

Havering Local Plan 2016-2031

**Proposals Map Changes Booklet
July 2017**



1 Purpose of this Document

- 1.1 The National Planning Policy Framework requires Local Plans to indicate land use designations on a proposals map. Planning Practice Guidance states that the map should illustrate geographically the policies in the Local Plan and be reproduced from, or based on, an Ordnance Survey map. The Guidance goes on to state that if the adoption of a Local Plan would result in changes to a previously adopted policies map, when the plan is submitted to the Planning Inspectorate for examination, an up to date submission policies map should also be submitted, showing how the adopted policies map would be changed as a result of the new plan.
- 1.2 In accordance with the requirements above, this booklet sets out the changes that are proposed to Havering's 2008 Local Development Framework Proposals Map reflecting the policies in the Proposed Submission Version of the Havering Local Plan.
- 1.3 The subsequent sections of this document contain tables and maps illustrating the proposed changes to the Proposals Map. The 2008 LDF Proposals Map must still be referred to for boundaries of sites that remain unchanged, sites that have been deleted, and for sites that have had a name change without boundary amendments. This booklet should therefore be viewed alongside the current 2008 Local Development Framework Proposals Map for clarity.
- 1.4 A full version of the Proposals Map incorporating any changes will be produced on adoption of the Local Plan.

2. Summary of Amendments to existing LDF designations

The changes listed in the tables below include proposed additions, deletions and amendments to the existing Local Development Framework 2008 Proposals Map. All other designations on the 2008 LDF Proposals Map remain unchanged.

2.1 Designations to be added to the Proposals Map

| Proposed Additions to the Local Plan Proposals Map | Relevant Local Plan Policy (as set out in the Proposed Submission Local Plan) | Map Reference |
|---|--|----------------------|
| Rainham and Beam Park Strategic Development Area | | Map 1 |
| Romford Strategic Development Area | | Map 2 |
| Beam Park Station Due for completion 2020 | | Map 3 |
| Gypsy and Traveller Sites | | Maps 4-12 |
| Local Nature Reserves | | Maps 13-17 |
| Land suitable for Small, Medium and Large wind energy developments (see Annex x for larger scale map) | | Maps 18-20 |
| Flood Zones 2, 3a & 3b (see Annex x for larger scale map) | | Maps 21-23 |
| Thames Policy Area | | Map 24 |
| Primary and Secondary Frontages | | Maps 25-31 |

2.2 Designations to be deleted from the Proposals Map

| Proposed deletions from the 2008 LDF Proposals Map |
|---|
| Common Land |
| Major Developed Sites (These sites remain in the Green belt) |
| Public Transport Accessibility Level 5-6: Romford Central |
| Public Transport Accessibility Level 5-6: Romford – Urban/ Suburban |

| |
|--|
| Public Transport Accessibility Level 3-4: Urban |
| Public Transport Accessibility Level 3-4: Suburban |
| Housing Supply (higher Density Redevelopment) |
| Public Transport Accessibility Level 5-6: Romford Central |
| Havering Ridge |
| Gidea Park Special Character Area (to be reviewed as part of the Gidea Park Conservation Area) |

2.3 Amendments to existing 2008 LDF Designations

| Current Designation (As it appears on the 2008 LDF Proposals Map) | Proposed Changes to the Designation | Proposed Name Change | Map Reference |
|---|---|--|----------------------------------|
| Secondary Employment Areas (SEA's) | Amendment to Crow Lane Site 3 boundary | Locally Significant Industrial Sites (LSISs) | Map 32 |
| Strategic Industrial Locations (SILs) | Addition of the Freightmaster Estate, Rainham | N/A | Map 33 |
| Protected Wharves | N/A | Safeguarded Wharves | N/A |
| Major and Minor Local Centres | De-designation and deletion of 2 Minor Local Centres: <ul style="list-style-type: none"> - 28. Fitzilian Avenue - 37. Mawney Road South Addition of 2 Local Centres: <ul style="list-style-type: none"> - Beam Park - North Street, Romford Re-numbering of Local Centres from 1-75 | Local Centres | N/A Maps 34-35 N/A |

| | | | |
|---|---|--------------------|---|
| Major and Minor District Centres | Amendment to Harold Hill Town Centre Boundary | District Centres | Map 36 |
| Retail Core | N/A | Primary Frontage | N/A |
| Retail Fringe | N/A | Secondary Frontage | N/A |
| Conservation Areas | Addition of Langtons and St. Andrews Conservation Areas | | Maps 37-38 |
| Gidea Park Conservation Area | | Conservation Area | N/A |
| Burial Space | Addition of key Burial Sites | | Maps 39-42 |
| Open Space, Parks, allotments and Recreation Facilities | Addition of 19 Open Space Designations Amendments to 3 existing Open Space Designations De-designation and deletion of existing Whitworth Centre Open Space Designation | | Maps 43-61 Maps 62-64 N/A |
| Sites of Nature Conservation Importance (SINC)-Borough | Addition of 6 Sites of Nature Conservation Importance (SINC)-Borough Amendment to Ingrebourne Hill and Bonnetts Wood SINC's | | Maps 65-70 Maps 71-72 |
| Sites of Nature Conservation Importance (SINC)-Metropolitan | Upgrade of North Ockendon Pit and The Beam Valley SINC's from Borough to Metropolitan status | | Maps 73-74 |

2.4 Amendments to Romford Area Action Plan Designations

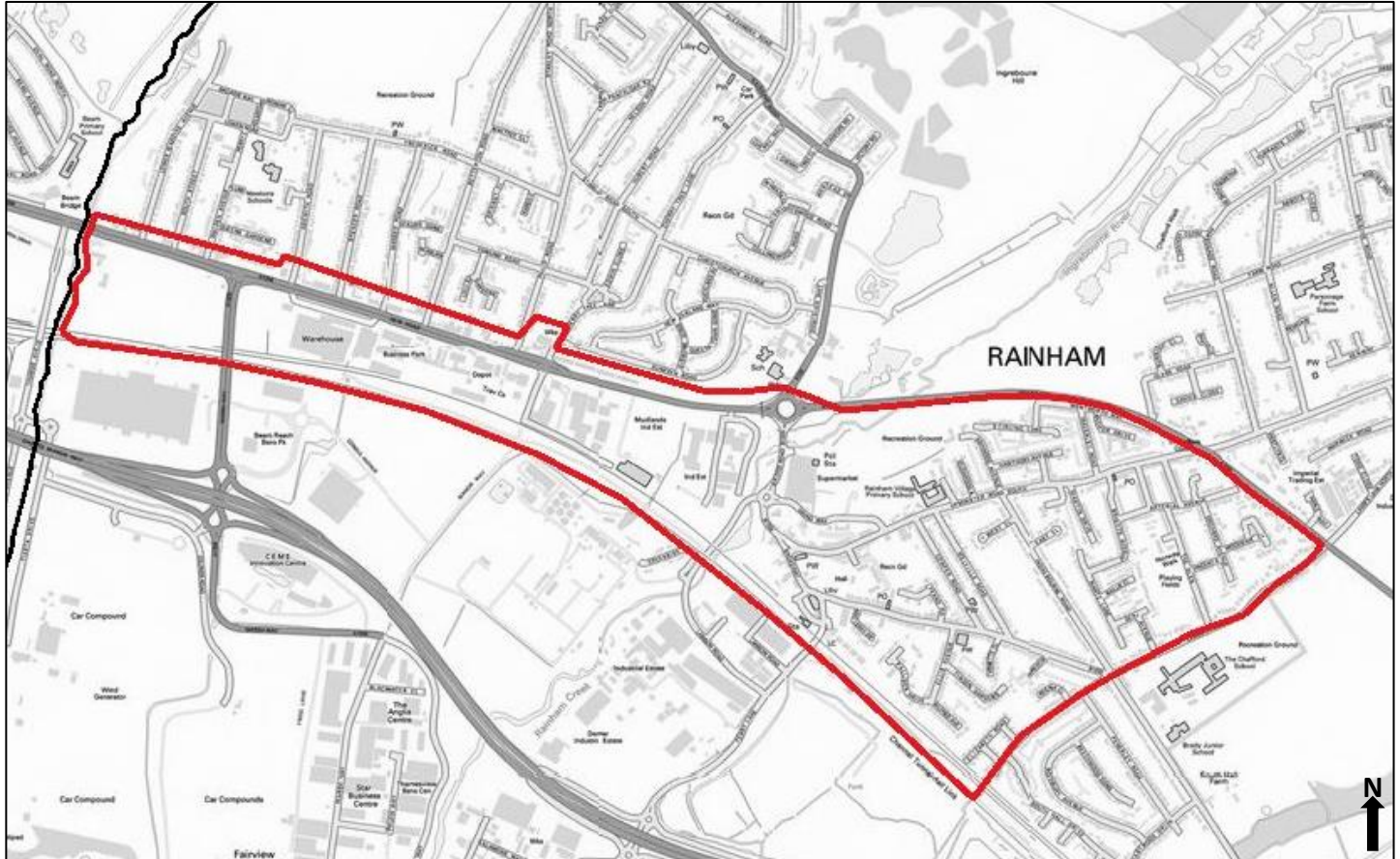
| Current Designation (As it appears on the 2008 LDF Proposals Map) | Proposed Changes to the Designation | Proposed Name Change | Map Reference |
|--|---|--------------------------------|------------------|
| Area Action Plan Boundary | Boundary amended, leading to creation of new Local Centre (75) on North Street beyond the Ring Road | Romford Metropolitan Centre | Map 75 |
| Romford Conservation Area | Retain | Conservation Area | N/A |
| Retail Core | | Primary Frontage | N/A |
| Retail Fringe | | Secondary Frontage | N/A |
| The Brewery | Deleted | | N/A |
| Romford Office Quarter | Deleted | | N/A |
| Housing Supply | Deleted | | N/A |
| Sites of Nature Conservation Importance | Retain | | N/A |
| River Rom | Retain | | N/A |

3. Site Specific Allocations

Existing Site Allocation designations within the 2008 Site Specific Allocations Development Plan Document and Romford Area Action Plan will remain in place until the delivery of a new Site Specific Allocations Local Plan.



4. Mapping Changes: Additions

4.1 Rainham and Beam Park Strategic Development Area (SDA)

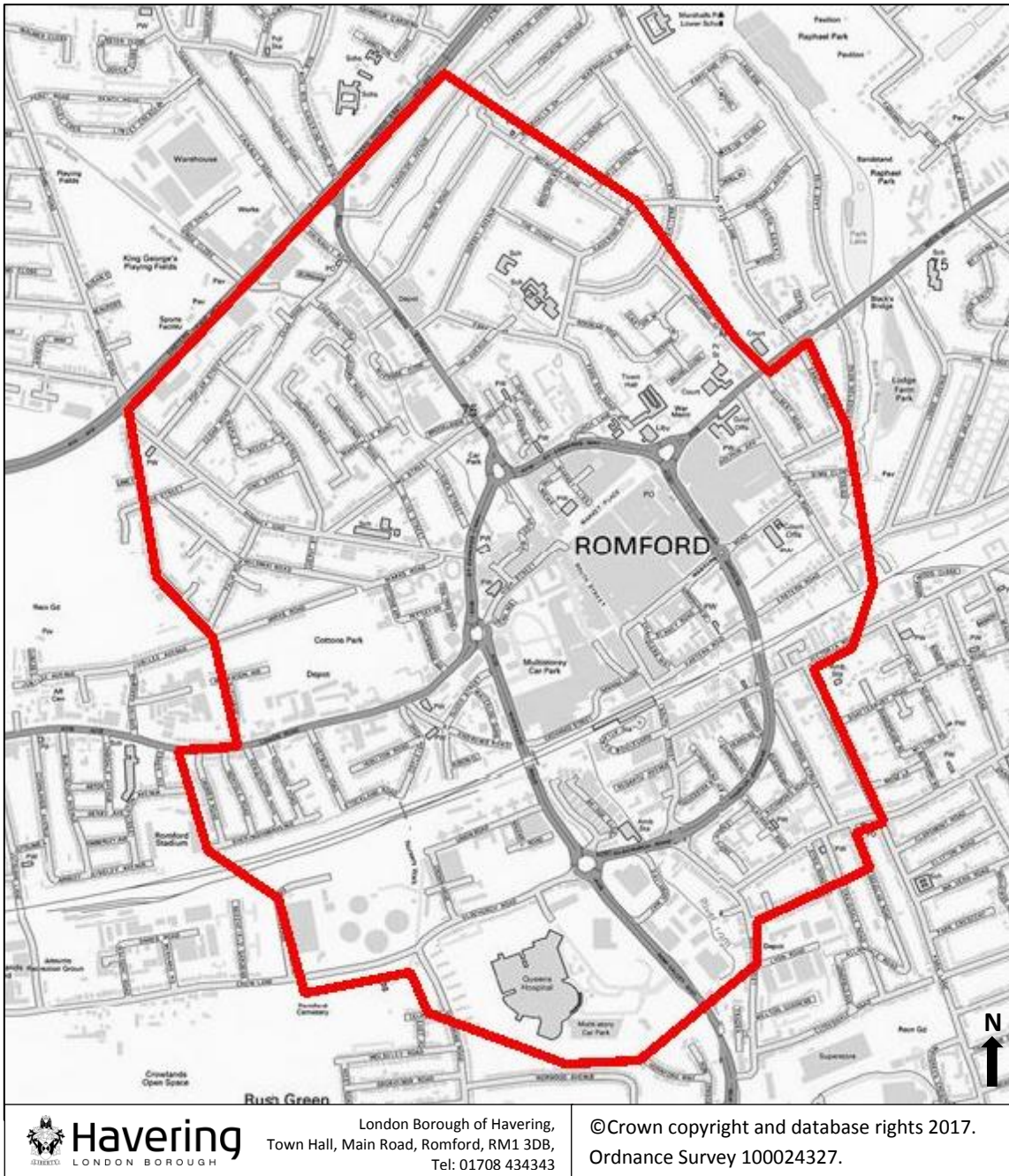



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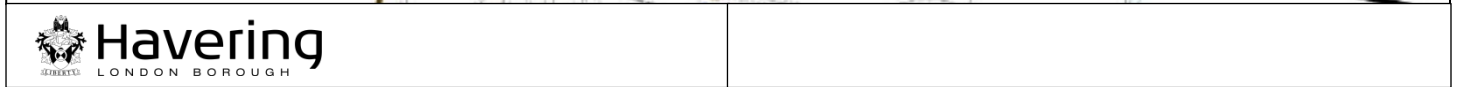
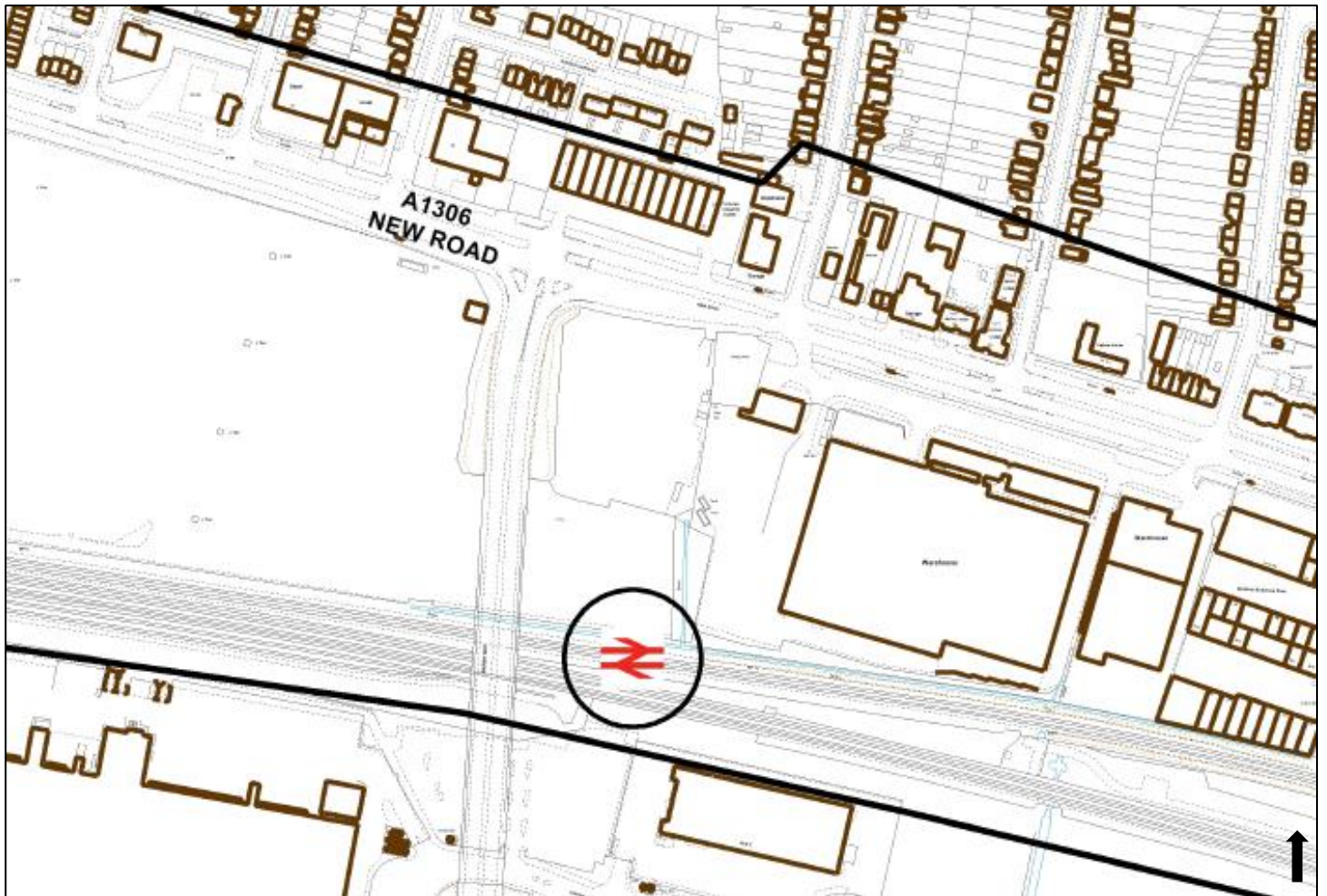
| Key- Map 1 | |
|-------------------------------|---|
| Rainham and Beam SDA boundary |  |
| Borough boundary |  |



4.2 Romford Strategic Development Area



| | |
|------------------------------------|---|
| Key- Map 2 | |
| Romford Strategic Development Area |  |


4.3 Proposed Beam Park Station Site



| Key- Map 3 | |
|---------------------------|---|
| Beam Park Station |  |
| Rainham and Beam Park SDA |  |

4.4 Gypsy and Traveller Site at Tyas Stud Farm



| | |
|---|---|
| Key- Map 4 | |
| Tyas Stud Farm Gypsy and Traveller Site |  |

4.5 Addition of Gypsy and Traveller Site at Vinegar Hill



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Key- Map 5

Vinegar Hill Gypsy and Traveller Site



4.6 Gypsy and Traveller Site at Fairhill Rise



| | |
|--|---|
| Key- Map 6 | |
| Fairhill Rise Gypsy and Traveller Site |  |

4.7 Gypsy and Traveller Site at Hogbar Farm East



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| Key- Map 7 | |
| Hogbar Farm East Gypsy and Traveller Site | |



4.8 Gypsy and Traveller Site at Hogbar Farm West



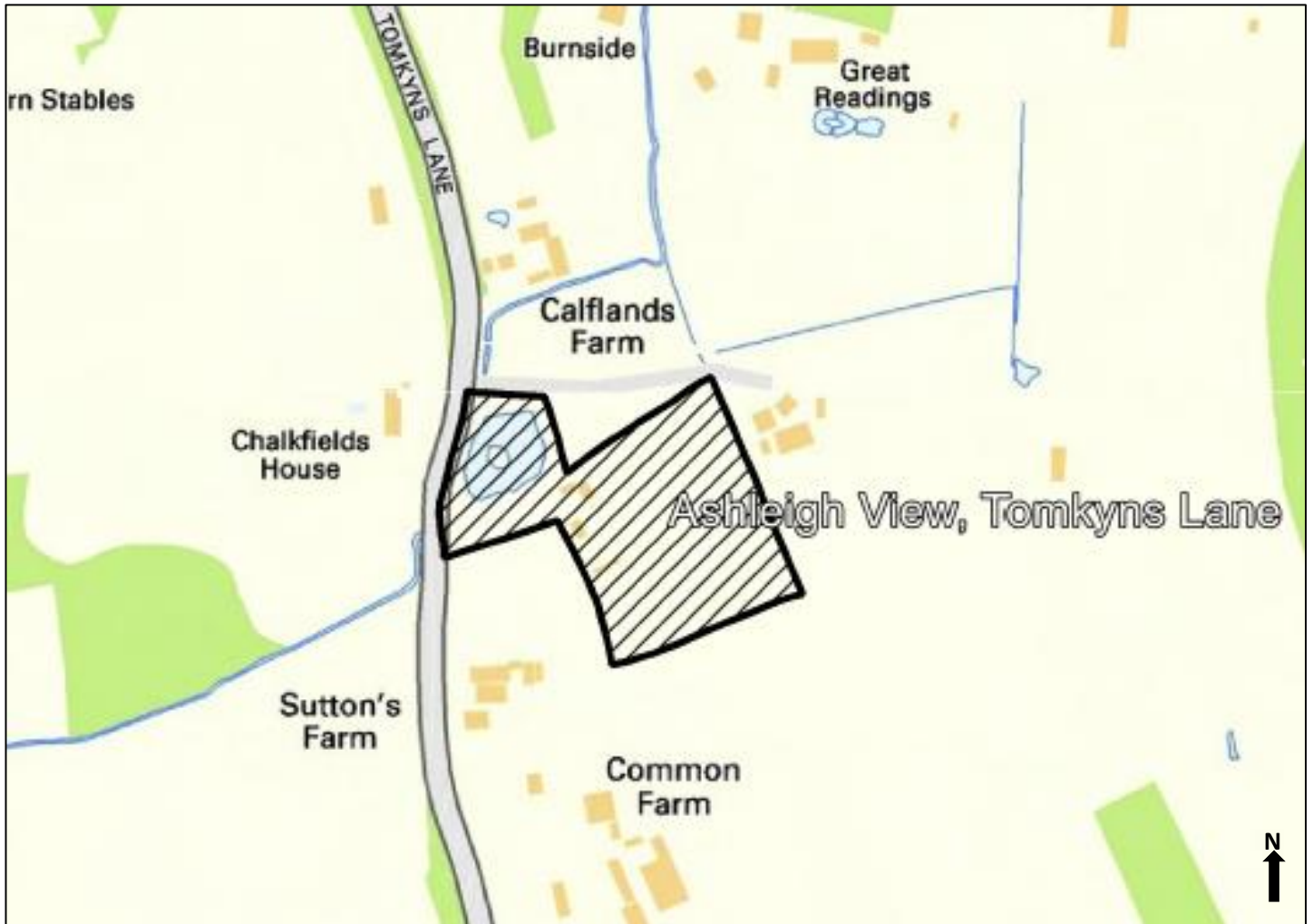
| | |
|---|--|
| Key- Map 8 | |
| Hogbar Farm West Gypsy and Traveller Site | |


4.9 Gypsy and Traveller Site at Benskins Lane




| Key- Map 9 | |
|--|---|
| Benskins Lane Gypsy and Traveller Site |  |
| Borough Boundary |  |

