



**Examination into the Havering Local Plan
2016 - 2031**

**Document for Public Consultation alongside the
Proposed Main Modifications**

Pitch Deliverability Assessment (Matrices) (February 2019)


August 2020

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA16
Site name and address	Ashlea View, Tomkyns Lane, RM14 1TP
Site plan	<p>The site plan shows a residential site outlined in red, labeled 'Ashlea View'. To the north of the site is a large blue pond. To the south is a tennis court. A road is located to the west of the site, with a distance of 33.5m marked between the site and the road. The surrounding area is green, indicating grass or open land.</p>
Site planning status	Unauthorised
Planning history	P1705.10 – 3 static, 1 tourer – expired 30 June 2013
GTAA 2019 pitch number	5
GTAA 2019 planning definition status	5 households met the planning definition
Additional current and future needs	6
Total pitch need 2016-2021	5 – 5 x unauthorised
Total pitch need 2021-2031	1 – 1 x new household formation
Site area	2.3ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and	No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Residential development on the site is set back from Tomkyns Lane, is screened by vegetation and has a low impact on the local character, appearance and general openness of the area.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Tomkyns Lane and no adjoining properties.
Site can provide visual and acoustic privacy	The residential area is set back from Tomkyns Lane and provides visual and acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	The residential area should be located at the end of the driveway (as current) in order to maintain the character, openness and visual amenity of the area.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes – Site owners have plenty of room to accommodate their current and future needs. If granted planning permission, they would construct a proper access road and invest money on the site.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	Blossom Hill View, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	1 – 1 x unauthorised
Total pitch need 2021-2031	1 – 1 x new household formation
Site area	0.05ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No


Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes, there is space for additional pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.


Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA
Site name and address	Plot 14, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	None
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	1
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	0
Site area	0.01ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

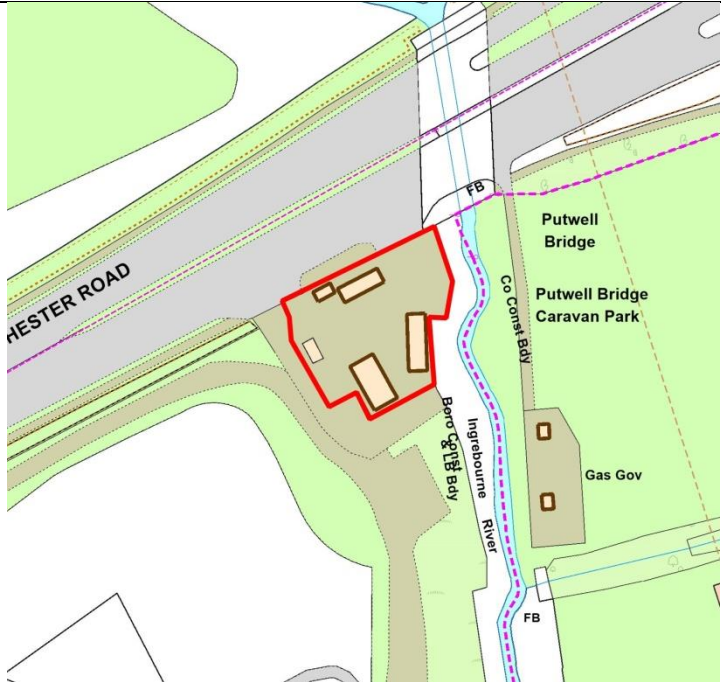
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA25
Site name and address	Crow Lane (r/o 24)
Site plan	
Site planning status	Tolerated
Planning history	Lawful – 4 caravans
GTAA 2019 pitch number	4
GTAA 2019 planning definition status	Households undetermined – 4 x refusals
Additional current and future needs	1
Total pitch need 2016-2021	0
Total pitch need 2021-2031	1 x new household formation, undetermined
Site area	0.06ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	No
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes


Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact - industrial use to the north of the site.
Impact of site on amenity of local residents	Low impact - mixed residential and industrial use along Crow Lane.
Site can provide visual and acoustic privacy	Unsure – not visible from Crow Lane but visible from adjacent homes.
Environmental concerns	No known issues.
Constraints on design and layout of the site	<p>Site is currently very intensively occupied with no apparent room for additional accommodation and few options for reconfiguration.</p> 
Could the site meet current and future need?	Unlikely
Could the site only meet current need?	Yes – provided the current configuration is viable.
Can the configuration of the site be altered to meet future need?	Unlikely – no space for further accommodation. 3 showman’s caravans and 2 tourers on site.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	No contact with residents as they refused to be interviewed.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA30
Site name and address	The Caravan Park, Putwell Bridge (Former Brook Street Service Station)
Site plan	
Site planning status	Unauthorised
Planning history	Appeal Allowed 22 Mar 2011 6 caravans (max 2 static) – expired 22 Mar 2016
GTAA 2019 pitch number	4
GTAA 2019 planning definition status	2 households met the planning definition. 2 households did not meet the planning definition.
Additional current and future needs	7 - 3 from households that met the planning definition and 4 from households that did not meet the planning definition.
Total pitch need 2016-2021	3 from households that met the planning definition – 2 x unauthorised, 1 x 5-year need. 2 from households that did not meet the planning definition – 2 x unauthorised.
Total pitch need 2021-2031	2 from households that did not meet the planning definition – 2 x new household formation.
Site area	0.04ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	Yes
Contaminated land	Yes
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity	Yes


