

Authority Monitoring Report 2024-25

The Authority Monitoring Report (AMR) tracks the progress and achievements of Local Plan policies. Monitoring indicators are set out in Havering's Local Plan 2016-2031. This AMR sets out Havering's current position on each indicator.

Indicators are split into the 8 categories of the Local Plan. AMRs monitor the financial year period between April and March of each year. The 2024-25 AMR covers the period 1st April 2024 to 31st March 2025.

The layout of this document shows each indicator, alongside a detailed target and the indicator's relation to specific Local Plan policies.

Havering is committed to tackling climate change, as laid out in the Council's [climate change action plan](#). Performance monitoring on the action plan will take place annually to track progress and will be made publicly available. The Council will monitor and publish CO₂ emissions arising from Council activities once a year. The most recent report, Havering Climate Change Action Plan 2024-27 Annual Report incorporating Carbon Emissions Data (May 2025) is available here [Agenda item - Havering Climate Change Action Plan 2024-27 Annual Report | London Borough of Havering](#)

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1. PLACES TO LIVE

Related Local Plan Policy	Indicators	Target	Results
Housing (Policies 1, 2 and 3)	Annual Net additional dwellings completed	<p>Delivering a minimum of:</p> <ul style="list-style-type: none"> • 700 new dwellings* per year during Phase 1 of the Plan Period (2016/2017-2020/2021) • 1,801 new dwellings* per year during Phase 2 (2021/2022-2025/2026) of the Plan Period and 1641 (2025/2026) • 1170 new dwellings* per year during Phase 4 of the Plan Period (2026/2027-2030/2031) <p>in accordance with Policy 3</p>	<p>Harvering has achieved 536 net additional dwellings for 2024/25. The target for this period in the Council's Local Plan was 1,801.</p>
	Net additional dwellings completed from the 2016 financial year onwards	Meeting the cumulative housing requirement target since (and including) the 2016 financial year	<p>Net additional dwellings from 2016 to 2024 are as follows;</p> <ul style="list-style-type: none"> • 2016/2017 = 607 (target 700) • 2017/2018 = 277 (target 700) • 2018/2019 = 465 (target 700) • 2019/2020 = 519 (target 700) • 2020/2021 = 512 (target 700) • 2021/2022 = 624 (target 1,801) • 2022/2023 = 1,032 (target 1,801) • 2023/2024 = 577 (target 1,801)

			<ul style="list-style-type: none"> 2024/2025 = 536 (target 1,801) <p>Total net homes delivered 2016 – 2024 = 5,149</p>
Net additional dwellings in:	<p>i. Romford Strategic Development Area</p> <p>ii. Rainham Strategic Development Area</p> <p>iii. Council housing estates outside the Strategic Development Areas</p> <p>iv. Other major sites outside the Strategic Development Areas and Council housing estates</p> <p>v. Small sites and through vacant units returning to use</p>	<p>Sites within Havering being delivered in accordance with the numbers set out within Policies 1,2 and 3 to achieve the following over the first 10 years of the Plan Period:</p> <ul style="list-style-type: none"> At least 5,000 new homes on Major sites in the Romford Strategic Development Area (including Twelve Estate Regeneration Programme sites) At least new 3,000 homes on Major sites in the Rainham and Beam Park Strategic Development Area (including Twelve Estate Regeneration Programme sites) At least new 300 homes through the Twelve Estates Programme (these sites are outside the Strategic Development Areas) At least 1,500 homes on other major sites outside the Strategic Development Areas and Twelve Estates 	<p>Completions from 2024/25 are as follows;</p> <ul style="list-style-type: none"> Romford Strategic Development Area = 256 Rainham and Beam Park Strategic Development Area = 66 Twelve Estates Programme = 0 Major sites outside the Strategic Development Areas and Twelve Estates Regeneration Programme sites = 18 Small sites and vacant units returning to use = 196 (anything under 10 units)