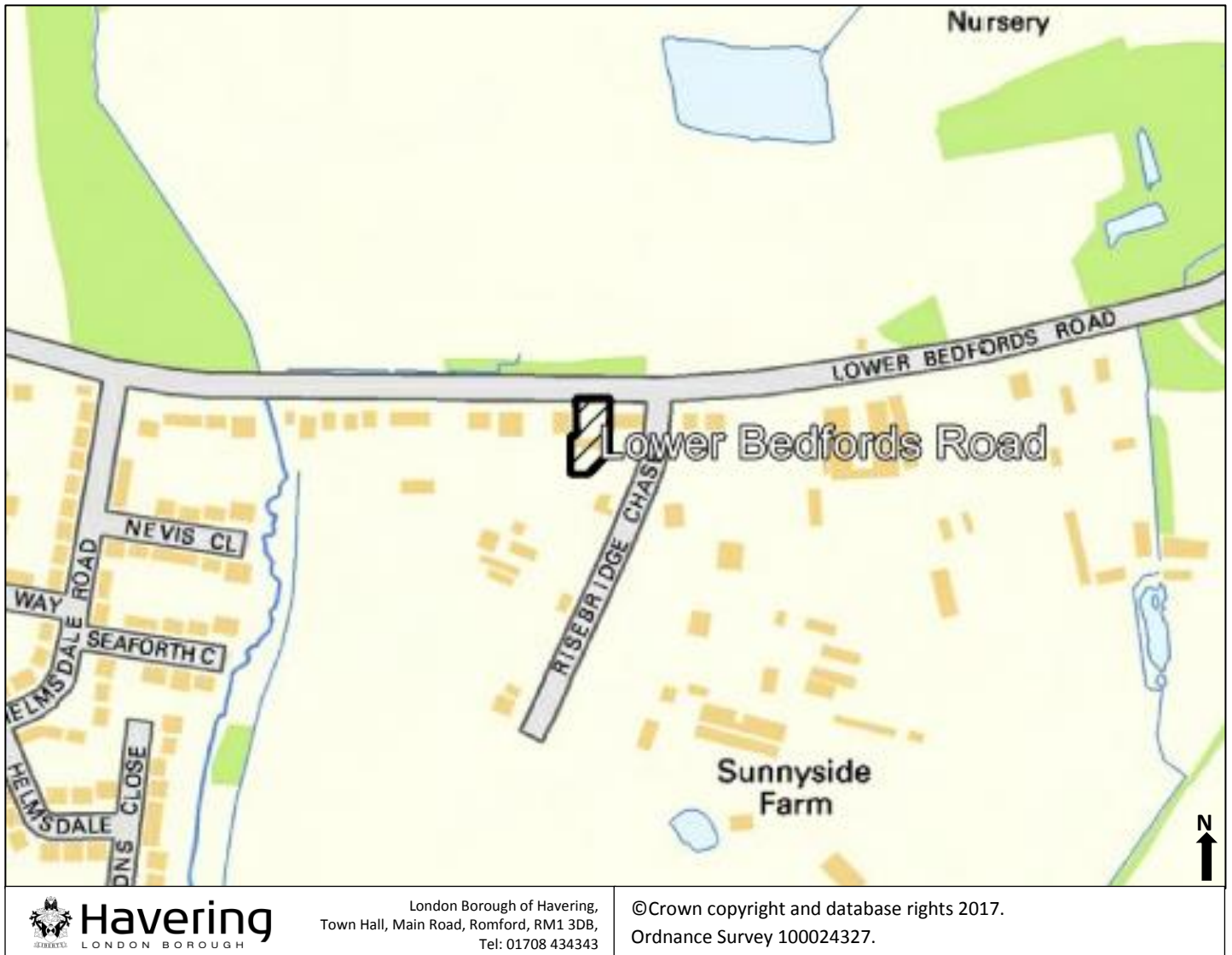
4.10 Gypsy and Traveller Site at Ashleigh View, Tomkyns Lane



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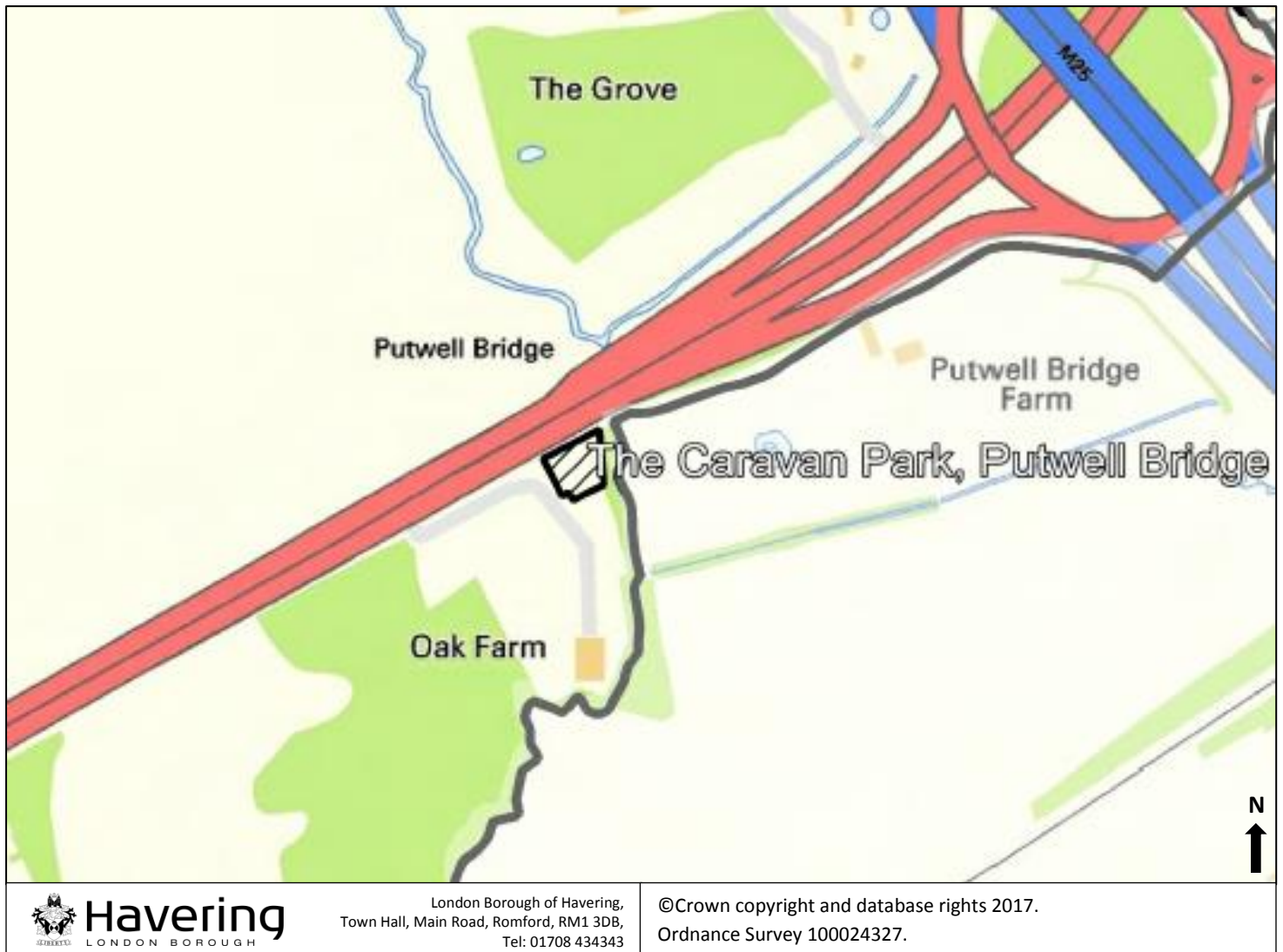
| | |
|--|---|
| Key- Map 10 | |
| Ashleigh View, Tomkyns Lane Gypsy and Traveller Site |  |

4.11 Gypsy and Traveller Site at Lower Bedfords Road



Key- Map 11
Lower Bedfords Road Gypsy and Traveller Site



4.12 Addition of Gypsy and Traveller Site at The Caravan Park, Putwell Bridge



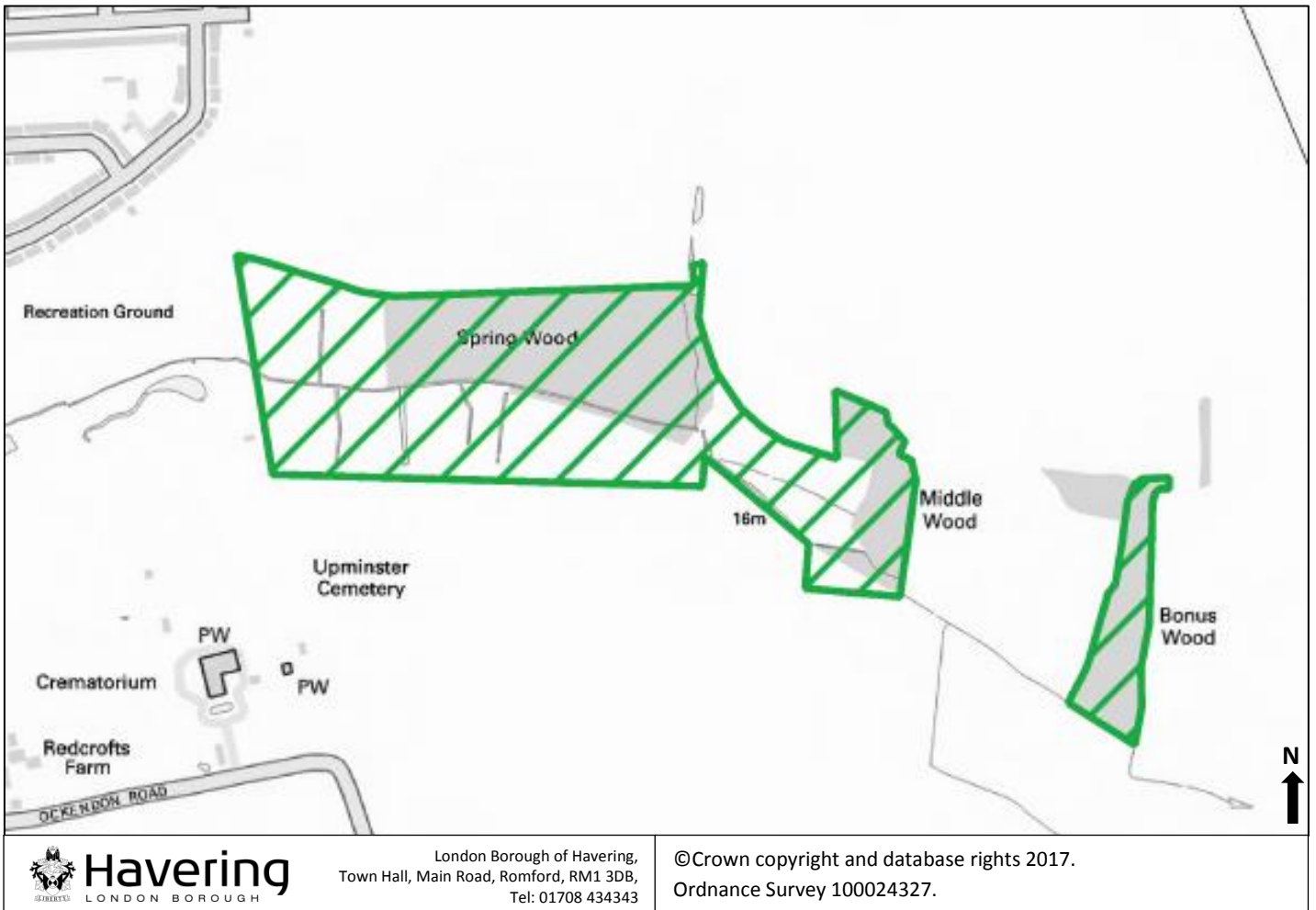
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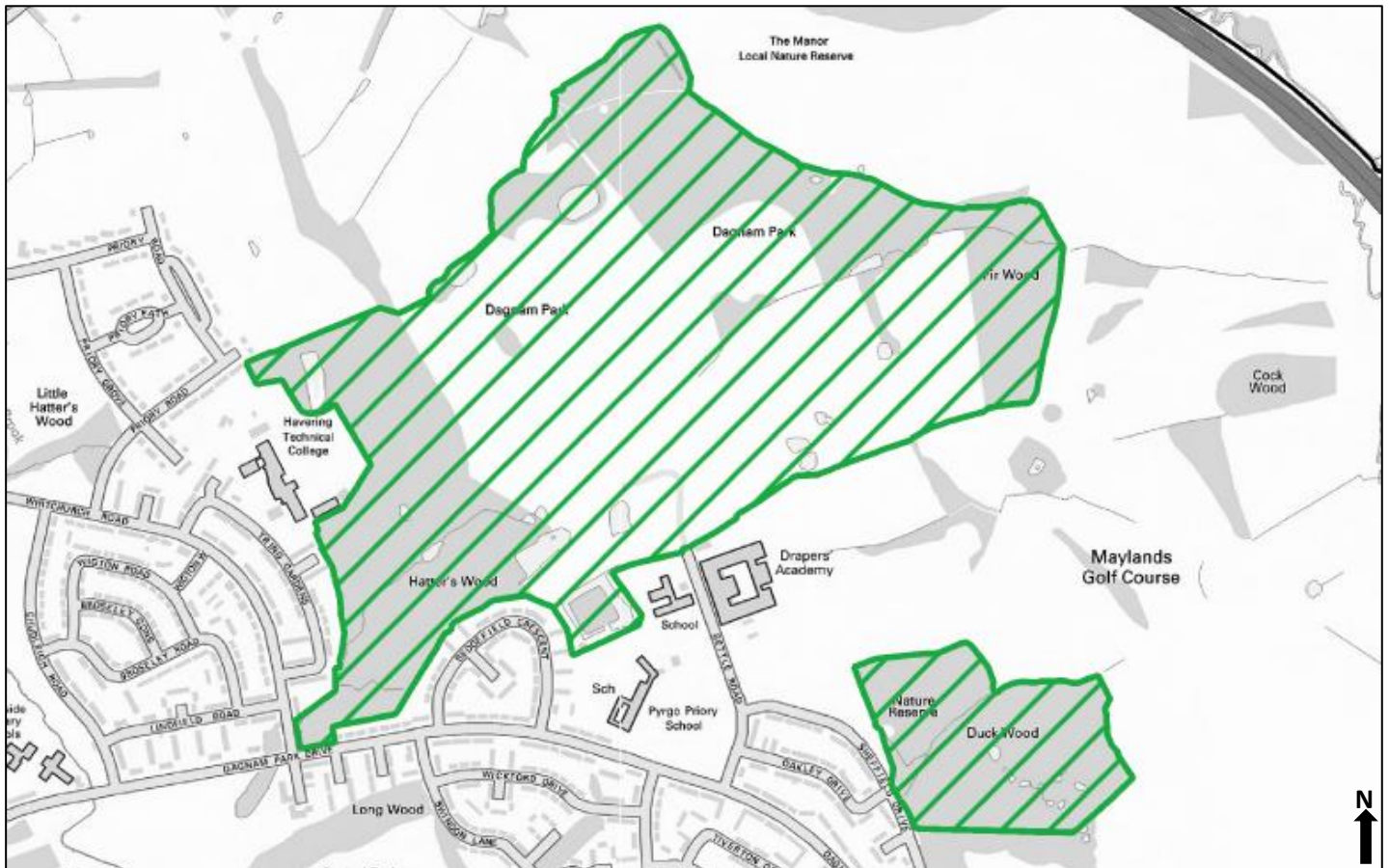
| Key- Map 12 | |
|---|---|
| The Caravan Park, Putwell Bridge Gypsy and Traveller Site |  |
| Borough Boundary |  |

4.13 Cranham Marsh Local Nature Reserve



| | |
|-------------------------|---|
| Key- Map 13 | |
| Nature Reserve Boundary |  |

4.14 The Manor Local Nature Reserve, Dagnam Park



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Key- Map 14

Nature Reserve Boundary




4.15 Cranham Brickfields Local Nature Reserve



| Key- Map 15 | |
|-------------------------|---|
| Nature Reserve Boundary |  |



4.16 Addition of The Chase Local Nature Reserve (borders with London Borough Barking and Dagenham)



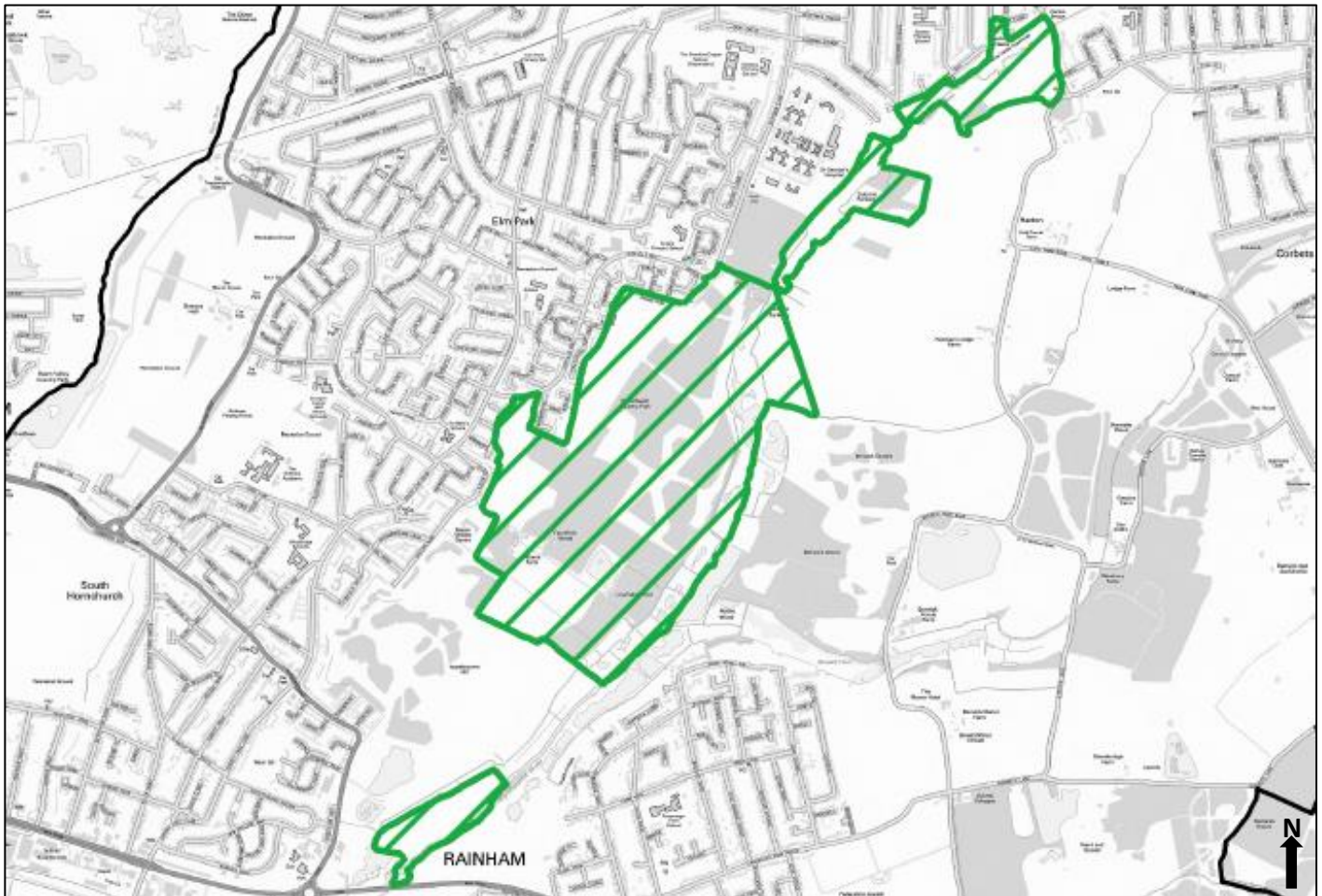

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| Key- Map 16 | |
|-------------------------|---|
| Nature Reserve Boundary |  |
| Borough Boundary |  |

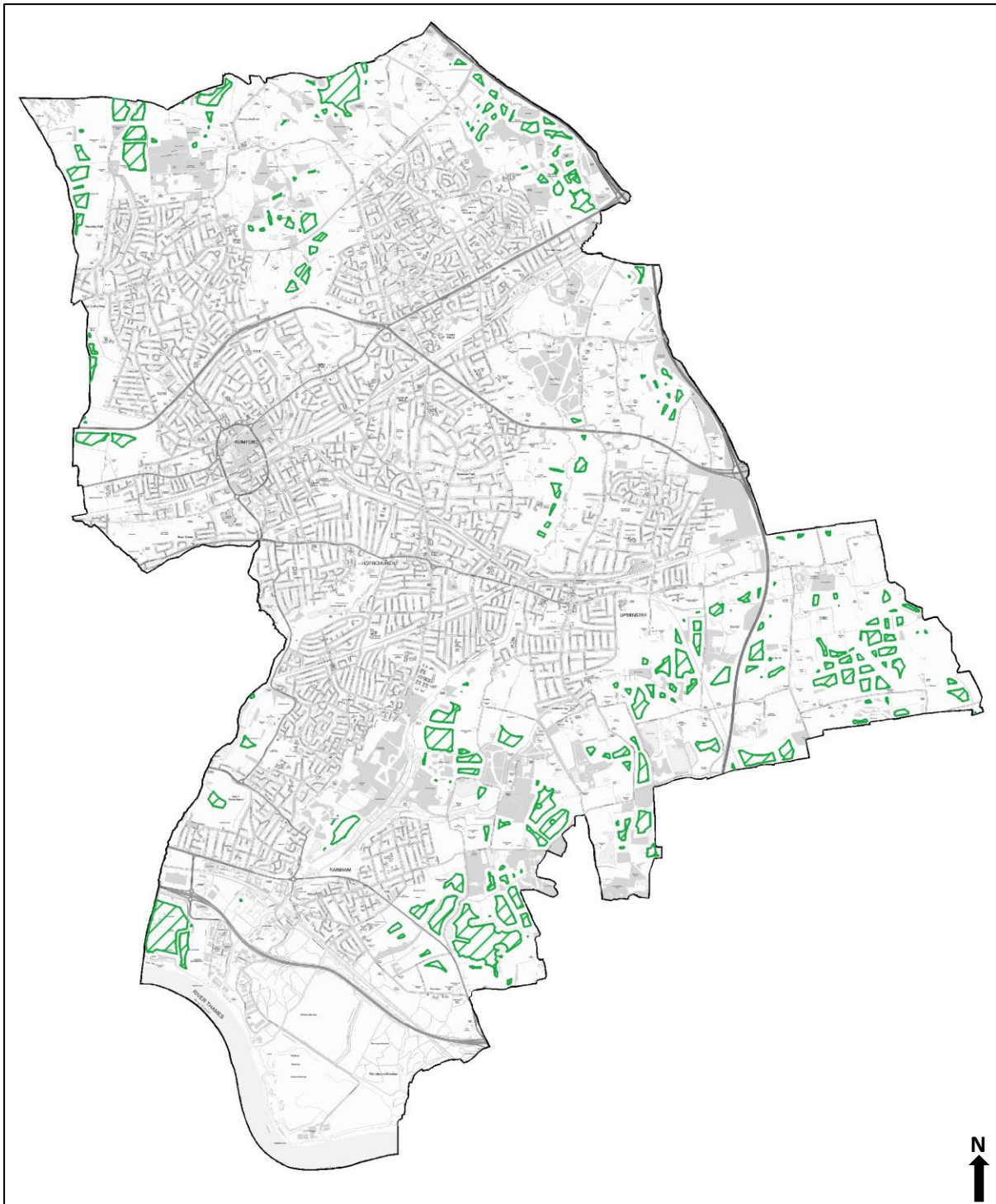
4.17 Addition of Ingrebourne Valley Nature Reserve





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| Key- Map 17 | |
| Nature Reserve Boundary |  |

