
	Site	Ward	Application No.	Date Granted	Gross units	Demoliti ons	Net Units	Affordable Units	up to 31 st March 2018		(First 5 \													Land	Suitability Y	Availability	Y/ N Achievability	Y/ Deliverable or N Developable
										/17 /	8 /19	/20	1	2	3	4	2024/25	6	7	8	9	2029/3 0	1					
		12 Est	tates (outside of	SDAs)	1								First 5 yea	rs from A	Adoption													
45	SOLAR - SRENA - SUNRISE	St Andrews	N/A	N/A	178	55	123	55			0	-55	52	120	6		0	0	0	0	0	0	0	London Borough of Havering	The site is already in residential use and capacity studies have been undertaken to determine an appropriate development scale and financial viability. There are no known limitations or potential impacts to render site not suitable.	The site is Councilowned land. There is a tenant rehousing programme in place to move Council tenants to alternative locations	rorward with this development. A pre-application has been submitted and the proposal has been Y seen by the Strategic Planning Committee. A planning application submission is due in September 2019. The current outline delivery programme estimates completion in 2020 and	
45	MAYGREEN	Hylands	N/A	N/A	295	111	184	118			0	0	0	0	0	0	0		-111		155	140	0	London Borough of Havering		Council-owned land Council will look to resolve outstanding land ownership issues via CPO as a final resort	Work Package 4 of the regeneration programme. Cabinet Reports, allocated Council and GLA funding Y and the formation of a JV signal a clear intent to	y realistic prospect of completion in the 2028
45	ROYAL JUBILEE COURT	Pettits	N/A	N/A	152	79	73	53	0		0	0	0	0	0	0	0	0	-79	0	152	0	0	London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Council-owned land Council will look to resolve outstanding land ownership issues via CPO as a final resort	Work Package 4 of the regeneration programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development. Current	y realistic prospect of completion in the 2028
45	DELTA	Squirrels Heath	n N/A	N/A	495	223	272	198	0		0	0	0	0	0	0	-223	0	248	247			0	London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Council-owned land Council will look to resolve outstanding land ownership issues via CPO as a final resort	Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current	Y realistic prospect of completion in the 2026 and
45	DELL COURT	St Andrews	N/A	N/A	80	29	51	29	0		0	0	0	0	0	0	-29	80		0	0	0	0	London Borough o Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Council-owned land tenant rehousing programme in place to move Council tenants to alternative location	Work Package 3 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development. Current outline delivery programme estimates completion	y realistic prospect of completion in the 2025
45	DELDERFIELD	Pettits	N/A	N/A	22	14	8	22	0		0	0	0	0	0	0	-14	22	0	0	0	0	0	London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Council-owned land tenant rehousing programme in place to move Council tenants to alternative location	Work Package 3 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development. Current outline delivery programme estimates completion.	realistic prospect of completion in the 2025
45	FARNHAM HILLDENE	Goodshays	N/A	N/A	540	145	395	145	0		0	0	0	0	-145	0	200	180	160	0	0	0	0	London Borough of Havering	The site is already in residential use. Capacity studies have been undertaken to determine appropriate development scale. No known limitation or potential impacts to render site not suitable.	Council-owned land Council will look to resolve outstanding land ownership issues via CPO as a final resort	Work Package 2 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to	y realistic prospect of completion in the 2024-26 financial years based on the

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	Site	Ward	Application No.	Date Granted	Gross units	Demoliti ons	Net Units	Affordable Units	Completions up to 31 st March 2018	(1	First 5	d Completion Years) 3 2019 202 /20 1	E											Develor Land Owner	Suitability	Y/ N	Availability	Y/ N	Achievability	Y/ N	Deliverable or Developable
45	BRUNSWICK	Cranham	N/A	N/A	54	47	7	54	0		0	0 () -4	7 54	4	0	0	0	0	0	0	0	0	Londo Boroug Haveri	of undertaken to determine	Y	Council-owned lar tenant rehousing programme in pla to move Council tenants to alternative locatio	g ice I	Resident Decant process has started Work Package 3 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development. Current outline delivery programme estimates completion in 2022 financial year.	y fi	Deliverable - The Council has a clear intent to levelop this site. There is a realistic prospect of completion in the 2021 inancial year based on the current outline delivery programme.
45	CHIPPENHAM ROAD	Goodshays	N/A	N/A	206	31	175	140	0			-3		14		65				247				Londo Boroug Haveri	of undertaken to determine	Y	Council-owned lar Council will look t acquire outstandi land ownership issues via CPO	to ng Y	Resident Decant process has started Work Package 2 of the Regeneration Programme. Cabinet Reports, allocated Council and GLA funding and the formation of a JV signal a clear intent to move forward with this development . Current outline delivery programme estimates completion in 2022-23 financial years.	Y c	Deliverable - The Council has a clear intent to levelop this site. There is a realistic prospect of completion in the 2021-22 nancial years based on the current outline delivery programme.

