

**Havering Local Plan 2016-2031**

**Town Centre Position  
Statement**

**March 2018**

## **1. INTRODUCTION**

1.1 This position statement has been prepared as part of the evidence base for the Havering Local Plan 2016-2031.

1.2 The purpose of the statement is to:

- Outline the key findings of a town centre audit that was carried out and completed in August 2016 as part of the evidence base for the Local Plan, and to;
- Demonstrate how the town centre audit has informed the policy approach in the Local Plan.

1.3 The town centre audit provides a greater understanding of the composition of uses that exist within the Boroughs Metropolitan Centre of Romford, 6 District Centres of Hornchurch, Upminster, Collier Row, Harold Hill, Rainham and Elm Park and the Boroughs diffuse network of Local Centres.

1.4 This statement should be considered alongside the Havering Retail and Commercial Leisure Needs Assessment 2015 which also forms part of the evidence base for the Local Plan.

## **2. HAVERING'S TOWN CENTRE AUDIT**

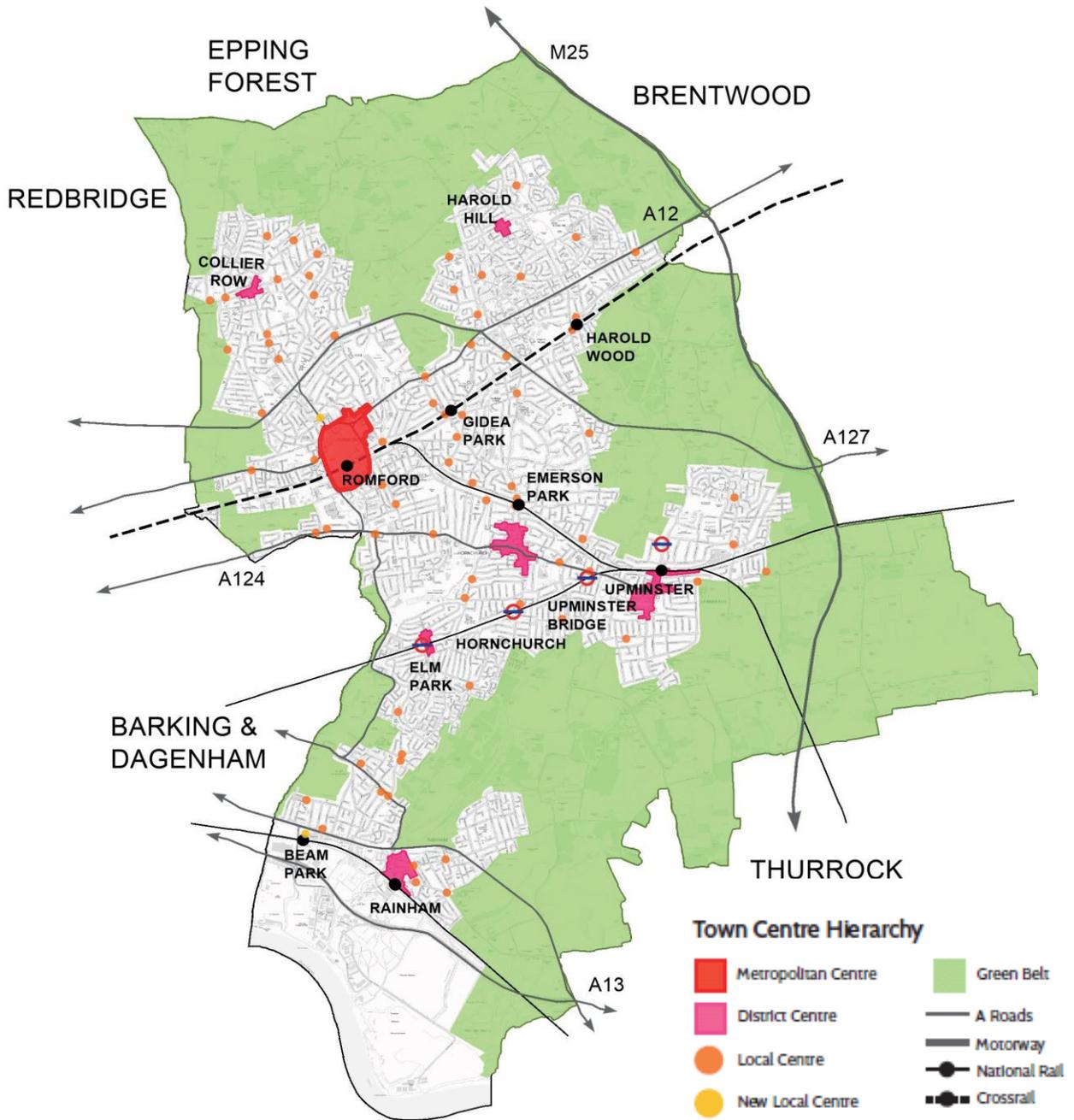
2.1 The objective of the town centre audit was to provide evidence and justification in support of the Local Plan, specifically in relation to:

- The suitability of the current town centre boundaries and whether any amendments are needed to the primary and secondary frontages;
- Identifying an appropriate percentage of A1 units within the primary and secondary frontages required to maintain a sustainable mix of uses within town centres; and
- Identifying over-concentrations of particular uses and how this can be managed.

### **3. METHODOLOGY**

- 3.1 The audit was undertaken by the Council over a period of 3 weeks in August 2016. It included Havering's Metropolitan Centre of Romford, six District Centres of Upminster, Hornchurch, Elm Park, Collier Row, Harold Wood and Rainham, and the boroughs 77 Local Centres.
- 3.2 The boundary for each centre surveyed was based on existing information from the 2008 Havering Local Development Framework, which also included primary and secondary retail frontage designations. In some cases, the survey was extended (as a result of the site visits) where it was felt to be a logical addition to the survey area and where the Council may wish to consider a revised town centre boundary.
- 3.3 The primary use of each existing unit along with the business name and address were recorded. The use class of each unit was identified using the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 3.4 This audit was carried out solely for the purpose of informing the Local Plan. Town Centre Health Checks are carried out on a quarterly basis by the Town Centre Management Team for Romford and the District Centres and will be used to monitor town centre performance over the Plan period.

Map 1: Havering's Town Centre Network



## 4. KEY FINDINGS AND RECOMMENDATIONS

4.1 This section set out the key findings and recommendations relating to town centre boundaries and primary and secondary frontages.

4.2 In line with the National Planning Policy Framework, primary frontages should be focused around areas with the highest concentration of A1 uses. Secondary frontages are reserved for a more diverse range of uses which should be actively encouraged.

### a. ROMFORD

	Romford Town Centre		Romford Primary Frontage		Romford Secondary Frontage	
<b>Total Units</b>	<b>267</b>	<b>100%</b>	<b>157</b>	<b>100%</b>	<b>110</b>	<b>100%</b>
A1	118	44%	83	53%	35	32%
A2	31	12%	17	11%	14	13%
A3	33	12%	20	13%	13	12%
A4	9	3%	8	5%	1	1%
A5	9	3%	1	1%	8	7%
Sui Generis (Other)	14	5%	5	3%	9	8%
Sui Generis (Betting Shops)	8	3%	6	4%	2	2%
Sui Generis (Pay day loans)	3	1%	2	1%	1	1%
D1	5	2%	1	1%	5	5%
D2	3	1%	1	1%	1	1%
B1	5	2%	0	0%	5	5%
Vacant	29	11%	13	8%	16	15%