available or accessible	
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact, site set well away from the road and residential properties and as such, has low impact on the local character, appearance and general openness of the area.
Impact of site on amenity of local residents	Low impact owing to the distance between the location of accommodation on the site and the nearest residential properties which are some distance away.
Site can provide visual and acoustic privacy	Yes. Fencing around site provides visual privacy. Some noise from the A12 but not significant.
Environmental concerns	Potential air quality and noise issues from the A12.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes, mobile homes can be repositioned, a replacement dayroom can be built, and extra tourers accommodated.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. In addition to the existing land the owners have recently negotiated with the adjoining land owner to change the boundaries to create access for the new cemetery. This will provide additional land to the rear of the site.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	Plot 13, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.01ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No


Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes. Additional land available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	Cherry Blossom View, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	3
Total pitch need 2016-2021	2 – 1 x unauthorised, 1 x 5-year need
Total pitch need 2021-2031	1 x new household formation
Site area	0.03ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes, there is space for additional pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	Cherry Tree View, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	3
Total pitch need 2016-2021	3 – 1 x unauthorised, 1 x doubled-up, 1 x 5-year need
Total pitch need 2021-2031	0
Site area	0.04ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No


Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes, additional space available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA12
Site name and address	Willow View, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	P0940.09. Expired 8 October 2012
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition.
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No


Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north west.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes. Additional land available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	Plot 3, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	1
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	0
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No


Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA25
Site name and address	Crow Lane (r/o 21), RM7 OEL
Site plan	
Site planning status	Tolerated
Planning history	Lawful – 2 mobile homes
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	4
Total pitch need 2016-2021	2 x 5-year need
Total pitch need 2021-2031	2 x new household formation
Site area	0.07ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes

Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact - similar accommodation to the east of the site
Impact of site on amenity of local residents	Low impact – site has been occupied for over 40 years.
Site can provide visual and acoustic privacy	Fenced and visually unobtrusive
Environmental concerns	None
Constraints on design and layout of the site	None
Could the site meet current and future need?	Yes
Could the site only meet current need?	-
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	Dunromin, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	None
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	1
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	
Site area	0.03ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No


Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA19
Site name and address	Fairhill Rise, Lower Bedfords Road
Site plan	
Site planning status	Unauthorised
Planning history	Appeal allowed 10 August 2007 for 5 caravans (max 3 static), expired 10 August 2012
GTAA 2019 pitch number	4
GTAA 2019 planning definition status	1 household met planning definition, 3 households did not meet planning definition
Additional current and future needs	9
Total pitch need 2016-2021	3 for households that met the planning definition – 1 x unauthorised, 2 x 5-year need. 4 for households that did not meet the planning definition – 3 x unauthorised, 1 x 5-year need.
Total pitch need 2021-2031	2 x new household formation from households that did not meet the planning definition.
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No

safeguarding zone	
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.
Impact of site on amenity of local residents	Low impact on the residents of Stanwyck Gardens owing to the distance between the location of accommodation on the site and the rear of the residential properties. Noise from site residents no different to neighbouring houses.
Site can provide visual and acoustic privacy	Yes. Fencing around the site provides visual and acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes – subject to potential reconfiguration of the site.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Unable to discuss with site residents following a recent police raid on the site. However the outcomes of the initial site interview indicated that the owner was very keen to obtain planning consent in order to construct a dayroom.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA18
Site name and address	Pitch 1, Gravel Pit Coppice, Benskins Lane
Site plan	
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and	No


storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No (1.4km's)
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA18
Site name and address	Romany Rest, Gravel Pit Coppice, Benskins Lane
Site plan	<p>The site plan map shows a triangular plot outlined in red, bounded by Gravel Pit Coppice to the north and east, and Benskins Lane to the south. Within this plot are Romany Rest, Travellers Site, and Orchard Lodge. To the west of the plot is Westwood Park, and to the south is Hollywood. Curtis Plantation is located to the north of the plot. Woodland Cottage is situated to the east of the plot. The map also shows various other buildings and green spaces in the surrounding area.</p>
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition.
Additional current and future needs	5
Total pitch need 2016-2021	4 – 1 x unauthorised, 1 x doubled-up, 2 x 5-year
Total pitch need 2021-2031	1 x new household formation
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and	No


storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No (1.4km's)
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA18
Site name and address	Rosewood Cottage, Gravel Pit Coppice, Benskins Lane
Site plan	
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition.
Additional current and future needs	1
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	0
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and	No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA18
Site name and address	Valley View, Gravel Pit Coppice, Benskins Lane
Site plan	
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition.
Additional current and future needs	3
Total pitch need 2016-2021	1 x unauthorised, 1 x doubled-up
Total pitch need 2021-2031	1 x new household formation
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and	No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA18
Site name and address	Woodland Cottage, Gravel Pit Coppice, Benskins Lane
Site plan	
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition.
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised, 1 x doubled-up
Total pitch need 2021-2031	0
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and	No


storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No (1.4km's)
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA18
Site name and address	Orchard Lodge, Gravel Pit Coppice, Benskins Lane
Site plan	<p>The site plan map shows a triangular plot outlined in red, bounded by Gravel Pit Coppice to the north and east, and Benskins Lane to the south. Within this plot are Orchard Lodge, Romany Res, and Woodland Cottage. To the west of the plot is Westwood Park, and to the south is Hollywood. Curtis Plantation is located to the north of the plot.</p>
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	5
Total pitch need 2016-2021	4 – 1 x unauthorised, 1 x doubled-up, 2 x 5-year
Total pitch need 2021-2031	1 x new household formation
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and	No



storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes. A mix of statics and tourers can be accommodated.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA28
Site name and address	Haunted House Wood, 102 St. Johns Road
Site plan	
Site planning status	Private
Planning history	P1428.99 – Appeal allowed for 1 Mobile
GTAA 2019 pitch number	3
GTAA 2019 planning definition status	1 household did not meet planning definition 3 households are undetermined as there was insufficient proxy interview data to determine planning status
Additional current and future needs	2
Total pitch need 2016-2021	1 x 5-year need
Total pitch need 2021-2031	1 x new household formation
Site area	1.7ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes

Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact – screened from residents on St. John’s Road/Kingshill Avenue.
Impact of site on amenity of local residents	Low impact – Well screened from residents on Kingshill Avenue – similar accommodation at rear of St. John’s Road.
Site can provide visual and acoustic privacy	Well screened wooded site, well screened to the south and east of site.
Environmental concerns	None known.
Constraints on design and layout of the site	Space limited – possible fire safety issues. Registry plans show additional land to the rear which could be utilised.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes. Registry plans show additional land to the rear which could be utilised.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Not discussed with owner.


Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA20
Site name and address	Hogbar Farm East, Lower Bedfords Road
Site plan	 <p>The site has now been split into Hogbar Farm East and Hogbar Farm with a new access to Hogbar Farm East.</p> 
Site planning status	Unauthorised
Planning history	P1937.11. 18 caravans (max. 13 static) – expired 30 April 2013.
GTAA 2019 pitch number	8
GTAA 2019 planning definition status	8 households met the planning definition
Additional current and future	12

needs	
Total pitch need 2016-2021	10 - 8 x unauthorised, 1 x doubled-up, 1 x 5-year need
Total pitch need 2021-2031	2 x new household formation
Site area	0.25ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.
Impact of site on amenity of local residents	Low – medium impact. The properties on Stanwyck Gardens are situated at a lower level to those on this site. However, this can be addressed through landscaping to the rear of the site. Noise from site residents no different to neighbouring houses.
Site can provide visual and acoustic privacy	Yes. Fencing around the site provides visual and acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes – subject to reconfiguration of the site.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes – subject to reconfiguration of the site. For example, fewer and smaller dayrooms/additional touring caravans instead of statics etc.
Are the residents in a position to take forward the planning application/deliver the site and	Unable to speak with residents due to a recent police raid.

intensification to meet planning conditions?	
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Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA09
Site name and address	Hogbar Farm West, Lower Bedfords Road
Site plan	
Site planning status	Unauthorised
Planning history	Appeal allowed 29 July 2015 4 caravans (max 2 static), expired 29 July 2018
GTAA 2019 pitch number	7
GTAA 2019 planning definition status	1 household met the planning definition. 6 did not meet the definition.
Additional current and future needs	10
Total pitch need 2016-2021	1 x unauthorised for households that met the planning definition. 6 x unauthorised for households that did not meet the planning definition.
Total pitch need 2021-2031	1 x new household formation for households that met the planning definition. 2 x new household formation for households that did not meet the planning definition.
Site area	0.2ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity	Yes

available or accessible	
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.
Impact of site on amenity of local residents	Low impact. Site is situated to the west of Stanwyck Gardens and does not border these residential properties.
Site can provide visual and acoustic privacy	Yes. Fencing and tree cover around the site provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required. This includes boundary treatment onto Lower Bedfords Road.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes. Would be happy to build large dayroom and move mobile homes around. Children on site need place to play during bad weather.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