		l					ı						l .			1
8	814			0	-55	21	73	56	65	-66	282	218	247	307	140	0
				-34					410					912		
	Net Units in (outside of SDA Peri	As) over Plan					160		1288							
	Net Units in 12 sites) over P								2748							
	Net Units in (outside of SD 10 year	As) over the					376									
	Net Units in 12 sites) over t	he 10 year					1235									

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PERMISSIONS OUTSIDE OF THE SDAS AND 12 ESTATES SITES

	Site	Ward	Applicatio	Date	Gross	Demolitions	Net	Net units within Plan Period)	Affordable Units within	Completions up			ected Co st 5 Yea	empletions rs)	; E:	xpected Compl Years	Expecte	ed Comple Years	etions (10 15)	- Developer/Lan	C. in title	VAL	A 11 a b . 117 a	VAI	A-bissability.	VAI	
	Site		n No.	Granted	units	Demonitions	Units	(Discounting applied)	the plan period	to 31 st March 2018	2016. 17	/ 2017/ 18				21/ 2022/ 2023/ 2 23 24				d Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
		T		Pe	ermissions (outside of SDAs	·)		T					First 5	years fro	rom Adoption							ı				
1	78-80 Straight Road, Romford	Heaton	P1463.17	15-Mar-18	19	0	19	19	0	0				19						Burney (Essex) Ltd. C/O Jillings Heynes Planning LTd	Full planning permission has been granted. No major site limitations or potential impacts that would render the site not suitable.	Y	Owner is also the applicant. Section 106 completed.	Y	Development is under construction. The education contribution has been paid and the first installment of the affordable housing contribution of £25,221.67 was paid on 14/11/2018.	Y	Deliverable - Full planning permission granted. Site is available and conditions are being cleared. Realistic prospect of completion in 2019 FV based on submitted project phasing plan.
15	Crown Public House	Brooklands	P1154.15	15-Sep-16	24	9	15	15	0	0				15						Kunda Holdings LLP	Permission granted. No known limitations or potential impacts to render site not suitable.	Υ	s106 agreement signed	Υ	Permission has been granted. Conditions are in the process of being discharged. The development involves change of use therefore a	Y	Deliverable - there is a realistic prospect of completion in the 2019 financial year.
16	110 and 120 Balgores Lane	Romford Town	P1439.15	08-Sep-16	14	2	12	12	0	0				12						Mr Rory Anderson	Permission granted. No known limitations or potential impacts to render site not suitable.	Y	No known legal complications.	Y	Permission has been granted. Conditions are in the process of being discharged. There is a realistic prospect of completion in 2019 financial		Deliverable - there is a realistic prospect of completion in the 2019 financial year.
46	65 Gubbins Lane	Harold Wood	P0585.12	13-Nov-13	16	o	16	16	8	0	ı		16							Imperial Developments Ltd	Full Planning Permission has been granted. The development is under construction and is properties are being advertised.	Y	s106 Agreement has been signed.		All conditions have been discharged. Construction has started and properties are being advertised for sale: View properties		Deliverable- Properties are being advertised for sale. There is a realistic prospect of completion in the 2018 financial year.
47	120-126 High Street	St Andrews	J0030.17	12-Feb-18	23	0	23	23	0	23			23							N/A	Completed	Υ	Completed	Y	Completed	Y	Deliverable - Completed
48	Land bounded by New Zealand Way		P1004.18	01-Oct-18	30	0	30	30	30	0				3						HRA Development	Outline planning permission has been gratned. Heritage, ecology and flooding constraints have/are being managed through the planning process and conditions.	Y	The Council owns the land. There are no known legal complications.		The Council intends to move forward on delivering this development as part of its Affordable Housing Strategy. No conditions have been discharged as of yet.	Y	Deliverable- The Council has a clear intent to develop this site soon as part of its Affordable Housing Strategy. There is a realistic prosepct of completions in the 2020 financial year allowing for reserved matters to be approved.
49	Harold Wood Hospital	Harold Wood	P0702.08	14-Nov-11	160	0	160	160	0	0			80	80						Countryside Properties	Outline Planning Permission and Reserved Matters have been granted. Constraints of heritage, contamination and archaeology are dealt with through the conditions and planning process. Site has been allocated in the Adopted Site Specific Allocations Document 2008.	Y	The site has a sole owner. S106 Agreemen has been signed	nt Y	The development is currently under construction.		Deliverable- The development is currently under construction. There is a realistic prospect of the 160 units being completed in the 2018 and 2019 financial years.
50	Harold Wood Hospital Phase 2B	Harold Wood	P0909.16	26-Aug-16	136	0	136	136	0	20		20	116							Countryside Properties	Outline Planning Permission and Reserved Matters have been granted. Constraints of heritage, contamination and archaeology are dealt with through the conditions and planning process. Site has been allocated in the Adopted Site Specific Allocations Document 2008.	Y	The site has a sole owner. S106 Agreemen has been signed	nt Y	The development is currently under construction, with 20 units already completed in the 2017 financial year.	Y	Deliverable- The development is currently under construction. There is a realistic prospect of the remaining 116 units being completed in the 2018/19 financial year.
51	Roneo Corner	Hylands	P1918.11	30-Mar-12	141	0	141	48	93	93			48								Full Planning Permission has been granted. 93 affordable units have already been constructed.		No ownership issues. Section 106 has been agreed to by the Bank, Estuary Housing Association (Owner) and (Inner London Development (Havering Ltd)	d Y	Thedevelopment is currently under construction, with 93 units already completed in the 2017 financial year.	Y	Deliverable- The development is currently under construction. There is a realistic prospect of the remaining 48 units being completed in the 2018/19 financial year.
52	Moreton Bay Industrial Estate, Southend Arterial Road	Squirrels Heath	P0439.15	13-May-16	42	1	41	42	7	0				42						GDI Developments/ East Anglian Facilities (both owners)	Dro commonoment conditions met Study	Υ	Both owners have signed the s106 agreement. There are no known legal complications.	Y	Site has been cleared.Pre- commencement conditions have been met.	Y	Deliverable - The site has been cleared and pre-commencement conditions met. There is a realistic prospect of completion towards the end of the 2019 financial year.