		<p>Regeneration Programme sites</p> <ul style="list-style-type: none"> At least 1,500 homes on small sites and vacant units returning to use 													
	Percentage of dwellings built on previously developed land	100%	100% of dwellings were built on previously developed land in 2024/25.												
	Number of dwellings lost to other uses (without re-provision)	Minimal loss of housing to other uses	0 dwellings were lost to other uses without re-provision.												
	Projected net additional dwellings up to the end of the Local Plan period	18,930 net units provided over the Plan Period in accordance with Policy 3	Refer to Annex 1: Housing Trajectory and 5 year land supply.												
Affordable Housing (Policy 4)	Net affordable housing completions (number and as a percentage of net housing completions)	<p>Delivering at least 35% or 50%* new affordable homes per year on threshold sites in accordance with Policy 4.</p> <p>*on public land and industrial sites (see Policy 4)</p>	<table border="1"> <thead> <tr> <th>Type of affordable housing</th><th>Net completions</th></tr> </thead> <tbody> <tr> <td>Affordable rent and London Living Rent</td><td>28</td></tr> <tr> <td>Intermediate</td><td>1</td></tr> <tr> <td>Shared equity</td><td>15</td></tr> <tr> <td>Social rent</td><td>25</td></tr> <tr> <td>Total Net affordable homes 2024/25</td><td>69</td></tr> </tbody> </table> <p>The total net market homes delivered for 2024/25 was 69 homes. This makes the percentage of affordable homes completed equivalent to 13% of all net housing completions.</p>	Type of affordable housing	Net completions	Affordable rent and London Living Rent	28	Intermediate	1	Shared equity	15	Social rent	25	Total Net affordable homes 2024/25	69
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	Net affordable housing completions by tenure type (number and as a percentage of net affordable housing completions)	Delivering a tenure mix of 70% social / affordable rent and 30% intermediate provision on threshold sites in accordance with Policy 4	For the period 2024/25, affordable homes delivery percentages were 23% intermediate/shared equity and 77% social /affordable rent.																																
Housing Mix (Policy 5)	Net completions by housing size and type	<p>Delivering housing mix comprising:</p> <ul style="list-style-type: none"> Market Housing : 5% (1 Bed), 15% (2 Bed), 64% (3 Bed) and 16% (4+ Bed) Affordable Housing : 10% (1 Bed), 40% (2 Bed), 40% (3 Bed) and 10 (4+ Bed) <p>in accordance with Policy 5</p>	<table border="1"> <thead> <tr> <th></th><th>Net completions and %</th><th>Market units and %</th><th>Affordable units and %</th></tr> </thead> <tbody> <tr> <td>Studio</td><td>15 (3%)</td><td>7 (1.5%)</td><td>8 (11%)</td></tr> <tr> <td>1 bed</td><td>162 (33%)</td><td>136 (32%)</td><td>26 (38%)</td></tr> <tr> <td>2 bed</td><td>236 (48%)</td><td>210 (49.5%)</td><td>26 (38%)</td></tr> <tr> <td>3 bed</td><td>52 (10.5%)</td><td>43 (10%)</td><td>9 (13%)</td></tr> <tr> <td>4 bed</td><td>20 (4%)</td><td>20 (5%)</td><td>0</td></tr> <tr> <td>5 bed+</td><td>8 (1.5%)</td><td>8 (2%)</td><td>0</td></tr> <tr> <td>Totals</td><td>493</td><td>424</td><td>69</td></tr> </tbody> </table> <p>*There were also 43 non self-contained units / mobile homes completed</p>		Net completions and %	Market units and %	Affordable units and %	Studio	15 (3%)	7 (1.5%)	8 (11%)	1 bed	162 (33%)	136 (32%)	26 (38%)	2 bed	236 (48%)	210 (49.5%)	26 (38%)	3 bed	52 (10.5%)	43 (10%)	9 (13%)	4 bed	20 (4%)	20 (5%)	0	5 bed+	8 (1.5%)	8 (2%)	0	Totals	493	424	69
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Specialist Housing (Policy 6)	Net additional specialist housing completions	Delivering 255 new homes per year in accordance with Policy 6 until updated by subsequent reviews of the Havering Specialist Older Persons Accommodation Report (2015)	8 net units of specialist older persons housing completed
Residential design and amenity (Policy 7)	Number and proportion of housing completions that meet the National Space Standards	All new homes to meet National Standard	All new homes in Havering are expected to meet National Space Standards. Only in extremely special circumstances are units allowed to deviate from this standard.
Houses in Multiple Occupation (Policy 8)	Net additional HMO completions	Proposals do not result in more than 10% of properties in one street becoming HMOs (including lawful HMOs) in accordance with Policy 8	There was a net gain of 9 bedrooms in HMOs in the period monitored.
Conversions and sub-divisions (Policy 9)	Net additional completions arising from: <ul style="list-style-type: none"> i. Conversions of existing non-residential buildings ii. Sub-division of residential developments 	Proposals to increase housing stock in Havering comply with Policy 9 (and Policies 7, 24 and 35)	Conversions of existing non-residential buildings = 55 net homes Sub-division of residential developments = 24 net homes
Garden and backland development (Policy 10)	Net additional housing completions on garden and backland	Net increase in housing stock secured through development that meets the requirements of Policy 10	There is no meaningful way to gather data on garden and backland completions, due to volume of applications.

<p>Gypsy and traveller accommodation (Policy 11)</p>	<p>Net additional gypsy and traveller pitches and travelling showpersons plots</p>	<p>The provision of gypsy and traveller pitch provision and pitches for travelling show people to reflect the Gypsy and Traveller Accommodation Assessment Update report (July 2019) in accordance with Policy 11. No net loss of pitches or plots.</p>	<p>Updates on the allocated pitches for Gypsy and Travellers (Annex A.6, Havering Local Plan);</p>		
Site	Pitches Allocated in Local Plan for 5 year need	Planning Status			
66-72 Lower Bedfords Road	3	Planning permission for 3 pitches granted 09/08/23 P0542.22			
Ashlea View	5	No planning application received			
Church Road	25	Permission granted for 25 pitches 7/11/23 P1798.22			
Crow lane (r/o 21)	2	E0038.23 Permission not required for 3 caravans			
Gravel Pit Coppice	14	Permission granted for 12 units for Plots 2-5 (excluding Plot 1).			

				26/04/24 P0543.22
		Haunted House Wood	5	P1259.22 Approved 10/10/22 for 5 pitches
		Hogbar Farm and Hogbar Farm East, Fairhill Rise and Vinegar Hill	55	Planning permission for 55 pitches granted 19/12/2023 P0544.22
		Hogbar Farm West	7	No application received
		Laburnham Stables	10	No application received
		Railway Sidings, North Ockendon	13	No application received
		The Caravan Park, Putwell Bridge	5	No application received
		The Grove, Prospect Road	5	P1524.17 Undetermined
		The Old Forge/ Hubbards Chase	2	P0575.22 Refused 6/10/22

Tyas Stud Farm	5	P0727.22 Undetermined
Willow Tree Lodge	6	P0118.22 refused 15/03/24
1 pitch was allowed on appeal on a non designated site P1115.23 07/05/24		

<p>Self-Build New Indicator.</p> <p>This is not an indicator in the Local Plan, however the Council is required to report this information to central government on an annual basis.</p>	<p>Self build demand;</p> <ul style="list-style-type: none"> • Total number of people on Havering's self build register • Plots approved for self build 	<p>Support self-build initiatives, in accordance with Policy 3.</p>	<p>Self-build register entries since 2016 are as follows;</p> <table border="1" data-bbox="1284 267 1818 796"> <thead> <tr> <th>Year</th><th>Individual entries</th><th>Association entries</th></tr> </thead> <tbody> <tr> <td>BP1</td><td>115</td><td>0</td></tr> <tr> <td>BP2</td><td>99</td><td>1</td></tr> <tr> <td>BP3</td><td>30</td><td>2</td></tr> <tr> <td>BP4</td><td>50</td><td>1</td></tr> <tr> <td>BP5</td><td>49</td><td>0</td></tr> <tr> <td>BP6</td><td>63</td><td>2</td></tr> <tr> <td>BP7</td><td>37</td><td>0</td></tr> <tr> <td>BP8</td><td>2</td><td>0</td></tr> <tr> <td>BP9</td><td>1</td><td>0</td></tr> <tr> <td>BP10</td><td>1</td><td>0</td></tr> <tr> <td>Total</td><td>447</td><td>6</td></tr> </tbody> </table> <p>Plots approved over the past 6 years are as follows;</p> <table border="1" data-bbox="1284 910 1867 1271"> <thead> <tr> <th>Year</th><th>Self-build units approved</th></tr> </thead> <tbody> <tr> <td>2019-20</td><td>0</td></tr> <tr> <td>2020-21</td><td>0</td></tr> <tr> <td>2021-22</td><td>3</td></tr> <tr> <td>2022-23</td><td>0</td></tr> <tr> <td>2023-24</td><td>0</td></tr> <tr> <td>2024-25</td><td>0</td></tr> <tr> <td>Total</td><td>3</td></tr> </tbody> </table>	Year	Individual entries	Association entries	BP1	115	0	BP2	99	1	BP3	30	2	BP4	50	1	BP5	49	0	BP6	63	2	BP7	37	0	BP8	2	0	BP9	1	0	BP10	1	0	Total	447	6	Year	Self-build units approved	2019-20	0	2020-21	0	2021-22	3	2022-23	0	2023-24	0	2024-25	0	Total	3
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2. THRIVING COMMUNITIES