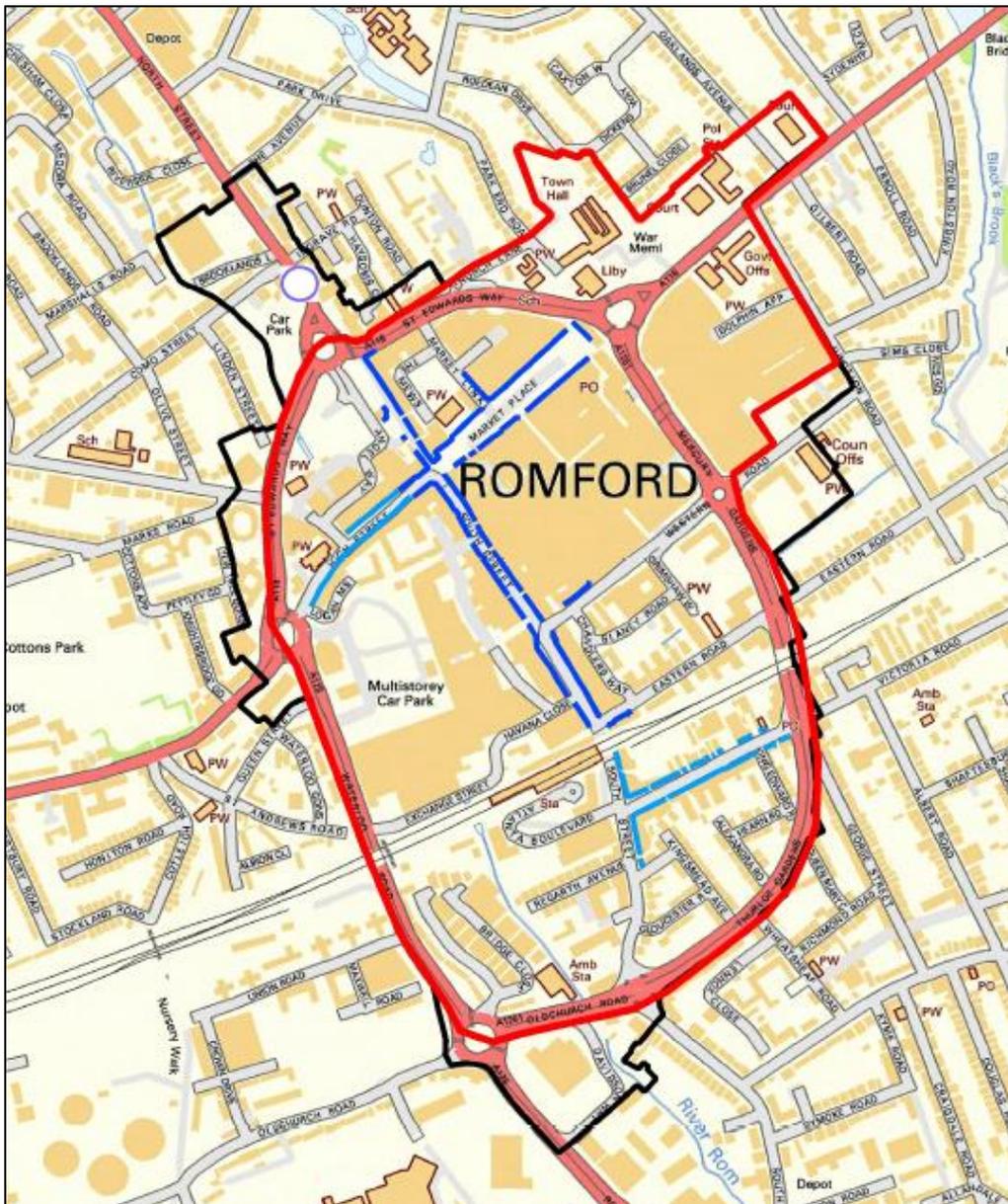
i. As a result of the audit and site visit, it is recommended that minor amendments be made to the existing LDF Metropolitan Centre boundary, with the new boundary to be drawn around the ring road and to extend into the civic quarter, incorporating the public offices and buildings located here.

ii. As a result of such action, this would in turn create an additional Local Centre at North Street, incorporating numbers 68-78, 88-148 evens and 95-105,117-137 odds.

iii. This is illustrated below in map 2.

iv. In terms of shopping frontages, amendments are proposed to the primary frontage to consolidate the primary shopping area. Furthermore, the secondary frontage was increased at Victoria Road and now includes the whole road up to the town centre boundary as indicated on the map.

Map 2: Recommended revisions to Romford Town Centre Boundary




 London Borough of Havering,  
 Town Hall, Main Road, Romford, RM1 3DB,  
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 Ordnance Survey 100024327.