	Site	Ward	Applicatio n No.	Date Granted	Gross units	Demolitions	Units	Net units within Plan Period) (Discounting applied)	Affordable Units within the plan period	Completions up to 31 st March 2018	(Firs:		19/ 202	0/ 2021	1/ 2022/	24/ 2025/	2026/ 202	1 Completions (10 Years) 7/ 2028/ 2029/ 2 29 30	Develo d C	oper/Lan Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
53	St Georges Hospital	Hacton	P0321.15 and P1917.18	13-Jul-17	356	0	356	356	15% approx	0			11	l 167	78				Be	ellway	Outline planning permission has been granted for 290 units. Since then some of the building which were to be kept have been found structurally unsound. The applicants state that their demolition and redevelopment will allow for a total of 356 units. The developers have been working closely with the Council on this development. Minutes for the Strategic Planning Committee Agenda do not note any specific concerns from the members regarding density levels. Constraints include hertiage, ecology, contamination, and de-culverting a water course and are able to be resolved through the planning process and planning conditions as is the case for the current permission.		The site has a sole owner. \$106 Agreeement has been signed.	Y	Buildings are currently being demolished. Phase 1 reserved matters have been signed off and Phase 2 reserved mattes have been submitted. Likely to have delivered units net year. Developer has a history of quick development. The developer has provided an indication of completion dates/ numbers which the trajectory is based on.	Y	Deliverable- The site is currently in the process of being cleared. The developer has a history of quick development and there is a realistic prospect of completions occuring between 2020 and 2022 financial years based on correspondence with the developer.
54	Old Windmill Hall Site, St Marys Lane		P1220.14	02-Apr-15	22	0	22	22	0	0		22								Mcarthy Stone.	Full Planning Permission has been granted and receipt of commencement was received on 19 March 2018.	Y	Council (owners) and developer have signed a s106.	'	Works have started (as evidenced by LDD and Google Maps). Receipt of commencement received. Likely to be completed this financial year.	'	Deliverable - Site works have begun. There is a realistic prospect of completion in the 2018 financial year.
55	75 North Street, Hornchurch	St Andrews	P0960.16/ P0995.18		44	0	44	44	0	0		4	14							ury Land Idings	Full Planning Permission has been granted and development is under construction.	Υ	Mercury Land Holdings are the owner. A s106 agreement has been signed.	Y	Pre-commencement conditions have been met.Preparatory works are currently being undertaken	Υ	Development is currently under construction since May 2018, with expected completion October 2019.
56	Land to the rear of Kent House and 37-59 White Hart Lane	Mawneys	P2031.16, P2032.16	/12/2017, 25/9	23	0	23	23	23	0			23							HRA lopment	Full Planning Permission has been granted.	Y	Council scheme. s106 agreement signed btw LBH Housing Services and LBH Local Planning Authority, (Education contribution) No known legal complications identified.	Y	The Council intents to move forward on delivering this development as part of its Housing Strategy 2014-17. No conditions have been discharged as of yet. Nov 2020 expected completion	Y	Deliverable- The Council has a clear intent to develop this site soon as part of its Housing Strategy 2014-17. There is a realistic prosepct of completions by Nov 2020. The Cabinet Report for 18th November 2015, 'Housing Revenue Account Affordable Housing Development Programme - Phase 3' approved a number of sites within the ownership of the LBH, after identifying them through a robust process of site selection, capacity study and feasibility assessment. One of these other sites identified and refered to as the 'Garage site', and has now completed (Lexington Way P1419.15).
57	1 Kilmartin Way	Elm Park	P1210.15	25-Nov-16	18	0	18	18	18			18							Co	is is a louncil heme	Full Planning Permission Granted. No limitations or potential impacts noted. All pre- commencement conditions fufilled.	Y	Council scheme. A s106 agreement has been signed		Pre-commencement conditions met. LDD notes as having started. Likely to be completed this financial year.	Y	Deliverable- Site works have begin. There is a realistic prospect of completion this financial year (2018).
58	Briar Road Shop Site	Heaton	P0382.15	08-Apr-16	46	11	35	35	46	0		3	35						Co	iis is a puncil heme	Permission granted/ No limitations or potential impacts noted.	Y	Council scheme. A s106 agreement has been signed.	Y	Commencement notice issued for 27 March 2017. 10 shared-ownership units were delivered in June of this year.	Y	Deliverable- Site works have begin and 10 units have already been completed. There is a realistic prospect of completion this financial year (2019).
59	Neopost House, South Street, Romford	Hylands	J0010.18	10-Apr-18	120	0	120	120	0	0			12)					GH	HL Ltd	Prior Approval granted. No limitations or potential impacts to render the site not suitable. Change of use from office to residential.	Y	Single Owner. Tenant - Neopost has vacated.	Y	Tenants have vacanted.		Deliverable - Prior Approval has been granted. Tenants have vacanted. There is a realistic prospect of completion in rhe 2020 financial year.
60	Pinewoods Public House	Havering park	k P1241.15	17-Oct-16	32	0	32	32	0	0		32								ewoods mited	Development completed.	Y	Unilateral Undertaking has been signed.	Y	Development completed.	Y	Deliverable - This development has been completed
61	Lexington Way Garage Block (1- 12 Clayfied Close	Cranham	P1419.15	08-Apr-16	12	0	12	12	12	12									Boro	ondon ough of vering	Development completed.	Y	Unilateral Undertaking has been signed.	Υ	Development completed.	Y	Deliverable - This development has been completed