Related Local Plan Policy	Indicators	Target	Results
Healthy Communities (Policy 12)	Percentage of major applications submitted with a Health Impact Assessment	All major proposals to be submitted with a Health Impact Assessment in accordance with Policy 12	<p>There were 12 relevant major applications requiring submission of an HIA in the monitoring period. Of these applications, 4 were submitted with an HIA.</p> <p>The validation list was updated to require a HIA in September 2022.</p>
Town Centre Development (Policy 13)	Position of Havering's town centres in the London strategic town centre network	Havering town centres retain their position in the London Strategic town centre network (as defined in the London Plan) in accordance with Policy 13 and Map 1	<p>There has been no change to local town centre designations in the period monitored.</p> <p>Current town centre designations;</p> <ul style="list-style-type: none"> • Romford (Metropolitan centre) • Hornchurch (district centre) • Upminster (district centre) • Collier Row (district centre) • Elm Park (district centre) • Harold Hill (district centre) • Rainham (district centre)
Town centre Development (Policy 13)	Amount of completed retail floorspace in Havering's metropolitan and district centres	<p>In accordance with Policy 13:</p> <ul style="list-style-type: none"> • make provision for a minimum of 20,722 square metres of comparison floorspace in Havering by 2031 • make provision for a minimum of 10,881 square 	<p>There was a gain of 604 sqm of retail floorspace in Havering's metropolitan and district centres.</p> <p>198 sqm of retail floorspace was gained outside of the metropolitan and District Centres.</p>

		<p>metres of convenience floorspace in Havering by 2031</p> <ul style="list-style-type: none"> make provision for a minimum of 10,619 square metres of commercial leisure floorspace in Havering by 2031 	
Town centre Development (Policy 13)	In Havering's primary and secondary frontages, the number and percentage of: (i) Vacancies, (ii) A1 and A2 units, (iii) A5 units, (iv) betting shops, (v) payday loan shops	<p>In accordance with Policy 13, ensure that:</p> <ul style="list-style-type: none"> the proportion of A1 and A2 uses is more than 60% in primary frontages the proportion of A5 uses to be greater than 10% in primary frontages and to maintain a minimum of 3 units in alternative uses between A5 uses the proportion of betting shops and pay day loan shops in primary and secondary frontages and local centres to comprise a maximum of 5% or 1 unit (whichever is the greater) and there to be a minimum of 3 units in alternative use between these uses 	<p>The data is based on metropolitan and district centres (rather than primary and secondary frontages specifically) for Q4, Jan -Mar 2025. See Table 1 on page 15 for the full dataset.</p> <p>i. Average vacancy rate is 5.8% ii. The average proportion of A1 and A2 uses in metropolitan and district centres is 68.8% iii. The average proportion of A5 uses in metropolitan and district centres is 7.8% iv. The average proportion of sui generis uses (which includes but is not limited to betting shops and pay day loan shops) in metropolitan and district centres is 1.2%</p> <p>Please also note that A1 and A2 uses now fall under Use Class E, and A5, betting shops and payday loans shops all fall under Use Class Sui Generis.</p>

Eating and Drinking (Policy 14)	Net additional A3 and A4 units and floorspace in Havering's metropolitan and district centres	Enhancing the quality of Romford and Havering's District Centres	<p>A3 and A4 use classes no longer exist and these are split between the new E use class and Sui generis.</p> <p>No completions were recorded for Sui generis use as pub or drinking establishment (previously A4).</p> <p>No completions were recorded for cafes or restaurants (previous A3 uses), however these uses benefit from permitted development rights and therefore the completions data would not capture where there has been a change of use using permitted development rights.</p>
Culture and creativity (Policy 15)	Net additional arts, cultural and leisure floorspace in town centres and out of town centres	Enhancing Havering's town centres and out of town locations	There was a new gain of 714 sqm in arts, cultural or leisure facility floorspace.
Social Infrastructure (Policy 16)	Net additional floorspace for social infrastructure facilities	Provision of new social and community infrastructure in a timely and efficient manner and in appropriate locations to support, population, housing, employment and economic growth in accordance with Policies 1, 2 and 16 of the Local Plan and the Infrastructure Delivery Plan	There was 2,659 sqm gained in social infrastructure facilities for the monitoring period.
Social Infrastructure (Policy 16)	Average size of GP patient list	Securing GP medical facilities to improve the ratio for the average	There are currently 40 GP practises covering Havering. This is equal to 145.1 full time equivalent GPs covering patients, putting the

		number of patients per GP currently 1:1,991)	current GP to patient ratio at 1:2080. This is slightly higher than the ratio of 1:1991 stated in the Local Plan.
Social Infrastructure (Policy 16)	Net additional floorspace for educational purposes	Provision of education infrastructure in a timely and efficient manner and in appropriate locations to support, population and housing growth in accordance with the Policies 1, 2 and 17 of the Local Plan and the Infrastructure Delivery Plan	There was 3,626sqm gained for educational purposes in the monitoring period.
Open space, leisure and recreation (Policy 18)	Net loss/gain of public open space, playing fields and leisure floorspace	No net loss of open space designated for protection in the Local Plan in accordance with Policy 18	There was no change in open space, playing fields or leisure floorspace in the time period monitored.
Open space, leisure and recreation (Policy 18)	Number of open spaces with Green Flag Awards	To maintain and increase the number of open spaces that secure Green Flag status	<p>There are 16 parks in Havering that have the Green Flag Award. This is an increase from the 11 parks that held the award listed in the published local plan:</p> <ol style="list-style-type: none"> 1. Central Park 2. Bedfords Park 3. Rise Park 4. Lawns Park 5. Harold Wood Park 6. Cottons Park 7. St Andrews Park 8. Hylands Park 9. Haynes Park 10. Raphael Park 11. Lodge Farm Park 12. Upminster Park