Key-	
Recommended Metropolitan Centre Boundary	
Existing 2008 LDF Romford Area Action Plan Boundary	
New Local Centre	
Primary Frontage	
Secondary Frontage	

## b. HORNCHURCH

	Hornchurch Town Centre		Hornchurch Primary Frontage		Hornchurch Secondary Frontage	
	Units	%	Units	%	Units	%
<b>Total Units</b>	<b>191</b>	<b>100%</b>	<b>101</b>	<b>100%</b>	<b>90</b>	<b>100%</b>
A1	90	47%	60	59%	30	33%
A2	20	10%	12	12%	8	9%
A3	38	20%	16	16%	22	24%
A4	7	4%	2	2%	5	6%
A5	4	2%	1	1%	3	3%
Sui Generis (Other)	14	7%	4	4%	10	11%
Sui Generis (Betting Shops)	6	3%	4	4%	2	2%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	6	3%	0	0%	6	7%
D2	0	0%	0	0%	0	0%
B1	1	1%	0	0%	1	1%
Vacant	5	3%	2	2%	3	3%

- i. No reasons to modify the Hornchurch town centre boundary were found; therefore it is recommended that the boundary is preserved.
- ii. As a result of the audit, some minor changes to both primary and secondary frontages were identified and updated in the Local Plan (2016-2031) accordingly, to reflect the Town Centre Audit.

### c. UPMINSTER

	Upminster Town Centre		Upminster Primary Frontage		Upminster Secondary Frontage	
	Units	%	Units	%	Units	%
<b>Total Units</b>	<b>181</b>	<b>100%</b>	<b>99</b>	<b>100%</b>	<b>81</b>	<b>100%</b>
A1	102	56%	58	59%	44	54%
A2	18	10%	15	15%	3	4%
A3	29	16%	14	14%	15	19%
A4	2	1%	2	2%	0	0%
A5	17	9%	2	2%	14	17%
Sui Generis (Other)	6	3%	3	3%	3	4%
Sui Generis (Betting Shops)	2	1%	2	2%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	1%	0	0%	1	1%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	4	2%	3	3%	1	1%

i. No reasons to modify the Upminster town centre boundary were found; therefore it is recommended that the boundary is preserved.

ii. As a result of the audit, minor changes to both primary and secondary frontages were identified and updated in the Local Plan (2016-2031) accordingly, to reflect the Town Centre Audit.

#### d. ELM PARK

	Elm Park Town Centre		Elm Park Primary Frontage		Elm Park Secondary Frontage	
<b>Total Units</b>	<b>118</b>	<b>100%</b>	<b>111</b>	<b>100%</b>	<b>7</b>	<b>100%</b>
A1	67	57%	64	58%	3	43%
A2	9	8%	7	6%	2	29%
A3	10	8%	8	7%	2	29%
A4	0	0%	0	0%	0	0%
A5	14	12%	14	13%	0	0%
Sui Generis (Other)	9	8%	9	8%	0	0%
Sui Generis (Betting Shops)	2	2%	2	2%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	1%	1	1%	0	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	6	5%	6	5%	0	0%

i. No reasons to modify the Elm Park centre boundary were found; therefore it is recommended that the boundary is preserved.

ii. As a result of the audit, some minor changes to both primary and secondary frontages were identified and updated in the Local Plan (2016-2031), accordingly to reflect the Town Centre Audit.

**e. COLLIER ROW**

	Collier Row Town Centre		Collier Row Primary Frontage		Collier Row Secondary Frontage	
	Units	Percentage	Units	Percentage	Units	Percentage
<b>Total Units</b>	<b>78</b>	<b>100%</b>	<b>68</b>	<b>100%</b>	<b>10</b>	<b>100%</b>
A1	40	51%	36	53%	4	40%
A2	9	12%	9	13%	0	0%
A3	8	10%	6	9%	2	20%
A4	1	1%	1	1%	0	0%
A5	8	10%	6	9%	2	20%
Sui Generis (Other)	5	6%	3	4%	2	20%
Sui Generis (Betting Shops)	3	4%	3	4%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	1%	1	1%	0	0%
D2	1	1%	1	1%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	2	3%	2	3%	0	0%

i. No reasons to modify the Collier Row centre boundary were found; therefore it is recommended that the boundary is preserved.

ii. As a result of the audit, some minor changes to both primary and secondary frontages were identified and updated in the Local Plan (2016-2031) accordingly, to reflect the Town Centre Audit.