4.18 Land for small wind development sites

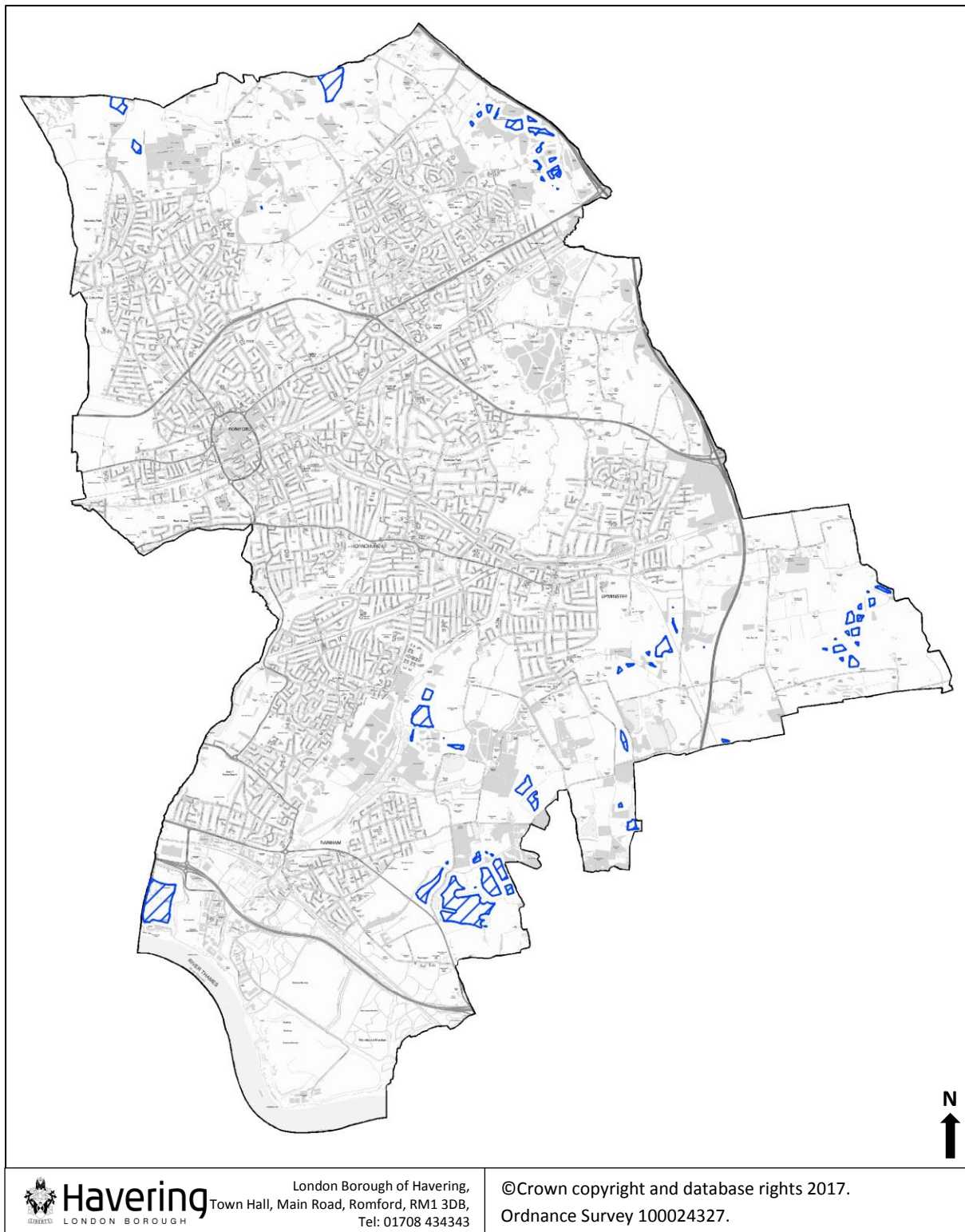


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| Key- Map 18 | |
| Potential small wind development sites |  |

(Please see Annex 1-9 for more in-depth imagery)

4.19 Land for medium sized wind development sites



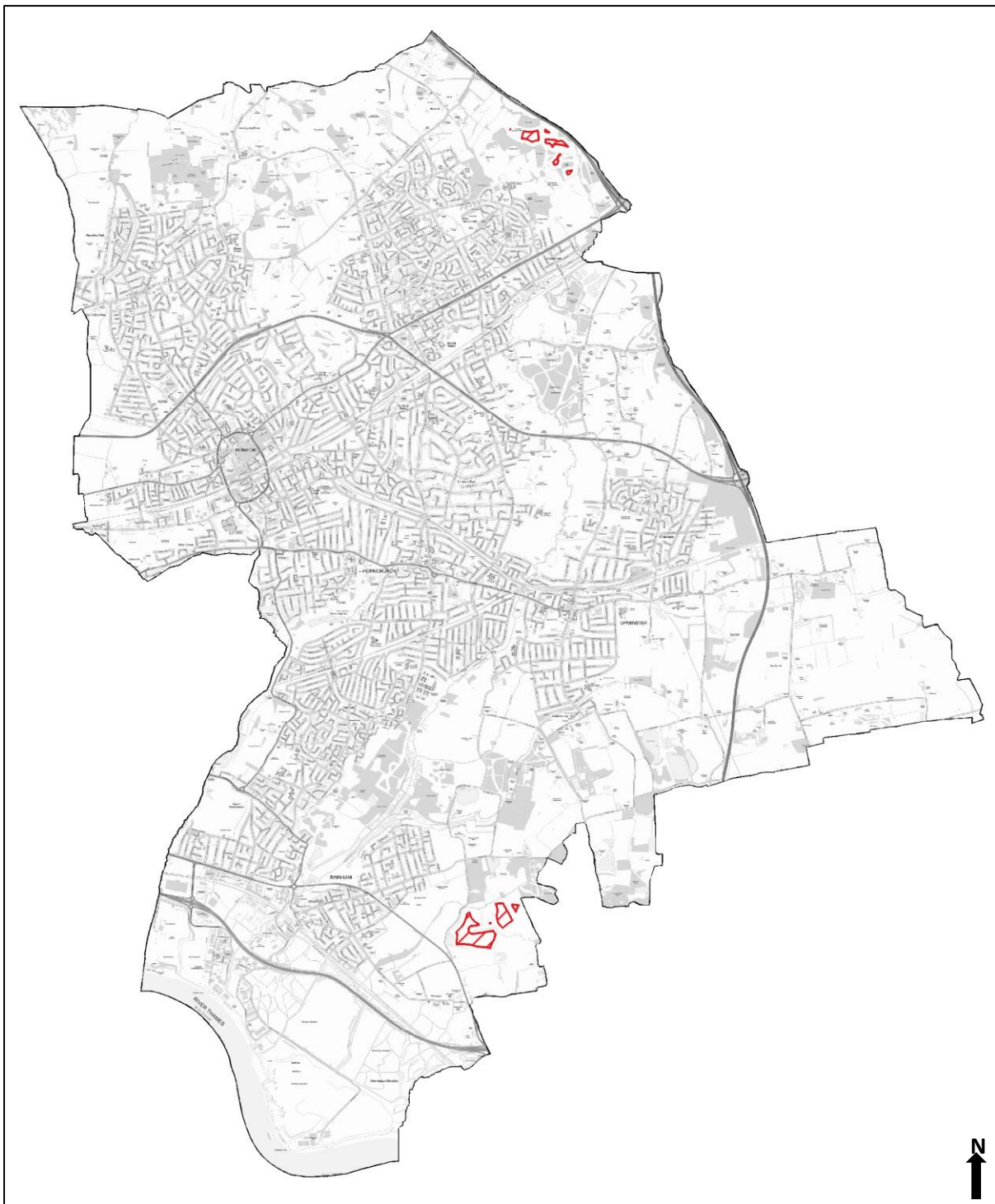
Key- Map 19

Potential medium wind development sites



(Please see Annex 1-9 for more in-depth imagery)

4.20 Land for large wind development sites

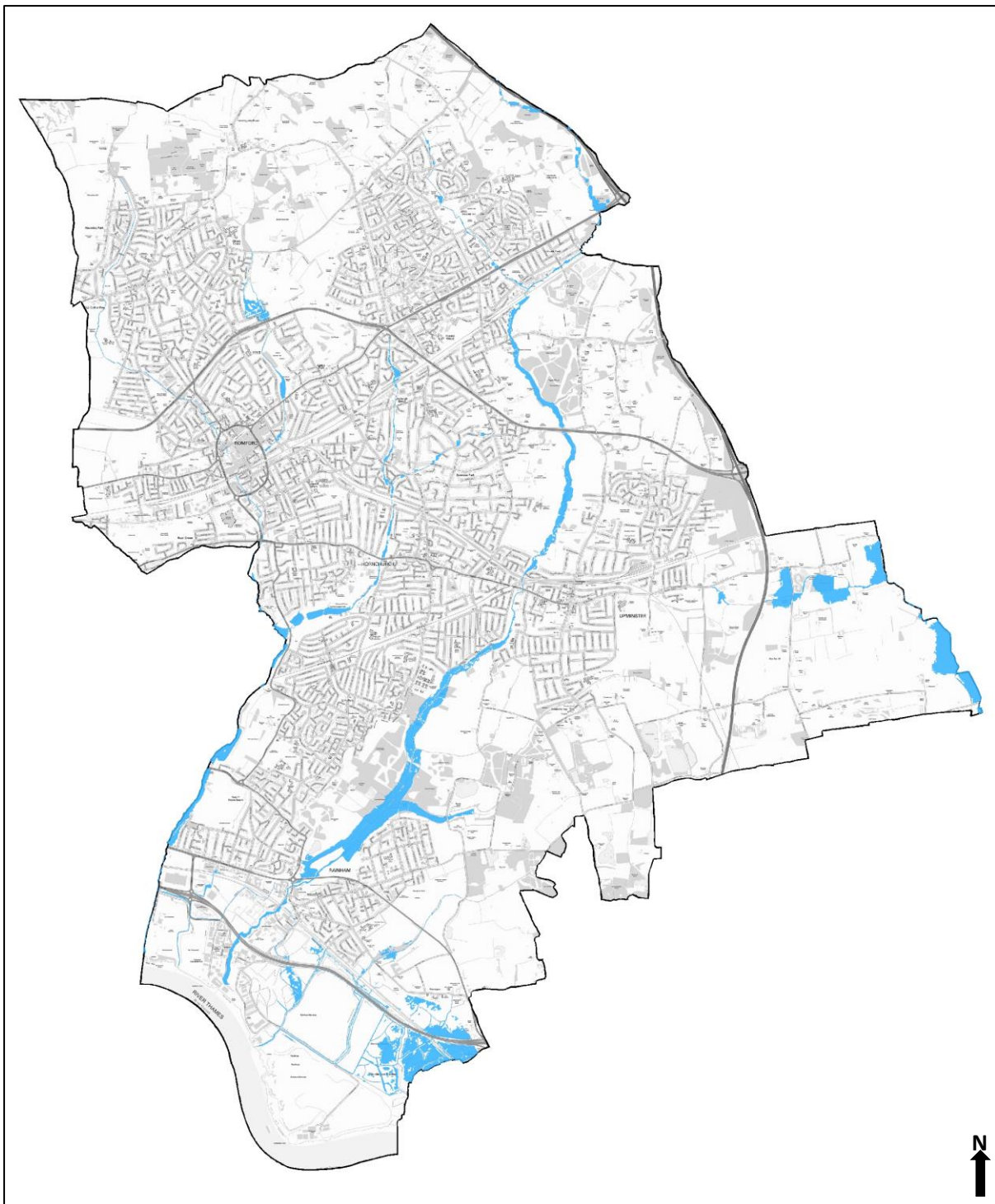


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| Key- Map 20 | |
| Potential large wind development sites | |

(Please see Annex 1-9 for more in-depth imagery)

4.21 Flood zone 3b

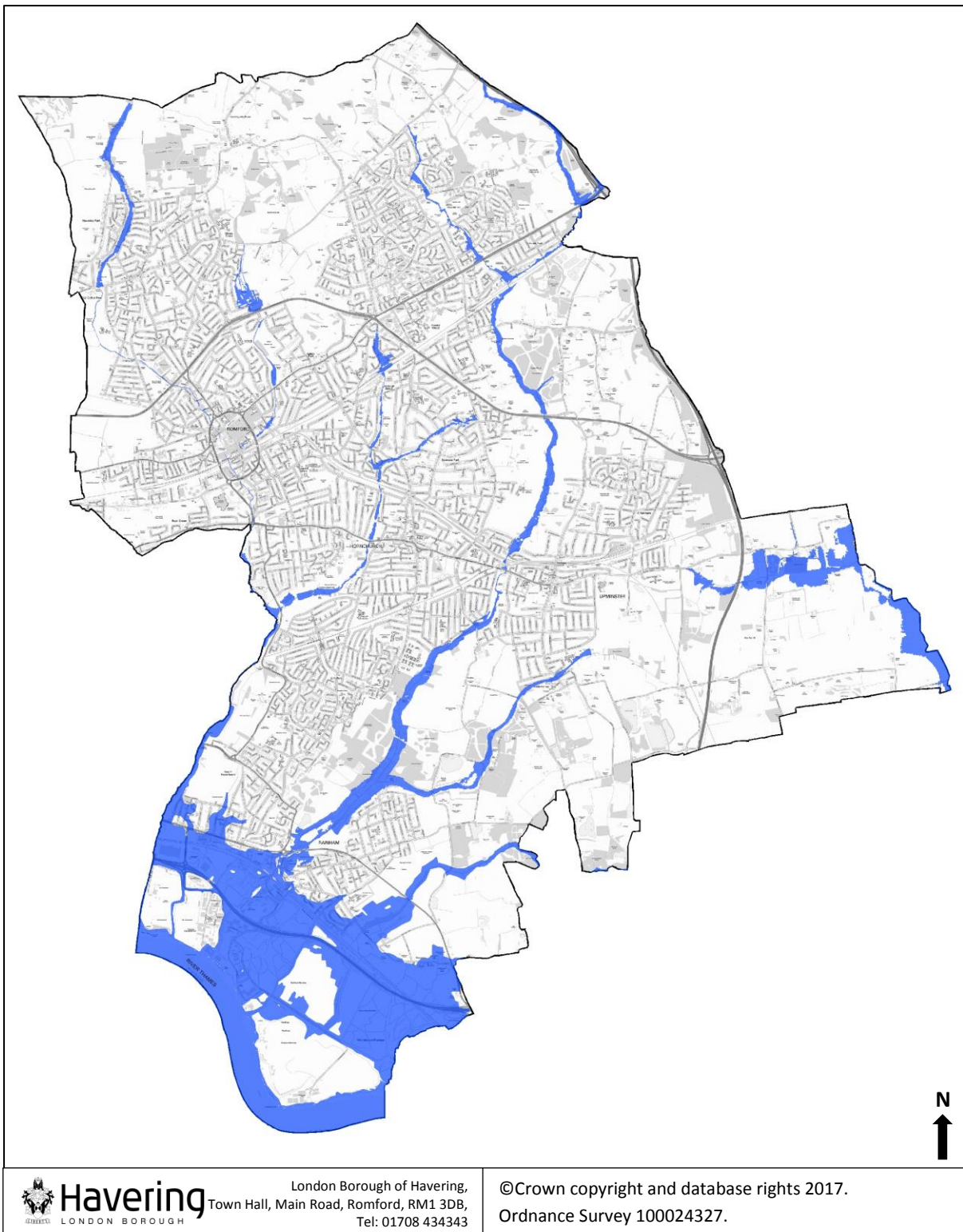



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| Key- Map 21 | |
| Flood Zone 3b | |

(Please see Annex 10-14 for more in-depth imagery)

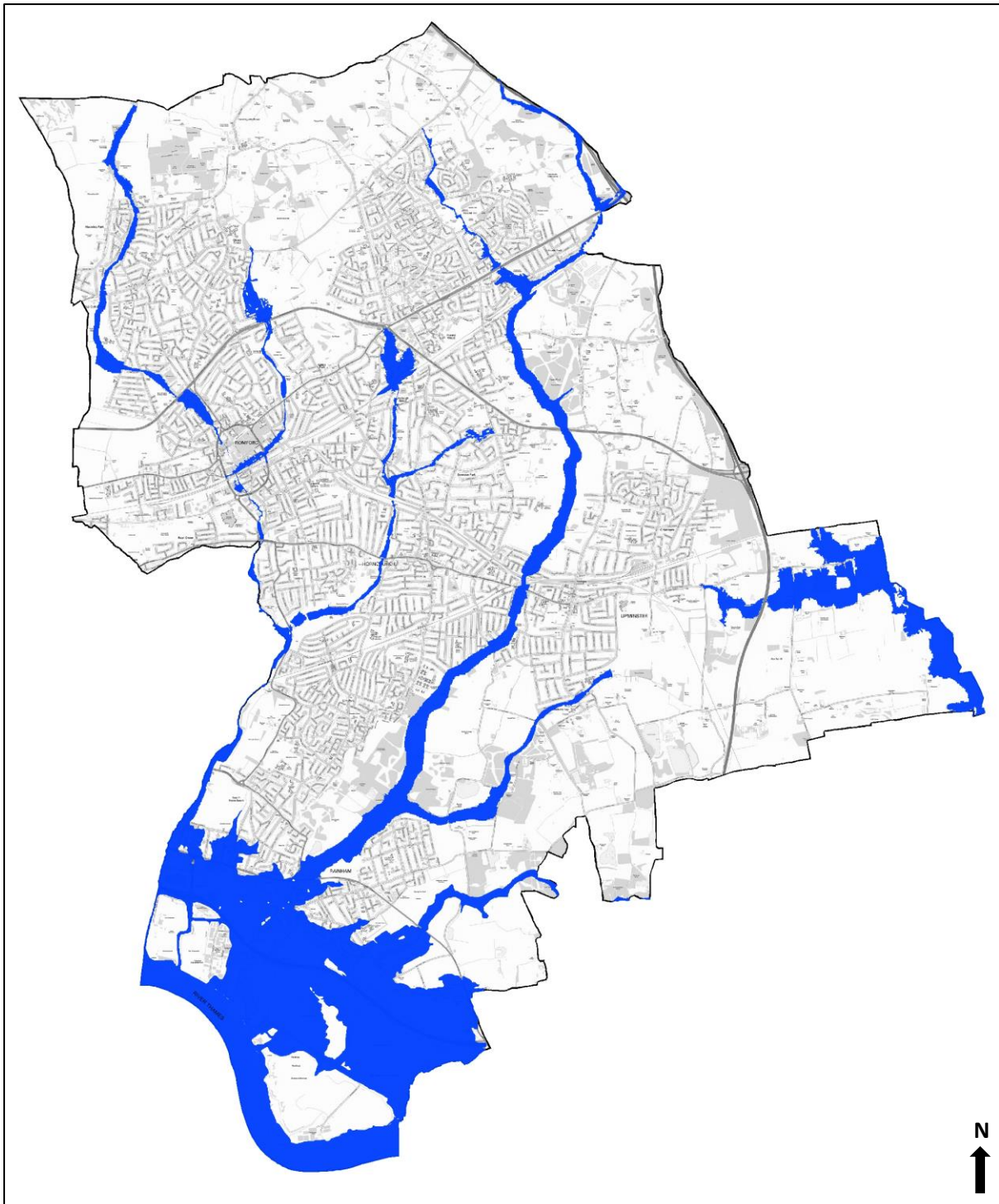
4.22 Flood Zone 3a



| | |
|--------------------|---|
| Key- Map 22 | |
| Flood Zone 3a |  |

(Please see Annex 10-14 for more in-depth imagery)

4.23 Flood zone 2



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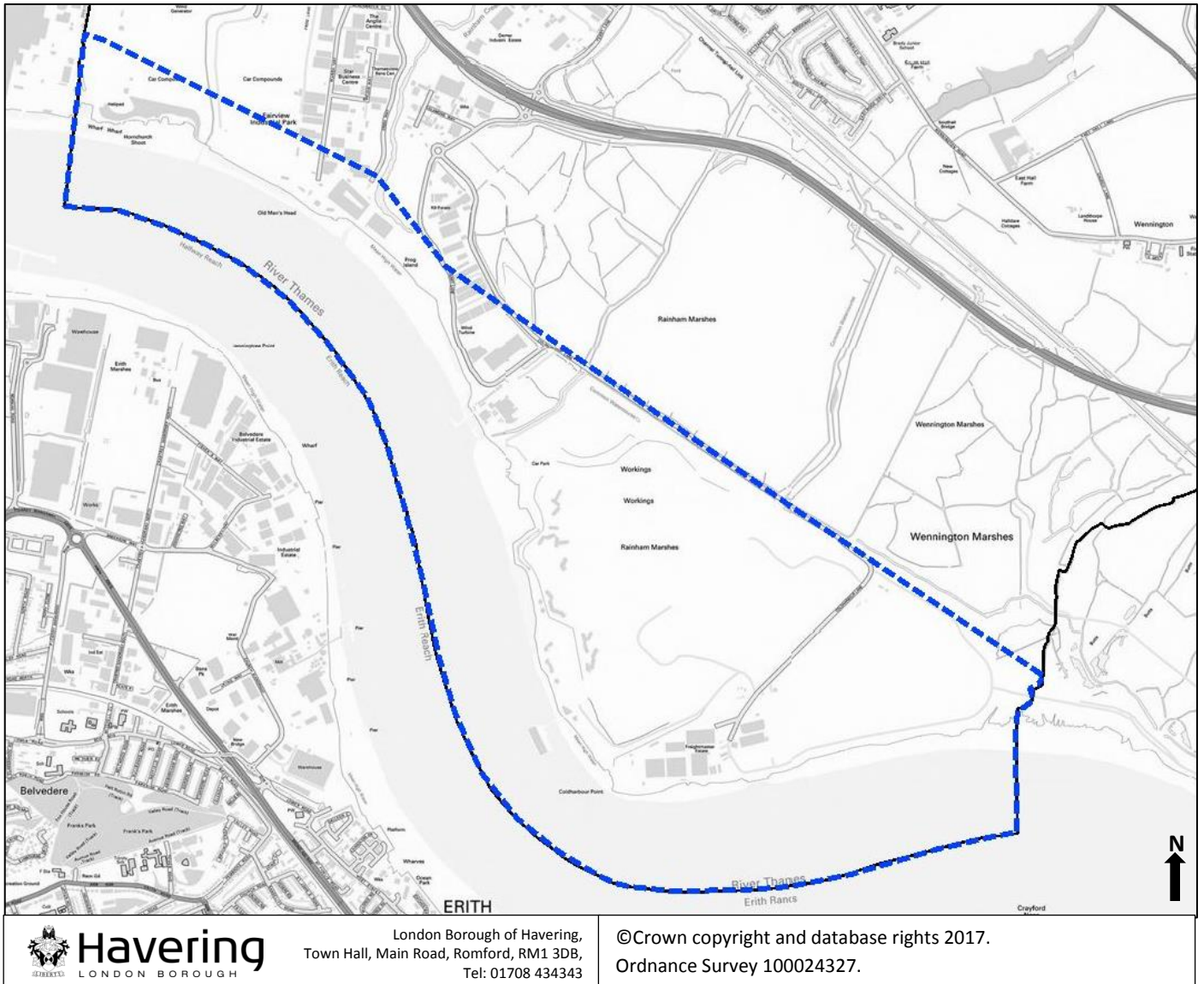
Key- Map 23