				13. Spring Farm Park 14. Hornchurch Country Park 15. Langtons Gardens 16. Harrow Lodge Park
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*Table 1: Q4, Jan - Mar 2025

	Vacancies	A1 units	A2 units	A5 units	Betting and payday loan shops (sui generis class)
Collier Row	2 (2.6%)	40 (52.6%)	9 (11.8%)	8 (10.5%)	0
Elm Park	4 (3.2%)	71 (59.2%)	12 (10.0%)	17 (14.2%)	2 (1.7%)
Harold Hill	3 (4.5%)	46 (71.9%)	6 (9.4%)	3 (4.7%)	0
Hornchurch	16 (8.4%)	79 (45.4%)	27 (15.5%)	7 (4.0%)	1 (0.6%)
Rainham	3 (7.0%)	19 (47.5%)	9 (22.5%)	5 (12.5%)	0
Romford	41 (9.9%)	240 (64.5%)	26 (7.0%)	2 (0.5%)	5 (1.3%)
Upminster	9 (5.2%)	90 (54.9%)	15 (9.1%)	14 (8.5%)	0
AVERAGE %	5.8%	56.6%	12.2%	7.8%	1.2%

3. OPPORTUNITIES TO PROSPER

Related Local Plan Policy	Indicators	Target	Results
Business Growth (Policy 19)	Amount of designated and non-designated industrial floorspace lost to non-industrial uses	The amount of industrial land released to other uses will not exceed 24.5 hectares in Havering over the Plan Period in accordance with Policy 19	No designated or non-designated industrial land was lost to other uses.
	Net additional office floorspace	Delivery of additional 17,132 square metres of B1 floorspace in Havering over the Plan Period in accordance with Policy 19.	There was 652 sqm of net additional office floorspace in the monitoring period.
Loss of locally significant industrial sites and non-designated land (Policy 20)	Amount of employment land lost to residential and/or commercial developments	The amount of industrial land released to other uses in Havering will not exceed 24.5 hectares over the Plan Period in accordance with Policy 19	No designated or non-designated industrial land was lost to other uses.
Affordable workspace (Policy 21)	Number of affordable workspace units delivered	A net increase in the number of affordable workspaces over the Plan Period in accordance with Policy 21	Based on completions in 2024/25, no affordable workspace units were provided.
	Net additional affordable workspace floorspace	Provision of a minimum of 10% of floorspace in major commercial and mixed use schemes over the	Based on completions in 2024/25, no affordable workspace units were provided.

		Plan Period in accordance with Policy 21	
Skills and training (Policy 22)	Percentage of local labour used in the construction of new developments and end user phase where applicable	<p>In accordance with Policy 22:</p> <ul style="list-style-type: none"> • A minimum local labour target of 20% during construction and end user phase for major commercial or mixed-use developments including a proportion of apprenticeships where the length of construction phase allows • A minimum local labour target of 20% during construction for major residential developments 	Of the Major schemes approved during the monitoring period, local labour requirements were secured on 20% of applications

4. CONNECTIONS

Related Local Plan Policy	Indicators	Target	Results
Transport connections (Policy 23)	Proportion of journeys made by Havering school pupils to school by walking and cycling	Pupil hands up survey data collected via the TfL Travel for Life accreditation scheme to demonstrate that car use has reduced to 16% and cycling has increased to 6%	<p>School travel data is collected per academic year, rather than for the financial year the AMR monitoring period follows. The data presented is for the academic year 2024/2025 and was collected via the TfL Travel for Life accreditation scheme. This data is collected from 51 accredited schools in the borough, which is not all schools in the borough, however it serves as a good representation of the borough's average travel modes in accredited schools:</p> <ul style="list-style-type: none"> • Walking 41% • Scooting 12% • Cycling 6% • Rail 0% • Tube 0% • Public Bus 9% • School Bus 2% • Car 16% • Car Share 2% • Park and stride 12% <p>The totals for walking, scooting and cycling over the last 5 years are as follows;</p> <ul style="list-style-type: none"> • 2020/21 = 54% • 2021/22 = 58%

			<ul style="list-style-type: none"> • 2022/23 = 56% • 2023/24 = 57% • 2024/25 = 59%
	<p>Number of jobs within a 45-minute public transport journey of each local centre and town centre (as measured in the AM peak)</p>	<p>Provide an annual increasing the number of jobs available within 45 minutes of each town centre and local centre</p>	<p>This indicator is not measurable as data is not available for jobs within a 45 minute public transport journey of each local centre and town centre.</p>
	<p>Car use and car ownership across the borough</p>	<p>Mode share for car use in Havering does not increase above current level of 58%.</p>	<p>Car use in Havering is 55% (data from 2024, Q1, based on 17-80 yr olds). This is a 3% increase from the previous year for the same period.</p>
	<p>Number of road accidents (collisions) by age and by Ward</p>	<p>Reduce borough wide KSI's to no more than 19 per annum by 2030 on borough roads</p>	<p>This data is measured on an annual basis (1st January 2024 to 31st December 2024), rather than a financial year basis, so differs slightly from the AMR timescale. Additionally, road accident data is not collected by age or by ward, but instead is collected on a borough-wide scale.</p> <p>Havering had a total of 715 road accidents in 2024. The breakdown of these accidents are below;</p> <ul style="list-style-type: none"> • Fatal = 10 • Serious = 88

			<ul style="list-style-type: none"> • Slight = 617 <p>KSI's include both fatal and serious injuries, so the KSI's total is 98.</p> <p>For comparison, previous year's KSI's are as follows;</p> <table> <tbody> <tr><td>2017 = 70</td></tr> <tr><td>2018 = 79</td></tr> <tr><td>2019 = 86</td></tr> <tr><td>2020 = 71</td></tr> <tr><td>2021 = 77</td></tr> <tr><td>2022 = 86</td></tr> <tr><td>2023 = 68</td></tr> <tr><td>2024 = 98</td></tr> </tbody> </table>	2017 = 70	2018 = 79	2019 = 86	2020 = 71	2021 = 77	2022 = 86	2023 = 68	2024 = 98
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	Progress on the delivery of key transport infrastructure projects as set out in Policy 23 and others that arise over the Plan Period	Feasibility studies progressed in accordance with their respective programme	See Table 2** below for details								
Parking provision and design (Policy 24)	Percentage of completed development schemes meeting the required parking standards	All permissions granted for new development are in accordance with Policy 24	100% of all relevant major schemes approved in the monitoring period met Havering parking standards.								
Digital Connections (Policy 25)	Percentage of new developments with access to high-speed broadband	All permissions granted for new residential and non-residential properties allow for the provision of superfast broadband in order to allow connection to that network as	New Building Regulations came into force on 26 th December 2022, requiring developers to install gigabit-ready infrastructure and gigabit capable broadband connection								

