



## **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)**

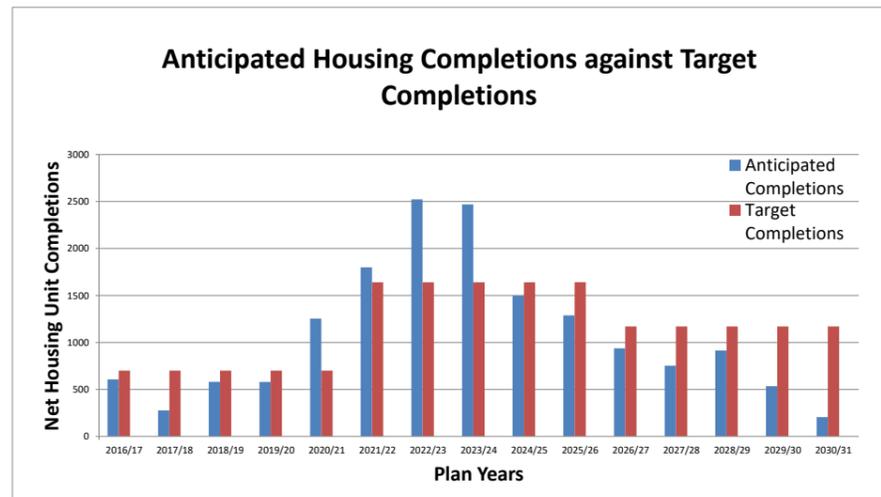
**August 2020**

**SUMMARY SHEET**

Site	Gross units	Demolitions	Net Units (Prior to Discounting)	Affordable Units	Actual Completions 2015/16	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Total Net Completions (with discounting applied)				
						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					
<b>All Site Categories and Windfalls</b>						<b>First 5 years from Adoption</b>																			
<b>Romford Sites</b>	8214	443	7771	1301.5	N/A	NA	63	0	32	92	612	1451	1296	1050	708	513	299	401	188	0	<b>6705</b>				
<b>Rainham &amp; Beam Park Sites</b>	3316	123	3193	759	N/A	NA	0	0	53	537	703	642	813	265	92	0	0	0	0	0	<b>3105</b>				
<b>12 Estates</b>	2022	734	1288	814	N/A	NA	0	0	-55	21	73	56	65	-66	282	218	247	307	140	0	<b>1288</b>				
<b>Planning Permission (outside of SDAs and 12 Estates)</b>	1470	122	1358	358	N/A	NA	32	375	344	284	167	78	0	0	0	0	0	0	0	0	<b>1280</b>				
<b>Applications to be determined</b>	139	0	139	60	N/A	NA	0	0	0	14	0	44	44	0	0	0	0	0	0	0	<b>102</b>				
<b>Pre-application and Other sites</b>	243	0	243	54	N/A	NA	0	0	0	100	38	45	45	42	0	0	0	0	0	0	<b>270</b>				
<b>Small Sites</b>	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	<b>2621</b>				
<b>Major Sites (10+ units) (windfall)</b>	65	0	65	0	N/A	439	65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<b>504</b>				
<b>Vacant units returning to use</b>	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	<b>338</b>				
						<b>15469</b>	<b>1422</b>	<b>14057</b>	<b>3346.5</b>	<b>1391</b>	<b>607</b>	<b>277</b>	<b>581</b>	<b>580</b>	<b>1254</b>	<b>1799</b>	<b>2522</b>	<b>2469</b>	<b>1497</b>	<b>1288</b>	<b>937</b>	<b>752</b>	<b>914</b>	<b>534</b>	<b>206</b>
						221 surplus					<b>3299</b>					<b>9575</b>					<b>3343</b>				
						<b>8624</b>																			

Net Units over Plan Period (including 2015 surplus)	<b>16438</b>															
Net Units over first 10 years (including 2015 surplus)	<b>13095</b>															
Year	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
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										