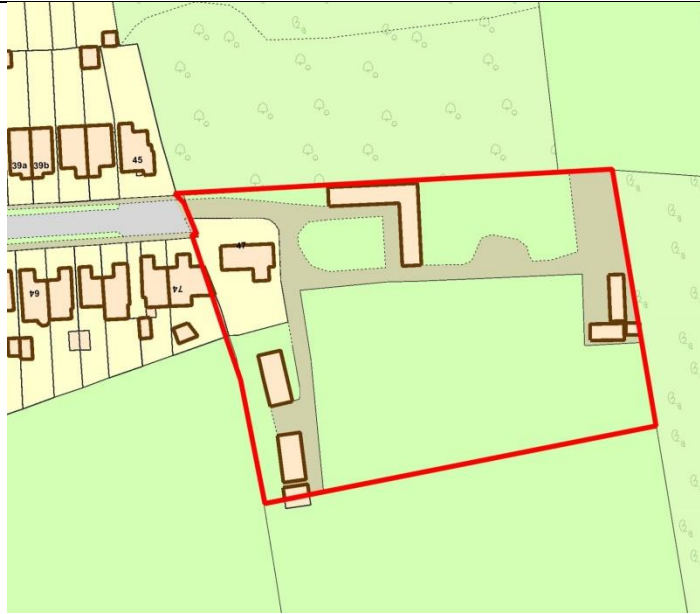
Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA
Site name and address	Hogbar Farm, Lower Bedfords Road
Site plan	 <p>The site has now been split into Hogbar Farm and Hogbar Farm East with a new access to Hogbar Farm East.</p> 
Site planning status	Unauthorised
Planning history	P1937.11. 18 caravans (max. 13 static) – expired 30 April 2013. Formerly part of Hogbar Farm East.
GTAA 2019 pitch number	11
GTAA 2019 planning definition status	6 households met planning definition. 5 households did not meet planning definition.

Additional current and future needs	21
Total pitch need 2016-2021	8 for households that met the planning definition – 6 x unauthorised, 2 x 5-year need. 8 for households that did not meet the planning definition – 5 x unauthorised, 2 x doubled-up, 1 x 5-year need.
Total pitch need 2021-2031	2 x new household formation for households that met the planning definition. 3 x new household formation for households that did not meet the planning definition.
Site area	0.2ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.
Impact of site on amenity of local residents	Low – medium impact. The properties on Stanwyck Gardens are situated at a lower level to those on this site. However, this can be addressed through landscaping to the rear of the site. Noise from site residents no different to neighbouring houses.
Site can provide visual and acoustic privacy	Yes. Fencing around the site provides visual and acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Potentially if the site layout were to be reconfigured.
Could the site only meet current	n/a

need?	
Can the configuration of the site be altered to meet future need?	Potentially if the site layout were to be reconfigured.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Unable to discuss with the site owner due to police raid.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA07
Site name and address	Laburnum Stables, RM14 1HX
Site plan	
Site planning status	Private (1)/Temporary (2)/Unauthorised (1)
Planning history	P1733.01 permanent permission for 1 pitch. P1266.14 temporary permission for 2 mobiles, expires 11 May 2020
GTAA 2019 pitch number	4
GTAA 2019 planning definition status	All households met the planning definition.
Additional current and future needs	13
Total pitch need 2016-2021	4 for households on the private pitch – 1 x doubled-up, 3 x 5-year need. 5 for households on the temporary pitch – 1 x temporary, 1 x doubled-up, 2 x 5-year need. 1 for households on the unauthorised pitch – 1 x unauthorised.
Total pitch need 2021-2031	2 x new household formation on the private pitch. 1 x new household formation on the temporary pitch.
Site area	4.0ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity	Yes


available or accessible	
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Cannot confirm
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	No
Public transport route within 800m	Yes
Impact of site on local character and amenity	Well screened by hedging from public open space. Large wooded area to north of site.
Impact of site on amenity of local residents	Medium impact - Situated at the end of Laburnum Gardens. At present only the stables are visible from the road.
Site can provide visual and acoustic privacy	Yes – dense hedging and woodland to the north and west.
Environmental concerns	No known concerns.
Constraints on design and layout of the site	Proposed layout of residential area would be required to minimise effect on residents of Laburnum Gardens.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes – large site, mainly grassed paddock.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA
Site name and address	Land East of Rosewood Cottage, Benskins Lane
Site plan	<p>The site plan shows a residential area with several buildings. A red rectangle highlights the site being assessed, located east of Rosewood Cottage. Other labeled features include Travellers Site, Romany Trees, Orchard Lodge, Woodland Cottage, and Gravel Pit Coppice. A road labeled 'Benskins Lane' is visible at the top right. A 'Gravel Pit Coppice' is also labeled. A 'rtis tation' (likely railway station) is indicated on the left side.</p>
Site planning status	Unauthorised
Planning history	Enforcement Notice 24 Jul 2017
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition.
Additional current and future needs	6
Total pitch need 2016-2021	5 – 1 x unauthorised, 1 x doubled-up, 3 x 5-year need
Total pitch need 2021-2031	1 x new household formation
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No


Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane.
Site can provide visual and acoustic privacy	Site could be enclosed by fencing which would afford visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	No – residents do not own the site and are the subject of an Eviction Order.
Could the site only meet current need?	No
Can the configuration of the site be altered to meet future need?	No
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	No – residents do not own the site and are the subject of an Eviction Order.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA17
Site name and address	66-72 Lower Bedfords Road
Site plan	
Site planning status	Unauthorised
Planning history	Enforcement Notice Upheld 16 Feb 2000
GTAA 2019 pitch number	3
GTAA 2019 planning definition status	3 households did not meet the planning definition
Additional current and future needs	3
Total pitch need 2016-2021	3 – 3 x unauthorised
Total pitch need 2021-2031	0
Site area	0.06ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes


Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. The site is currently vacant and flanked by large residential properties on both sides.
Impact of site on amenity of local residents	Low impact. Lower Bedfords Road contains a mix of residential/commercial uses.
Site can provide visual and acoustic privacy	Yes. Fencing and tree cover around the site provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required. This includes boundary treatment onto Lower Bedfords Road.
Could the site meet current and future need?	Currently unoccupied.
Could the site only meet current need?	Site is capable of meeting the need for 3 households either in caravans or in bricks and mortar.
Can the configuration of the site be altered to meet future need?	Site is capable of meeting the need for 3 households either in caravans or in bricks and mortar.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Site owners have stated they would like to build a bungalow on the land due to the family's various health conditions.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	Meadow Rise, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	P1355.14 – Expired 4 Dec 2017. P1930.17 – Not decided.
GTAA 2019 pitch number	4
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	5
Total pitch need 2016-2021	4 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.07ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes


Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes. Additional land available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA12
Site name and address	Meadow View, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	P0940.09. 2 plots – expired 8 October 2012
GTAA 2019 pitch number	3
GTAA 2019 planning definition status	Households met the planning definition.
Additional current and future needs	4
Total pitch need 2016-2021	3 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.08ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No

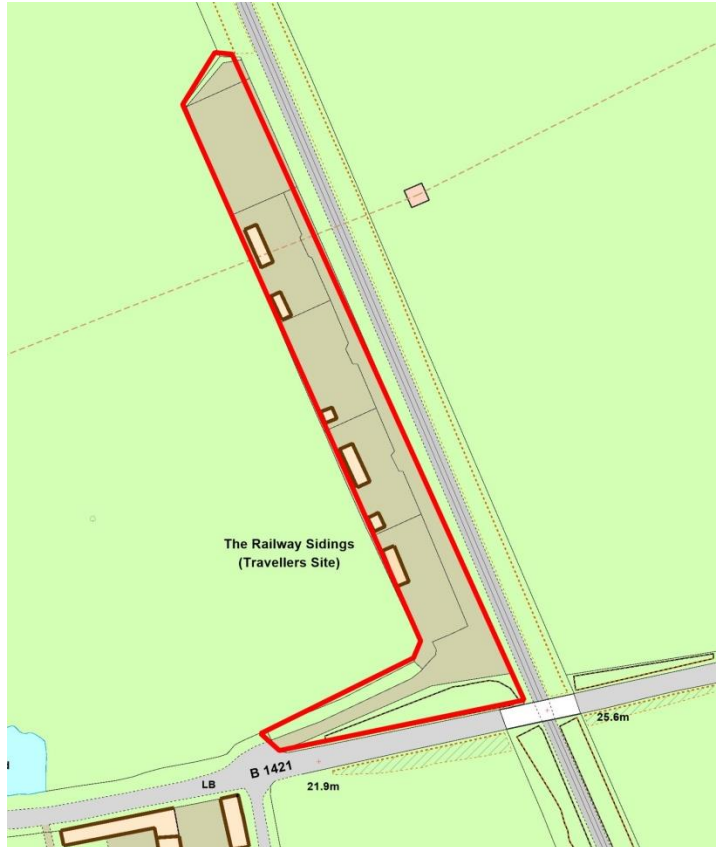
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north west.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes. Additional land is available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	Paddock View, Church Road
Site plan	 <p>The site plan shows a cluster of buildings along Church Road. The site 'Paddock View' is highlighted with a red outline. Other nearby sites include Meadow View, Willow View, Springfield, Meadow Rise, Cherry Tree View, Schoolhouse, and Cherry Blossom View. The surrounding area is mostly green, indicating open land or fields.</p>
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	2
GTAA 2019 planning definition status	2 households met the planning definition.
Additional current and future needs	2
Total pitch need 2016-2021	2 x unauthorised
Total pitch need 2021-2031	0
Site area	0.04ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No


Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes. Additional space available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA31
Site name and address	Railway Sidings, North Ockendon
Site plan	 <p>The Railway Sidings (Travellers Site)</p>
Site planning status	Private (2)/Temporary (3)
Planning history	P0905.17 permanent permission for 2 plots; P0950.17 temporary permission for 5 plots over whole site. Expires 4 August 2019
GTAA 2019 pitch number	5
GTAA 2019 planning definition status	3 households met planning definition. 2 households did not meet planning definition.
Additional current and future needs	18
Total pitch need 2016-2021	1 x doubled-up on private pitch met planning definition. 2 x temporary, 3 x doubled-up, 5 x 5-year need on temporary pitch met planning definition. 1 x temporary, 1 x doubled-up on temporary pitch did not meet planning definition.
Total pitch need 2021-2031	2 x new household formation on private pitch met planning definition. 2 x new household formation on temporary pitch met planning definition. 1 x new household formation on private pitch did not meet planning definition.
Site area	0.6ha

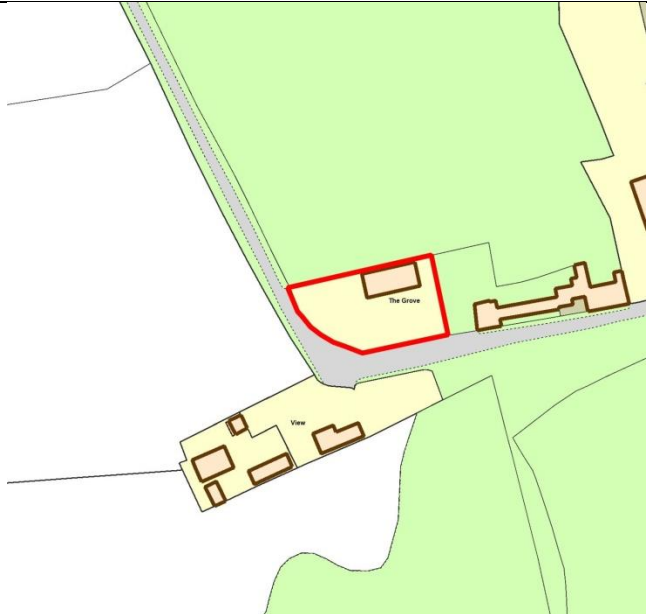
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI/SNCI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes – Private system
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	No
Public transport route within 800m	Yes
Impact of site on local character and amenity	Minimal impact
Impact of site on amenity of local residents	Low impact
Site can provide visual and acoustic privacy	Only really visible from railway bridge well screened from railway by dense hedging. Farmer has agreed a hedge planting scheme to the western boundary.
Environmental concerns	No known issues.
Constraints on design and layout of the site	Network Rail. No encroachment onto railway embankment, low impact lighting. No discharge of water onto railway embankment.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes. Large spacious pitches can easily be sub-divided.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. Willing to agree an acceptable plan to meet planning conditions.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA13
Site name and address	Springfield, off Church Road
Site plan	
Site planning status	Unauthorised
Planning history	P0997.12 – Expired 3 Sept 2014
GTAA 2019 pitch number	2
GTAA 2019 planning definition status	2 households met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	2 x unauthorised
Total pitch need 2021-2031	0
Site area	0.06ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes

Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm kennels to the north west.
Site can provide visual and acoustic privacy	Varied – some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes. Additional land is available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA32
Site name and address	The Grove, Prospect Road
Site plan	
Site planning status	Unauthorised
Planning history	P1580.16 - 1 static, 3 tourers, expired 30 June 2018 P1524.17 undecided – seeks 5 static, 5 tourers
GTAA 2019 pitch number	5
GTAA 2019 planning definition status	5 households met the planning definition
Additional current and future needs	7
Total pitch need 2016-2021	5 x unauthorised
Total pitch need 2021-2031	2 x new household formation
Site area	0.09ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No but within a site of Nature Conservation Impact
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes


Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact – quiet secluded area only visible from the track leading from Prospect Road.
Impact of site on amenity of local residents	Low impact – good distance from the residents on Prospect Road.
Site can provide visual and acoustic privacy	Fenced all round – established hedging to the north and east of the site.
Environmental concerns	None
Constraints on design and layout of the site	5 mobile homes on the site. Space for accommodation in tourers subject to safety requirements.
Could the site meet current and future need?	Potentially but only space for additional tourers.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Possibly by utilising more tourers and addition of a day room/utility block.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Not discussed with owners.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	The Oak View, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	1
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	0
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No


Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	The Oak, Church Road
Site plan	
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No


Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes. Additional land available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA01
Site name and address	The Old Forge, Hubbards Chase
Site plan	
Site planning status	Private
Planning history	P1581.90 - 2 caravans, permanent. Additional L Shaped unit is permitted as a dayroom.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	3 households met the planning definition
Additional current and future needs	3
Total pitch need 2016-2021	2 x 5-year
Total pitch need 2021-2031	1 x new household formation
Site area	0.3ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes


Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Minimal impact. Area features mix of residential/industrial uses.
Impact of site on amenity of local residents	Minimal impact. Some distance from the main residential part of Hubbards Close.
Site can provide visual and acoustic privacy	Well screened with dense hedging.
Environmental concerns	None
Constraints on design and layout of the site	None
Could the site meet current and future need?	Yes – large site.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Unlikely – large brick dayroom accommodation on site, although approximately half of the site is grassed/paved allowing space to accommodate more mobile homes.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	No discussion with owner has taken place.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA14
Site name and address	The Schoolhouse, Church Road
Site plan	 <p>The site plan shows a cluster of plots along Church Road. The plots are labeled: Meadow View, Willow View, Springfield, Meadow Rise, Paddock View, Cherry Tree View, Schoolhouse, and Cherry Blossom View. The 'Schoolhouse' plot is highlighted with a red border. The surrounding area is green, indicating open land or fields.</p>
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	1 household met the definition
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local residents	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north.
Site can provide visual and acoustic privacy	Varied - some fencing provides visual and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes. Additional land available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The occupants of this pitch are willing to take forward the planning application and are able to co-ordinate their resources to implement a landscaping/layout scheme to improve the visual appearance of the site and necessary improvements to the access roadway.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA32
Site name and address	The View, Prospect Road
Site plan	
Site planning status	Private
Planning history	Appeal allowed 12 May 1988 5 caravans permanent
GTAA 2019 pitch number	3
GTAA 2019 planning definition status	1 household did not meet planning definition. 2 households were undetermined as there was insufficient proxy interview data to determine planning status.
Additional current and future needs	1
Total pitch need 2016-2021	0
Total pitch need 2021-2031	1 x new household formation
Site area	0.09ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes


Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact – established site well away from other homes. .
Impact of site on amenity of local residents	Low impact – good distance from residents on Prospect Road.
Site can provide visual and acoustic privacy	Yes. Fencing and established planting provides privacy surrounded by a wooded area.
Environmental concerns	No known issues.
Constraints on design and layout of the site	Details of where further accommodation on the site would be located would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Not discussed with owners.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA05
Site name and address	Tyas Stud Farm, St. Marys Road
Site plan	
Site planning status	Temporary
Planning history	P0773.13. 2 pitches, max. 1 static each – expires 2 Feb 2021
GTAA 2019 pitch number	2
GTAA 2019 planning definition status	2 households met the planning definition, 1 household undetermined.
Additional current and future needs	9
Total pitch need 2016-2021	5 pitches for households that met the planning definition – 1 x temporary, 1 x doubled-up, 3 x 5-year. 1 x temporary pitch for households that were undetermined.
Total pitch need 2021-2031	2 x new household formation for households that met the planning definition. 1 x new household formation for undetermined households.
Site area	0.36ha
Site ownership	Private


DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Site set well away from the road – no detrimental impact when seen from the M25, trains or footpath to the east.
Impact of site on amenity of local residents	Low impact. Latchford Farm and Wyngards Farm situated to the east of the site are the only neighbouring properties and the site does not have any detrimental impact on the amenity of these residents.
Site can provide visual and acoustic privacy	The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of the site	Details of the proposed design and layout of the site with the residential area clearly defined would be required.
Could the site meet current and future need?	Yes – existing pitches are very large and also additional land holding to the north of the site.
Could the site only meet current need?	-
Can the configuration of the site be altered to meet future need?	Yes. There is ample room for 12 pitches. Owner is happy to accommodate up to 20 pitches to help meet need. This can be met by a mix of mobile homes, tourers and day rooms.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA08
Site name and address	Vinegar Hill, Lower Bedfords Road
Site plan	
Site planning status	Unauthorised
Planning history	P0760.14 Temporary permission 10 caravans (max 5 static) Expired 01/08/2017
GTAA 2019 pitch number	9
GTAA 2019 planning definition status	7 households met planning definition. 2 households did not meet planning definition.
Additional current and future needs	26
Total pitch need 2016-2021	18 from households that met the planning definition – 7 x unauthorised, 5 x doubled-up, 6 x 5-year. 4 from households that did not meet the planning definition – 2 x unauthorised, 2 x 5-year.
Total pitch need 2021-2026	2 x new household formation from households that met the planning definition. 2 x new household formation from households that did not meet the planning definition.
Site area	0.51ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No

