

London Borough of Havering
Infrastructure Funding Statement
2023/24 Monitoring Period



Havering
LONDON BOROUGH

Contents

1	Introduction	3
2	Community Infrastructure Levy.....	5
3	Section 106 Contributions	8
4	Projects Delivered	13
5	Planning Obligations SPD	5
6	Appendix – Infrastructure Funding Statement 2023 - 2024.....	16

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 2023/2024 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 01/04/2023 to 31/03/2024.

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 which is 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 Mayoral CIL (MCIL) and Havering 'Borough' CIL (HCIL).

2.3 The total value of HCIL set out in all demand notices issued to developers in the reported year: **£2,493,371.82**.

2.4 The total amount of HCIL receipts for the reported year: **£2,491,173.79**.

2.5 The total amount of HCIL expenditure for the reported year: **£673,355.71**.

2.7 The total amount of HCIL retained at the end of the reported year: **£6,429,663.94**.

2.8 The amount of CIL spent on administrative expenses pursuant to Regulation 61 of the CIL Regulations 2010 (as amended): **£124,558.68** (5% of receipts).

CIL Headline Figures 2023/2024

HCIL Demanded	£2,493,371.82
HCIL Receipts	£2,491,173.79
HCIL Admin Fund (5% of receipt)	£124,558.69
HCIL Expenditure	£673,355.71
HCIL Retained at end of 2023/24	£6,429,663.94
MCIL Receipts	£735,614.36
MCIL Admin Fee (4% of receipt)	£29,424.57

Historic HCIL table

Year	Receipts	Admin (5%)	Expenditure	CIL Retained
19/20	£30,525	£1,526	£0	£28,999
20/21	£479,229	£23,961	£0	£457,389
21/22	£2,539,695	£126,985	£69,033	£2,827,944

22/23	£2,290,224	£114,511	£254,324	£4,749,333
23/24	£2,491,174	£124,559	£673,356	£6,429,664

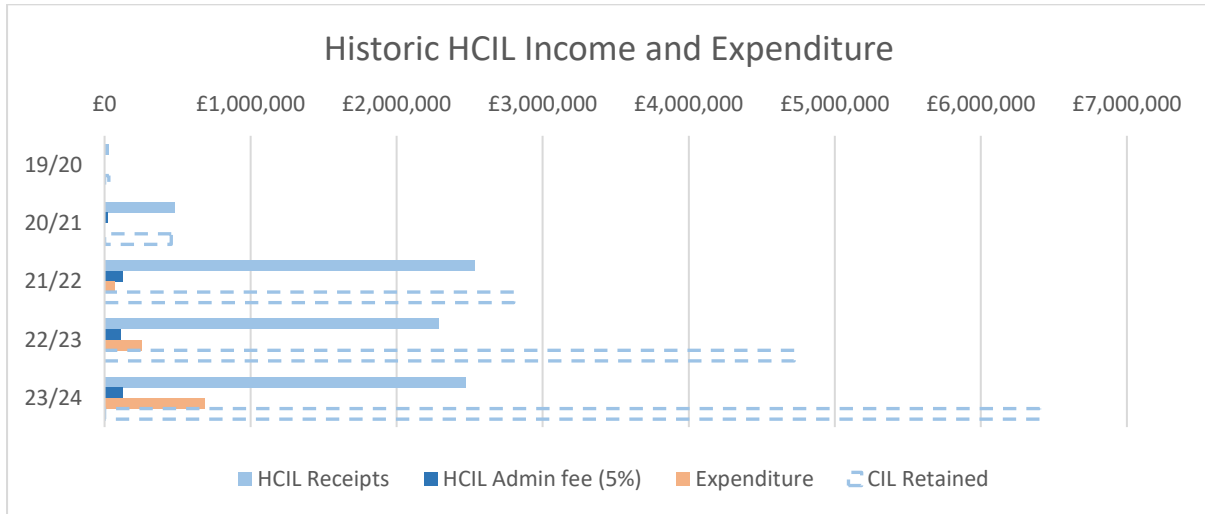


Figure 2. Historic HCIL chart

Historic HCIL & MCIL table

Year	HCIL	HCIL admin (5%)	MCIL	MCIL admin (4%)
19/20	£30,525	£1,526	£33,825	£1,353
20/21	£479,229	£23,961	£97,376	£3,895
21/22	£2,539,695	£126,985	£506,019	£20,241
22/23	£2,290,224	£114,511	£528,384	£21,135
23/24	£2,491,173	£124,559	£735,614	£29,425