		<p>and when it is made available in accordance with Policy 25</p> <p>in all new homes. Therefore, 100% of developments have access to high speed broadband.</p>
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Results

See Table 2** below for details

**Table 2: Transport Projects

Project (listed in policy 23)	Update for 1 st April 2024 – 31 st March 2025
Maximising the development opportunities supported by Crossrail as well as the benefits for local businesses and residents;	Direct services to Paddington on the Elizabeth line from Harold Wood Gidea Park and Romford were introduced in November 2022. Direct services to Heathrow Airport were introduced in May 2023
Lobbying for an increased train frequency and greater capacity on the Essex Thameside (C2C) line serving Rainham, Upminster and the proposed Beam Park stations;	Ongoing discussions with TfL, GLA and the DfT to secure the delivery of Beam Park Station. Thameside Taskforce has been established which is attended by Havering Officers which is looking at, amongst other things, where capacity improvements along the line can be delivered including train lengthening and train frequency.
Lobbying for peak time 'fast' services serving Romford Station;	This continues to be a station aspiration for Havering. Fast services to Southend Victoria and Clacton on Sea currently only run during the off peak. Whilst the Council will continue to lobby Network Rail and the Train Operating Company for such improvement challenges around rail capacity on the network remain.
Progressing improved north to south public transport connections in the borough, improving access to the Romford and Rainham and Beam Park Strategic Development Areas and Queens Hospital	A high-level feasibility study has been carried out looking at a potential new north south public transport link between Romford and Rainham and Beam Park Housing Zones. The outputs from this study are currently being reviewed as the assumptions made were pre-Covid. A report has been prepared following a review of the work done to date which is being considered by Officers. Progress on this project is likely to be dependent on future funding opportunities and will be revisited next year.

	<p>Following a public consultation earlier this year TfL have confirmed Superloop 12 will be delivered in 2026. This will see a new express bus service operating 7 days a week from Gants Hill to Ferry Lane via Romford and Elm Park. Officers are in discussions with TfL to agree on a suitable location for a bus terminus point with driver welfare facilities along Ferry Lane.</p>
Improving bus connections to/from key trip generators such as Queens Hospital;	<p>The introduction of Superloop 12 in 2026 will serve Queens Hospital bus interchange as part of its journey between Gants Hill and Rainham. This will provide a direct link between King Georges Hospital in Redbridge and Queens Hospital in Havering.</p> <p>Funding has been secured through a developer S106 Contribution for an additional bus stop at Queens Hospital Bus interchange. An additional bus stop is needed before any further bus routes can be rerouted to Queens Hospital and further discussions with TfL Buses will take place once this S106 funding has been released.</p>
Enhancing strategic transport links across the borough;	<p>An Active Travel Strategy has been drafted and was published for consultation in Autumn 2024. Officers are reviewing the consultation responses with a revised draft Strategy to be produced in the new year and taken to Members for adoption.</p> <p>The Council is working with the London Riverside BID to better understand travel patterns and aspirations for employers and employees. Travel surveys with employers and employees of the BID businesses were carried out in 2024 and a report has been produced summarising the key findings including geographical mapping of survey results. This information will be used to lobby TfL London Buses for improved connectivity into the London Riverside BID area.</p>

<p>Improving road safety in the borough, especially in the vicinity of schools and KSI “hotspots”;</p>	<p>Phase 4 of the School Streets programme has seen a further 2 school street zones implemented covering a further 5 schools. There are 15 school street schemes now in operation across the borough covering 21 schools.</p> <p>The Council delivers Road Safety Education programmes across school Years 1 to 7 and supports schools participating in the TfL Explores Ambassadors programme.</p> <p>Through the Local Implementation Plan Accident reduction schemes are being delivered to improve safety in a number of locations.</p>
<p>Providing residents with options to travel sustainably and enabling walking and cycling</p>	<p>A residential Cycle Parking Programme is being delivered which will see secure cycle parking spaces installed across the borough .</p>
<p>Working with partners to provide sustainable access to key employment areas across the borough including Rainham Employment Area and Queens Hospital;</p>	<p>Discussions are taking place with TfL to deliver a section of Superloop 12 between Romford, Elm Park and Rainham terminating the route along Ferry Lane in the London Riverside Business Improvement District (BID).</p>
<p>Requiring new development to optimise sustainable access and other future transport connections, wherever applicable;</p>	<p>Working with TfL London Buses to improve transport connections in and around the Rainham and Beam Park Strategic Development Area. This includes looking at potential new bus connections and the re-routing of existing connections.</p>
<p>Tackling key congestion “hotspots” through remodelling of Gallows Corner and Romford Ring Road to improve motor vehicle traffic flow and improve air quality;</p>	<p>The Gallows Corner Flyover replacement project is currently underway. The project was initially due to be completed by the start of September but has experienced delays.</p>

<p>Promoting the benefits of active travel to schools, local businesses and developers and supporting the development, delivery and monitoring of school, residential and workplace travel plans;</p>	<p>The Council continues to work closely with schools and support them with their School Travel Plans. The Borough currently has 55 accredited schools, 50 at gold, 2 at Silver Level and 3 at Bronze level in the TfL Travel for Life programme.</p> <p>Walking is still the most popular means of getting to school (41% journeys), followed by park and stride (12%), scooting (12%), bus (9%), cycling (6%), car share (2%) and school bus (2%).</p>
<p>Ensuring good sustainable access between new developments and public transport interchanges in the borough to promote active travel;</p>	<p>The Council is supportive of schemes that demonstrate a commitment to active travel. All Major schemes have to submit a transport assessment which sets out how a development supports the Mayor's Vision Zero initiative and Healthy Streets approach. Full Travel Plans or Travel Plan Statements are expected as part of Planning Applications for smaller size developments.</p>
<p>Supporting new developments that include shared use routes for people walking and cycling which lead to public open spaces and parks to promote active recreational activities;</p>	<p>The Council is supportive of schemes that demonstrate a commitment to active travel and that support the Healthy Streets and Vision Zero agendas.</p>
<p>Taking an active role in the A127 Corridor for Growth project through cross borough engagement with Essex County Council and seeking improvements to the A127 that will facilitate growth along this corridor;</p>	<p>The Council is working with National Highway to secure improvements to the A127 to mitigate the impact of the Lower Thames Crossing project. To date this has included a commitment from National Highway to deliver a pedestrian, cycling and horse-riding bridge over the A127 between Moor Lane and Folkes Lane. The Lower Thames Crossing project was granted Development Consent by the Government in March 2025.</p>

Working with neighbouring authorities to better co-ordinate highway works.	Under the NRSWA 1991 and Traffic Management Act 2004 any works that affect neighbouring boroughs are coordinated with those respective authorities. Neighbouring authorities attend Havering NRSWA meetings so they are kept fully engaged and are aware of upcoming works that may impact on their own network.
Working with partners including the port of London Authority to explore opportunities for utilising the River Thames for freight and passenger transport to reduce traffic congestion and support local businesses	The Council stated throughout the Lower Thames Crossing Examination that it supported the intention of National Highways to utilise the River Thames for the movement of Materials and Waste during construction of the Lower Thames Crossing.

