

London Borough of Havering
Infrastructure Funding Statement
2022/23 Monitoring Period



Havering
LONDON BOROUGH

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1 Introduction

- 1.1 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 requires all local planning authorities which collect or spend planning contributions to publish an Infrastructure Funding Statement (IFS).
- 1.2 An Infrastructure Funding Statement (IFS) is an annual report which provides a summary of financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL) collected and spent by London Borough of Havering (LBH).
- 1.3 The key aim of the IFS is to increase transparency by providing an annual statement of accounts. This report has therefore been kept succinct and factual.
- 1.4 This report provides a summary of S106 financial contributions and CIL which the Council has secured, received, allocated and spent in the 2022/2023 monitoring period.
- 1.5 In the Statement reference will be made to the following definitions:
 - **Secured** – contributions which have been secured in a signed legal agreement
 - **Received** – contributions which have been received by LBH
 - **Allocated** – contributions which have been received by LBH and allocated to a specific infrastructure project
 - **Spent/Delivered** – contributions which have been spent or delivered
 - **Financial Year/Monitoring Period** – unless stated otherwise, the financial year/monitoring period for this Infrastructure Funding Statement is 01/04/2022 to 31/03/2023.
- 1.6 The structure of the IFS is set out below:
 - Section 2 provides a report on the CIL;
 - Section 3 provides a report on S106 contributions;
 - Section 4 provides details of some projects that have been delivered using CIL and S106 funding in recent years.
 - Section 5 provides details of the forthcoming Planning Obligations SPD.