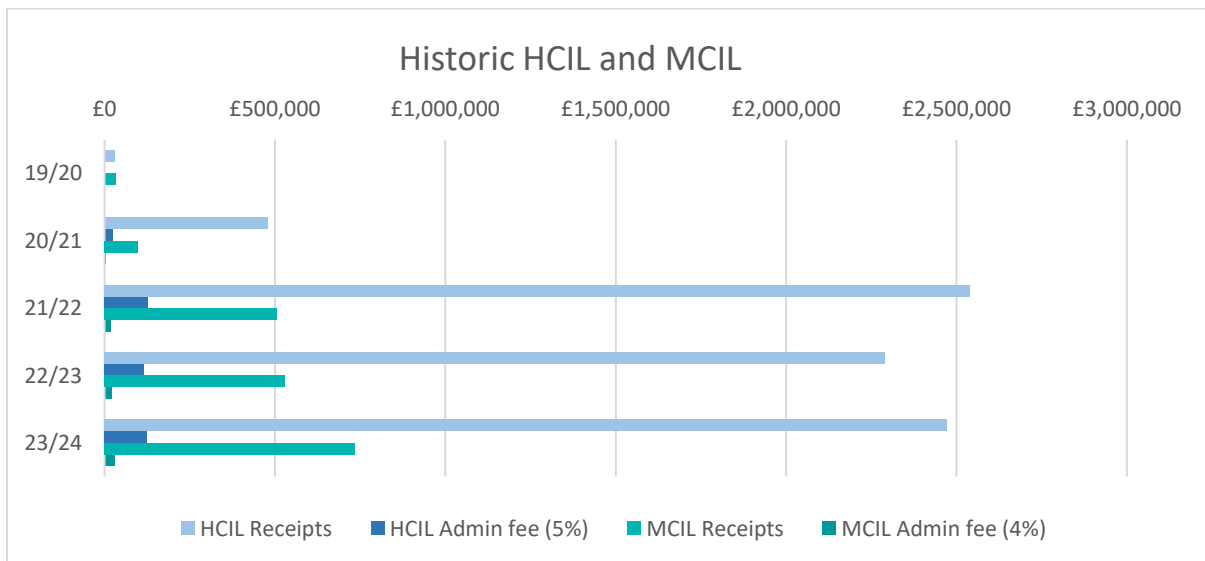


Figure 3. Historic HCIL & MCIL chart

Summary of HCIL Project Allocations FY 23/24

CIL Project	Service Area	Amount funded
Covid Memorial, Hornchurch Country Park	Environment	£15,990
Rosewood Avenue, Elm Park – Pedestrian Crossing	Highways	£45,000
Enforcement CCTV	Infrastructure	£12,483
Infrastructure – Verges for parking	Transport	£541,401
Rainham Innovation Hub and Public Realm improvements	Regeneration	£47,880
Liveable Neighbourhoods Romford Ring Road	Regeneration	£10,601
Total(s)		£673,356