Flood Zone 2



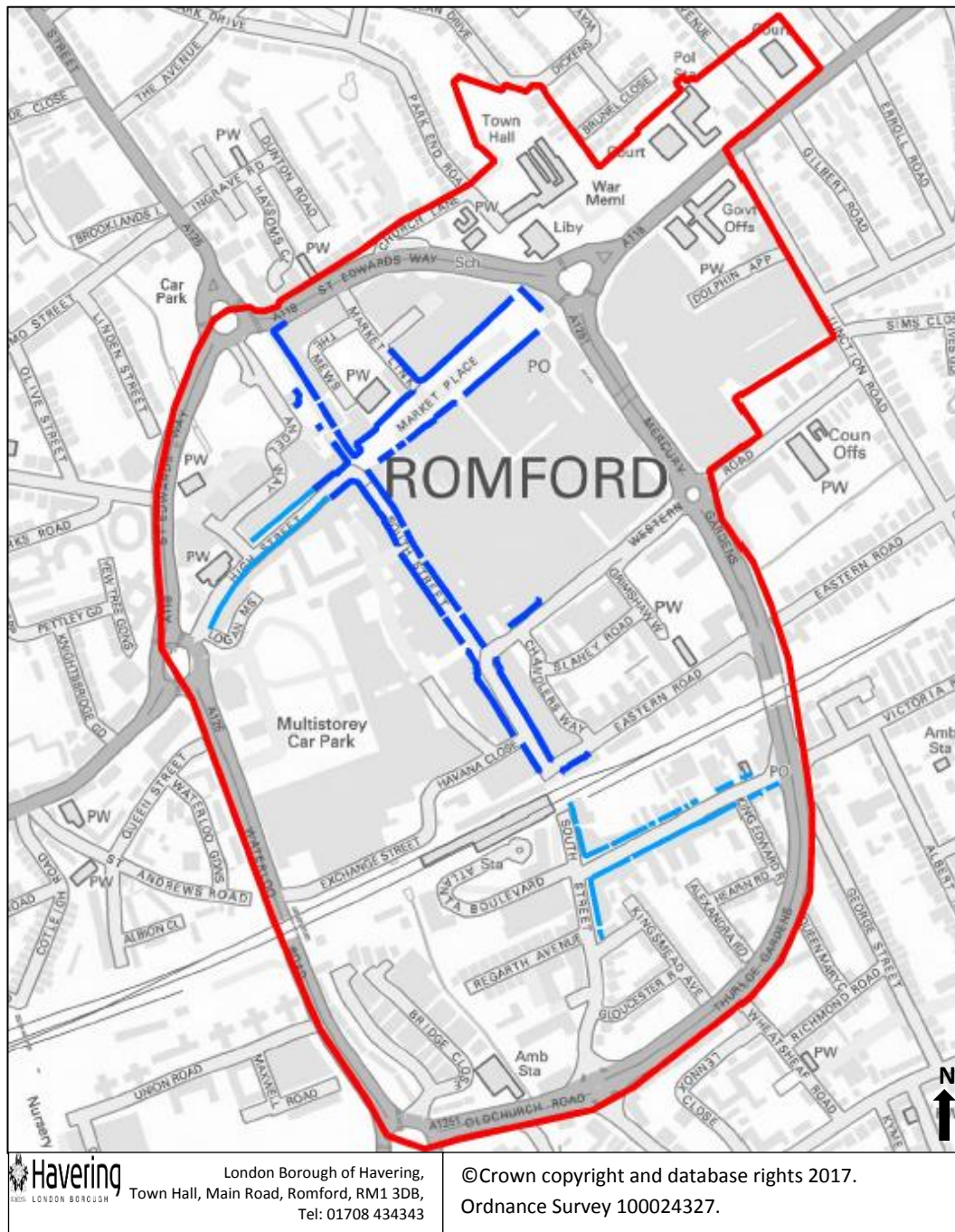
(Please see Annex 10-14 for more in-depth imagery)

4.24 Thames Policy Area



| | |
|--------------------|---|
| Key- Map 24 | |
| Thames Policy Area |  |

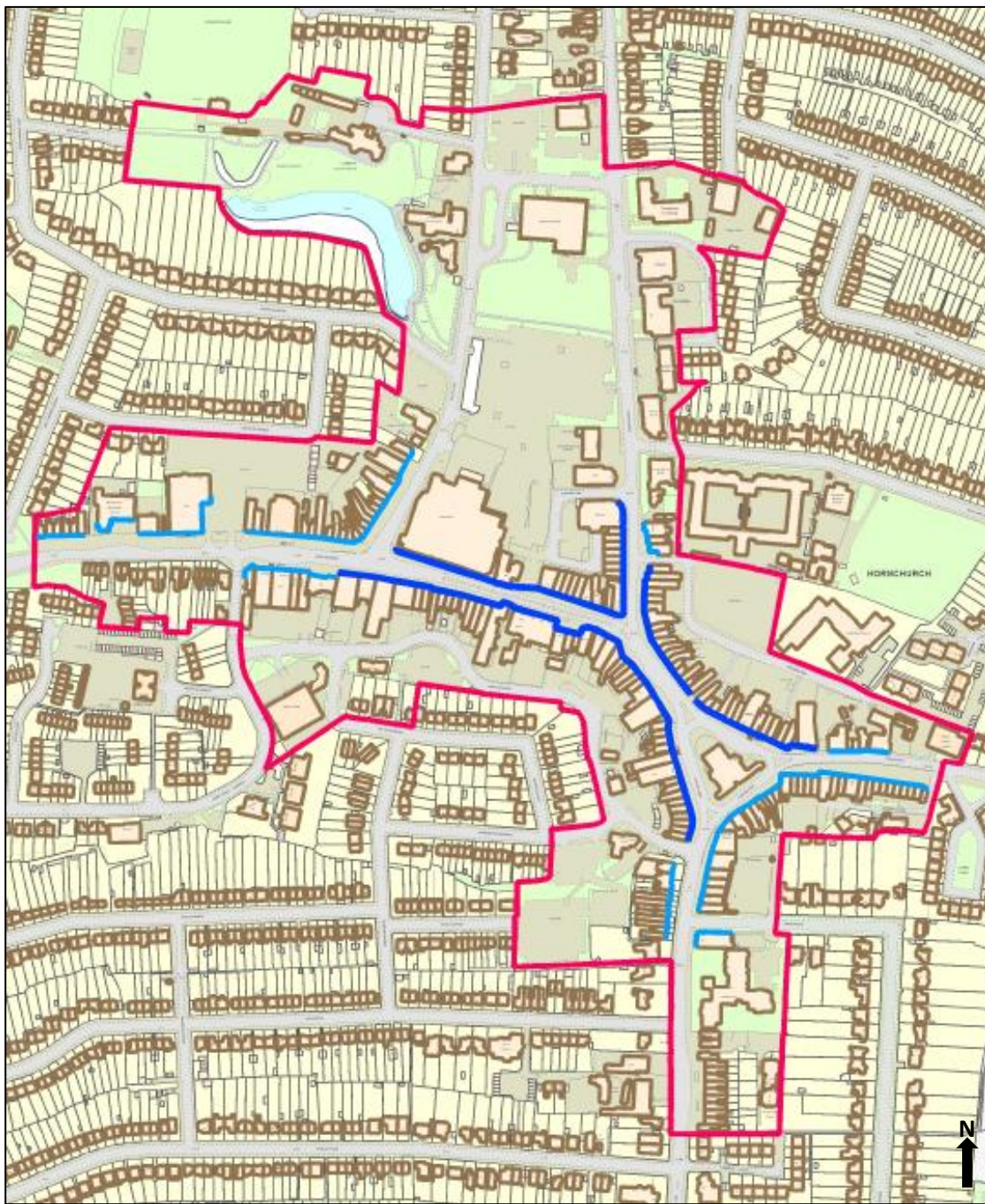
4.25 Romford Primary and Secondary Frontages



Key- Map 25

| | |
|------------------------------|--|
| Primary Frontage | |
| Secondary Frontage | |
| Metropolitan Centre Boundary | |

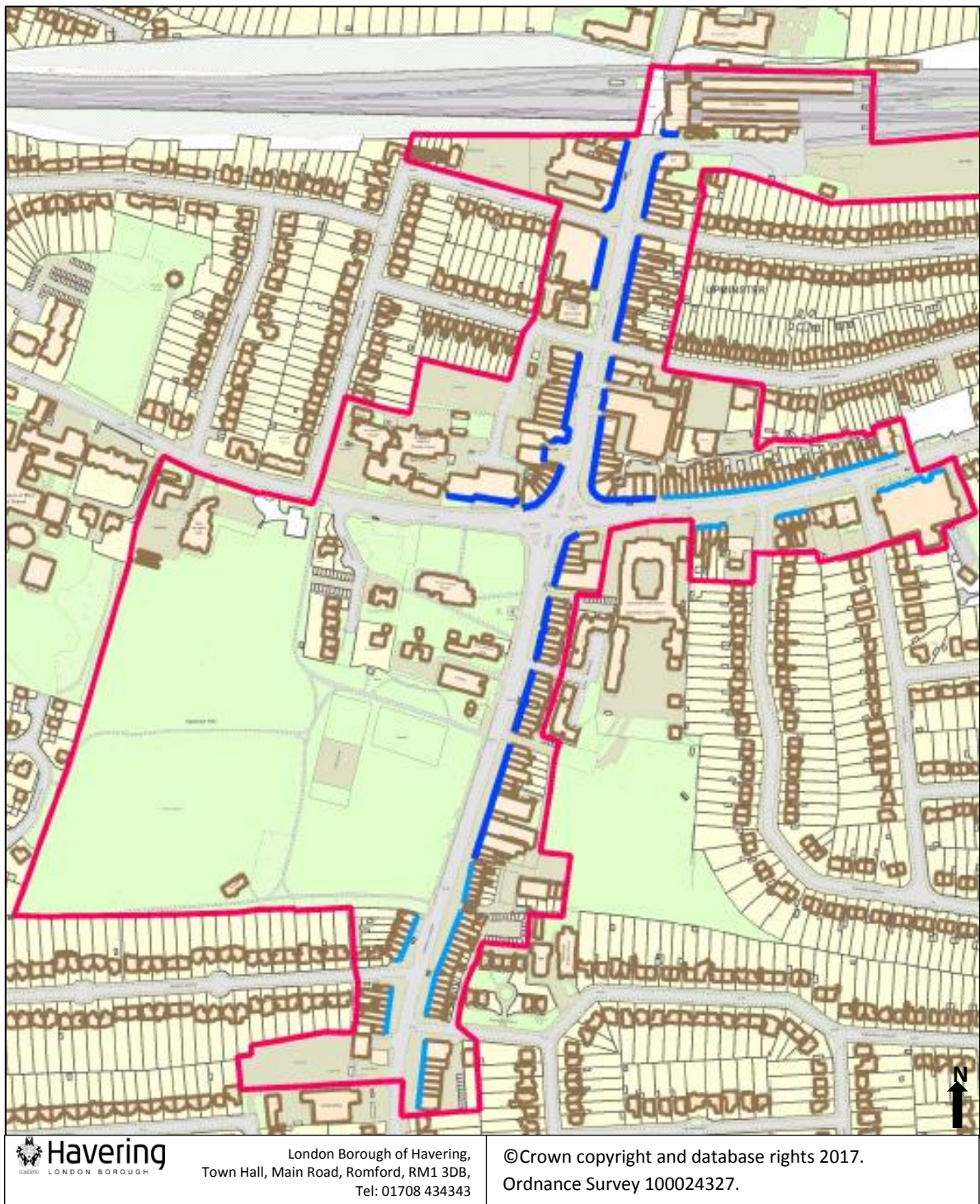
4.26 Hornchurch Primary and Secondary Frontages






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| Key- Map 26 | |
|------------------------------|--|
| Primary Frontage | |
| Secondary Frontage | |
| Metropolitan Centre Boundary | |

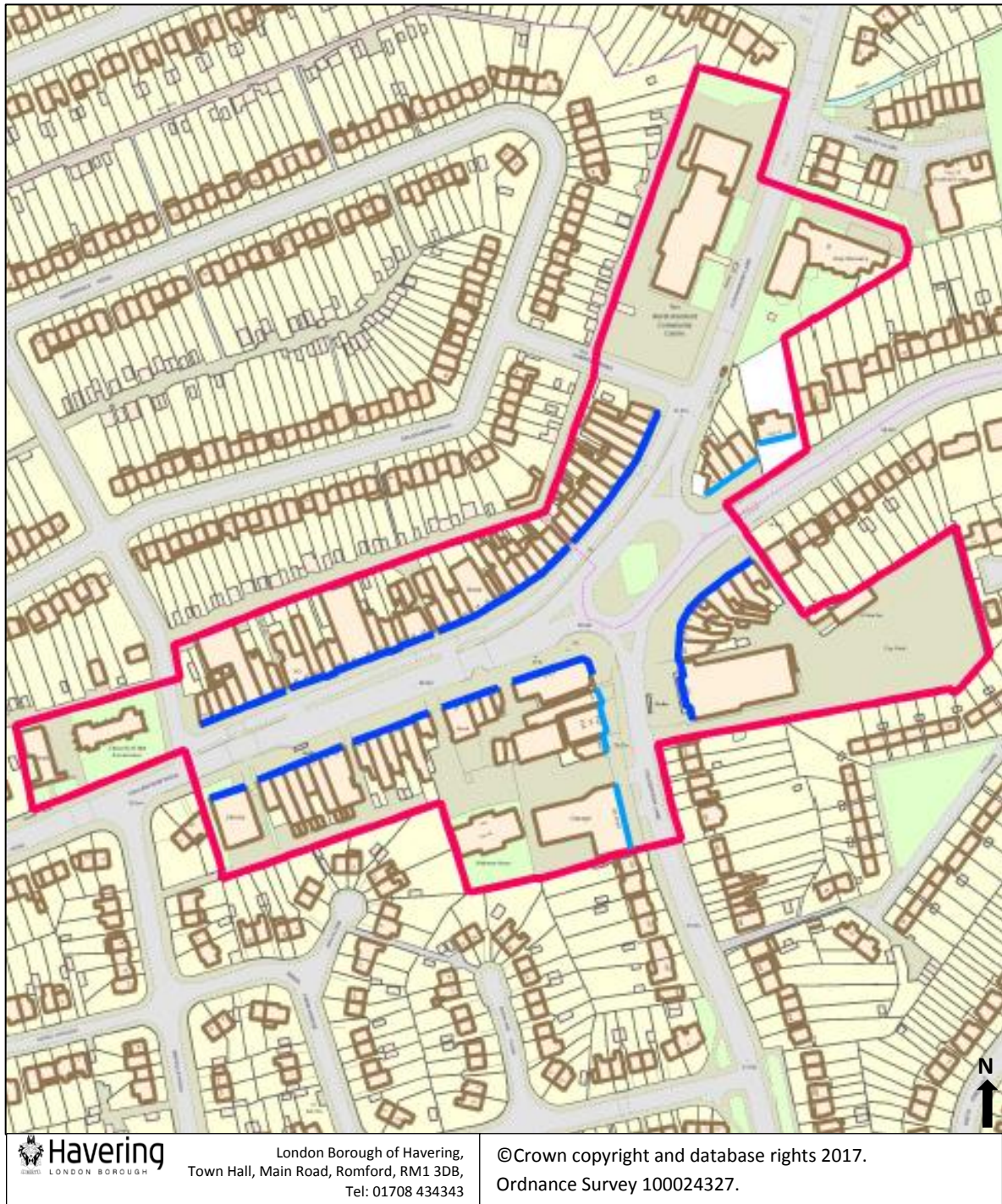
4.27 Upminster Primary and Secondary Frontages






Key- Map 27

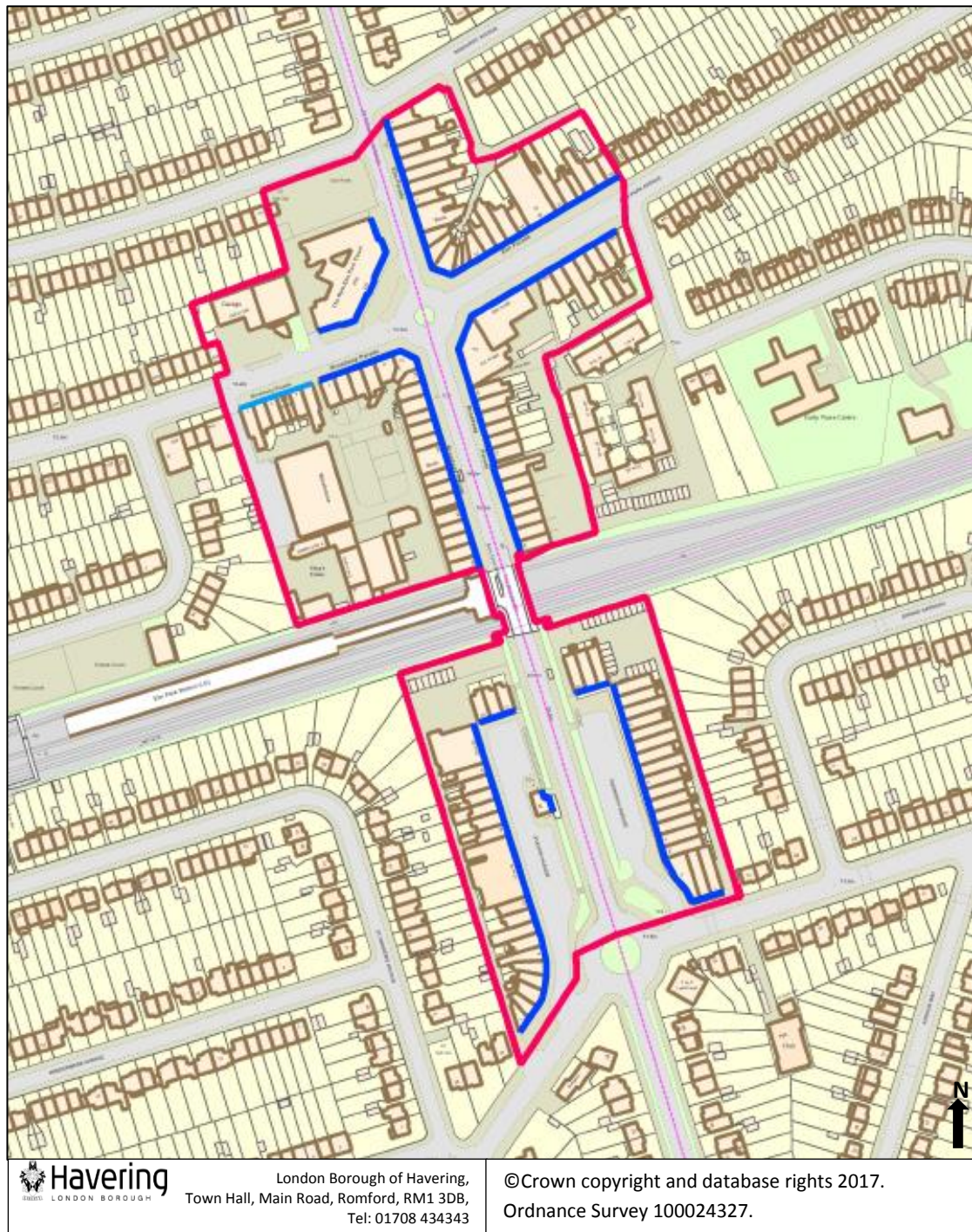
| | |
|--------------------------|---|
| Primary Frontage |  |
| Secondary Frontage |  |
| District Centre Boundary |  |

4.28 Collier Row Primary and Secondary Frontages



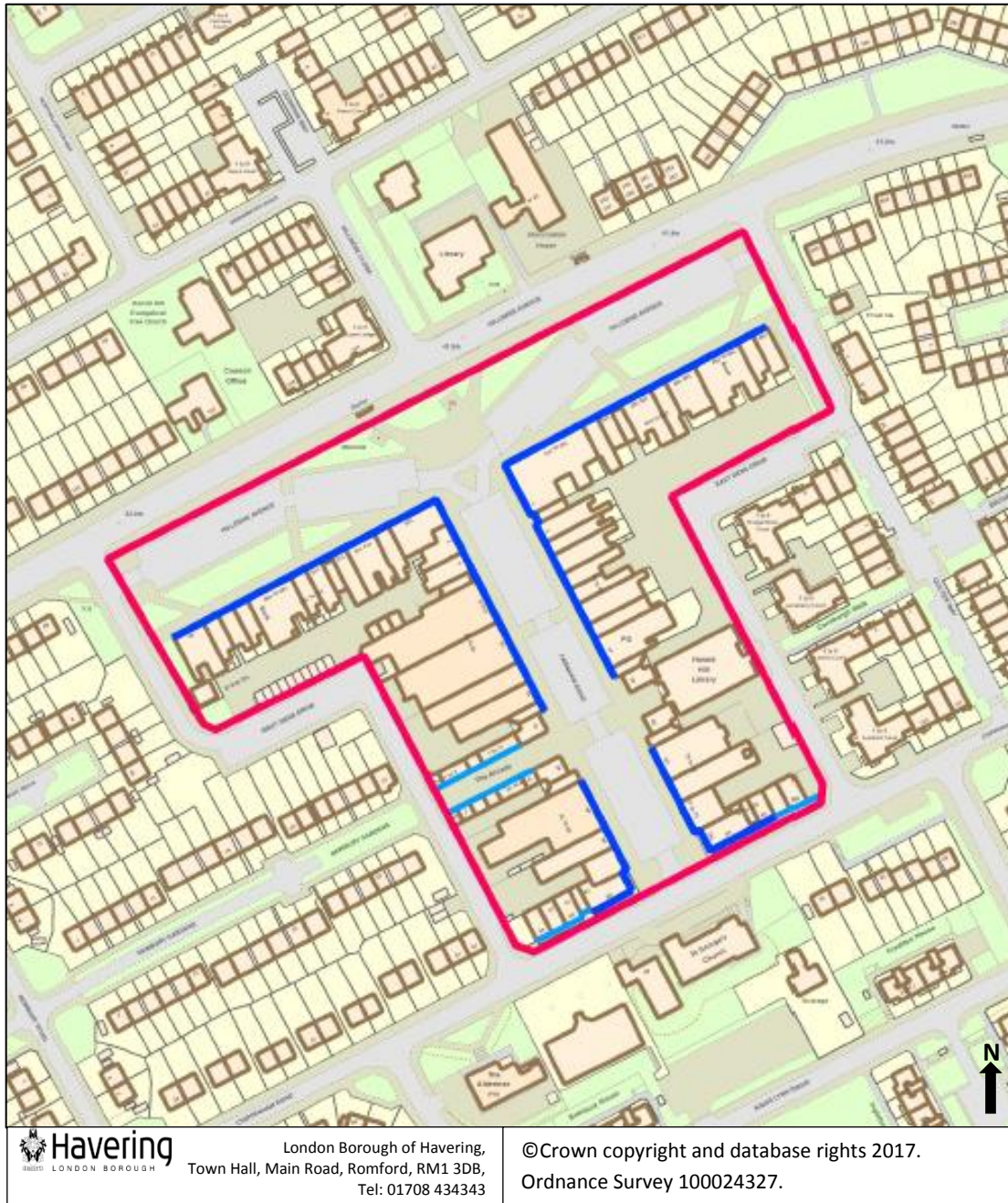
| Key- Map 28 | |
|--------------------------|---|
| Primary Frontage |  |
| Secondary Frontage |  |
| District Centre Boundary |  |