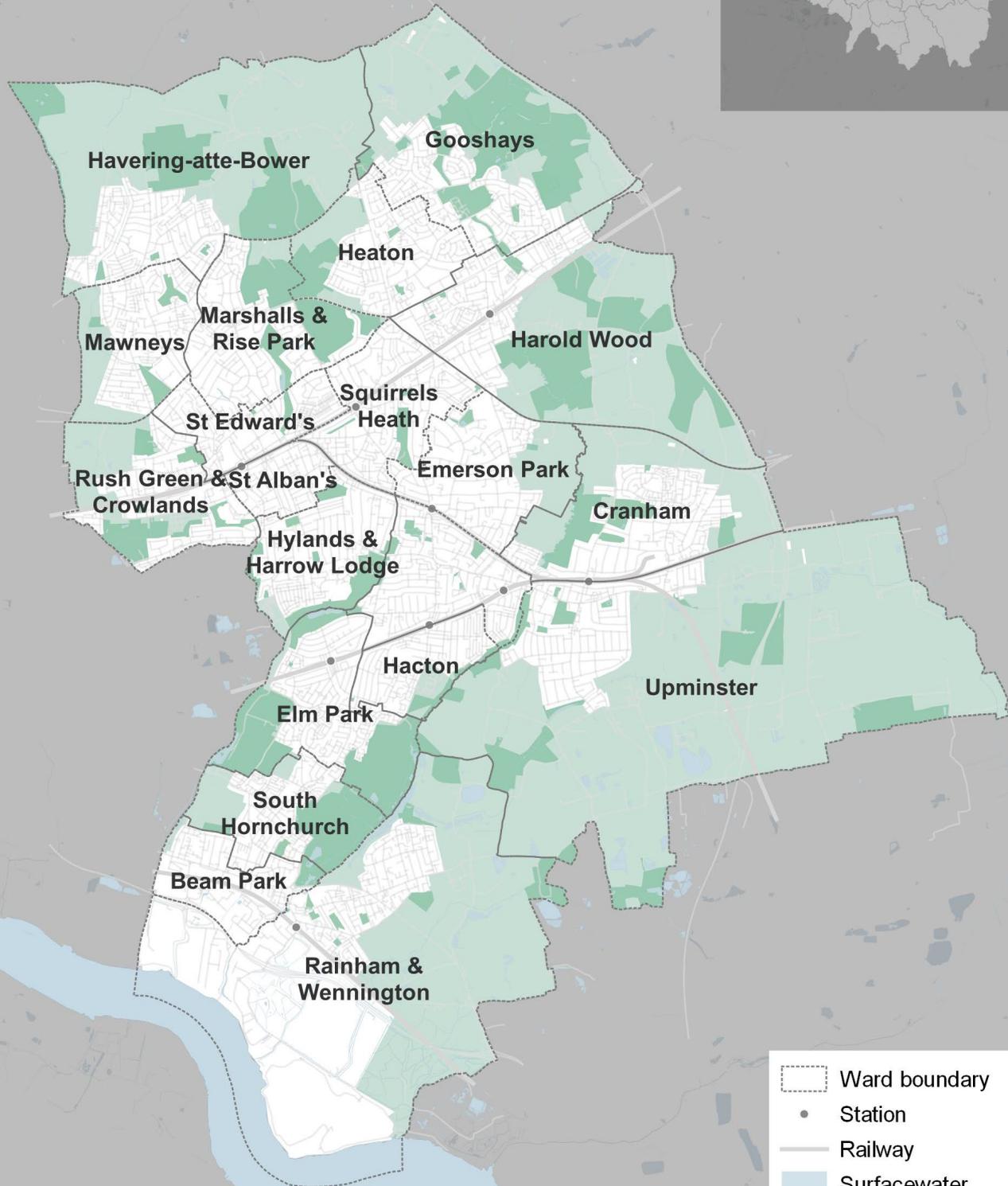


Figure 1 Map of Havering



2 Community Infrastructure Levy (CIL)

- 2.1 This section provides the information in respect of CIL as required to be reported on under Regulation 121A (1) of the CIL Regulations 2010 (as amended).
- 2.2 London Borough of Havering is a Collecting Authority for Havering 'Borough' CIL (HCIL) and Mayoral CIL (MCIL).
- 2.3 The total value of HCIL set out in all demand notices issued to developers in the reported year: **£2,278,104**
- 2.4 The total amount of HCIL receipts for the reported year: **£2,290,224**
- 2.5 The total amount of HCIL expenditure for the reported year: **£254,324**
- 2.6 The total amount of HCIL allocated but not spent in the reported year: **£3,050,000**
- 2.7 The total amount of HCIL retained at the end of the reported year: **£4,749,333**
- 2.8 The amount of CIL spent on administrative expenses pursuant to Regulation 61 of the CIL Regulations 2010 (as amended): **£114,511** (5% of receipt).

CIL Headline Figures 2022/23

HCIL Demanded	£2,278,104
HCIL Receipts	£2,290,224
HCIL Admin Fund (5% of receipt)	£114,511
HCIL Expenditure	£254,324
HCIL Allocated but not spent in the reported year	£3,050,000
HCIL Retained at end of 2022/23	£4,749,333
MCIL Receipts	£528,384
MCIL Admin Fee (4% of receipt)	£21,135

Figure 2 CIL Headline Figures 2022/23

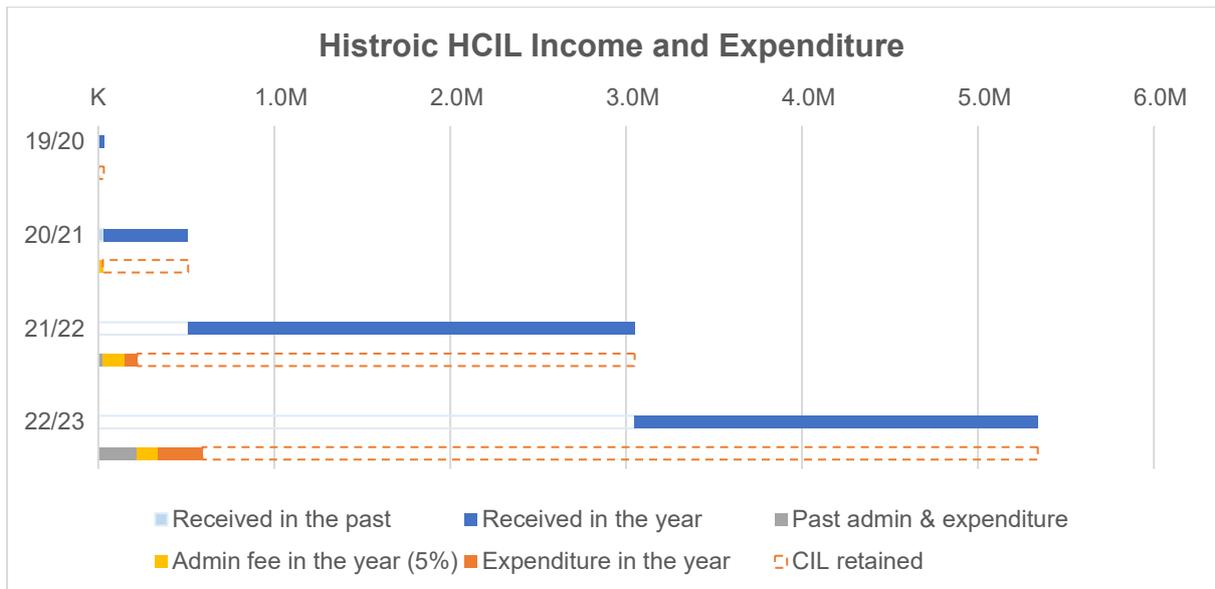


Figure 3 Historic HCIL chart

Year	Receipts	Admin Fund (5%)	Expenditure	CIL Retained
19/20	£30,525	£1,526	£0	£28,999
20/21	£479,229	£23,961	£0	£484,266
21/22	£2,539,695	£126,985	£69,033	£2,827,943
22/23	£2,290,224	£114,511	£254,324	£4,749,333