## f. HAROLD HILL

	Harold Hill Town Centre		Harold Hill Primary Frontage		Harold Hill Secondary Frontage	
	Units	Percentage	Units	Percentage	Units	Percentage
<b>Total Units</b>	<b>66</b>	<b>100%</b>	<b>52</b>	<b>100%</b>	<b>14</b>	<b>100%</b>
A1	42	64%	35	67%	7	50%
A2	6	9%	4	8%	2	14%
A3	5	8%	4	8%	1	7%
A4	0	0%	0	0%	0	0%
A5	1	2%	1	2%	0	0%
Sui Generis (Other)	7	11%	5	10%	2	14%
Sui Generis (Betting Shops)	2	3%	2	4%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	1	2%	0	0%	1	7%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	2	3%	1	2%	1	7%

i. As a result of the audit, it is recommended that minor amendments are made to the existing Harold Hill District Centre boundary.

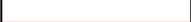
ii. This is due to residential development to the north of the centre beyond Hilldene Avenue which has resulted in the detachment of this area from the rest of the centre and its primary retailing function.

iii. Map 3 below illustrates the proposed new Harold Hill boundary.

iv. As a result of the audit, some minor changes to both primary and secondary frontages were identified and updated in the Local Plan (2016-2031), accordingly to reflect the Town Centre Audit.

Map 3: Recommended Metropolitan centre boundary



Key-	
Recommended Harold Hill Boundary	
Area to be removed	

**g. RAINHAM**

	Rainham Town Centre		Rainham Primary Frontage		Rainham Secondary Frontage	
<b>Total Units</b>	<b>42</b>	<b>100%</b>	<b>30</b>	<b>100%</b>	<b>12</b>	<b>100%</b>
A1	17	40%	14	47%	3	25%
A2	11	26%	7	23%	4	33%
A3	4	10%	3	10%	1	8%
A4	2	5%	0	0%	2	17%
A5	6	14%	4	13%	2	17%
Sui Generis (Other)	0	0%	0	0%	0	0%
Sui Generis (Betting Shops)	2	5%	2	7%	0	0%
Sui Generis (Pay day loans)	0	0%	0	0%	0	0%
D1	0	0%	0	0%	0	0%
D2	0	0%	0	0%	0	0%
B1	0	0%	0	0%	0	0%
Vacant	0	0%	0	0%	0	0%

i. No reasons to modify the Rainham centre boundary were found; therefore it is recommended that the boundary is preserved.

ii. As a result of the audit, some minor changes to both primary and secondary frontages were identified and have informed the Local Plan (2016-2031) accordingly, to reflect the Town Centre Audit.

## **h. LOCAL CENTRES**

- i. Results of the Local Centre audit can be viewed in Annex I.
- ii. As a result of the audit, it is recommended to de-designate the following centres:
  - a) Fitzilian Avenue, Harold Wood Local Centre; following a sustained period of redevelopment that has replaced most of the centre, the centre currently fails to provide any convenience provision and as such, can be argued to no longer serve the key local centre function and;
  - b) Mawney Road South, Romford Local Centre, due to an extremely limited convenience offer which can be argued to no longer fulfil the functions of a Local Centre.
- iii. In light of the proposed residential development at Rainham and Beam Park and in line with the Rainham and Beam Park Masterplan, it is recommended that a new Local Centre is developed at Beam Park Station.
- iv. A new Local Centre is proposed in North Street, Romford which covers the properties previously included as part of the fringe area of Romford Metropolitan Centre as this has been amended (see Romford section above).
- v. Further, it is recommended that the properties in the Local Centres are updated to reflect the Local Centre audit. Please refer to the Local Plan (2016-2031), Annex A.6 Town Centres, Table 6: Metropolitan Centre.