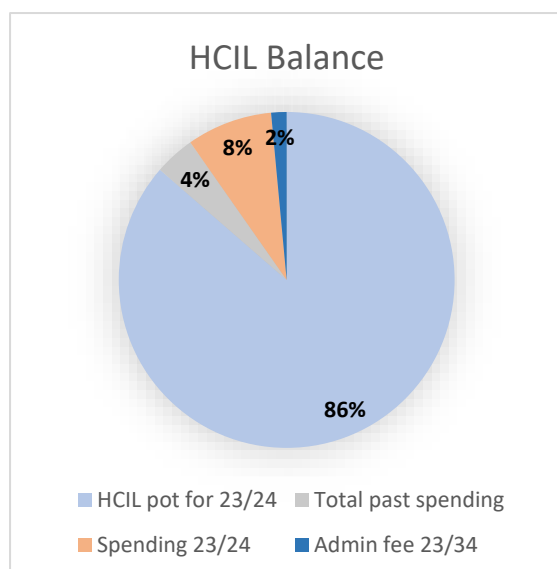


Figure 4. HCIL Balance

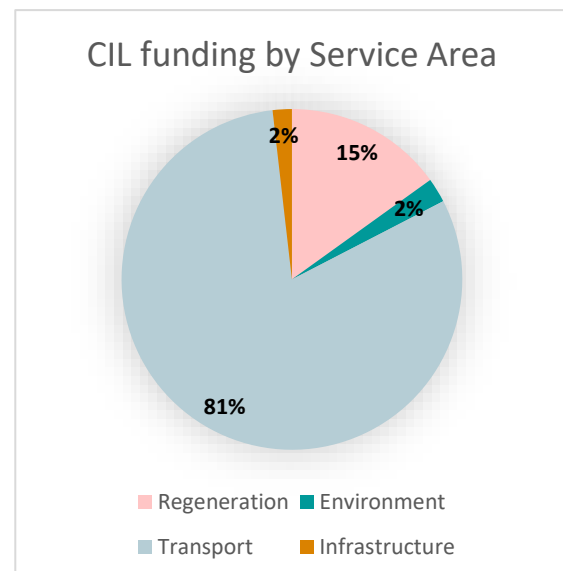


Figure 5. HCIL-funded amount by Service Area

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 Planning Obligations are 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 **£1,033,504.23**
- 3.6 The total amount of money received from planning obligations during the reported year was **£1,260,168.16**.
- 3.7 The total amount of money spent from planning obligations during the reported year was **£1,542,084.46**.
- 3.8 The total amount of money allocated but not spent during the reported year was **£11,501,862.10**.
- 3.9 The total balance remaining at the end of the reported year was **£14,092,778.31**.

S106 Headline Figures FY 23/24

Secured	£1,033,504.23
Receipts	£1,260,168.16
Expenditure	£1,542,084.46
Allocated but not spent in the reported year	£11,501,862.10
Retained	£14,092,778.31

S106 Balance by Service Area

Service Area	Balance as of 01/04/2023	Expenditure FY23/24	Amount Allocated in FY23/24	Balance as of 01/04/2024
Education	£6,906,777.08	£398,318.58	£6,484,458.50	£6,542,732.29
Environment	£101,677.49	£0	£39,678.77	£101,677.49
AH*	£1,664,173.17	£0	£1,664,173.17	£1,664,173.17
Health	£229,530.58	£0	£0	£0
Highways	£1,630,340.30	£251,917.84	£609,439.16	£1,835,567.60
COF**	£1,037,487.59	£0	£601,500.00	£1,424,753.25
Parks	£561,685.22	£350,535.86	£34,745.92	£255,120.36
Employment Skills	£45,060.79	£0	£45,060.79	£45,060.79
Regeneration	£281,237	£0	£1,587,841.53	£1,590,497.45
Transport	£607,503.94	£0	£434,964.26	£434,964.26
Total	£14,374,694.61	£1,000,772.28	£11,501,862.10	£14,092,778.31