		Ward	Applicatio	Dete	C		Net	Net units within Plan Period)	Affordable Units within	Completions up	Actua	l/Expect (First	ed Com 5 Years	pletions	s Ex		completion Years)	ıs (5 10	Expe		ompletions Years)	`	Development							
	Site		n No.	Date Granted	Gross units	Demolitions	Units	(Discounting applied)	the plan period	to 31 st March 2018	2016/ 2 17										2028/ 2029 29 30	2030/	Developer/Lan d Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
62	Newstead House	Goodshays	P1513.16	05-Dec-17	28	0	28	28	0	0			2	28									Allstar Estated Limited	Full Planning Permission granted on Appeal. Vacant carehome converted into self contained residential units. No limitations or potential impacts to render the site not suitable.	Y	Deed of Unilateral Planning Obligation signed. Education contribution has been provided.	Y	Planning conditions yet to be distcharged.	Y	Deliverable- Planning permission has been granted. Conditions have yet to be discharged, however, as this is a conversion of a vacant property the anticipated build out period will be less. There is a realistic prospect of completions in the 2019 financial year.
63	Excel House, Hornchurch	St Andrews	J0016.17	01-Aug-17	13	0	13	13	0	0			13										Mr Zebra	Outline Planning Permission has been granted for a change of use from ocffice to residential. No infrastructural issues.	Y	Single owner.	Y	One outstanding planning conditions.		Deliverable- Priori approval has been given. Google maps show the property has under construction in April 2018. There is a realistic prospect of completion in the 2018 financial year.
64	Mardyke Estate (Phase 2)	South Hornchurch	P0356.09	05-Feb-10	121	86	45	13	121	0			1	13									Old Ford Housing Association	Reserved matters application approved pursant to P2058.08	Y	s106 Agreement has been signed.	Υ	Pre-commencement conditions have been met and sites are under construction.	Υ	Deliverable - Planning permission has been granted and sites are under construction. Realistic prospect of completion in the 2019 financial year.
66	Mardyke Estate (Phase 4)	South Hornchurch	P0047.14	19-Mar-14	87	24	63	63	0	0			7 5	56									Old Ford Housing Association	Reserved matters application approved pursant to P2058.08	Y	s106 Agreement has been signed.	Y	Pre-commencement conditions have been met and sites are under construction.	Υ	Deliverable - Planning permission has been granted and sites are under construction. Realistic prospect of completion in the 2019 financial year.
	TOTALS				1470	122	1358	1234	358	148	0		375 3	44 28	4 167	78	0 0	0	0	0	0 0	0				•	•	•		