	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



















PERMISSIONS OUTSIDE OF THE SDAS AND 12 ESTATES SITES

Site	Ward	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period (Discounting applied)	Affordable Units within the plan period	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5 10 Years)					Expected Completions (10 15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
										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								
										Permissions (outside of SDAs)																						
1	78-80 Straight Road, Romford	Heaton	P1463.17	15-Mar-18	19	0	19	19	0	0														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	<b>Deliverable</b> - Full planning permission granted. Site is available and conditions are being cleared. Realistic prospect of completion in 2019 FY based on submitted project phasing plan.	
15	Crown Public House	Brooklands	P1154.15	15-Sep-16	24	9	15	15	0	0														Kunda Holdings LLP	Permission granted. No known limitations or potential impacts to render site not suitable.	Y	s106 agreement signed	Y	Permission has been granted. Conditions are in the process of being discharged. The development involves change of use therefore a	Y	<b>Deliverable</b> - 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														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	Y	<b>Deliverable</b> - there is a realistic prospect of completion in the 2019 financial year.	
46	65 Gubbins Lane	Harold Wood	P0585.12	13-Nov-13	16	0	16	16	8	0														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.	Y	All conditions have been discharged. Construction has started and properties are being advertised for sale: View properties	Y	<b>Deliverable</b> - 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														N/A	Completed	Y	Completed	Y	Completed	Y	<b>Deliverable</b> - Completed	
48	Land bounded by New Zealand Way	South Hornchurch	P1004.18	01-Oct-18	30	0	30	30	30	0														HRA Development	Outline planning permission has been granted. 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.	Y	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	<b>Deliverable</b> - The Council has a clear intent to develop this site soon as part of its Affordable Housing Strategy. There is a realistic prospect 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														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 Agreement has been signed	Y	The development is currently under construction.	Y	<b>Deliverable</b> - 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														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 Agreement has been signed	Y	The development is currently under construction, with 20 units already completed in the 2017 financial year.	Y	<b>Deliverable</b> - 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														Inner London Developments Limited/ Estuary Housing Association Limited	Full Planning Permission has been granted. 93 affordable units have already been constructed.	Y	No ownership issues. Section 106 has been agreed to by the Bank, Estuary Housing Association (Owner) and (Inner London Development (Haverling) Ltd)	Y	The development is currently under construction, with 93 units already completed in the 2017 financial year.	Y	<b>Deliverable</b> - 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														GDI Developments/ East Anglian Facilities (both owners)	Full Planning Permission has been granted. Site has been cleared. LDD notes work has started. Pre-commencement conditions met. Study shows no contamination issues.	Y	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	<b>Deliverable</b> - 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	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period (Discounting applied)	Affordable Units within the plan period	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable		
										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										
53	St Georges Hospital	Hacton	P0321.15 and P1917.18	13-Jul-17	356	0	356	356	15% approx	0					111	167	78										Bellway	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 heritage, 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.	Y	The site has a sole owner. S106 Agreement has been signed.	Y	Buildings are currently being demolished. Phase 1 reserved matters have been signed off and Phase 2 reserved matters have been submitted. Likely to have delivered units next 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	<b>Deliverable</b> - 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 occurring between 2020 and 2022 financial years based on correspondence with the developer.
54	Old Windmill Hall Site, St Marys Lane	Upminster	P1220.14	02-Apr-15	22	0	22	22	0	0			22													LBH/ Mcarthy and 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.	Y	Works have started (as evidenced by LDD and Google Maps). Receipt of commencement received. Likely to be completed this financial year.	Y	<b>Deliverable</b> - 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	NA	44	0	44	44	0	0			44														Mercury Land Holdings	Full Planning Permission has been granted and development is under construction.	Y	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	Y	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, 25/9/17	23	0	23	23	23	0			23														HRA Development	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 intends to move forward on delivering this development as part of its 'Housing Revenue Account Affordable Housing Strategy 2014-17'. No conditions have been discharged as of yet. Nov 2020 expected completion	Y	<b>Deliverable</b> - The Council has a clear intent to develop this site soon as part of its Housing Strategy 2014-17. There is a realistic prospect 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 referred 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															This is a Council scheme	Full Planning Permission Granted. No limitations or potential impacts noted. All pre-commencement conditions fulfilled.	Y	Council scheme. A s106 agreement has been signed.	Y	Pre-commencement conditions met. LDD notes as having started. Likely to be completed this financial year.	Y	<b>Deliverable</b> - Site works have begun. 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			35														This is a Council scheme	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	<b>Deliverable</b> - Site works have begun 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			120														GHL 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 vacated.	Y	<b>Deliverable</b> - Prior Approval has been granted. Tenants have vacated. There is a realistic prospect of completion in the 2020 financial year.
60	Pinewoods Public House	Havering park	P1241.15	17-Oct-16	32	0	32	32	0	0			32														Pinewoods Limited	Development completed.	Y	Unilateral Undertaking has been signed.	Y	Development completed.	Y	<b>Deliverable</b> - 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																	London Borough of Havering	Development completed.	Y	Unilateral Undertaking has been signed.	Y	Development completed.	Y	<b>Deliverable</b> - This development has been completed

	Site	Ward	Application No.	Date Granted	Gross units	Demolitions	Net Units	Net units within Plan Period (Discounting applied)	Affordable Units within the plan period	Completions up to 31 <sup>st</sup> March 2018	Actual/Expected Completions (First 5 Years)					Expected Completions (5 10 Years)					Expected Completions (10 15 Years)					Developer/Land Owner	Suitability	Y/N	Availability	Y/N	Achievability	Y/N	Deliverable or Developable
											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								
62	Newstead House	Goodshays	P1513.16	05-Dec-17	28	0	28	28	0	0														Allstar Estatic 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 discharged.	Y	<b>Deliverable</b> - 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														Mr Zebra	Outline Planning Permission has been granted for a change of use from office to residential. No infrastructural issues.	Y	Single owner.	Y	One outstanding planning conditions.	Y	<b>Deliverable</b> - Prior 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														Old Ford Housing Association	Reserved matters application approved pursuant to P2058.08	Y	s106 Agreement has been signed.	Y	Pre-commencement conditions have been met and sites are under construction.	Y	<b>Deliverable</b> - 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														Old Ford Housing Association	Reserved matters application approved pursuant to P2058.08	Y	s106 Agreement has been signed.	Y	Pre-commencement conditions have been met and sites are under construction.	Y	<b>Deliverable</b> - Planning permission has been granted and sites are under construction. Realistic prospect of completion in the 2019 financial year.		
<b>TOTALS</b>					1470	122	1358	1234	358	148	0	32	375	344	284	167	78	0	0	0	0	0	0	0									
											1003					873					245					0							

Net Units for Permissions (outside of SDAs) over Plan Period	1248
Net Units for Permissions (outside of SDAs) over 10 year period	1248