Figure 6. S106 Balance by Service Area Table

*AH: Affordable Housing **COF: Carbon Offset Funding

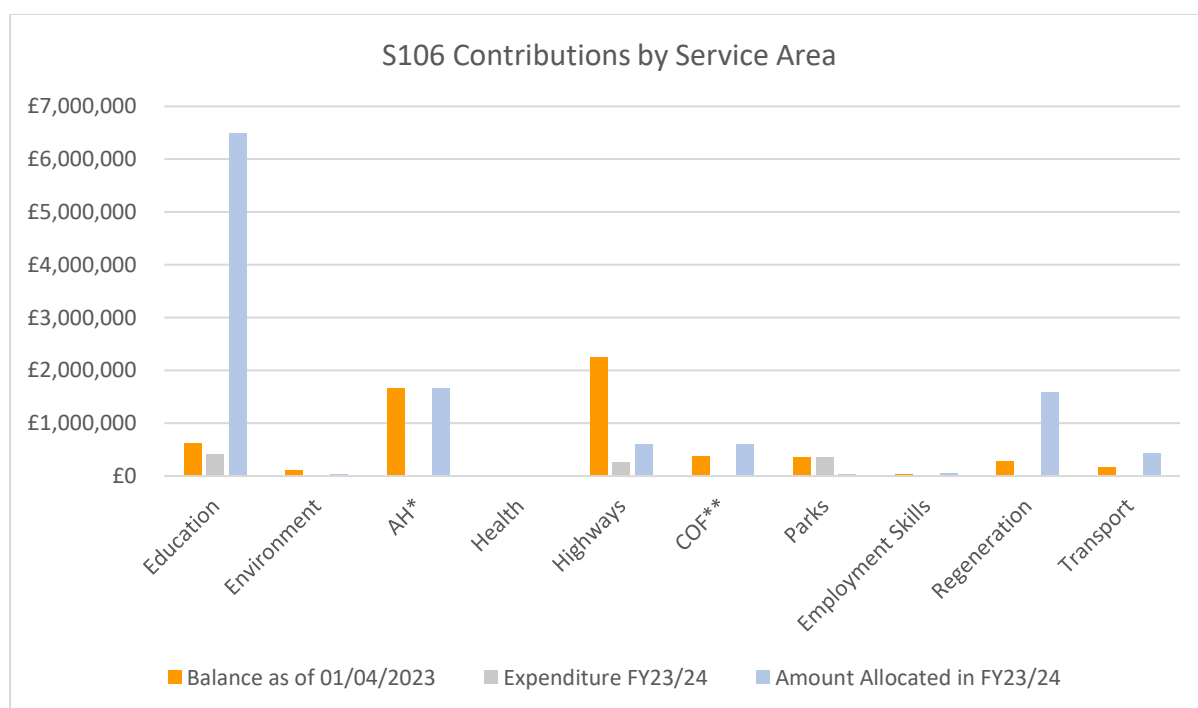


Figure 7. S106 Balance by Service Area Chart

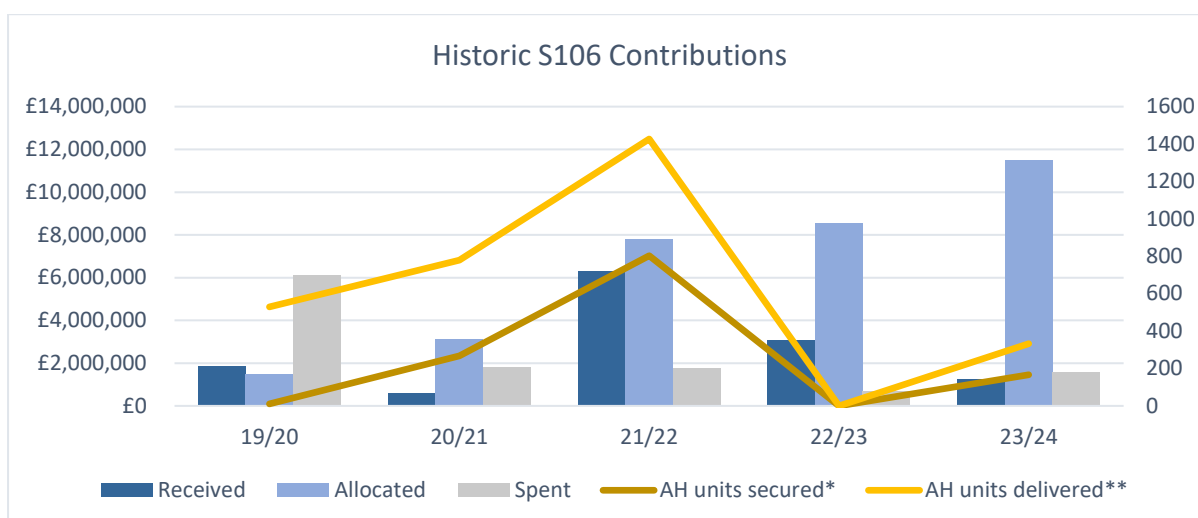


Figure 8. Historic S106 Contributions Chart

Historic S106 Contributions Table

Year	Received	Allocated	Spent	AH units secured*	AH units delivered**
19/20	£1,860,440	£1,463,213	£6,103,904	11	519
20/21	£595,137	£3,093,380	£1,790,708	267	512
21/22	£6,283,627	£7,778,688	£1,766,558	803	624
22/23	£3,061,719	£8,558,198	£658,371	0	0
23/24	£1,260,168	£11,501,862	£1,542,080	166	166

*AH units secured: Number of affordable housing units agreed to secure through S106 contributions.

** AH units delivered: Number of affordable housing units delivered by S106 contributions.

List of Infrastructure Projects spent from S106 funds in FY23/24

Infrastructure Project	S106 amount spent
Brittons Playing Fields - Enhancement of pitch to 3G surface with Lighting and Fencing	£163,300.49
Controlled Parking Zone (CPZ) - Former Harold Wood Hospital	£2,896.59
Controlled Parking Zone (CPZ) - Beam Park	£11,178.09
Energy Doctors	£49,000
Harold Wood Play Area Improvements	£35,565.94
Highways Improvement works - Former Oldchurch Hospital Site (Swan)	£144,228.92
Hornchurch Country Park - Improvements	£92,424.92
Rainham Play Area Improvements	£58,992.51
Upminster Hall Playing Fields Improvements	£252.00
Solar Serena Sunrise (Highway Works)	£93,614.24

St Edward's Primary School, Romford - ARP Expansion	£398,318.58