4.29 Elm Park Primary and Secondary Frontages



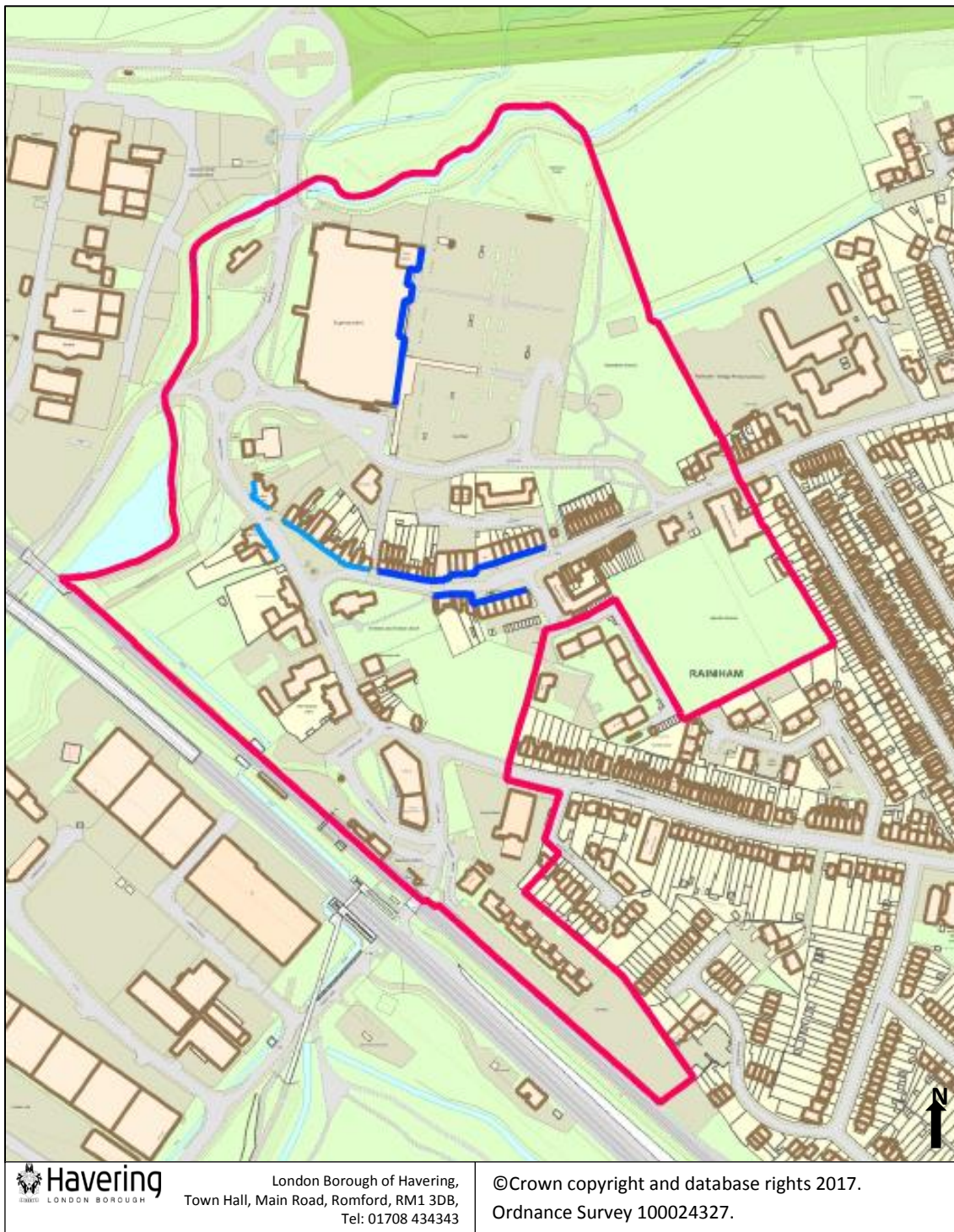
| Key- Map 29 | |
|--------------------------|--|
| Primary Frontage | |
| Secondary Frontage | |
| District Centre Boundary | |

4.30 Harold Hill Primary and Secondary Frontages



| Key- Map 30 | |
|--------------------------|---|
| Primary Frontage |  |
| Secondary Frontage |  |
| District Centre Boundary |  |

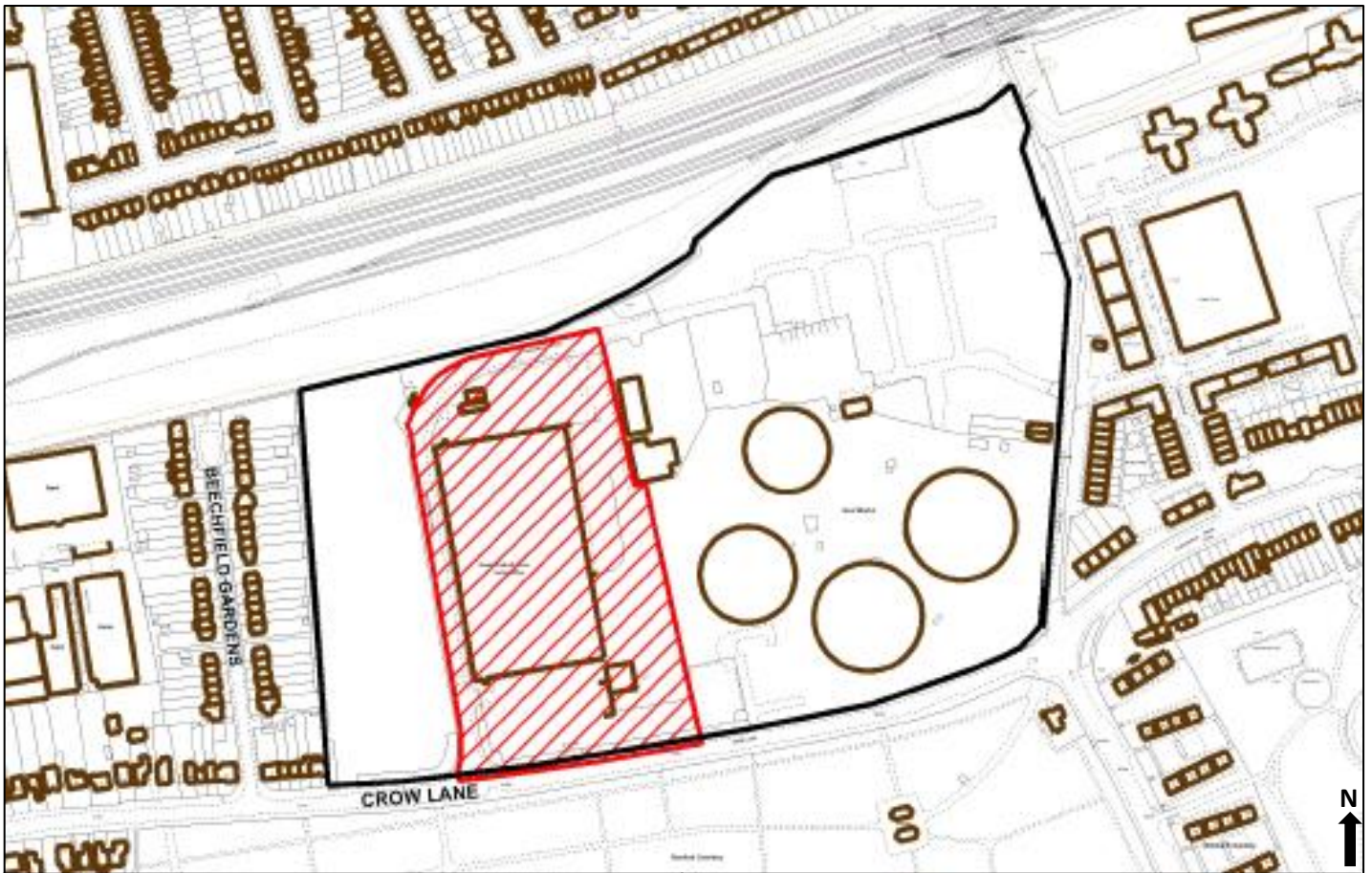
4.31 Rainham Primary and Secondary Frontages



| Key- Map 31 | |
|--------------------------|--|
| Primary Frontage | |
| Secondary Frontage | |
| District Centre Boundary | |

Amendments

4.32 Locally Significant Industrial Location (LSIS) Crow Lane Site 3



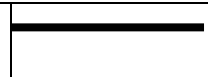
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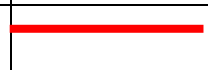
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Key- Map 32

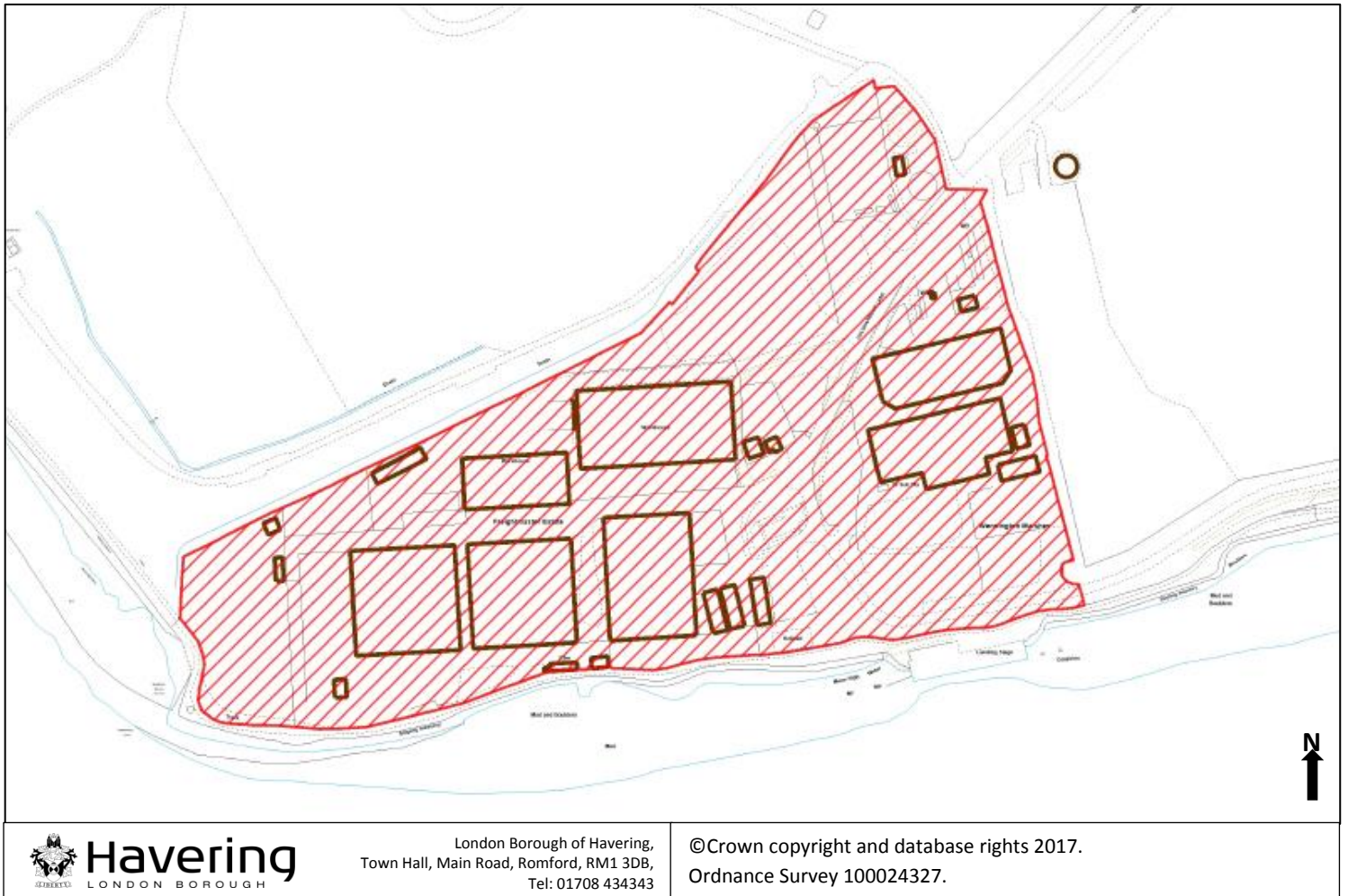
Existing Secondary Employment boundary (as set out on 2008 LDF proposals map)




Proposed LSIS boundary

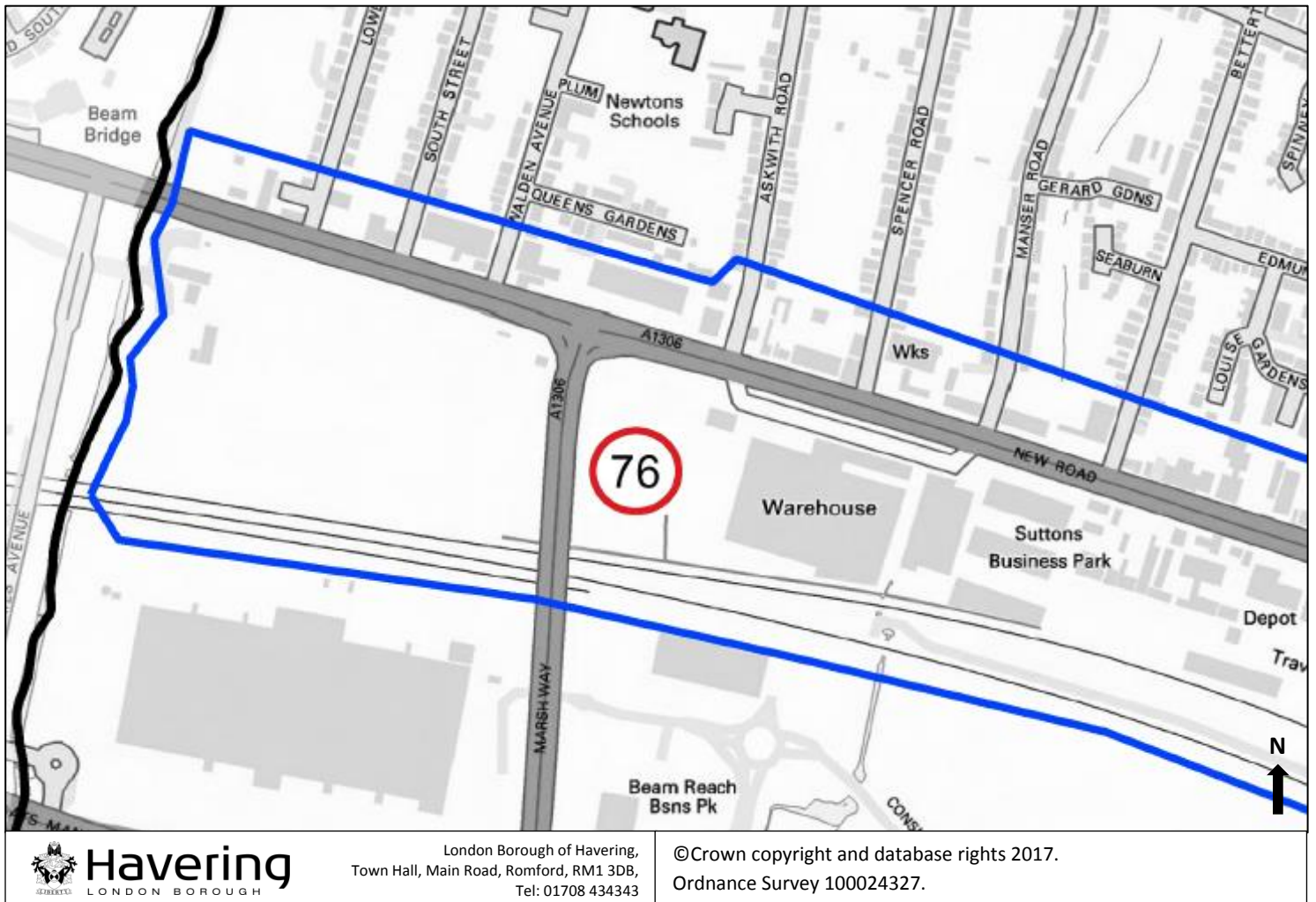


4.33 Freightmaster Estate Strategic Industrial Location (SIL)



| | |
|--|---|
| Key- Map 33 | |
| Freightmaster Estate Strategic Industrial Location |  |

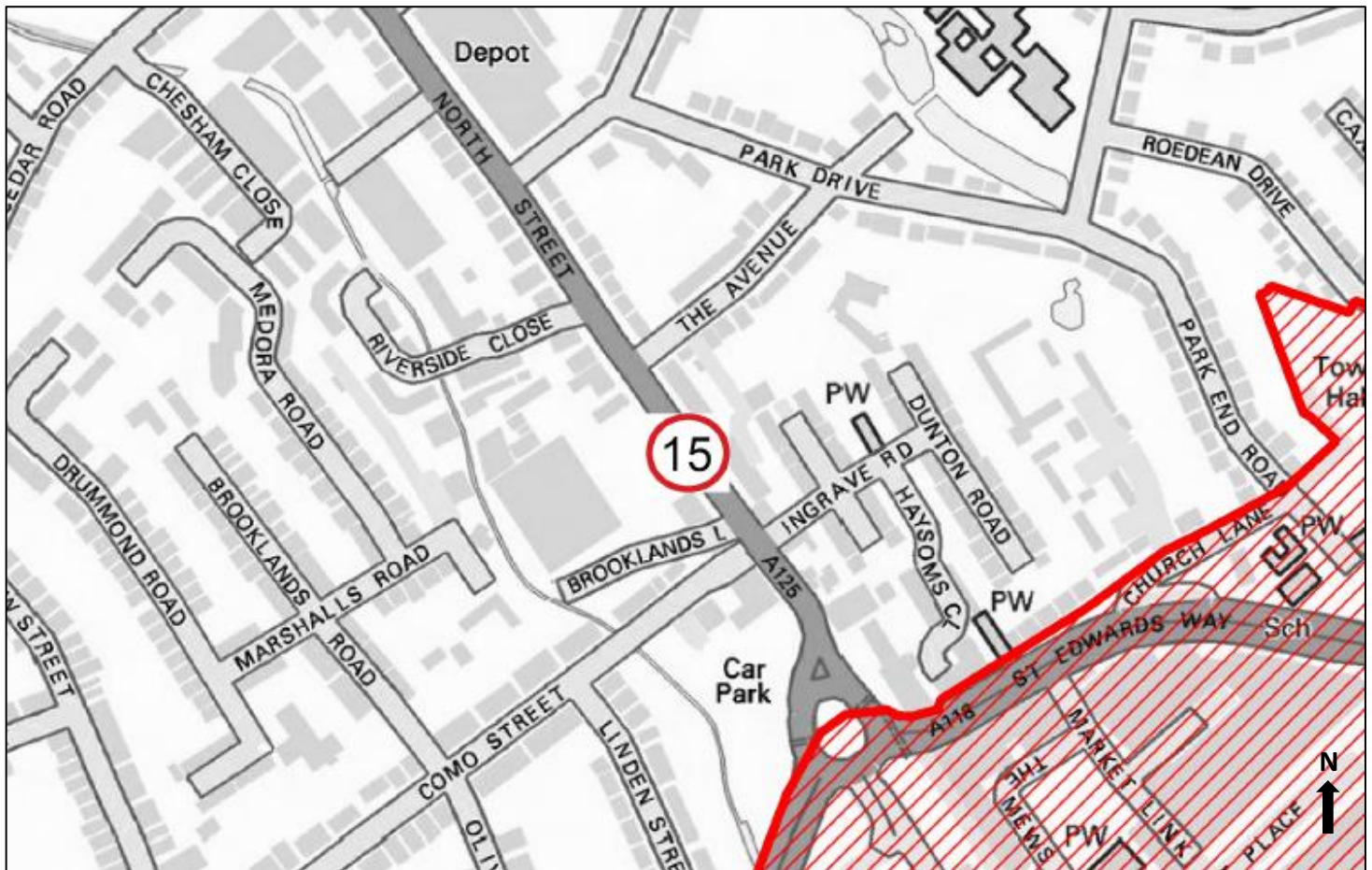
4.34 Proposed Beam Park Local Centre



Key- Map 34

| | |
|----------------------------|--|
| New Beam Park Local Centre | |
| Rainham and Beam Park SDA | |
| Borough Boundary | |