5. HIGH QUALITY PLACES

Related Local Plan Policy	Indicators	Target	Results
Urban Design (Policy 26)	Number of schemes subject to the Quality Review Panel	<p>Promoting good design in all new development schemes in accordance with Policy 26.</p> <p>Ensuring development makes a positive contribution to place making and local distinctiveness in accordance with Policy 26.</p>	<p>The Quality Review Panel (QRP) was set up to provide additional expert advice to inform the planning process that already takes place at Havering. By offering advice to applicants during the pre-application process and by commenting on planning applications, the Quality Review Panel supports Havering's planning officers and planning committee in securing high quality development.</p> <p>There have been 6 schemes taken to QRP in the time period measured, with the Farnham and Hildene scheme taken to QRP on two separate occasions:</p> <ul style="list-style-type: none"> 19/02/24 - Dorrington Gardens Car Park (Hornchurch) 25/04/24 - Farnham and Hilldene (Romford) 17/06/24 - Romford Town Centre Masterplan 16/09/24 - Angel Way Car Park Site 16/09/24 - Como St Car Park Site (Romford) 16/10/24 - East Havering Datacentre 29/10/24 - Farnham and Hilldene
Landscaping (Policy 27)	Number of major applications approved	Ensuring that all major developments are supported by a high-quality landscaping scheme to	The Council requires all major schemes to be submitted with a landscaping scheme through the validation list. 6 major applications were

	without a detailed landscape scheme	make a positive contribution place making and local distinctiveness in accordance with Policy 27	approved without a <i>detailed</i> landscape scheme in the time period measured.
Heritage Assets (Policy 28)	Number of heritage assets on the Heritage at Risk Register	Annual reduction in the number of assets on the heritage at risk register Heritage assets within Havering are conserved and enhanced in a manner appropriate to their special interest, character or appearance and significance in accordance with Policy 28	<p>There are now 9 Havering Assets on the Heritage At-Risk Register:</p> <ol style="list-style-type: none"> 1. Garden Walls at Cranham Hall, The Chase, Cranham, Havering 2. Garden walls to former North Ockendon Hall, Church Lane, North Ockendon, Havering 3. Two brick barns and garden walls to south of Bretons House, Rainham Road, Hornchurch 4. Footbridge to rear of Nos. 52 and 54, The Grove, Upminster, Havering 5. Mill Cottage, The Dell, High Street, Hornchurch, Havering 6. The Rom Skatepark, Havering 7. High House Farmhouse, Ockendon Road 8. The Old Anchor, Harwood Hall Lane 9. Romford Conservation area <p>Dagenham Park Farm moated site (scheduled monument) was removed from Historic England's Heritage At Risk Register due to improved condition. The Council are working towards solutions for the all at-risk assets and continue to work with stakeholders to improve their condition and get them removed from the at-risk register.</p>

			More detail of these heritage assets, and the reasons for them being at risk, can be found on the Heritage England website here .
Number of applications permitted affecting designated heritage assets	All permissions granted which affect a designated heritage asset are in accordance with Policy 28	There were no permissions granted in the monitoring period measured that affected a designated heritage asset.	
Number of Conservation Areas with up-to date Appraisals and Management Plans	Appraisals and Management Plans for Conservation Areas in Havering are less than 5 years old	New Conservation Area Appraisals and Management Plans (CAAMPs) for Romford, Gidea Park and Rainham Conservation Areas were adopted and published by the Council in September 2025. The Council are now working on updated CAAMPs for Langtons, Havering-atte-Bower, and RAF Hornchurch.	

6. GREEN PLACES

Related Local Plan Policy	Indicators	Target	Results
Green Infrastructure (Policy 29)	Progress on the key green infrastructure projects as set out in Policy 29	<p>The quality of the features set out in Policy 29:</p> <ul style="list-style-type: none"> • All London Green Grid • Thames Chase Community Forest • Rainham Wildspace • Land of the Fanns Landscape Partnership; and • Roding, Beam and Ingrebourne Catchment Partnership <p>is maintained and expanded</p>	<p><u>All London Green Grid</u></p> <p>The All London Green Grid is a policy framework to promote the delivery of green infrastructure. There have been some greening projects completed in Havering related to this (e.g. 'Greenways' project). The Green Grid includes Thames Chase Community Forest (including the Land of the Fanns Landscape Partnership, Rainham Wildspace, Roding, Beam and Ingrebourne Catchment Partnership).</p> <p><u>Thames Chase Community Forest</u></p> <p>This is an ongoing programme of improvements to the Thames Chase Community Forest. Current projects can be found here. The Thames Chase Plan is available here Thames Chase Plan - Thames Chase Community Forest.</p> <p><u>Land of the Fanns Landscape Partnership</u></p> <p>This partnership was set up in 2017 to engage the local community about the special nature of the Land of the Fanns and record, restore and conserve some of the distinct wildlife and heritage assets of the landscape. The area this</p>