St George's Health Hub (Passing to NHS)	£492,312.18
Total(s)	£1,542,084.46

List of Infrastructure Projects Allocated by S106 in FY 23/24

S106 Contribution	Total Allocated
31 High Street, Hornchurch CCTV MTC Enforcement	£14,846.09
Albright Industrial Estate – Ferry Lane	£10,000.00
Anti-skid surfacing - Ferry Lane South / Coldharbour Lane roundabout	£19,500.00
Beam Parkway Project	£444,050.69
Bikeability Training funding for 4 years - to be used as a backup if LIP funding not available (Carbon offset funding)	£200,000.00
Bower Park School ARP	£176,206.27
Bridge Close School	£1,184,510.12
Bus Stop Accessibility (Various s106)	£17,439.00
Chippenham Road Scheme	£1,664,173.17
CPZ contribution	£22,064.00
Cycle Parking Improvements at Hornchurch Station	£26,671.90
Emmanuel Community School, Beam Park	£42,000.00
Employment and skills activities / Job brokerage	£45,060.79
Energy Doctors (Carbon offset funding)	£26,500.00
Footway improvements in Harold Hill Area	£55,410.33
Forest Approach School Expansion	£1,834,524.00
Former Hariold Wood Hospital - Gubbins Lane Ped Crossing (s106)	£33,783.87
Former Harold Wood Hospital Controlled Parking Zone (S106)	£100,595.90
Former Oldchurch Hospital Site (Swan) - Highways Works	£165,104.90
Gidea Park School Expansion	£97,828.44
Gooshays Drive - Highways Contribution	£100,000.00
Harold Court Nursery	£127,000.00
Harold Wood Play Area Improvements	£887.79
Harris Academy, Rainham - ARP Expansion	£1,100,320.52
Harrow Lodge SEND unit	£79,159.62
Hornchurch Country Park - Improvements	£33,628.64