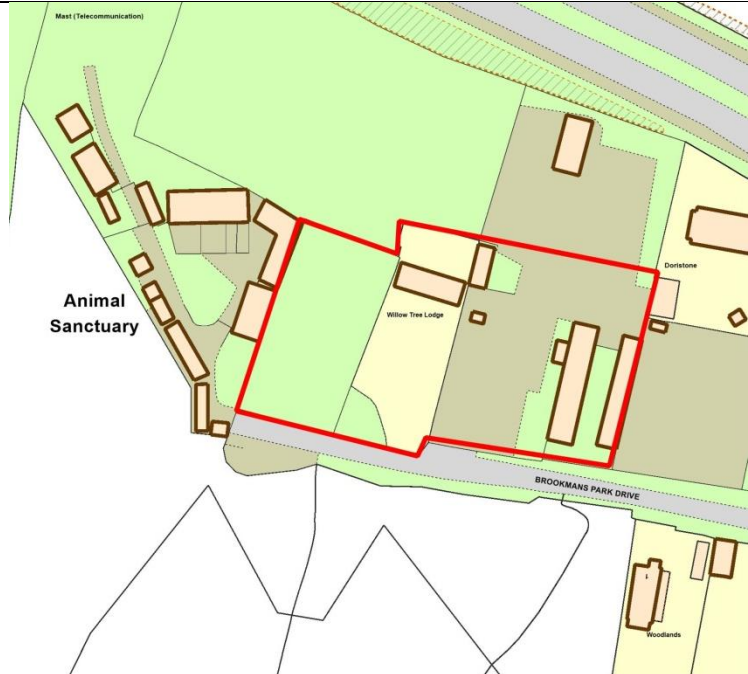
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	No
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.
Impact of site on amenity of local residents	Low impact on the residents of Stanwyck Gardens and Straight Road to the rear of the site. Noise from site residents no different to neighbouring houses.
Site can provide visual and acoustic privacy	Yes. Fencing around site provides visual and acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Possibly – subject to an amended site layout to accommodate additional caravans.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes. Whilst the site may not be big enough to accommodate the required number of formal additional pitches, there is sufficient room on the site to accommodate sufficient caravans and shared day rooms.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Not discussed with owner.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA33
Site name and address	1 Willoughby Drive
Site plan	 <p>Red lines round 1A Willoughby Drive</p>
Site planning status	Bricks and mortar
Planning history	
GTAA 2019 pitch number	1 bricks and mortar property
GTAA 2019 planning definition status	Household met the planning definition.
Additional current and future needs	0
Total pitch need 2016-2021	
Total pitch need 2021-2031	
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	Unknown
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes

Public transport route within 800m	Yes
Impact of site on local character and amenity	Low
Impact of site on amenity of local residents	Low
Site can provide visual and acoustic privacy	Bricks and mortar accommodation
Environmental concerns	Noise, dust from waste converters
Constraints on design and layout of the site	n/a
Could the site meet current and future need?	No
Could the site only meet current need?	No
Can the configuration of the site be altered to meet future need?	No
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Unknown

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA04, HA27
Site name and address	Willow Tree Lodge, Brookmans Park Road
Site plan	 A site plan map showing the location of Willow Tree Lodge, Brookmans Park Drive, Animal Sanctuary, and other nearby features. The map includes labels for 'Mast (Telecommunication)', 'Animal Sanctuary', 'Willow Tree Lodge', 'Dorstone', 'Woodlands', and 'BROOKMANS PARK DRIVE'. A red outline highlights the site boundary.
Site planning status	Private
Planning history	P0719.18 – 12 caravans (11 static and 1 tourer, replacement stable block) – Allowed subject to Legal Agreement E0007.11 – 1 plot. E0017 – 1 plot 13 Feb 2018 – Appeal Allowed/Dismissed Land to rear – 4 plots – dismissed Land to north of stables – 2 plots – allowed Land to east of Willow Tree Lodge – lawful for 2 plots Land to west of Willow Tree Lodge – 2 plots - allowed
GTAA 2019 pitch number	11
GTAA 2019 planning definition status	11 households met the planning definition
Additional current and future needs	8
Total pitch need 2016-2021	6 – 4 x concealed or doubled-up households or adults, 2 x 5-year need
Total pitch need 2021-2031	2 x new household formation.
Site area	0.5ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low - medium impact owing to the scale of development proposed. However, the site is visible from the A127 heading west towards Romford.
Impact of site on amenity of local residents	Low – medium impact owing to the scale of development proposed. There are a number of residential properties on Brookman's Park Drive.
Site can provide visual and acoustic privacy	Not at present as the site is open land.
Environmental concerns	Potential air quality and noise issues from the Southend Arterial Road.
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	-
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Recent approval for 11 pitches (subject to a Legal Agreement). Owner is prepared to work with HBC to implement further pitches.

Havering Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	HA33
Site name and address	1A Willoughby Drive
Site plan	
Site planning status	Unauthorised
Planning history	Enforcement Notice 21 October 2011
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Households met the planning definition
Additional current and future needs	3
Total pitch need 2016-2021	2 – 1 x unauthorised, 1 x doubled-up
Total pitch need 2021-2031	1 – 1 x new household formation
Site area	0.05ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	Unknown
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes

Impact of site on local character and amenity	Low
Impact of site on amenity of local residents	Low
Site can provide visual and acoustic privacy	No
Environmental concerns	Noise, dust from waste converters
Constraints on design and layout of the site	Subject to enforcement notice.
Could the site meet current and future need?	No
Could the site only meet current need?	No
Can the configuration of the site be altered to meet future need?	No
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Unknown