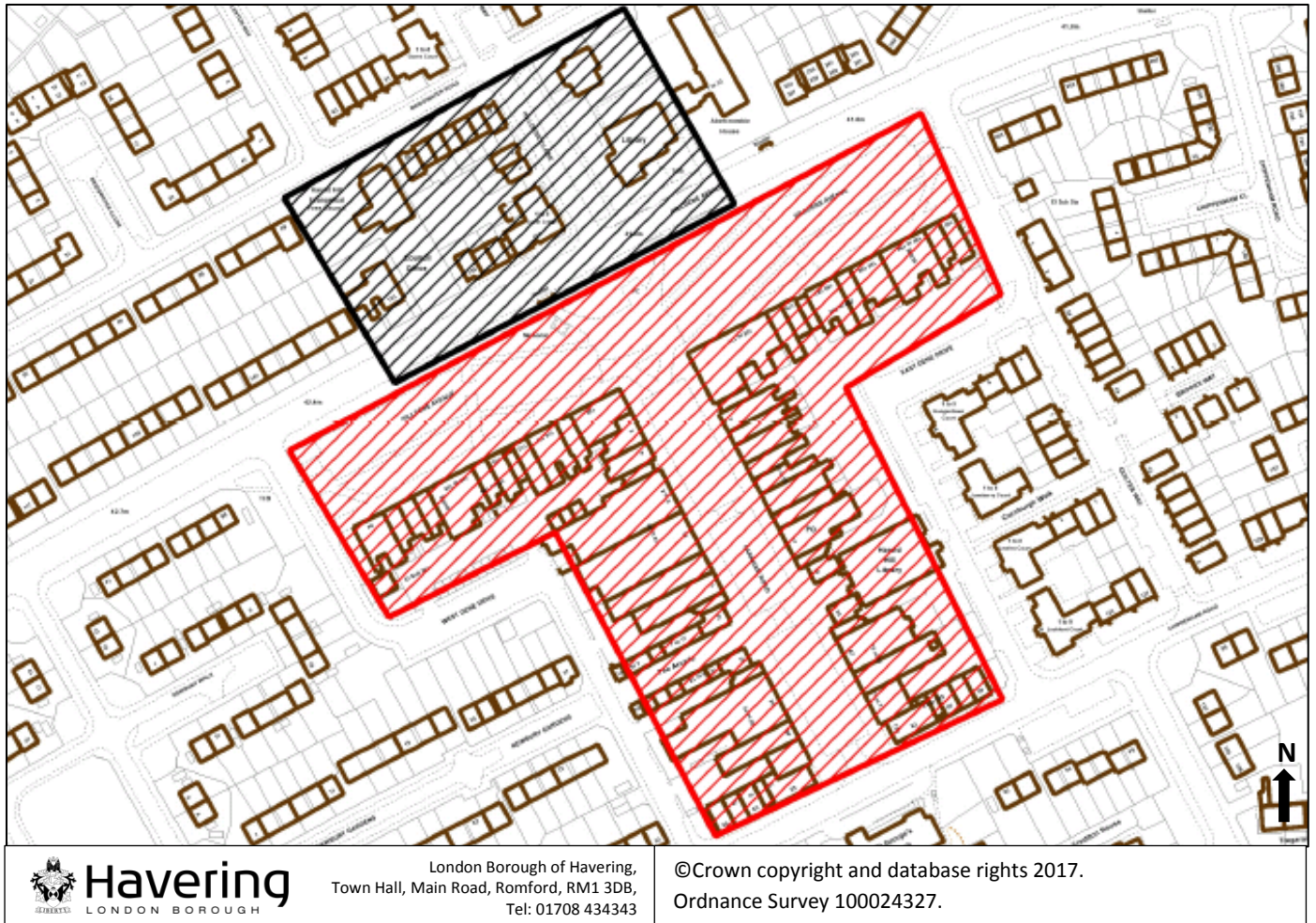
4.35 North Street Local Centre





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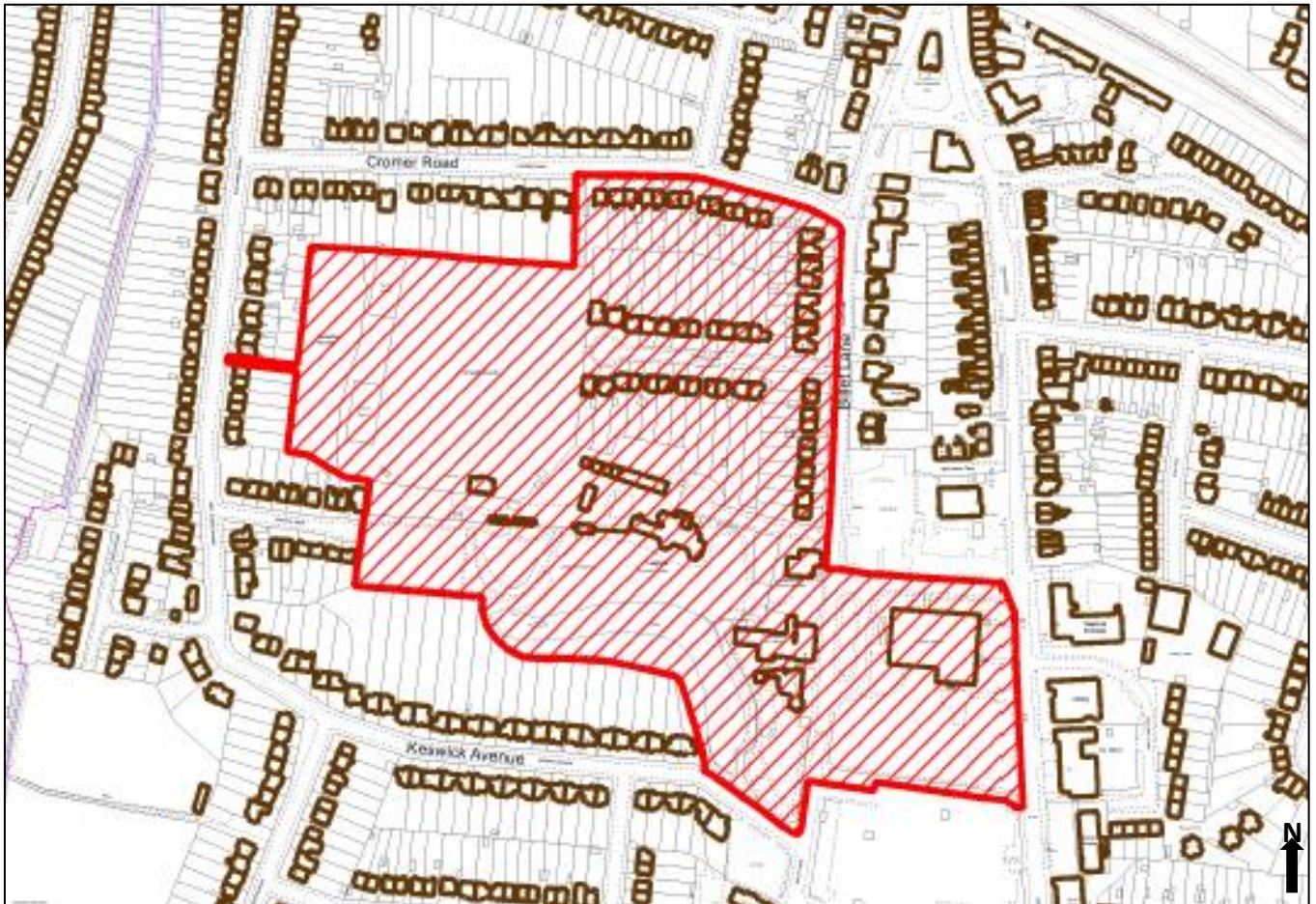
| Key- Map 35 | |
|--------------------------------------|--|
| North Street Local Centre | |
| Romford Metropolitan Centre Boundary | |

4.36 Amendment to Harold Hill District Centre



| Key- Map 36 | |
|----------------------------------|---|
| Revised District Centre Boundary |  |
| Area of LDF boundary removed |  |

4.37 Langton's Conservation Area Boundary



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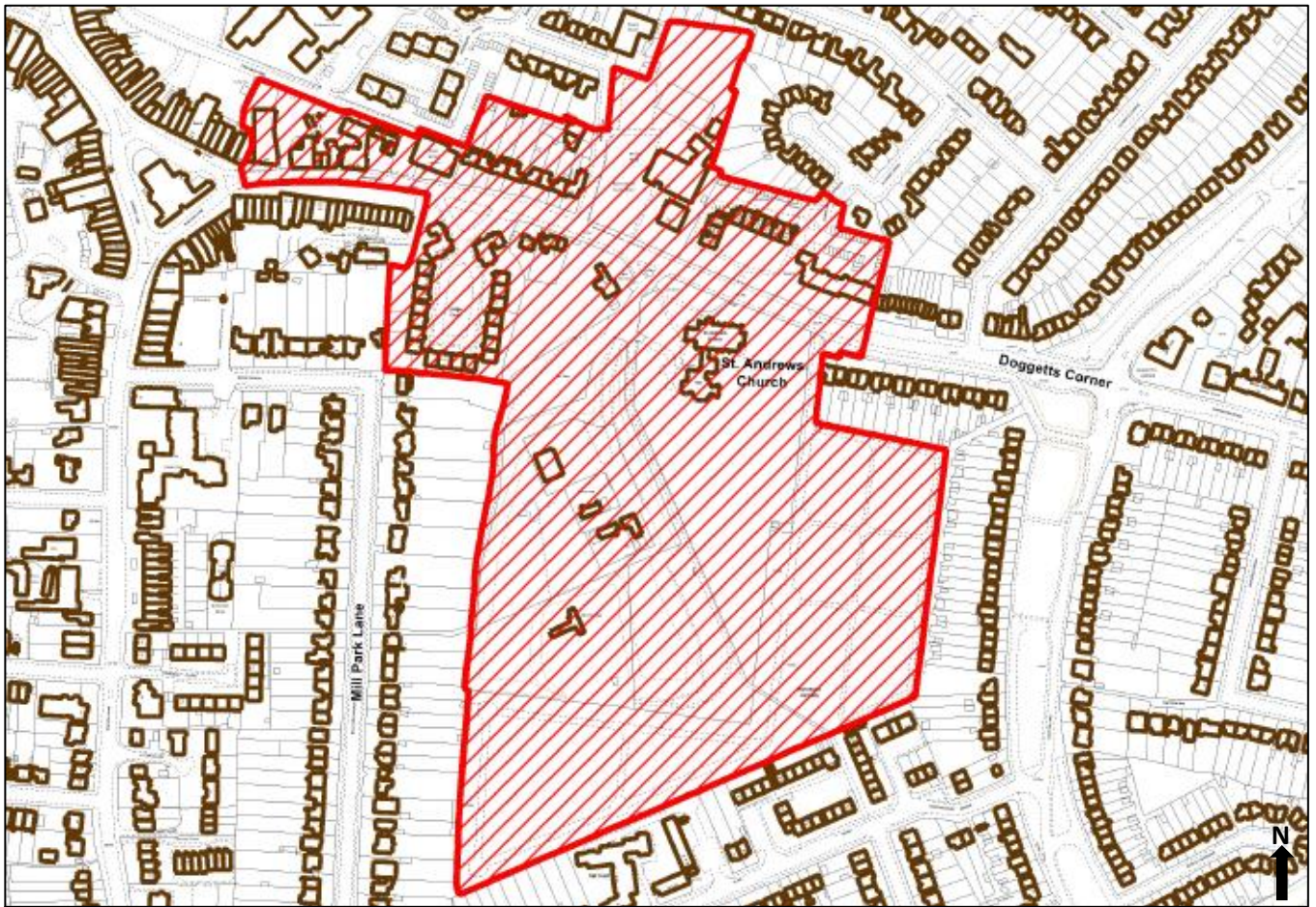
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Key- Map 37

Conservation Area Boundary




4.38 St. Andrews Conservation Area Boundary

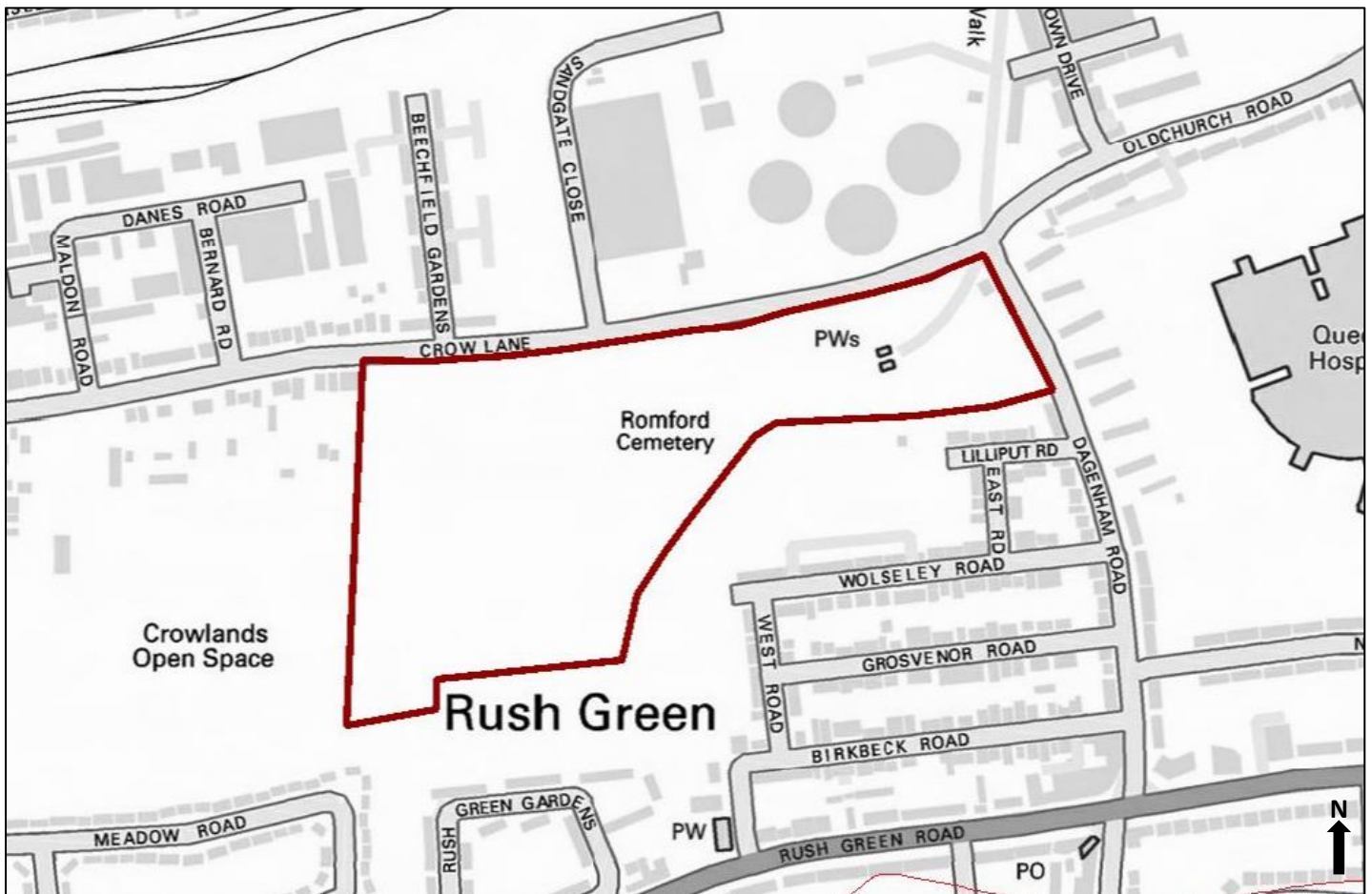


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| Key- Map 38 | |
| Conservation Area Boundary |  |

4.39 Romford Cemetery



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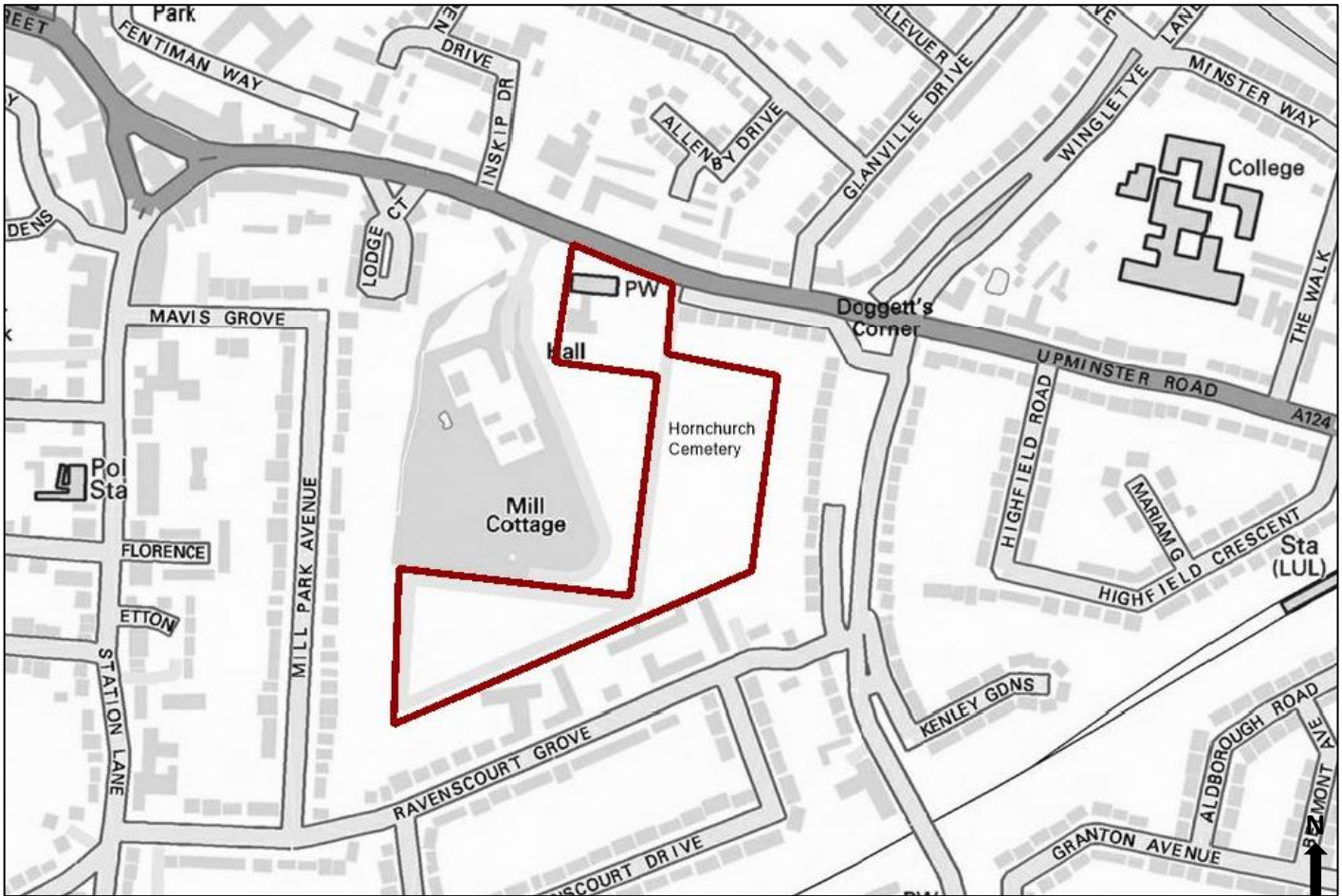
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Key- Map 39

Burial Space




4.40 Hornchurch Cemetery




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| | |
|--------------|---|
| Key- Map 40 | |
| Burial Space |  |

4.41 Upminster Cemetery




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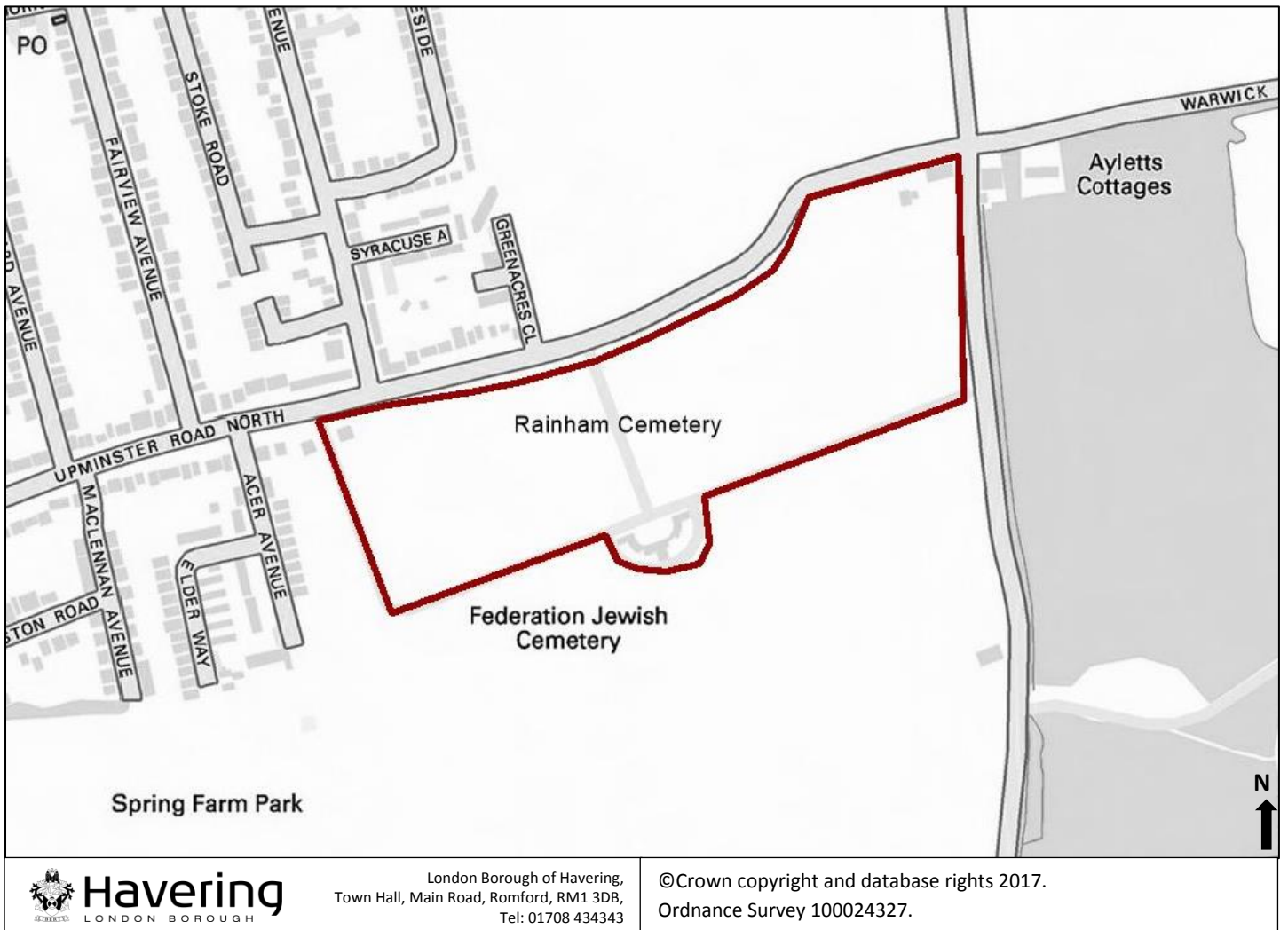
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Key- Map 41

| | |
|--------------|---|
| Burial Space |  |
|--------------|---|

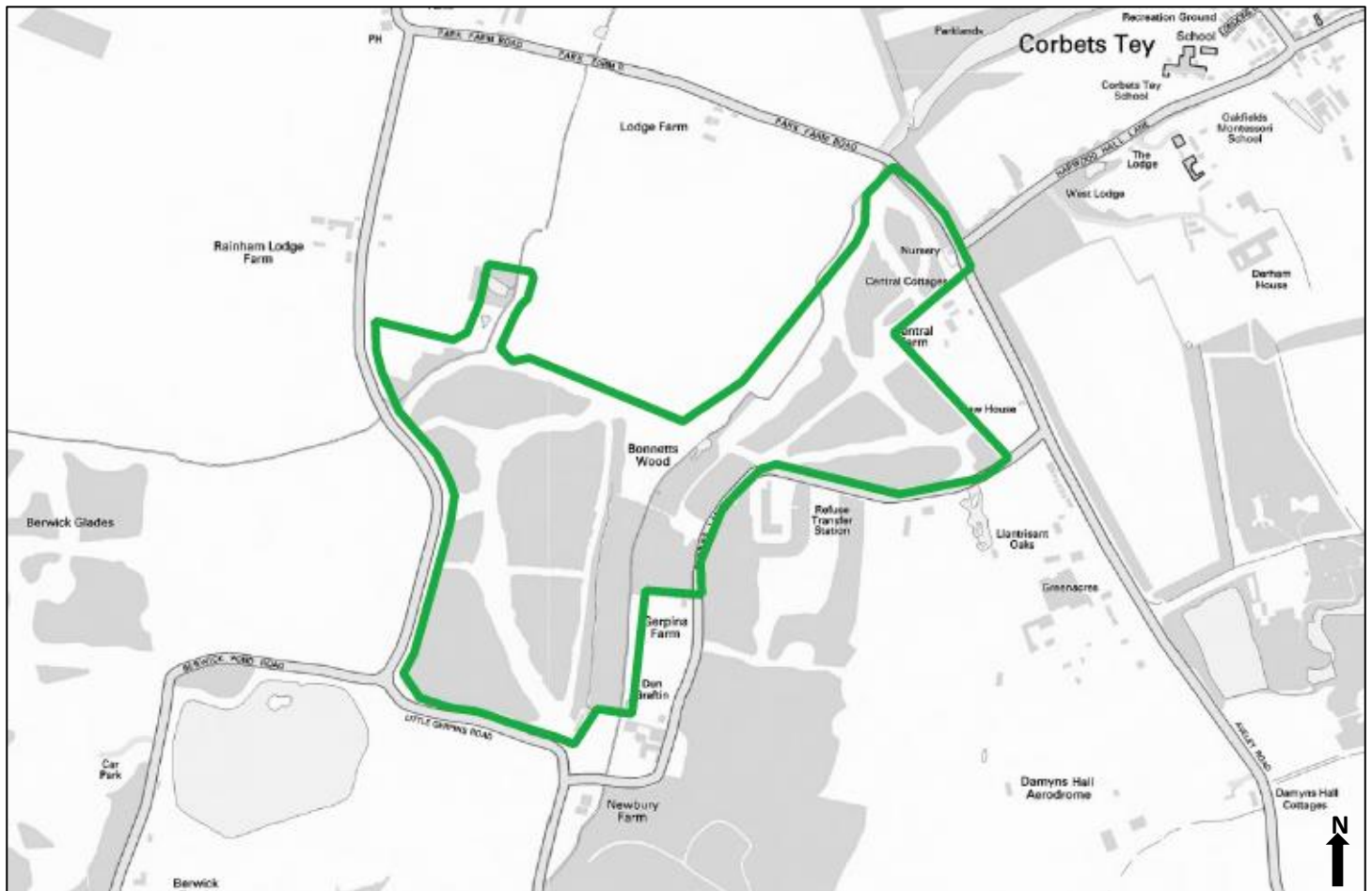



4.42 Rainham Cemetery




| Key- Map 42 | |
|--------------|---|
| Burial Space |  |

4.43 Addition of Bonnett's Wood (Upminster) Open Space



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| Key- Map 43 | |
|---------------------|---|
| Open Space Boundary |  |