James Oglethorpe School, Upminster - Expansion	£108,826.07
London Riverside BID - Environmental Improvements	£20,178.77
Mead Primary School, Harold Hill – Expansion	£30,000.00
Newtons Primary School ARP	£141,117.91
NHS - St George's Health Hub passing to TfL	£408,292.36
North street Cycle Parking	£17,054.03
North street: Traffic Management	£11,369.35
Orchard Village 20mph Zone	£41,637.51
Orchard Village CPZ (BEAM PARK)	£11,818.18
Parklands Junior, Romford	£30,000.00
PV Panels on Council Buildings (Carbon offset funding)	£375,000.00
Rainham Gateway Active Travel Project	£1,143,790.84
Rainham Play Area Improvements	£229.49
Rise Park Academies, Collier Row - Expansion	£30,000.00
Risebridge Golf Centre	£7,500.00
Sanders SEND unit	£213,044.00
St Edward's COF nursery expansion	£84,763.03
Station Road Upminster CPZ	£816.00
Suttons Primary School, Hornchurch - SEND Unit	£1,156,329.78
The Compass School	£35,809.13
Whybridge Infant School Expansion, Rainham	£13,019.61
Total(s)	£11,501,862.10

4 Projects Delivered

4.1 St Edward's Church of England VA Primary School Nursery Expansion

At St Edward's Church of England VA Primary School, the part Section 106-funded creation of "The Treehouse" has transformed a small, underused part of the site into a purpose-built 12-place SEND unit supporting children with Autistic Spectrum Disorder (ASD). The Treehouse delivers a vibrant and individualised curriculum, fostering academic and communicative development while equipping pupils with skills for life beyond the classroom.

Designed with sustainability and biophilia principles in mind, The Treehouse incorporates solar panels, a green roof system, a sensory garden, a natural ventilation strategy, and high-quality sustainable materials, contributing to zero-carbon targets, biodiversity gains and wellbeing environment. Additionally, the nursery has been expanded by 30 places through an innovative courtyard infill, complemented by a new wooded play area. These projects showcase the power of strategic investment in creating inclusive, sustainable, and inspiring environments for learning and growth.



Figure 9. St Edward's "Treehouse" provided both internal and open space improvements

4.2 Rainham Riverside Belvedere Public Realm Improvements

“Rainham Riverside” public space opened recently featuring The Belvedere, a new covered seating area designed for the local community to enjoy the views over the river Thames, providing a welcoming environment and place of interest for all visitors, whether on a lunch break from work, dog walking, or cycling/walking the RSPB Rainham Marshes route between Rainham and Purfleet.

Havering Council, working in partnership with the London Riverside Business Improvement District (BID), secured the funds from the Greater London Authority (GLA), as part of the Rainham Strategic Industrial Location Good Growth Fund. These funds were complemented by the Council’s Community Infrastructure Levy (CIL) monies.



Figure 10. New Public Realm Improvement: Rainham Riverside



Figure 11. The Belvedere, Rainham Riverside

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 2023 - 2024

1. Summary

Infrastructure Funding Statement	
1st April 2023 – 31st March 2024	
SECTION 106:	
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£2,026,500.00
(b) the total amount of money under any planning obligations which was received during the reported year;	£1,260,168.16
(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;	£1,330,748.05
(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;	£11,501,862.10
(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);	£1,542,084.46
(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
31 High Street CCTV MTC Enforcement	£14,846.09
Albright Industrial Estate – Ferry Lane	£10,000.00
anti-skid surfacing at the Ferry Lane South / Coldharbour Lane roundabout / ring road in the London Riverside.	£19,500.00
Beam Parkway project	£444,050.69
Bikeability Training	£200,000.00
Bower Park ARP	£176,206.27
Bridge Close School	£1,184,510.12