		<p>covered included East London (including Havering), and South West Essex.</p> <p>The lifetime of this partnership (5 years) has come to an end. Thames Chase Trust is the legacy body for the partnership. You can read about the legacy project has left on their website and find information about the projects delivered under this partnership.</p>	<p><u>Rainham Wildspace</u></p> <p>This project involves the provision of open space (140 hectares) on current landfill site with importation of waste due to cease by the end of 2024, final landform be complete by the end of 2026 and aftercare through to the end of 2031, after which the land will be available as public open space. Details of the delivery and type of open space depends on funding. P1633.24, received December 20024, proposes extending the operational life of the landfill until the 31st of December 2029 and restoration of the land by 31st December 2031 – the planning application is currently undecided.</p> <p><u>Roding, Beam and Ingrebourne Catchment Partnership</u></p> <p>This partnership was established to improve the rivers within the catchment and bring direct on-the-ground benefit to people and wildlife as set out in the Roding, Beam and Ingrebourne Catchment Partnership.</p>
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			<p>In terms of delivery, the partnership completed floodplain reconnection works on the Chase Local Nature Reserve (which has involved excavations on the Havering and Barking and Dagenham sides). They are now working to deliver volunteer events on the reconnected floodplain. This project was awarded the 2024 Reach Scale award at the UK River Restoration Conference. Work is ongoing with Havering Parks team to fund a flood retention wetland in Rise Park. The partnership supported Havering Council with developing and funding a River Rom Strategy document, with a funding application submitted to the Heritage Fund Nature Towns and Cities Grant as a potential funding source for this work. Although the application was unsuccessful, funding sources for this project continue to be explored. The Partnership continues to work with Havering Council and other stakeholders on various flood risk reduction projects and bids.</p>
Nature conservation (Policy 30)	<p>Changes in areas and populations of biodiversity importance, including:</p> <p>Changes in priority habitats and species (by type); and</p> <p>Changes in areas designated for their intrinsic environmental value; including sites of international, national,</p>	<p>No net loss of designated biodiversity sites including:</p> <p>Sites of Special Scientific Interest Local Nature Reserves; and</p> <p>Sites of Importance for Nature Conservation</p> <p>in accordance with Policy 30</p>	<p>The Local Plan 2021 protects 3 SSSIs; 7 Local Nature Reserves; and 101 Sites of Importance for Nature Conservation. Some sites have more than one designation.</p> <p>There is one planning application (P0543.22) during the monitoring period that approved the loss of part of a SINC (0.41 hectares). The development site is part of the wider Curtis Plantation SINC. The site has been developed</p>

	regional, sub-regional or local significance		for 15 years and the planning permission formalises its use as a Gypsy and Traveller site. The site is an allocated site for Gypsy and Traveller accommodation within the adopted Local Plan. The SINCs review 2024/25 recommended the de-designation of this part of the Curtis Plantation SINC.
Rivers and River Corridors (Policy 31)	Percentage of main rivers of good or fair chemical and biological quality	In accordance with targets established by Environment Agency	<p>The main rivers in Havering are the Beam, Ravensbourne, Rom, Ingrebourne and Southall Sewer and Runningwater Brook.</p> <p>The most recent data available from the Environment Agency for Ecological quality is 2022 and for Chemical quality, 2019 (England Catchment Data Explorer).</p> <p>For all rivers their status was:</p> <ul style="list-style-type: none"> • Ecological: Overall – Moderate. • Chemical: Overall - Fail <p>While Ecological status is Moderate overall, there have been reductions in status for Fish, Invertebrates, Dissolved Oxygen, Phosphates on certain water bodies.</p> <p>Chemical Fail status is mainly due to global pollutants (uPBTs). The River Ingrebourne also failed due to Cypermethrin, an agricultural insecticide.</p>
Flood Management (Policy 32)	Number of planning permissions granted contrary to the advice of the Environmental Agency	All applications granted are in accordance with Policy 32	All applications were granted in accordance with Policy 32 during the monitoring period.

			No permissions have been granted that are contrary to the EA's advice.				
	Number and proportion of developments which incorporate Sustainable Drainage Systems (SuDS)	All applications granted are in accordance with Policy 32	40 per cent of all relevant major applications approved in the monitoring period incorporate SuDS.				
Air Quality (Policy 33)	Improve air quality in Havering by reducing the level of NO2.	To reduce levels of NO2 at identified 'hot-spots', in accordance with the implementation of the strategic Air Quality Action Plan for Havering (2018/23) (as approved by the Mayor of London).	<p>There were 5 'hotspots' for NO2 identified in Havering's 2018-23 Air Quality Action Plan (Romford town Centre, Romford/Rush Green A124, Gallows Corner, Rainham Broadway, and Roneo Corner). The GLA has reduced the number of NO2 'hotspots' to 3 - Romford town Centre, Romford/Rush Green A124, Rainham Broadway. One location is identified by the GLA as an Air Quality Focus area (Romford Town centre).</p> <p>Havering produces Air Quality Annual status reports to track the borough's air quality, which can be found here: Air quality reports London Borough of Havering . There are 66 monitoring sites across the borough. Annual NO2 means exceeded the legal limit in 3 of these locations (latest data from 2024).</p>				
On-site waste management (Policy 35)	Percentage of household waste recycled/re-used/composted	All applications granted are in accordance with Policy 35	<p>Havering's overall recycling rate for 2024/25 was 38%, the breakdown of which is below.</p> <table> <tr> <td>Dry recycling</td> <td>= 21.81%</td> </tr> <tr> <td>Composting</td> <td>= 15.80%</td> </tr> </table>	Dry recycling	= 21.81%	Composting	= 15.80%
Dry recycling	= 21.81%						
Composting	= 15.80%						

			Re-used waste = 0.39%
			Overall recycling rate = 38%

7. MINERALS

Related Local Plan Policy	Indicators	Target	Results
Mineral Reserves (Policy 37)	Loss of mineral safeguarded land to development	No loss of safeguarded land in accordance with Policy 37	In the period covered by the AMR, there were no planning applications that permitted the loss of mineral safeguarded land to development.
Mineral Extraction (Policy 38)	Production (tonnes) of primary land won aggregates	Production in line with approved schemes for mineral working	Production is in line with approved schemes for mineral working. There were three active mineral sites during the monitoring period: <ul style="list-style-type: none"> • East Hall Farm • Wennington Quarry • Medina Quarry (aggregates are only produced within the neighbouring authority area of Thurrock).
Secondary Aggregates (Policy 39)	Production (tonnes) of secondary/recycled aggregates	Production in line with approved schemes for mineral working	Data for the production (tonnes) of secondary/recycled aggregates was not available for the period covered by the AMR.

8. MONITORING AND DELIVERY

The first indicator for monitoring and delivery is the “Amount of Planning Obligations/CIL funding secured and spent (including by type)”. The target for this indicator is “Developer contributions secured to be maximised and spending to be optimised in accordance with identified priorities”. Our infrastructure planning team produces an annual infrastructure statement each year on the details of our planning obligations and CIL funding. This report can be found [here](#).