4.44 Addition of 'The Dell' (Hornchurch) Public Open Space



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| Key- Map 44 | |
|---------------------|---|
| Open Space Boundary |  |

4.45 Addition of Langton's Gardens (Hornchurch) Open Space

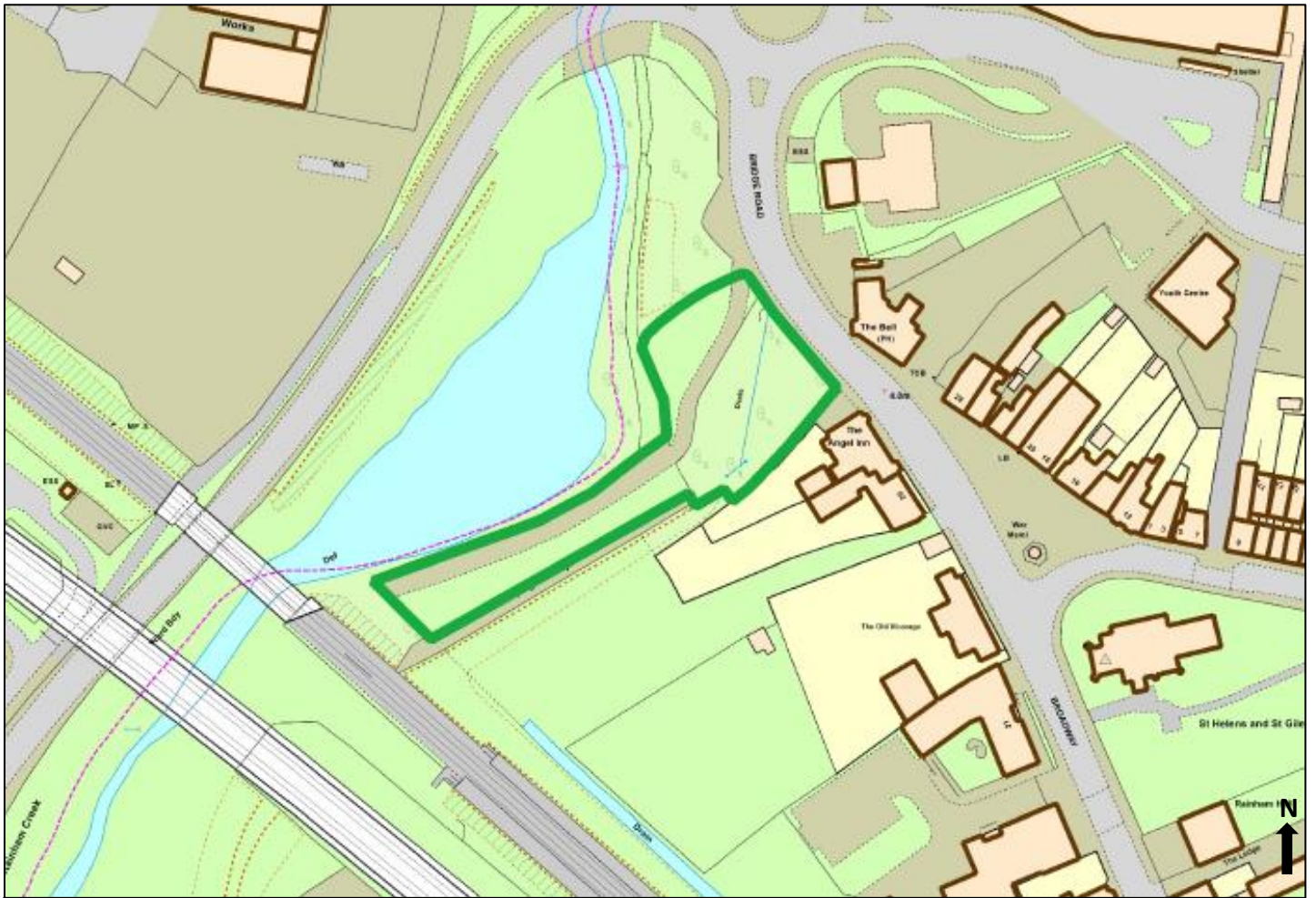



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| Key- Map 45 | |
|---------------------|---|
| Open Space Boundary |  |


4.47 Addition of Rainham Creekside Path Open Space




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| Key- Map 47 | |
|---------------------|---|
| Open Space Boundary |  |

4.48 Addition of Brookway Playsite (Rainham) Open Space



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Key- Map 48

Open Space Boundary



4.49 Addition of Windmill field (Upminster) Open Space



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Key- Map 49

Open Space Boundary



4.50 Addition of Maytree Close (Rainham) Open Space



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Key- Map 50

Open Space Boundary



4.51 Addition of Farrington Avenue (Romford) Open Space



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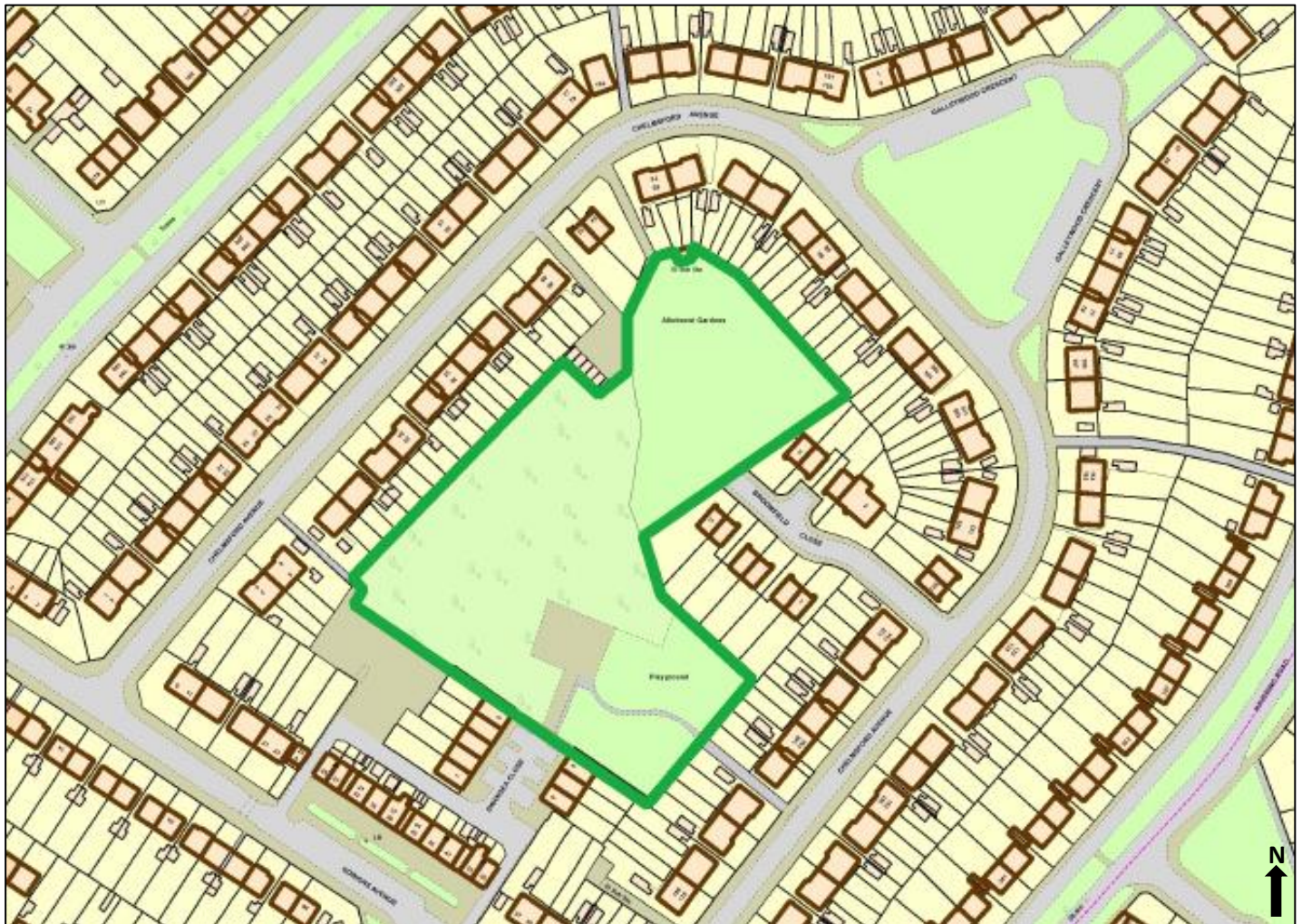
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Key- Map 51

Open Space Boundary



4.52 Addition of Chelmsford Avenue (Romford) Open Space



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Key- Map 52



Open Space Boundary



4.53 Addition of Bancroft Chase (Hornchurch) Open Space



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| Key- Map 53 | |
|---------------------|---|
| Open Space Boundary |  |
| Borough Boundary |  |


4.54 Addition of Fleet Close (Upminster) Open Space




| Key- Map 54 | |
|---------------------|--|
| Open Space Boundary | |

4.55 Addition of Louis Marchasi Playsite (Hornchurch) Open Space



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| Key- Map 55 | |
| Open Space Boundary |  |

4.56 Addition of Straight Road Woodlands (Romford) Open Space



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Key- Map 56

Open Space Boundary



4.57 Addition of Sunflower Way (Romford) Open Space



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Key- Map 57


Open Space Boundary



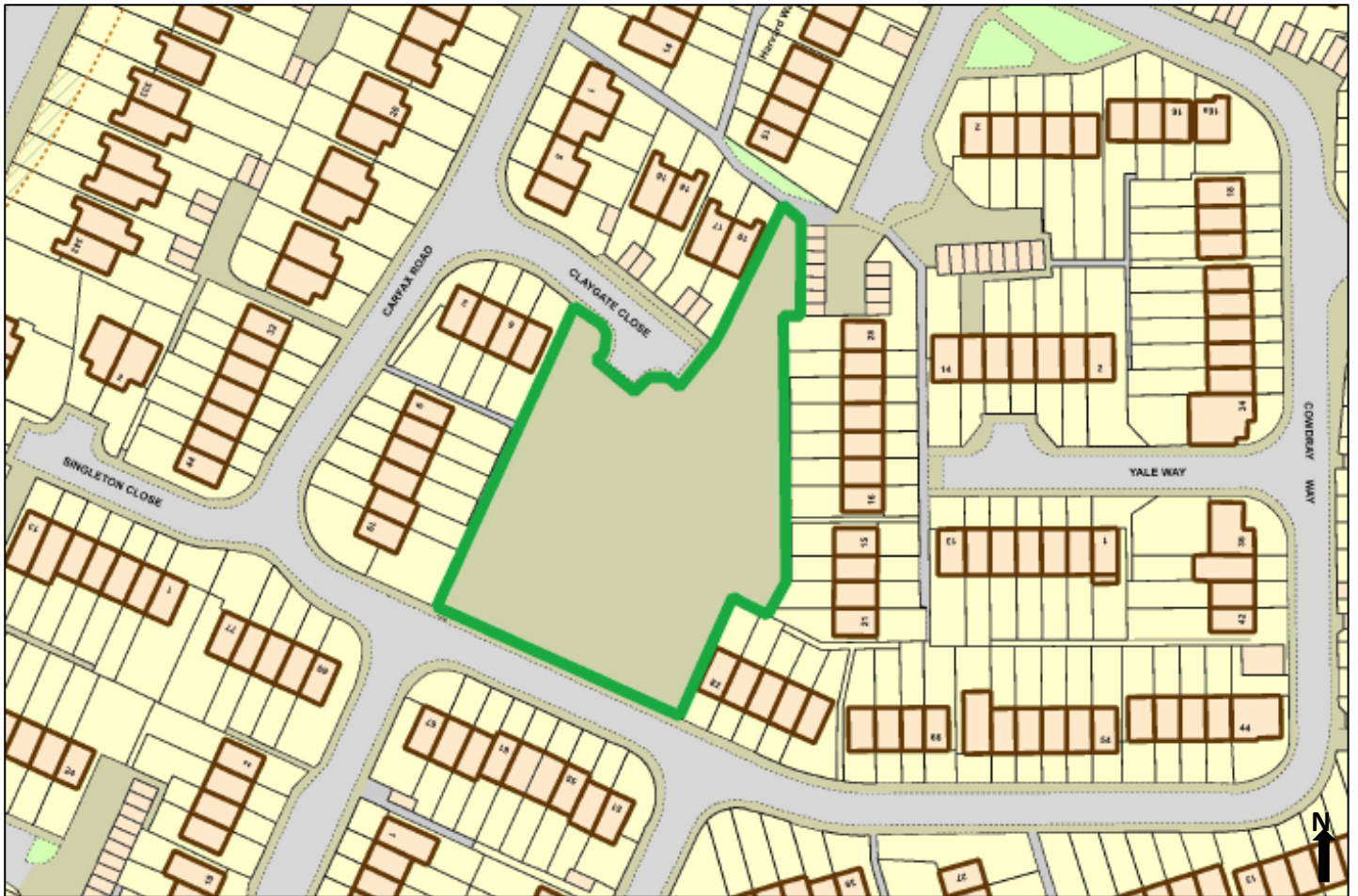
4.58 Addition of Whitelands Way Bund (Romford) Open Space



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|---------------------|---|
| Key- Map 58 | |
| Open Space Boundary |  |

4.59 Addition of The Glen (Elm Park) Open Space



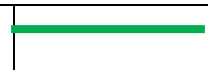
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Key- Map 59

Open Space Boundary



4.60 Addition of Coronation Gardens (Romford) Open Space



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Key- Map 60


Open Space Boundary



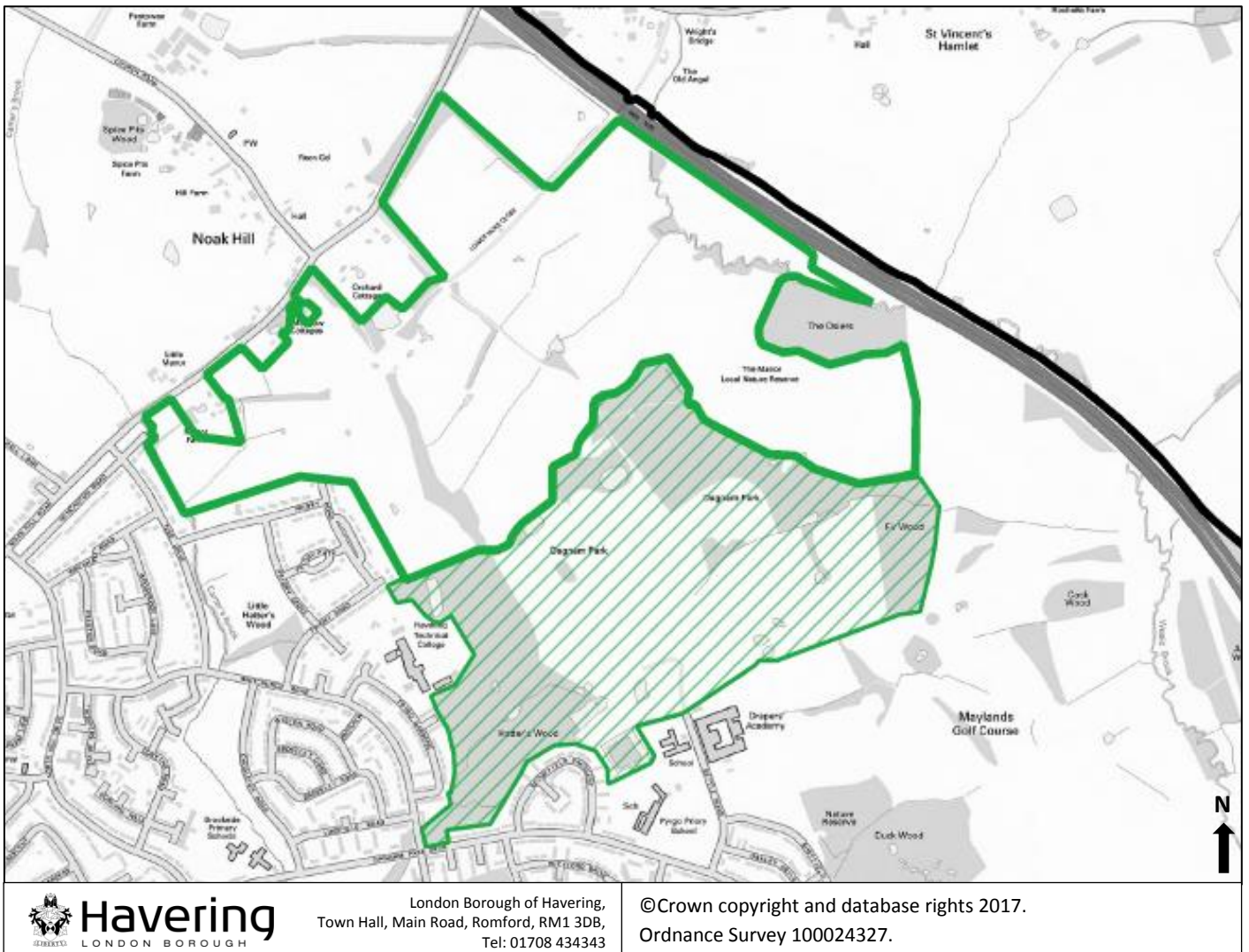
4.61 Addition of Airfield Way (Hornchurch) Open Space



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| Key- Map 61 | |
|---------------------|---|
| Open Space Boundary |  |



4.62 Increase to Dagnam Park Open Space Designation



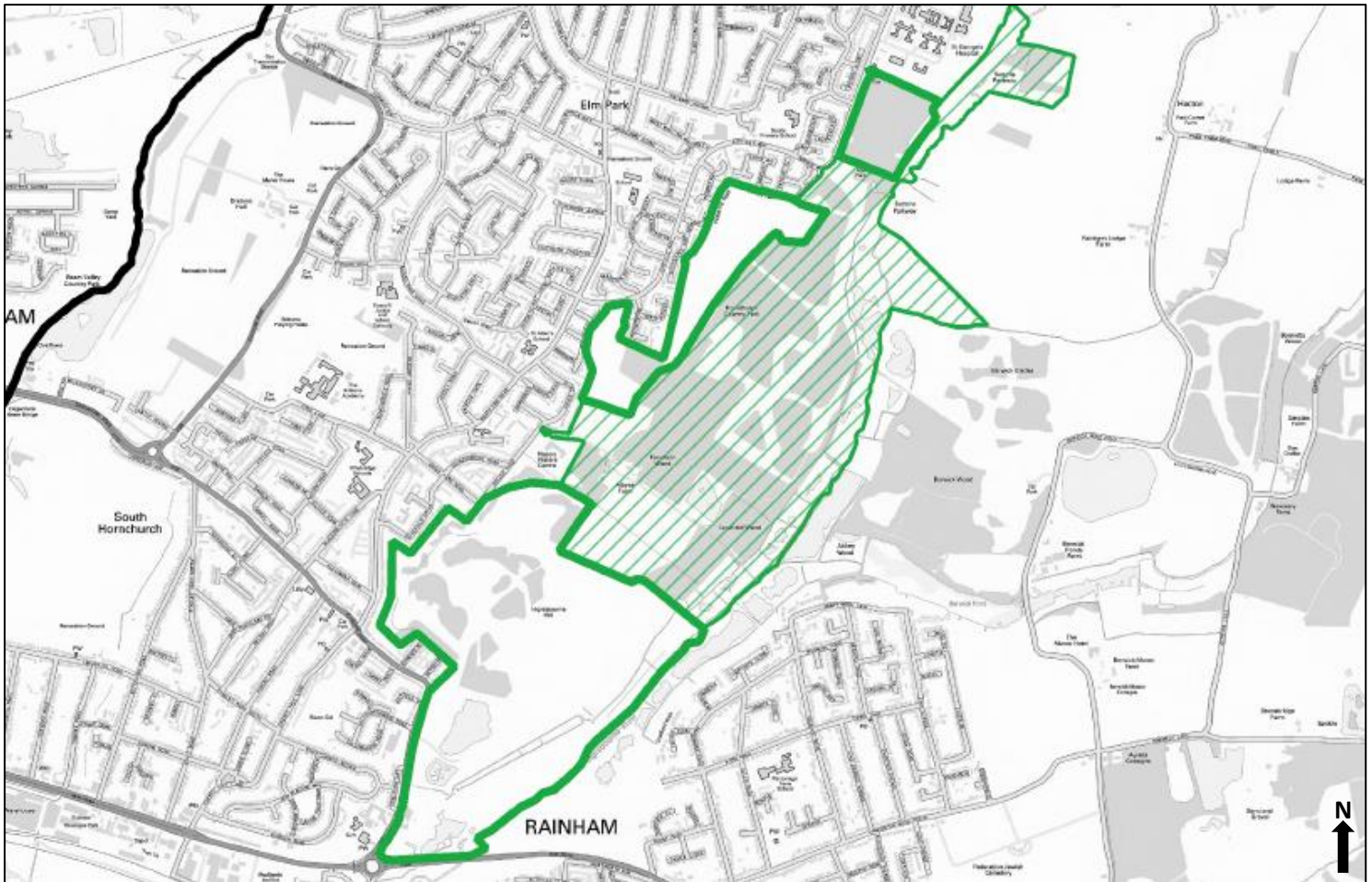
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| Key- Map 62 | |
|----------------------------------|---|
| Boundary Increase to Dagnam Park |  |
| 2008 LDF Open Space Boundary |  |

4.63 Increases to Hornchurch Country Park Open Space Designation



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Key- Map 63

Boundary Increase to Dagnam Park






2008 LDF Open Space Boundary



4.64 Increase to Broxhill Centre (Romford) Open Space Designation





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| Key- Map 64 | |
|---|---|
| Boundary Increase to Broxhill Centre |  |
| 2008 LDF Open Space Boundary (retained) |  |

4.65 Designation of Gerpins Lane (Upminster) as a Site of Nature Conservation Importance (SNCI): Borough Level






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| Key- Map 65 | |
| Gerpins Lane SNCI Boundary |  |