## 5. IMPLICATIONS FOR POLICY

### Preserving the primary shopping function

- 5.1 NPPF guidelines state that within primary frontages, Use Class A1 should be the principal and most dominant land use as this contains the most important shopping facilities, those which attract the greatest number of customers and which contribute most to the vitality and viability of the respective centres.
- 5.2 Due to the Permitted Development rights regarding the change of use from A1 to A2, it is justified to set a combined percentage for A1 and A2 uses. Considering the key findings, it is recommended a threshold of 60% be set, allowing town centres room to further diversify while maintaining the primary shopping function at a reasonable level.
- 5.3 The audit also provided the opportunity to investigate A5 and betting shop proliferation which often provides an indication of town centre performance. The audits found a concentration of these uses in certain centres. It is recommended that the Local Plan puts in place controls to prevent over-concentration of these uses.
- 5.4 Pay day loan shops have also been audited. Although no particular issues have been identified at this point in time, it is recommended that this use is being monitored.

### Impact Assessment Threshold

- 5.5 Impact assessments should demonstrate the impact on the existing, planned and committed investment in centres and on town centre vitality and viability.
- 5.6 Although overall performing well, the District and Metropolitan centres are subject to the over proliferation of non-retail uses and have a number of vacancies in prominent locations. The vitality and vitality of these town centres could therefore also be adversely impacted by out of centre development.
- 5.7 To make sure that such proposals do not affect the vitality and viability of existing town centres, and make sure future investments are optimised, the setting of a significantly lower locally specific threshold for impact assessments than that specified in the NPPF is justified.



Town Centre	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	Total no units
						Betting	Loan	Car	other								
<b>Hornchurch</b>	66%	9%	6%	0%	6%	0%	0%	0%	6%	0%	0%	0%	0%	0%	0%	6%	
<b>Cheery Tree Corner, South Hornchurch</b>	15	2	3	2	2	1			2								27
	56%	7%	11%	7%	7%	4%	0%	0%	7%	0%	0%	0%	0%	0%	0%	0%	
<b>Crown Parade, Upminster Road South, Rainham</b>	12		1		2	1			4								20
	60%	0%	5%	0%	10%	5%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	
<b>Whitchurch Road, Harold Hill</b>	3		1		3	1			3							1	12
	25%	0%	8%	0%	25%	8%	0%	0%	25%	0%	0%	0%	0%	0%	0%	8%	
<b>Boxmoor Road, Collier Row</b>	7								2								9
	78%	0%	0%	0%	0%	0%	0%	0%	22%	0%	0%	0%	0%	0%	0%	0%	
<b>Highfield Link, Collier Row</b>	4																4
	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Chase Cross Road, Collier Row</b>	3				1												4
	75%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Grange Road, Harold Hill</b>	4																4
	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Harold Park</b>	6	3			4		1		1	2						1	18
	33%	17%	0%	0%	22%	0%	6%	0%	6%	11%	0%	0%	0%	0%	0%	6%	
<b>Chase Cross Road, Collier Row</b>	2								1								3
	67%	0%	0%	0%	0%	0%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	

Town Centre	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	Total no units
						Betting	Loan	Car	other								
Gobions Avenue, Rise Park	4	1			1	1										2	9
	44%	11%	0%	0%	11%	11%	0%	0%	0%	0%	0%	0%	0%	0%	0%	22%	
Briar Road, Harold Hill	3	1														3	7
	43%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	43%	
Camborne Avenue, Harold Hill	5		1		1	1											8
	63%	0%	13%	0%	13%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Collier Row Road, Collier Row	2	2								1		2					7
	29%	29%	0%	0%	0%	0%	0%	0%	0%	14%	0%	29%	0%	0%	0%	0%	
Collier Row Road, Collier Row	5	2			3	1											11
	45%	18%	0%	0%	27%	9%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Morat Wat, Rise Park	4	1			1												8
	50%	13%	0%	0%	13%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	
Tennyson Road, Harold Hill	3		1														4
	75%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Masefield Crescent, Harold Hill	4		1		1	1											7
	57%	0%	14%	0%	14%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Oak Road, Harold Hill	6		1													1	8
	75%	0%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	
Fitzilian Avenue,	2		2														4