Figure 4 Historic HCIL table

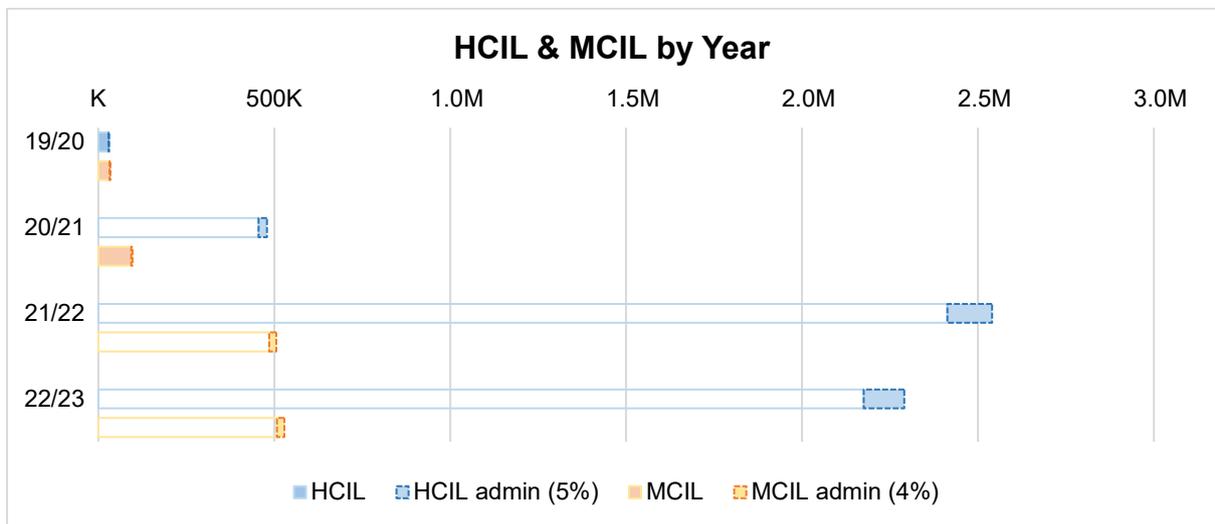


Figure 5 Historic HCIL & MCIL chart

CIL Project Expenditure in FY 22/23

CIL Project	Allocation Year	Amount Allocated	Spent FY22/23	Balance
Grass verge to car parking	20/21	£806,000	£22,638	£714,328
Covid Memorial, Hornchurch Country Park	21/22	£224,000	£199,303	£24,696
Sunrise Avenue, Hornchurch – Traffic Calming	21/22	£50,000	£207	£49,793
Rom Valley Way - Phasing & Delivery Study	22/23	£25,774	£25,774	£0
Primary School Cycle & Scooter Parking	22/23	£50,000	£0.00	£50,000
Lamp Column replacement (for EV Charging)	22/23	£50,000	£0.00	£50,000
Glass Recycling Pilot	22/23	£6,400	£6,400	£0
Liveable Neighbourhoods Romford Ring Road (LNRRR) - Phase 1 - NW Roundabout Reconfiguration	22/23	£1,200,000	£0	£1,200,000
Beam Parkway A1306 – active travel / linear park	22/23	£1,000,000	£0	£1,000,000
CCTV Control Room – Romford Central Library	22/23	£750,000	£0	£750,000
Total(s)		£4,162,174	£254,324	£3,838,817

Figure 6 Summary of HCIL Project Expenditure and Allocations FY 22/23

*Grass verge to car parking project has spent £69,033 in FY 21/22.