Bus Stop Accessibility (Various s106)		£17,439.00
Chippenham Road Scheme		£1,664,173.17
CPZ contribution		£22,064.00
Cycle Parking Improvements at Hornchurch Station		£26,671.90
Emmanuel Community School on Beam Park		£42,000.00
Employment and skills activities / Job brokerage		£45,060.79
Energy Doctors		£26,500.00
Footway improvements in Harold Hill Area		£55,410.33
Forest Approach Expansion		£1,834,524.00
Former Harold Wood Hospital - Gubbins Lane Ped Crossing (s106)		£33,783.87
Former Harold Wood Hospital Controlled Parking Zone (S106)		£100,595.90
Former Oldchurch Hospital Site (Swan) - Highways Works		£165,104.90
Gidea Park Expansion		£97,828.44
Gooshays Drive - Highways Contribution		£100,000.00
Harold Court Nursery		£127,000.00
Harold Wood Play Area Improvements		£887.79
Harris Academy, Rainham - ARP Expansion		£1,100,320.52
Harrow Lodge SEND unit		£79,159.62
Hornchurch Country Park - Improvements		£33,628.64
James Oglethorpe School, Upminster - Expansion		£108,826.07
London Riverside BID - Environmental Improvements		£20,178.77
Mead School Expansion		£30,000.00
Newtons Primary School ARP		£141,117.91
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North street: Traffic Management		£11,369.35
Orchard Village 20mph Zone		£41,637.51
Orchard Village CPZ (BEAM PARK)		£11,818.18
Parklands Junior		£30,000.00
NHS - St George's Health Hub Passing to TfL		£408,292.36
PV Panels on Council Buildings		£375,000.00
Rainham Gateway Active Travel Project		£1,143,790.84
Rainham Play Area Improvements		£229.49
Rise Park Academies, Collier Row - Expansion		£30,000.00
Risebridge Golf Centre		£7,500.00
Sanders SEND unit		£213,044.00
St Edward's COF nursery expansion		£84,763.03
Station Road Upminster CPZ		£816.00
Suttons Primary School, Hornchurch - SEND Unit		£1,156,329.78
The Compass School		£35,809.13
Whybridge Infant Expansion		£13,019.61
Grand Total		£11,501,862.10

(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	£2,896.59
Controlled Parking Zone (CPZ) - A1306-Beam Park	£11,178.09
Hornchurch Country Park - Improvements	£92,424.92
Rainham Play Area Improvements	£58,992.51
Harold Wood Play Area Improvements	£35,565.94
Upminster Hall Playing Fields Improvements	£252.00
Highways Improvement works - Former Oldchurch Hospital Site (Swan)	£144,228.92
Solar Serena Sunrise (Highway Works)	£93,614.24
St Edward's Primary School, Romford - ARP Expansion	£398,318.58
Brittons Playing Fields - Enhancement of pitch to 3G surface with Lighting and Fencing	£163,300.49
St George's Health Hub (Passing to NHS)	£492,312.18
Energy Doctors	£49,000.00
Grand Total	£1,542,084.46
(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
(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;	£0.00
(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.	£14,092,778.31

Havering CIL	
(a)the total value of CIL set out in all demand notices issued in the reported year;	£2,493,371.82
(b)the total amount of CIL receipts for the reported year;	£2,491,173.79
(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;	£0.00
(e)the total amount of CIL expenditure for the reported year;	£673,355.71
(f)the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£6,429,663.94
(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;	N/A
(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;	£124,558
(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;	£0.00
(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;	£735,614.36
(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;	£29,424.57