Town Centre	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	Total no units
						Betting	Loan	Car	other								
<b>Harold Wood</b>	50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
<b>White Hart Lane, Collier Row</b>	6		1		3				1							1	12
	50%	0%	8%	0%	25%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	8%	
<b>Collier Row Lane, Collier Row</b>	5		1						2	1		1				1	11
	45%	0%	9%	0%	0%	0%	0%	0%	18%	9%	0%	9%	0%	0%	0%	9%	
<b>Collier Row Lane, Collier Row</b>	3								1			1				1	6
	50%	0%	0%	0%	0%	0%	0%	0%	17%	0%	0%	17%	0%	0%	0%	17%	
<b>Pettits Lane North, Rise Park</b>	7	1			1	1			3								13
	54%	8%	0%	0%	8%	8%	0%	0%	23%	0%	0%	0%	0%	0%	0%	0%	
<b>Upper Brentwood Road, Gidea Park</b>	2	1			1											1	5
	40%	20%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	
<b>Collier Row Lane, Collier Row</b>	4	2	1		1				2							1	11
	36%	18%	9%	0%	9%	0%	0%	0%	18%	0%	0%	0%	0%	0%	0%	9%	
<b>Belgrave Avenue, Harold Wood</b>	3	1							2								6
	50%	17%	0%	0%	0%	0%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	
<b>Mawney Road North, Collier Row</b>	5		1		3				1							1	11
	45%	0%	9%	0%	27%	0%	0%	0%	9%	0%	0%	0%	0%	0%	0%	9%	
<b>Mawney Road South, Romford</b>	1		1														2
	50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

Town Centre	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	Total no units
						Betting	Loan	Car	other								
Hare Hall Lane, Gidea Park		4														2	6
	0%	67%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	
Balgores Square, Gidea Park	3								1								4
	75%	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	
Station Road, Gidea Park	3		1		2												6
	50%	0%	17%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Carlton Road, Romford	5	1							1							1	8
	63%	13%	0%	0%	0%	0%	0%	0%	13%	0%	0%	0%	0%	0%	0%	13%	
Drill Corner, Squirrels Heath	15		1	1	4	1		1	4								27
	56%	0%	4%	4%	15%	4%	0%	4%	15%	0%	0%	0%	0%	0%	0%	0%	
Essex Gardens, Emerson Park	4																4
	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
London Road West, Romford	6	1	2	1					1								11
	55%	9%	18%	9%	0%	0%	0%	0%	9%	0%	0%	0%	0%	0%	0%	0%	
London Road East, Romford	7		2		6	1		4	1	2							23
	30%	0%	9%	0%	26%	4%	0%	17%	4%	9%	0%	0%	0%	0%	0%	0%	
Brentwood Road, Romford	4				1											1	6
	67%	0%	0%	0%	17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	17%	
Brentwood Road,	17	2	1		4			1	3		1						29

Town Centre	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	Total no units
						Betting	Loan	Car	other								
<b>Romford</b>	59%	7%	3%	0%	14%	0%	0%	3%	10%	0%	3%	0%	0%	0%	0%	0%	
<b>Hillview Avenue, Heath Park</b>	2	2							1								5
	40%	40%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	
<b>Butts Green Road, Emerson Park</b>	9	2	1					2	1							3	18
	50%	11%	6%	0%	0%	0%	0%	11%	6%	0%	0%	0%	0%	0%	0%	17%	
<b>Lyndhurst Drive, Hornchurch</b>	5																5
	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Park Lane, Romford</b>	13	1			2				1							2	19
	68%	5%	0%	0%	11%	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%	11%	
<b>Butts Green Road, Emerson Park</b>	4	1	1		1												7
	57%	14%	14%	0%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>North Street, Hornchurch</b>	12	5	1		3	1	1	1	4	2							30
	40%	17%	3%	0%	10%	3%	3%	3%	13%	7%	0%	0%	0%	0%	0%	0%	
<b>Rush Green Road, Romford</b>	1		2													2	5
	20%	0%	40%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%	
<b>Roneo Corner, Romford</b>	16	1	3		2			2	1								25
	64%	4%	12%	0%	8%	0%	0%	8%	4%	0%	0%	0%	0%	0%	0%	0%	
<b>Hornchurch Road, Hornchurch</b>	32	1	4	3	3			1	5							6	55
	58%	2%	7%	5%	5%	0%	0%	2%	9%	0%	0%	0%	0%	0%	0%	11%	