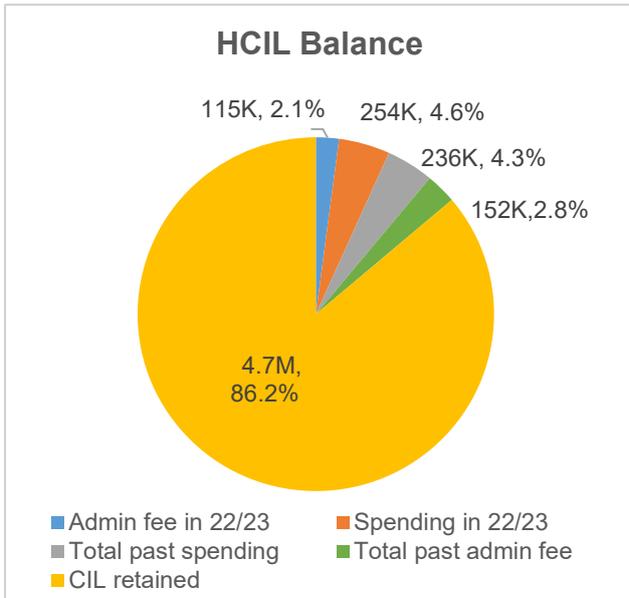


Figure 7 HCIL Expenditure & Balance

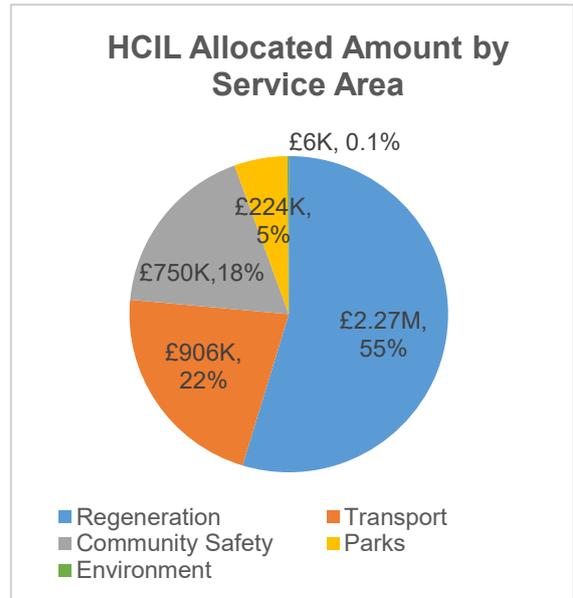


Figure 8 HCIL-allocated amount by Service Area

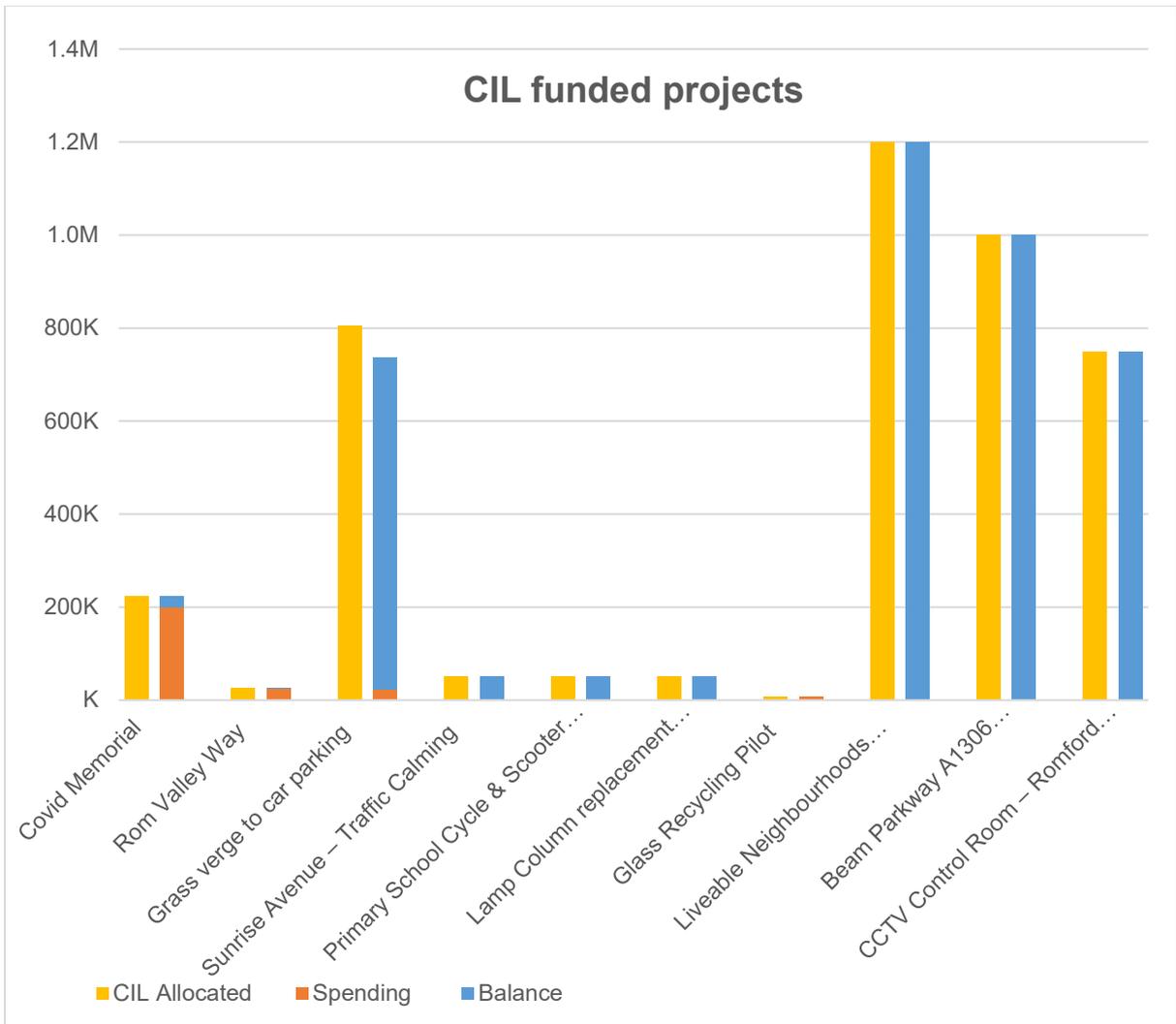


Figure 9 Status of CIL-funded project

3 Section 106 Contributions

- 3.1 This section reports the detail on S106 contributions, secured, received, allocated and spent in the reported year.
- 3.2 S106 contributions are planning obligations secured through legal agreements, which can be attached to a planning permission, to mitigate the impact of an otherwise unacceptable development, to make it acceptable in planning terms.
- 3.3 Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.
- 3.4 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.
- 3.5 The total amount of money secured in planning obligations agreed during the reported year was **£1,566,693**
- 3.6 The total amount of money received from planning obligations as S106 contributions during the reported year was **£3,061,719**
- 3.7 The total amount of S106 contribution money spent during the reported year was **£658,371**
- 3.8 The total amount of S106 contribution money which was allocated but not spent during the reported year was **£8,558,198**
- 3.9 The total amount of S106 contribution money retained at the end of the reported year: **£14,374,695**

S106 Headline Figures FY 2022/23

S106 Secured	£1,566,693
S106 Receipts	£3,061,719
S106 Expenditure	£658,371
S106 Allocated but not spent in the reported year	£8,558,198
S106 Retained	£14,374,695