The last indicator for monitoring and delivery is a review of the Council’s LDS milestones. Our most recent LDS can be found [here](#). Below lays out the updates for each milestone in our 2025-2027 LDS.

LDS Milestones (2025-2027):

Existing planning policy documents	Timescale stated in the LDS	Update
Local Plan 2016-31 and Policies Map 2021	Regulation 18 consultation – Autumn 2025 Regulation 19 consultation – Summer 2026 Submission to the Secretary of State - Winter 2026 The timeframe for adoption of the Local Plan is dependent on the Examination Process and is outside the control of the Council.	Regulation 18 consultation is anticipated for summer/autumn 2026. An updated LDS will be prepared in due course. The evidence base for the update of the Local Plan is underway and once completed is published on the council’s web site Local Plan update Planning policy London Borough of Havering
Site Specific Allocations Development Plan Document 2008	To be revoked on adoption of the Local Plan update, which will include updated site specific allocations.	No update.
Site Allocations in the Romford Area Action Plan 2008	To be revoked on adoption of the Local Plan update, which will include updated site specific allocations for Romford.	No update.
East London Joint Waste Plan (ELJWP)	Sets out a planning strategy for sustainable waste management enabling the adequate	Havering, Newham, Barking and Dagenham, and Redbridge have been

	<p>provision of waste management facilities in appropriate locations.</p>	<p>working on an East London Joint Waste Plan. A Regulation 19 consultation took place in Summer 2025. Havering Council approved submission of the ELJWP to the secretary of state for examination in November 2025. Submission of the ELJWP is expected in January 2026. The adoption of the Waste Plan is dependent on the Examination Process and is outside the control of the Council.</p> <p>A Monitoring report for the Joint Waste Plan (2012) is attached as appendix 2.</p>
Heritage SPD 2011 including Local List of Heritage Assets	<p>The Local List of Heritage Assets was reviewed and underwent public consultation in summer 2023. The updated list was published in July 2024.</p> <p>There are no current plans to update the Heritage SPD 2011 ahead of the adoption of the new Local Plan.</p>	No further update.
Residential extensions and alterations SPD 2011	<p>There are no current plans to update the Residential extensions and alterations SPD 2011 ahead of the adoption of the new Local Plan.</p>	No further update
Hall Lane Policy Area 2009	<p>Hall Lane Policy Area was considered as part of the Character Study and recommendations made to obtain further evidence on the operation of the Policy Area. The Character Study is part of the evidence base for the new Local Plan.</p>	<p>Hall Lane Policy Area was reviewed as part of the Havering Character Study (2024). The study recommends analysis of patterns of applications, decisions and appeals before and after the Policy Area came into effect (Appendix 4). This</p>

		should provide the basis for evaluating the effectiveness of the policy and if alternative measures would be more effective. This work will be taken forward as part of the Local Plan review.
Emerson Park Policy Area 2009	Emerson Park Policy Area was considered as part of the Character Study and recommendations made to obtain further evidence on the operation of the Policy Area. The Character Study is part of the evidence base for the new Local Plan.	Emmerson Park Policy Area was reviewed as part of the Havering Character Study (2024). The study recommends analysis of patterns of applications, decisions and appeals before and after the Policy Area came into effect (Appendix 4). This should provide the basis for evaluating the effectiveness of the policy and if alternative measures would be more effective. This work will be taken forward as part of the Local Plan review.
Statement of Community Involvement 2021	The SCI remains up to date and will be reviewed in 2026.	No further update
Conservation Area Appraisals and Management Plans for each of the designated conservation areas	The Council is committed to a review of all Conservation Area Appraisals and Management Plans. Consultation will take place on updated Conservation Area Appraisals for Romford, Rainham and Gidea Park in 2025. Consultation on the remaining Conservation Area Appraisals will take place in 2026 / 2027.	New Conservation Area Appraisals and Management Plans (CAAMPs) for Romford, Gidea Park and Rainham Conservation Areas were adopted and published by the Council in September 2025. The Council are now working on updated CAAMPs for Langtons, Havering-atte-Bower, and RAF Hornchurch, with consultation anticipated for 2026.
Romford Masterplan SPD	Adoption anticipated March 2025.	The Romford Masterplan was adopted in April 2025.

Planning obligations Supplementary Planning Document	Consultation – 2025 Adoption – early 2026	Consultation – 2026 Adoption – end of 2026
Design guide	The Council is currently considering the best way of implementing the new requirement for design guidance and is following the pilot schemes currently underway elsewhere in the Country.	No further update.

Site Allocations update:

Allocation	Status
SSA1 Harold Wood Hospital	Delivered
SSA2 Whitworth and Broxhill Centres	Delivered
SSA3 Elm Park parades	Unimplemented
SSA4 Arnold's Field Community Woodland	The community woodland has not been implemented
SSA5 Warwick Lane Community Woodland	Delivered
SSA6 Rainham Quarry Community Woodland	Rainham Quarry continues to be operational due to use as a processing plant for mineral extraction nearby. The planning approval requires restoration and community use.
SSA7 Romford Ice Rink	Planning permission granted
SSA8 Upminster Cemetery and South Essex Crematorium	Delivered
SSA9 Channel Tunnel Rail Link	The government issued updated safeguarding directions for HS1 in September 2018
SSA10 Crossrail	The safeguarding directions remain in place primarily to protect the route from development in the event of future extensions or improvements to the line in the future

SSA11 Beam Park	Planning Permission currently being implemented
SSA12 Rainham West	A number of planning permissions have been approved.
SSA13 Rainham – Land Between Railway and Broadway	Delivered
SSA14 Rainham Traffic Management System	Delivered
SSA15 Rainham Station Transport Interchange and Civic Square	Partially Delivered including the new Rainham Library
SSA16 Rainham Central	Unimplemented
SSA17 London Riverside Conservation Park	Unimplemented (see updates on the Rainham Wildspace project for further details)
SSA18 Ingrebourne Creek	Unimplemented
SSA19 Rainham Hall and Grounds	Rainham Hall and Grounds continue to be preserved and enhanced in line with the Allocation
ROMSSA1: Angel Way	Unimplemented
ROMSSA2 Bridge Close	Planning application approved by committee Aug 2025 subject to legal agreement.
ROMSSA3 Como Street	Planning application submitted
ROMSSA4 18-46 High Street	Unimplemented
ROMSSA5 37-59 High Street	Unimplemented
ROMSSA6 Station Gateway and Interchange	Unimplemented