2. Section 106 Agreements Entered into by London Borough of Havering – 2023/2024

Application Number	Type	Address	Description of development	Decision Date
P1789.21	Planning	23-25 Victoria Road	Erection of a part five storey and part six-storey mixed-use development to include 8 x 1-bed, 22 x 2-bed, 7 x 3-bed self-contained residential units, ground floor commercial units, associated car parking, cycle stores, landscaping and refuse facilities and to involve the demolition of existing buildings on site	01/12/2023
P1770.22	Planning	The Crown Public House	Variation of condition 16 (accessibility) of planning permission P1154.15 dated 05/09/16 to allow ground floor only apartments to be Part M4(3)(2)(a) compliant and lift access is not required (Change of Use from A4 (drinking establishment) to C3 (dwelling houses). Part demolition of existing public house and new construction to provide 24 No. apartments)	12/10/2023
P1551.22	Planning	47 Brooklands Road	Demolition of Two storey, 3-bed detached house with garage. Construction of 2 x Two storey semi-detached 4-bed dwellings with integral garages, associated parking, and amenity space.	26/06/2023
P1492.21	Planning	Plot 24 and 26	Application for full planning permission for two new industrial units providing 6,700 sqm GEA of flexible use (E(g)(iii) / B2 / B8) with parking, landscaping and associated works at Plot 24 and 26, Ferry Lane.	18/05/2023
P1448.22	Planning	36 Collier Row Lane	Variation of Condition No. 2 of Planning Permission ref: P0433.17 dated 15/01/2019 to permit replacement plans to amend site layout (Demolition of the existing garages and erection of 5no. two storey-houses on land to the rear of 36, 38 & 40 Collier Row Lane.)	08/06/2023
P1436.22	Planning	142 High Street	First floor rear extension to create 1 x 1-bed flat	21/09/2023

P1357.22	Planning	203-221 North Street	Deed of Variation of the S106 Agreement, secured under planning application ref. P1181.19	15/08/2023
P1212.22	Planning	151-153 North Street	Variation of condition No. 2 (plans) and No. 4 (materials) of planning permission reference P0469.15 (Demolition of an existing warehouse and the construction of a part two/part three storey building consisting of 2 No. x 1 bedroom units and 5 No. x 2 bedroom dwellings) to allow for alterations to fenestration, addition of topographical boundaries to site and changes to external materials	07/09/2023
P0615.21	Planning	Land at Rom Valley Way (formerly Romford Ice Rink)	Hybrid planning application for phased mixed-use development for the provision of seven blocks (Block A to G) of 2 to 12 storeys to include up to 972 residential units comprising: Full application (Block A) for a total of 146 residential units (Class C3), retail/restaurant unit (Class E), medical or neighbourhood centre (Class E(e), F2); energy centre (sui generis); parking, access from the southern roundabout and temporary road access arrangements. Outline application for site preparation for erection of six blocks (Blocks B to G) of up to 826 residential units (Classes C3) including up to 223 later living/extra care/residential units (Classes C2/C3); medical/hospital facility (Class C2/E(e)), flexible retail and cafe space (Class E), gym facilities for residents and NHS Staff (Class E), Medical/neighbourhood centre (Class Ee/F2); energy centre, basement, associated landscaping, car parking, refuse storage and other associated works with all matters reserved.	05/09/2023
P0313.23	Planning	36 Collier Row Lane	Variation of Condition No.2 of Planning Permission Ref: P0433.17 dated 15/01/2019 to amend site layout, permit provision of rear dormer windows to units 1 to 4, rear roof lights to all dwellings, increase of the floor to ceiling heights at ground and first floor and the reconfiguration of fenestration to all	21/07/2023

			units. (Demolition of the existing garages and erection of 5no. two storey-houses on land to the rear of 36, 38 & 40 Collier Row Lane.)	
P0194.23	Planning	Former Rainham Library offices at	Variation of Condition No. 2 of Planning Permission Ref P1701.17 dated 21/08/2019 to allow for amendment to the red line denoting the site boundary (The demolition of existing buildings and the construction of 57 homes comprising a mix of 22 houses and 35 apartments with associated access roads, parking, hard surfacing, landscaping, boundary treatments, refuse stores, an electrical substation and means of access to and from Broadway.)	28/03/2024
P0054.22	Planning	143 North Street	Variation of Condition No. 2 (Accordance with plans) of Planning Permission ref: P0096.15 dated 05/06/2018 to permit the addition of a new sub-station and switch room, with minor adjustment to car parking. (Demolition of the existing Buildings and Construction of 40 No flats in two Blocks with parking and landscaping.)	13/09/2023