Figure 10 S106 Headline Figures 2022/2023

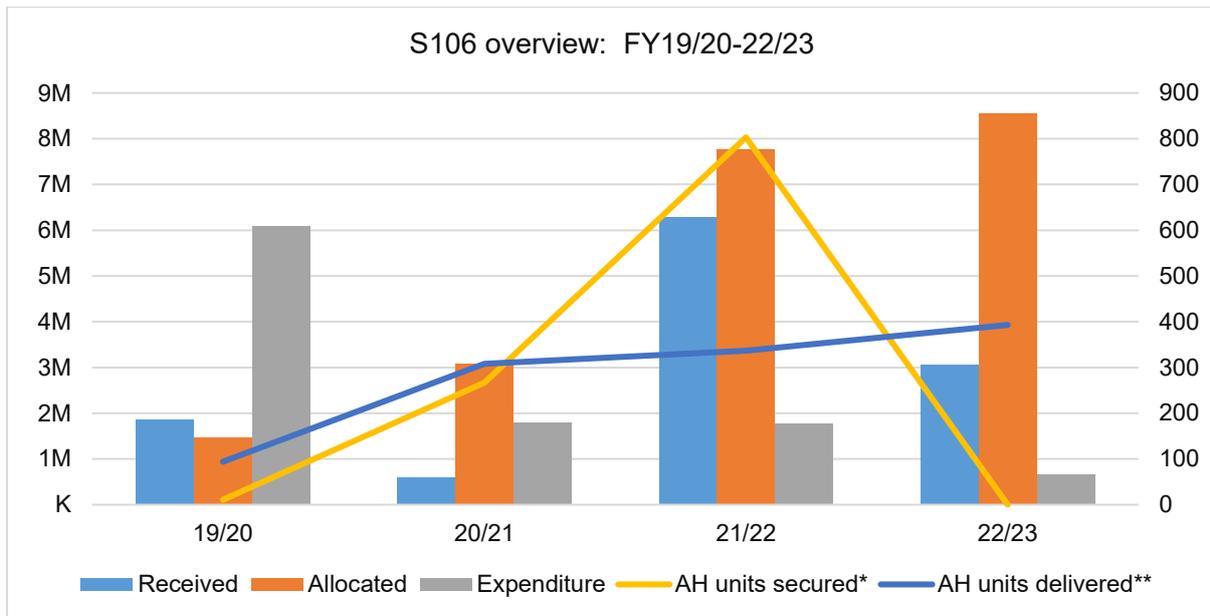


Figure 11 Historic S106 Contributions Chart

Year	Received	Allocated	Expenditure	AH units secured*	AH units delivered**
19/20	£1,860,440	£1,463,213	£6,103,904	11	94
20/21	£595,137	£3,093,380	£1,790,708	267	308
21/22	£6,283,627	£7,778,688	£1,766,558	803	337
22/23	£3,061,719	£8,558,198	£658,371	0	393

Figure 12 Historic S106 Contributions Table

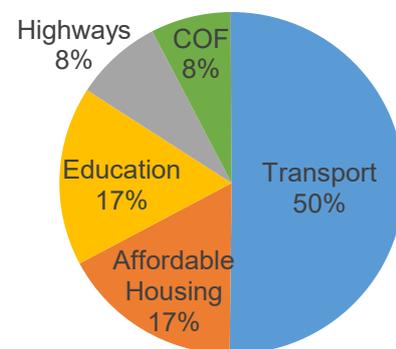
*AH units secured: Number of affordable housing units secured through S106 obligations.

** AH units delivered: Number of affordable housing units delivered.

Source: GLA Residential Completions Dashboard

Distribution of S106 contributions received by type

S106 Contribution Type	Total Received	Ratio
Transport	£1,536,653.21	50.2%
Affordable Housing	£521,205.25	17.0%
Education	£518,421.22	16.9%
Highways	£252,170.51	8.2%
Carbon Offset Fund(COF)	£229,860.00	7.5%
Environment	£3,408.84	0.1%
Total	£3,061,719.03	