Net Units for Permissions (outside of SDAs) over Plan Period

Net Units for Permissions (outside of SDAs) over 10 year period

1248

APPLICATIONS OUTSIDE OF THE SDAS AND 12 ESTATES SITES

			No.		3 <u>De</u>	emolitions	Heite	Period)	Affordable Units	s up to 31 st	(First 5 Yea		s Exp	ected (Years)	`		I Completions (10- Years)		Developer/Lan	Suitability	Y/N	Availability	Y/N Achievability	Y/N Deliverable or Developable
				Granted L	units		Units	(Discounting applied)	Units	March 2018	2016/ 201 17 18								7/ 2028/ 2029/ 20 3 29 30 3	030/	d Owner					
		Applio	cations (outsid	le of SDAs)									First 5	years froi	m Adop	tion		·								
The Pompado Edenha Romfoi	ıll,	Goodshays	P1859.17	NA	21	0	21	0	TBA					0						,	Starstone Ventures Ltd	An application for 21 new units ha been recommended for approval and is awaiting s106 sign off		The developers are also the owners of the site and have a clear intent to develop the site, this being the second application they have invested in, the last one having gone to appeal.	There is a clear intent to develop the site, this being the second application the developers have invested in the last one having gone to appeal. The 2021 completion date takes into account completion of a \$106 agreement and average build out rates.	2021 financial year based on average build out rates: Update -
74 Neopost H	louse	Hylands	P0030.19		104	0	104	88	55						44	44					GDL Limited	The principle of residential development is accepted, however, this application is still being accessed and there are existing concerns with the proposed design. A 15% reduction to the proposed unit numbers has been applied to take into account the likelihood that the proposed density of the site is not considered appropriate.	Y	The property is now vacant and has a single owner.	There is a realistic prospect of completions occurring within the 2022 and 2023 financial years taking into account average build out rates and assuming a need for reapplication with a revised design in either 2019 or 2020.	Peliverable -There is a realistic prospect of the development being completed in the 2022 and 2023 financial years.
68 Ockend Kennel		Upminster	P0862.18	NA	14	0	14	14	5				1	4						L	Linda Jefferies	Change of use from Kennels to residential. The site is within the Green Belt however has been approved at Committee.	Y	There applicant is the sole owner of the site. A s106 is currently being drafted. There are no known legal complications.	clear intention to	application has been
TOTAL	s				139	0	139	102	60			14	-		1	88			0	\top	1		1 1			

Net Units for Applications
(outside of SDAs) over Plan
Period

Net Units for Applications
(outside of SDAs) over10 year
period.