Town Centre	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	Total no units
						Betting	Loan	Car	other								
Wingletye Lane, Emerson Park	5	2			2				2								11
	45%	18%	0%	0%	18%	0%	0%	0%	18%	0%	0%	0%	0%	0%	0%	0%	
Upminster Road Upminster	3	1	1						1								6
	50%	17%	17%	0%	0%	0%	0%	0%	17%	0%	0%	0%	0%	0%	0%	0%	
Upminster Bridge, Upminster	14		4		5				2	2						1	28
	50%	0%	14%	0%	18%	0%	0%	0%	7%	7%	0%	0%	0%	0%	0%	4%	
St Mary's Lane, Upminster	5							2									7
	71%	0%	0%	0%	0%	0%	0%	29%	0%	0%	0%	0%	0%	0%	0%	0%	
Lichfield Terrace St Mary's Lane, Cranham	3																3
	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Abbs Cross Lane, Hornchurch	2								1								3
	67%	0%	0%	0%	0%	0%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	
Abbs Cross Lane, Hornchurch	2	1															3
	67%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Bevan Way, Hornchurch	6				1											1	8
	75%	0%	0%	0%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	13%	
Gaynes Park Road, Upminster	4																4
	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Northolt Way,	2	2				1			2								7

Town Centre	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	Total no units
						Betting	Loan	Car	other								
<b>South Hornchurch</b>	29%	29%	0%	0%	0%	14%	0%	0%	29%	0%	0%	0%	0%	0%	0%	0%	
<b>Mungo Park Road, South Hornchurch</b>	7	1	1		2	1			2								14
	50%	7%	7%	0%	14%	7%	0%	0%	14%	0%	0%	0%	0%	0%	0%	0%	
<b>Elmer Gardens, South Hornchurch</b>	3		1														4
	75%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>South End Road, South Hornchurch</b>	3				1					1							5
	60%	0%	0%	0%	20%	0%	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	
<b>Ongar Way, South Hornchurch</b>	4		1														5
	80%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Rainham Road, South Hornchurch</b>	2	1			1												4
	50%	25%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Cherry Tree Lane, South Hornchurch</b>	2															2	4
	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
<b>Roman Close, South Hornchurch</b>	2				1					1							4
	50%	0%	0%	0%	25%	0%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	
<b>Southview Parade, New Road, Rainham</b>	3	1			2												6
	50%	17%	0%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Upminster Road</b>	2	1			2				3	1							9

Town Centre	A1	A2	A3	A4	A5	Sui Generis				D1	D2	B1	B2	B8	C1	Vacant	Total no units
						Betting	Loan	Car	other								
<b>South, Rainham</b>	22%	11%	0%	0%	22%	0%	0%	0%	33%	11%	0%	0%	0%	0%	0%	0%	
<b>Wennington Road, Rainham</b>	8	1			3			1	1							1	15
	53%	7%	0%	0%	20%	0%	0%	7%	7%	0%	0%	0%	0%	0%	0%	7%	
<b>Wennington Road, Rainham</b>	2		1														3
	67%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>No</b>	<b>523</b>	<b>77</b>	<b>68</b>	<b>9</b>	<b>106</b>	<b>21</b>	<b>2</b>	<b>21</b>	<b>83</b>	<b>18</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>977</b>
<b>%</b>	<b>54%</b>	<b>8%</b>	<b>7%</b>	<b>1%</b>	<b>11%</b>	<b>2%</b>	<b>0%</b>	<b>2%</b>	<b>8%</b>	<b>2%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>4%</b>	