(Left) Figure 13 S106 Receipts 2022/23

(Right) Figure 14 Distribution of S106 contribution received by type

Infrastructure Projects Allocated S106 Funding in FY 22/23

S106 Contribution	Total Allocated
CCTV Traffic Enforcement - High Street Hornchurch (near Lidl)	£14,846.09
Controlled Parking Zone (CPZ) - Kings Park Estate, Harold Wood	£22,064.00
Controlled Parking Zone (CPZ) - Beam Park	£11,178.09
Anti-skid surfacing - Ferry Lane South / Coldharbour Lane roundabout	£19,500.00
Bower Park Academy, Collier Row - ARP Expansion	£51,108.52
Bridge Close School, Romford - New School	£1,046,473.31
Bikeability Training funding for 4 years - to be used as a back up if LIP funding not available (Carbon offset funding)	£200,000.00
Bus Stop Accessibility Improvements (various sites)	£17,439.00
Emerson Park Academy - Expansion	£213,044.00
Emmanuel Community School, Beam Park - New school	£42,000.00
Employment and skills activities / Job brokerage	£15,000.00
Energy Doctors (Carbon offset funding)	£75,500.00
Lime Academy Forest Approach, Harold Hill - Expansion	£1,834,524.00
Pedestrian Crossing - Gubbins Lane (by Former Harold Wood Hospital)	£33,783.87
Controlled Parking Zone (CPZ) -Harold Wood	£103,492.49
Highways Improvement works – Romford Town Centre	£304,547.34
Harris Academy, Rainham - ARP Expansion	£1,100,320.52
Hornchurch Country Park - Improvements	£126,053.56
James Oglethorpe School, Upminster - Expansion	£108,826.07
Library of Things (Carbon offset funding)	£20,000.00
Mead Primary School, Harold Hill – Expansion	£30,000.00
NHS - St George's Health Hub, Hornchurch	£494,302.18
Parklands Primary School, Romford - New Classroom	£30,000.00
PV Panels on Council Buildings (Carbon offset funding)	£375,000.00
Redden Court School, Harold Wood - Expansion	£133,800.00
Rise Park Academies, Collier Row - Expansion	£30,000.00
St Edward's CofE Primary, Romford - ARP Expansion	£128,412.58
St Edward's Primary School, Romford - ARP Expansion	£354,669.03
Suttons Primary School, Hornchurch - SEND Unit	£1,156,329.78
Traffic Management Measures - A12, Whitelands Way, Gubbins Lane (Passing to TFL)	£313,292.36
Bus Capacity Improvements - Rainham & Beam Park (Passing to TfL)	£95,000.00
Cycle Parking Improvements at Hornchurch Station	£26,671.90
Whybridge Infant School, Rainham - Classroom	£31,019.61
Total	£8,558,198.30

Figure 15 List of S106 Allocated schemes (but not spent) in FY22/23

Infrastructure Projects with S106 Spend in FY22/23

Infrastructure Project	S106 amount spent
Controlled Parking Zone (CPZ) -Harold Wood	£44,430.12
Kings Grove Area Parking Restriction	£5,000.00
Controlled Parking Zone (CPZ) - Beam Park	£18,821.91
A1306 resurfacing works – Rainham & Beam Park	£50,000.00
Highways Improvement works – Romford Town Centre	£85,301.52
Hornchurch Country Park - Improvements	£73,941.48
Air Quality Monitoring Station - Waterloo Road, Romford	£20,000.00
St Edward's Primary School, Romford - ARP Expansion	£336,375.89
Energy Doctors (Carbon offset funding)	£24,500.00
Total	£658,370.91

Figure 16 List of S106 spend

4 Delivered Projects Funded By Developer Contributions

Some Examples:

4.1 Mead Primary School (Harold Hill) - Extension

The Council's Asset Management – Technical Services Team designed an extension to the Mead Primary School to expand the school by one form of entry. The Key Stage 2 (KS2) expansion works consisted of a two storey extension providing four classrooms, toilets, stores, staircase, minor works to kitchen and external works. This was designed and agreed with the school and works started in the summer of 2020 and completed at the end of the summer of 2021. The school moved into the extension in September 2021 term time. S106 education contribution monies were used to partly fund this project.



Figure 3 Mead Primary School Extension (Source : London Borough of Havering)

- 4.2 The **COVID-19 Memorial Woodland** located in the south of Hornchurch Country Park was officially opened on 23rd March 2022. The Memorial was erected to honour the lives lost during the COVID-19 pandemic. This project was partly funded through CIL, with S106 Carbon Offset monies also used to fund tree planting.



Figure 4 Covid Memorial Monument (Source: London Borough of Havering)

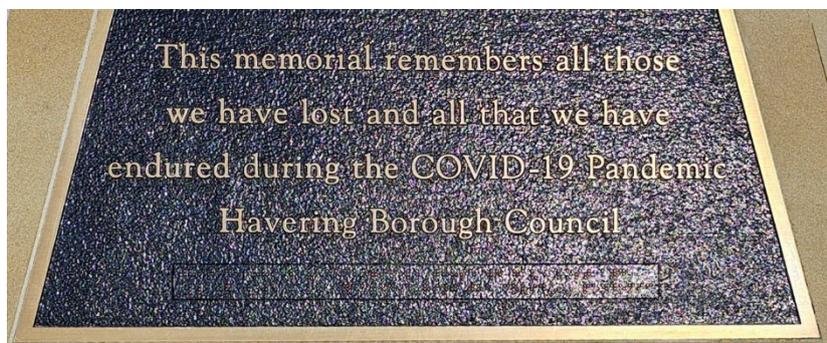


Figure 5 Covid Memorial Plaque (Source: London Borough of Havering)

5 Planning Obligations SPD

The Council is in the process of drafting a new Planning Obligations Supplementary Planning Document (SPD). This document will set out the Council's approach to securing infrastructure through planning obligations. It will also explain the relationship of planning obligations with the Community Infrastructure Levy (CIL).

Once adopted, the SPD will be used to inform decisions on planning applications to ensure the right amount and type of infrastructure is provided where it is needed, bringing wider benefits to our communities and residents in the borough. It is intended for use by developers, landowners, infrastructure providers, stakeholders and local communities and will aid the consistent application of planning policies.