102

PRE-APPLICATIONS AND OTHER SITES OUTSIDE OF THE SDAS AND 12 ESTATES SITES

Productions and Other Bittle (control of Shell) Production of Shell Production of		Site	,	Ward	Application	Date Granted		Demolition	Net IS Units	Net units within Plan Period)	Affordable Units	Completions up to 31 st		xpected First 5	d Complet Years)	tions	Expec		mpletion ears)	s (5-10	E	xpected (10-15	Comple 5 Years		Developer/	Suitability Y/I	7/N	Availability	Y/N	Achievability	Y/N Deliverable or Developable
The designated life common and applications of the common and												March 2018	2016/1 20 7 1																		
Wilder Referred Type Wilder Referred Type Referre			Pi	e-Applica	tions and Oth	er Sites (c	outside of S	DAs)							Firs	t 5 year	s from A	doption	n												
Station Approach, Upminister PE0104020 NA 100 0 100 90 TBA 25 43 100 100 90 TBA 25 45 100 90 TB	36			ford Town	NA	NA	52	0	52	42	TBD	0							42	2					NHS	residential area with a PTAL rating of 2/4. The principle of residential development is accepted here. The Tibbalds Capacity Study identifies	NH inte Y su Th t	IHS who have signalled an iterest in disposing of it as surplus to requirements. The site was submitted to the SHLAA call for sites		an interest in disposing of the site no planning application has yet come forward. As such a 20% discount has been applied to the unit numbers identified in the Tiabbalds capacity study	identified as surplus to current NHS requirements. However, as the Council has not received a preapplication request or an application 4 20% discount has been applied to take into account the risk that this is not forthcoming in the anticipated period. Overall, there is a reasonable prospect of the development being completed in the 2024 financial
This is a green belt site which was identified in the LDF as a major developed site. A planning report commissioned by the Council concludes made that it is possible to secure the limited residential development of the site for 143 units. This is a green belt site which was identified in the LDF as a major developed site. A planning report commissioned by the Council concludes as cheme for the development and sale of properties on the Quarles site. Funding throm the Council has been sought is being leased that the lease once they have vacated the site. This is a green belt site which was identified in the LDF as a major developed site. A planning report commissioned by the Council concludes as cheme for the development and sale of properties on the Quarles such county Planning purposes, and acquired for this. A planning application is an atticipated to be submitted in spring 2019, with works starting in the spring of 2020, the properties of previously with works starting in the spring of 2020, and practical completion by a full with works and practical completin	69	Approac	ch, Up	minster	PE/01049/20 16	NA	100	0	100	90	ТВА						1	35 4	45							to Upminster high street and is adjacent to Upminster Station. The surrounding uses are a mix of residential and commercial. Through the pre-app process, staff have determined that there is no principle land objection to the re-development of the site for mixed use purposes. The Council has subsequently had a capacity study undertaken by Tibbalds which concluded that the site could	Y		Y	a pre-application meeting in 2016, demonstrating an intent to development the site. No application has yet been received, however, the Council are in initial discussions with C2C. If an application was to come forward in 2019 it is realistic to assume completions in the 2022 and 2023 financial years, based on average	suitable for redevelopment and interest has been expressed in developing the site. There is a realistic prospect of the site being developed with completions in 2022 and 2023 financial years. A discount rate of 10% has been applied to the unit figures in the Tibbalds Capacity Study, to take into account the risk that an application does not come forward in the period
	70			odshays	NA	NA	143	0	143	138	54					100	38									a major developed site. A planning report commissioned by the Council concludes that it is possible to secure limited residential development of the land, given the site is comprised of previously developed land. The Council has subsequently had a capacity study undertaken by Tibbalds, which concluded that the site could accommodate 138 units on this basis. Current plans for	ac i h for Y Co	cquired the freehold interest in Quarles Campus and is Campus and is holding the property in Planning purposes' under the Town & Country Planning Act 1990. It is being leased back to HCF&HE who can oreak the lease once	Y	Business Plan 2017 includes a scheme for the development and sale of properties on the Quartes site. Funding from the Council has been sought and acquired for this. A planning application is anticipated to be submitted in spring 2019, with works starting in the spring of 2020 and practical completion by	from the Council to develop this site. The unit numbers included represent what can realistically be put on the site taking into account its Green Y Belt location. Based on works starting in Spring 2020, there is a realistic prospect of completions in the 2020 and 2021 Financial Year. No discount is
TOTALS 243 0 243 228 54 0 0 100 38 45 45 42 0 0 0 0 0 0		TOTALS				1	243	3	0 243	228	54			0	0	100	38 4	15 4	45 42	2 0	0	0	0	0 0	l		<u> </u>				

Net Units for Applications
(outside of SDAs) over Plan
Period

Net Units for Applications
(outside of SDAs) over 10 year
period

270

270