The SPD will provide detailed advice on developer contributions, including the negotiation of Section 106 agreements and detailed considerations on a range of infrastructure, including affordable housing, transport, parking and public realm improvements. A key aim is to assist developers in making planning applications and to minimise any delay and uncertainty in the planning process in respect of planning obligations.

Appendix

Infrastructure Funding Statement – Data Sheet

1st April 2022 – 31st March 2023

SECTION 106:

(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£1,566,693
(b) the total amount of money under any planning obligations which was received during the reported year;	£3,061,719.03
(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£2,754,776.63
(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	
(i) in relation to affordable housing, the total number of units which will be provided;	0
(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	0
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£8,558,198.30
(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£658,370.91
(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	
Items of Infrastructure	Amount Allocated
CCTV Traffic Enforcement - High Street Hornchurch (near Lidl)	£14,846.09
Controlled Parking Zone (CPZ) - Kings Parks Estate, Harold Wood	£22,064.00
Controlled Parking Zone (CPZ) - A1306-Beam Park	£11,178.09
Anti-skid surfacing - Ferry Lane South / Coldharbour Lane roundabout	£19,500.00
Bower Park Academy, Collier Row - ARP Expansion	£51,108.52
Bridge Close School, Romford - New School	£1,046,473.31
Bikeability Training	£200,000.00
Bus Stop Accessibility Improvements (various sites)	£17,439.00
Emerson Park Academy - Expansion	£213,044.00
Emmanuel Community School, Beam Park - New school	£42,000.00
Employment and skills activities / Job brokerage	£15,000.00
Energy Doctors	£75,500.00
Lime Academy Forest Approach, Harold Hill - Expansion	£1,834,524.00

Pedestrian Crossing - Gubbins Lane (by Former Harold Wood Hospital)	£33,783.87
Controlled Parking Zone (CPZ) - Former Harold Wood Hospital	£103,492.49
Highways Improvement works - Former Oldchurch Hospital Site (Swan)	£304,547.34
Harris Academy, Rainham - ARP Expansion	£1,100,320.52
Hornchurch Country Park - Improvements	£126,053.56
James Oglethorpe School, Upminster - Expansion	£108,826.07
Library of Things	£20,000.00
Mead Primary School, Harold Hill - Expansion	£30,000.00
NHS - St George's Health Hub	£494,302.18
Parklands Primary School, Romford - New Classroom	£30,000.00
PV Panels on Council Buildings	£375,000.00
Redden Court School, Harold Wood - Expansion	£133,800.00
Rise Park Academies, Collier Row - Expansion	£30,000.00
St Edward's CofE Primary, Romford - ARP Expansion	£128,412.58
St Edward's Primary School, Romfordm - ARP Expansion	£354,669.03
Suttons Primary School, Hornchurch - SEND Unit	£1,156,329.78
Traffic Management Measures - A12, Whitelands Way, Gubbins Lane (Passing to TFL)	£313,292.36
Bus Capacity Improvements - Rainham & Beam Park (Passing to TfL)	£95,000.00
Cycle Parking Improvements at Hornchurch Station	£26,671.90
Whybridge Infant School, Rainham - Classroom	£31,019.61
Grand Total	£8,558,198.30

(h)in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
(i)the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	
Items of Infrastructure	Spend
Controlled Parking Zone (CPZ) - Former Harold Wood Hospital	£44,430.12
Kings Grove Area Parking Restriction	£5,000.00
Controlled Parking Zone (CPZ) - A1306-Beam Park	£18,821.91
A1306 resurfacing works	£50,000.00
Highways Improvement works - Former Oldchurch Hospital Site (Swan)	£85,301.52
Hornchurch Country Park - Improvements	£73,941.48
Air Quality Monitoring Station - Waterloo Road, Romford	£20,000.00
St Edward's Primary School, Romfordm - ARP Expansion	£336,375.89
Energy Doctors	£24,500.00
Grand Total	£658,370.91
(ii)the amount of money (received under planning obligations) spent on repaying money borrowed, including	£0.00

any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	
(ii)the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0.00
(iii)the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£80,469.00
(i)the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	£14,374,694.61

Havering CIL

(a)the total value of CIL set out in all demand notices issued in the reported year;	£2,278,103.73
(b)the total amount of CIL receipts for the reported year;	£2,290,224.08
(c)the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£0.00
(d)the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£1,816,976.36
(e)the total amount of CIL expenditure for the reported year;	£254,323.70
(f)the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£3,050,000.00
(g)in relation to CIL expenditure for the reported year, summary details of—	
(i)the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	See report above
(ii)the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0.00
(iii)the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£114,511.20 (5%)
(h)in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	See report above

(i)the amount of CIL passed to—	
(i)any parish council under regulation 59A or 59B; and	£0.00
(ii)any person under regulation 59(4);	£0.00
(j)summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
(i)the total CIL receipts that regulations 59E and 59F applied to;	£0.00
(ii)the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	£0.00
(k)summary details of any notices served in accordance with regulation 59E, including—	
(i)the total value of CIL receipts requested from each parish council;	£0.00
(ii)any funds not yet recovered from each parish council at the end of the reported year;	£0.00
(l)the total amount of—	
(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0.00
(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0.00
(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00
(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£0.00
Mayoral CIL:	
(b)the total amount of CIL receipts for the reported year;	£528,383.63
(g)in relation to CIL expenditure for the reported year, summary details of—	
(iii)the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£21,135.35 (4%)

Section 106 Agreements Entered into by London Borough of Havering – 2022/2023

Application Number	Location	Development Description	S106 Date
P2330.21	64 South Street, Romford	Additional flat to be incorporated on the existing roof line of 64 South Street.	08/09/2022
P1949.21	89 New Road, Rainham	Variation of Condition 2: Accordance with plans of application ref: APP/B5480/W/18/3202420 (as per planning officer email guidance dated 21 September 2021) - to increase ground floor footprint of Block C. Redevelopment of the site to provide 3 new buildings ranging from 2 to 5 storeys comprising 56 self- contained flats (14 x 1-bedroom, 23 x 2-bedroom and 19 x 3-bedroom) and 3 x 4 - bedroom houses, a small commercial unit on the ground floor and associated landscaping, vehicle access, cycle and car parking.	29/07/2022
P1894.21	Carlisle House, 198 Victoria Road, Romford	Single storey extension to create additional Use Class C3 (residential) secondary storey to include 3x two-bedroom and 1x one-bedroom self-contained apartments	05/04/2022
P1866.19	Medina Farm, Dennises Lane, Upminster	Engineering works to improve drainage and re-restore previously worked land	16/12/2022
P1865.19	Medina Farm, Dennises Lane, Upminster	Extraction of minerals and reclamation material and importation of inert materials, ancillary plant and buildings with restoration back to agriculture	16/12/2022

Application Number	Location	Development Description	S106 Date
P1510.19	Plot 22, Albright Industrial Estate	The redevelopment of site for use as a waste management facility with a throughput of over 75,000 tonne per annum.	02/12/2022
P1079.19	253 Chase Cross Road, Romford	Retrospective application for the retention of the new residential block comprising 6no. flats as a variation to planning permission P0015.17	07/02/2023
P1039.21	St George's Hospital, 117 Suttons Lane, Hornchurch	Redevelopment of the St George's Hospital site to provide up to 4,629sq.m of new healthcare facility (Use Class E(e)) to include sub-station, generator, new vehicular and pedestrian access from Suttons Lane, associated car parking, landscape, and infrastructure works, involving demolition of existing buildings	06/09/2022
P1013.21	Harris Academy Rainham, Lambs Lane South	Erection of a new sixth form building, with associated access and parking, following demolition of the existing swimming pool	28/07/2022
P1007.22	64 Victoria Road, Romford	Alterations and extensions to existing building at 64 Victoria Road Romford to provide a mixed use development comprising flexible class E commercial space and 5 no. residential units (3 x two bedroom and 2 x one-bedroom) together with private amenity space, refuse and cycle store	27/02/2023
P0914.21	94 Station Lane, Hornchurch	Conversion of main hotel building (C1) to 2 x 2-bed flats and 4 x 1-bed flats Involving a first and second floor extension to the South side, a second floor extension to the North side, addition of 4 dormer to the front and 2 dormers to the rear, a single storey rear extension to replace the existing conservatory and conversion of detached hotel building (C1) to 2 x 1-bed flats involving a single storey front extension. Part demolition and alterations to the front boundary wall	05/07/2022

Application Number	Location	Development Description	S106 Date
P0755.21	New City College, Ardleigh Green Campus, Hornchurch	Erection of 2/3 storey 87 bedroom and suites care home for the frail elderly (Class C2 use) with ancillary and communal accommodation, together with associated landscaping, access arrangements, car and cycle parking, servicing, refuse and recycling	25/05/2022
P0472.20	14 - 18 Station Road, Upminster	Demolition of the existing commercial buildings at 14 - 18 Station Road and construction of a new 4-storey building comprising two commercial units Use Class E1 at ground floor level, 8 residential units at first, second and third-floor level, a gym at basement and rear part first floor level with ground floor access, amenity space at roof level, servicing and associated refuse and parking at the rear ground floor level	09/06/2022
P0461.22	Harold Hill Library, Hilldene Avenue	Demolition of the existing buildings and structures and redevelopment of the site consisting of the erection of a part 2, part 3, part 4-storey building (with additional plant and enclosures at 5-storey level) to provide for a new hostel facility (Use Class Sui Generis) with 74 rooms for short-term emergency accommodation and 1,499 square metres (GIA) of floorspace for a Health Centre (Use Class E(e)), along with associated hard and soft landscaping, parking, access and highway works	16/11/2022
P0233.21	66 - 68 South Street, Romford	Demolition of 2-storey retail/commercial building and erection of 4-storey mixed use building containing 3 x Class E units and 4 x 1-bed, 8 x 2-bed and 7 x 3-bed Class C3 residential flats	12/05/2022
P0518.21	Wennington Quarry, New Road	Variation of Condition No. 24 (Storage bund details) of Planning Permission P1407.13 dated 04/05/2017 (Progressive winning and working of minerals, the erection of a low profile processing plant, workshop, site office, welfare unit, weighbridge and wheel cleaner and other ancillary buildings with restoration using pre-treated	15/02/2022

Application Number	Location	Development Description	S106 Date
		imported suitable inert materials to return the land to agricultural) to allow for increase in height of proposed storage bunds.	