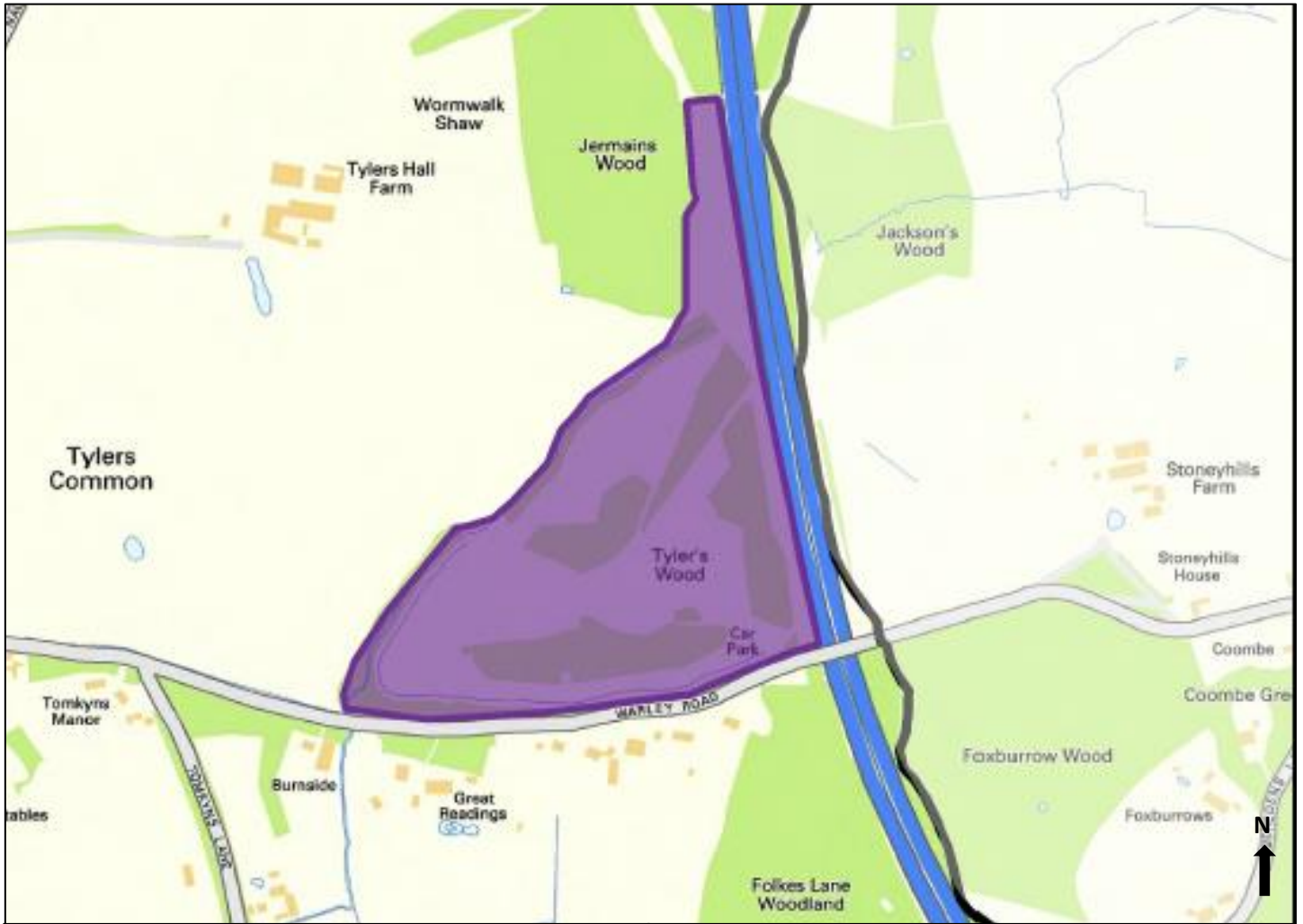
4.66 Designation of Folkes Lane Woodland (Upminster) as a Site of Nature Conservation Importance: Borough Level



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| Key- Map 66 | |
|------------------------------------|---|
| Folkes Lane Woodland SNCI Boundary |  |
| Borough Bounary |  |



4.67 Addition of Tyler's Wood to a Site of Nature Conservation Importance Borough Level



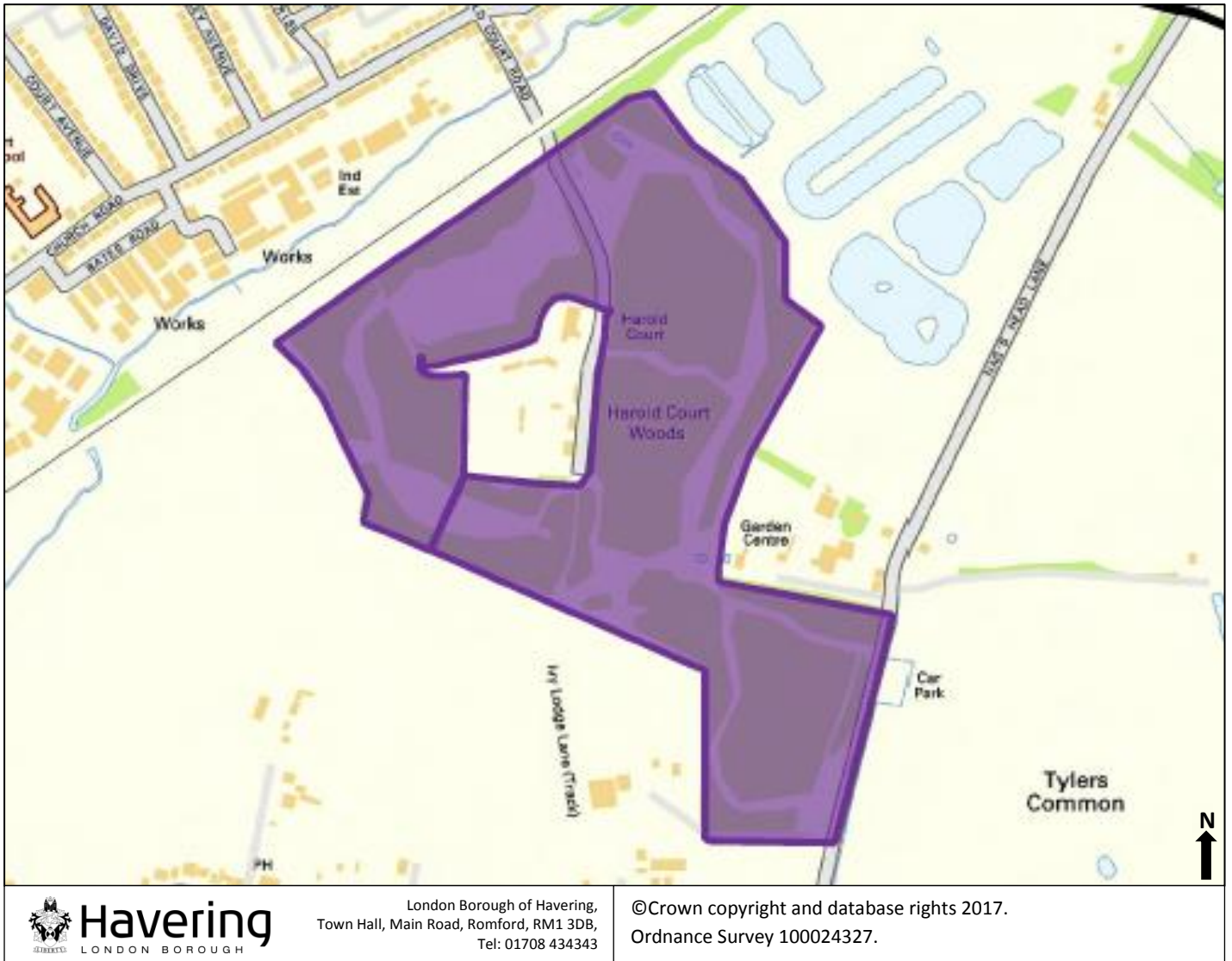
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Key- Map 67

| | |
|----------------------------|---|
| Tyler's Wood SNCI Boundary |  |
| Borough Boundary |  |

4.68 Addition of Harold Court Woods to a Site of Nature Conservation Importance Borough Level




Key- Map 68

| | |
|----------------------------------|---|
| Harold Court Woods SNCI Boundary |  |
| Borough Boundary |  |

4.69 Addition of Pages Wood to a Site of Nature Conservation Importance Borough Level



| | |
|--------------------------|---|
| Key- Map 69 | |
| Pages Wood SNCI Boundary |  |

4.70 Addition of Berwick Glades to a Site of Nature Conservation Importance Borough Level



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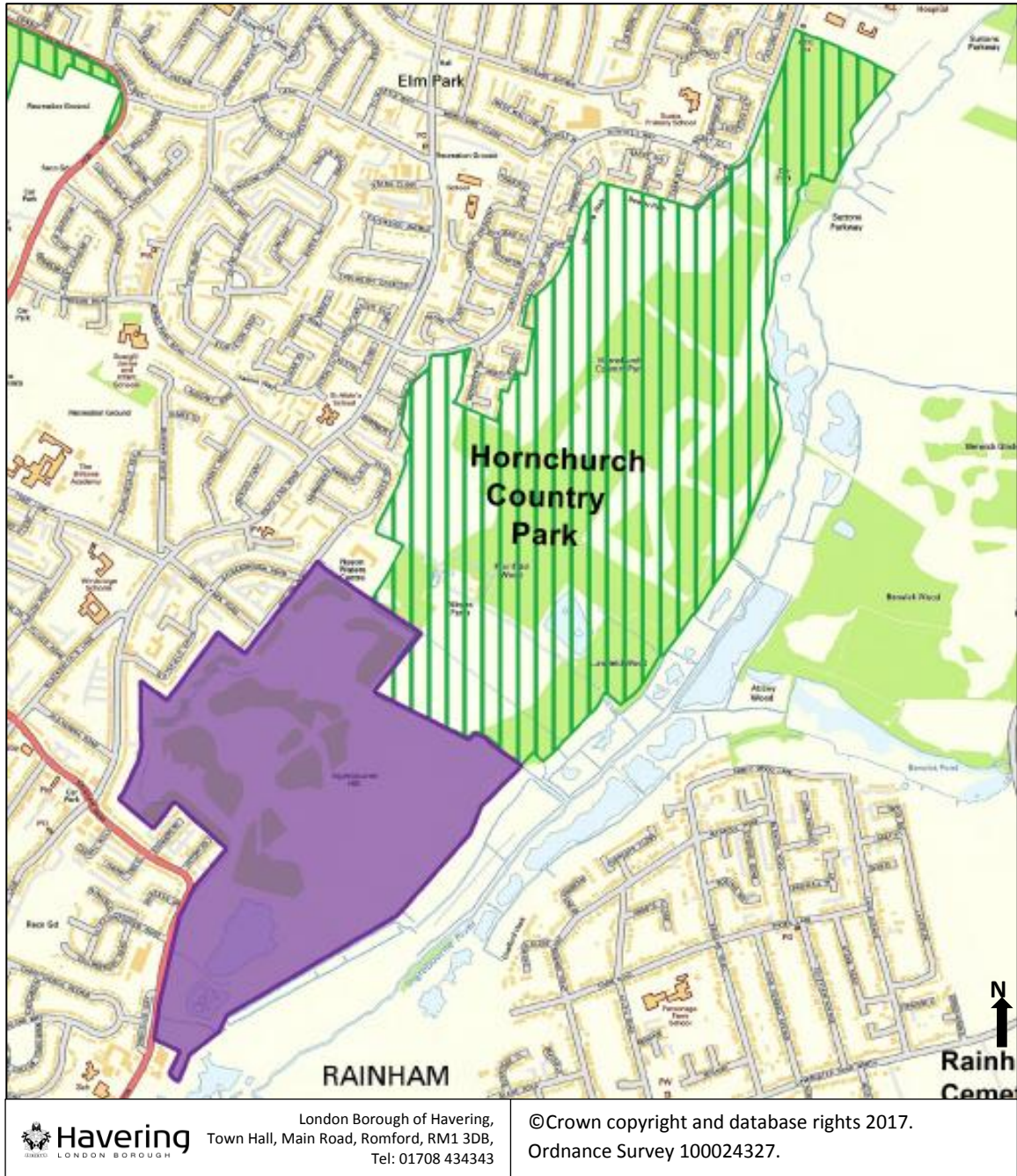
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Key- Map 70

Berwick Glades SNCI Boundary



4.71 Boundary increase to Ingrebourne Hill Site of Nature Conservation Importance Borough Level



| Key- Map 71 | |
|--------------------------------|---|
| Ingrebourne Hill SNCI Boundary |  |
| Existing SONCI Boundary |  |

4.72 Boundary increase to Bonnetts Wood Site of Nature Conservation Importance Borough Level



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Key- Map 72

Bonnetts Wood SNCI Boundary






Existing SNCI Boundary



4.73 Amendment to status of North Ockendon Pit from a Site of Natural Importance Borough to Metropolitan level



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| Key- Map 73 | |
|--|---|
| Upgraded North Ockendon Pit SSSI (Metropolitan) Boundary |  |
| Borough Boundary |  |

4.74 Amendment to status of The Beam Valley Site from a Site of Natural Importance Borough to Metropolitan level

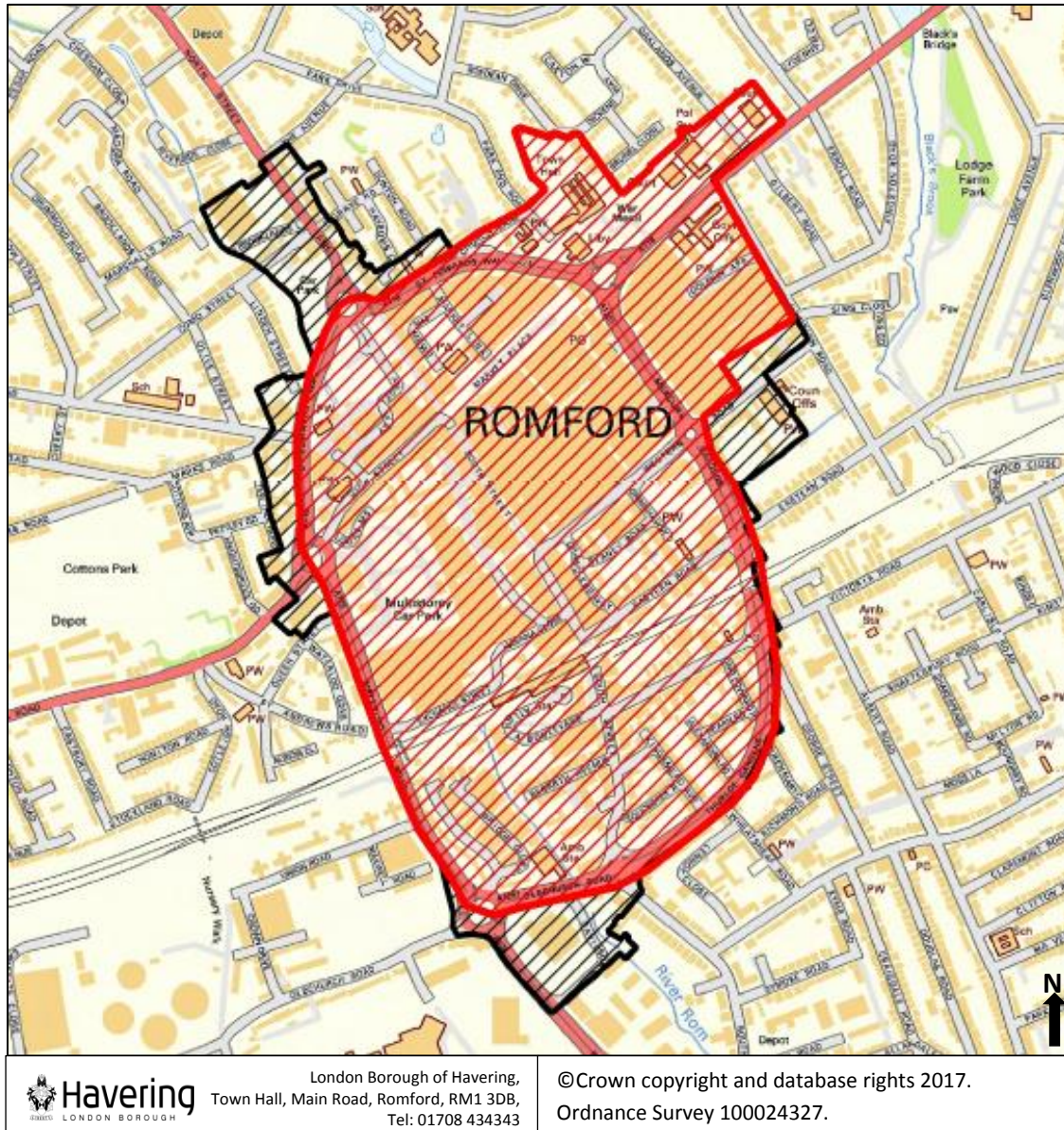




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| Key- Map 74 | |
|---|---|
| Upgraded Beam Valley Site (Metropolitan) Boundary |  |
| Borough Boundary |  |

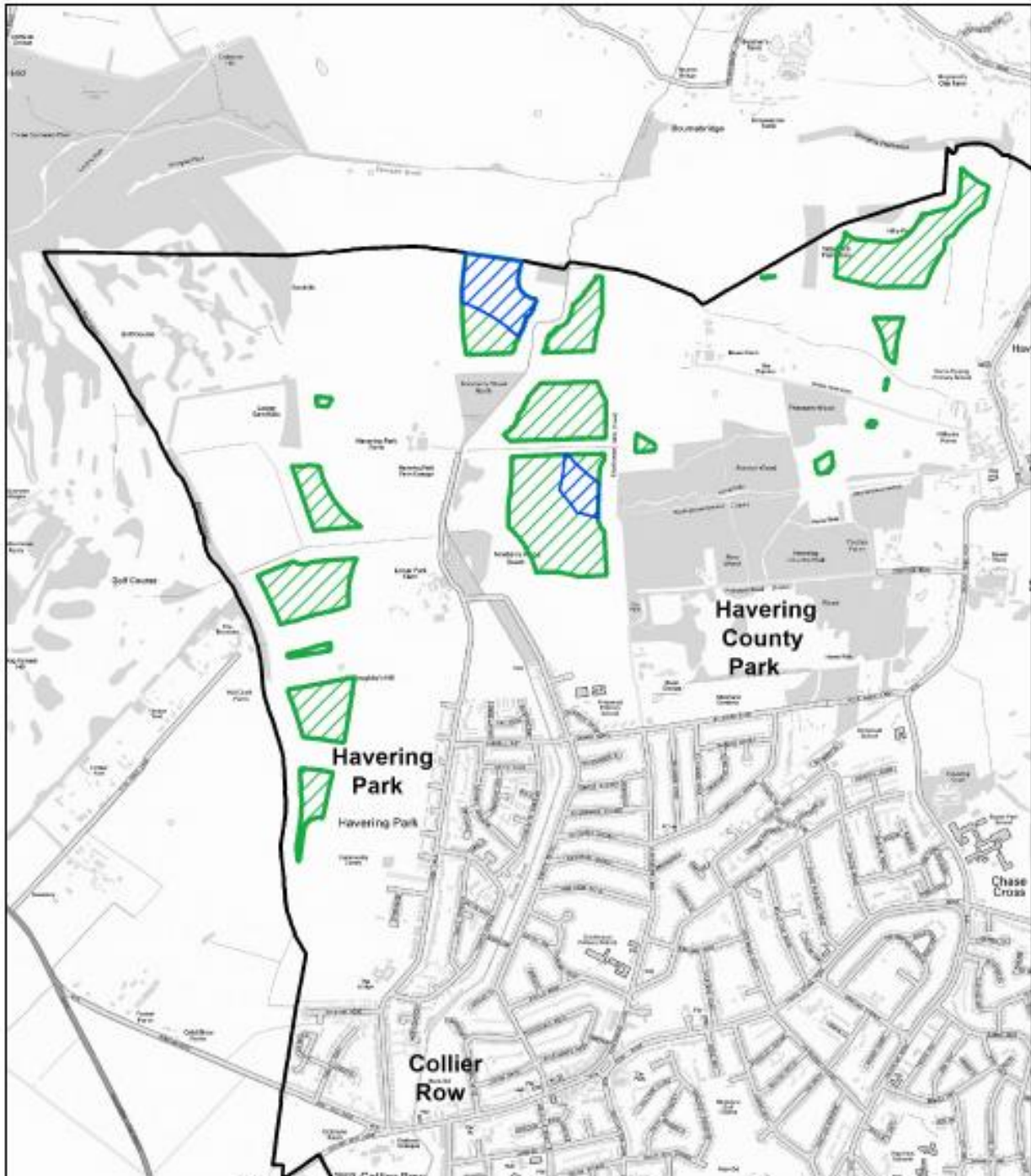
4.75 Amended Metropolitan Centre Boundary







| Key- Map 75 | |
|--|---|
| Revised Metropolitan Centre Boundary |  |
| 2008 LDF Romford Area Action Plan Boundary |  |

ANNEX:

ANNEX I: Wind development sites located in Havering Park Ward






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| Key- Annex I | |
|-------------------------------|---|
| Small Wind Development Sites |  |
| Medium Wind Development Sites |  |
| Borough Boundary |  |

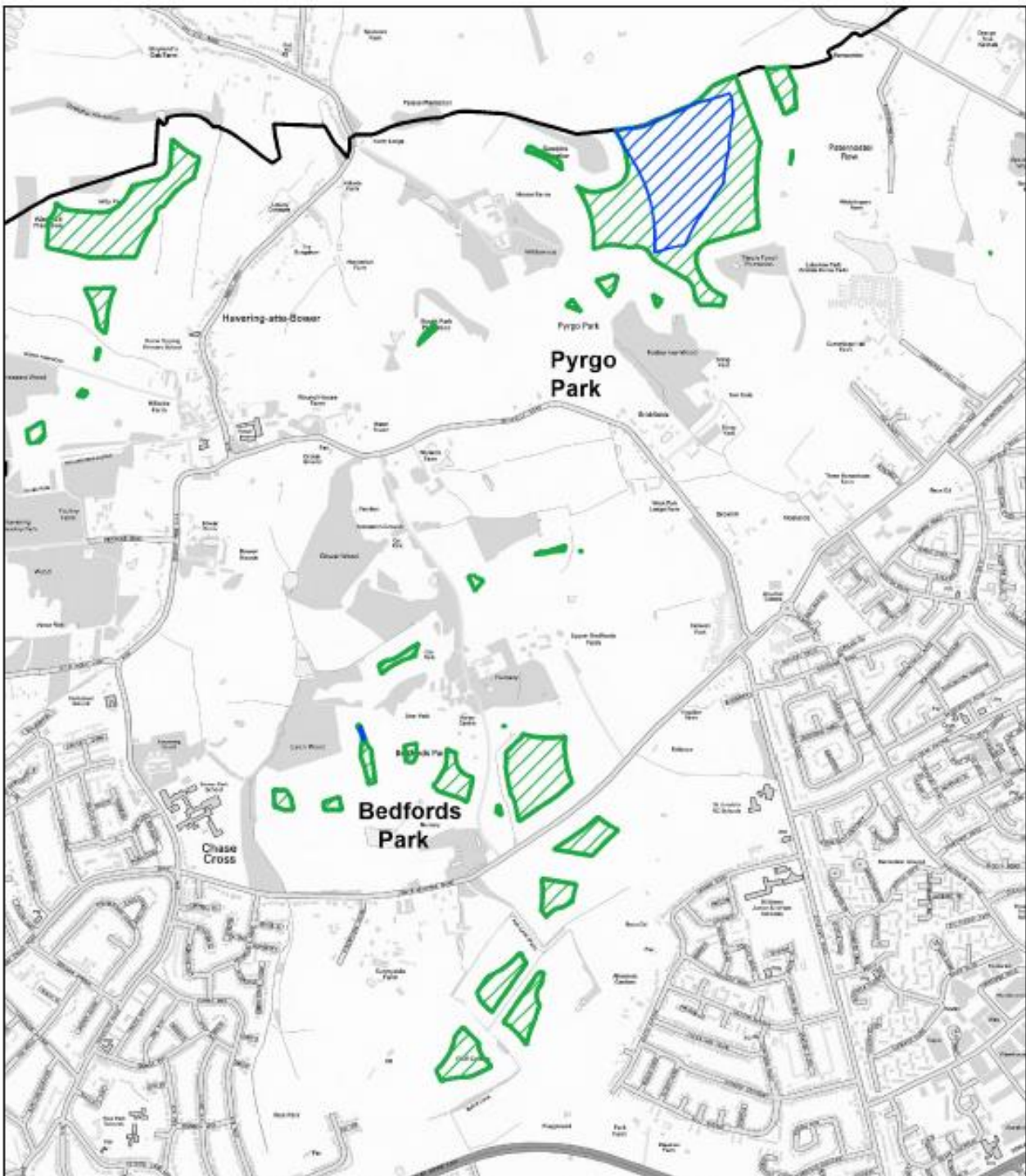
ANNEX II: Wind development sites located in Mawneys/Brooklands Ward







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| Key- Annex II | |
|------------------------------|---|
| Small Wind Development Sites |  |
| Borough Boundary |  |

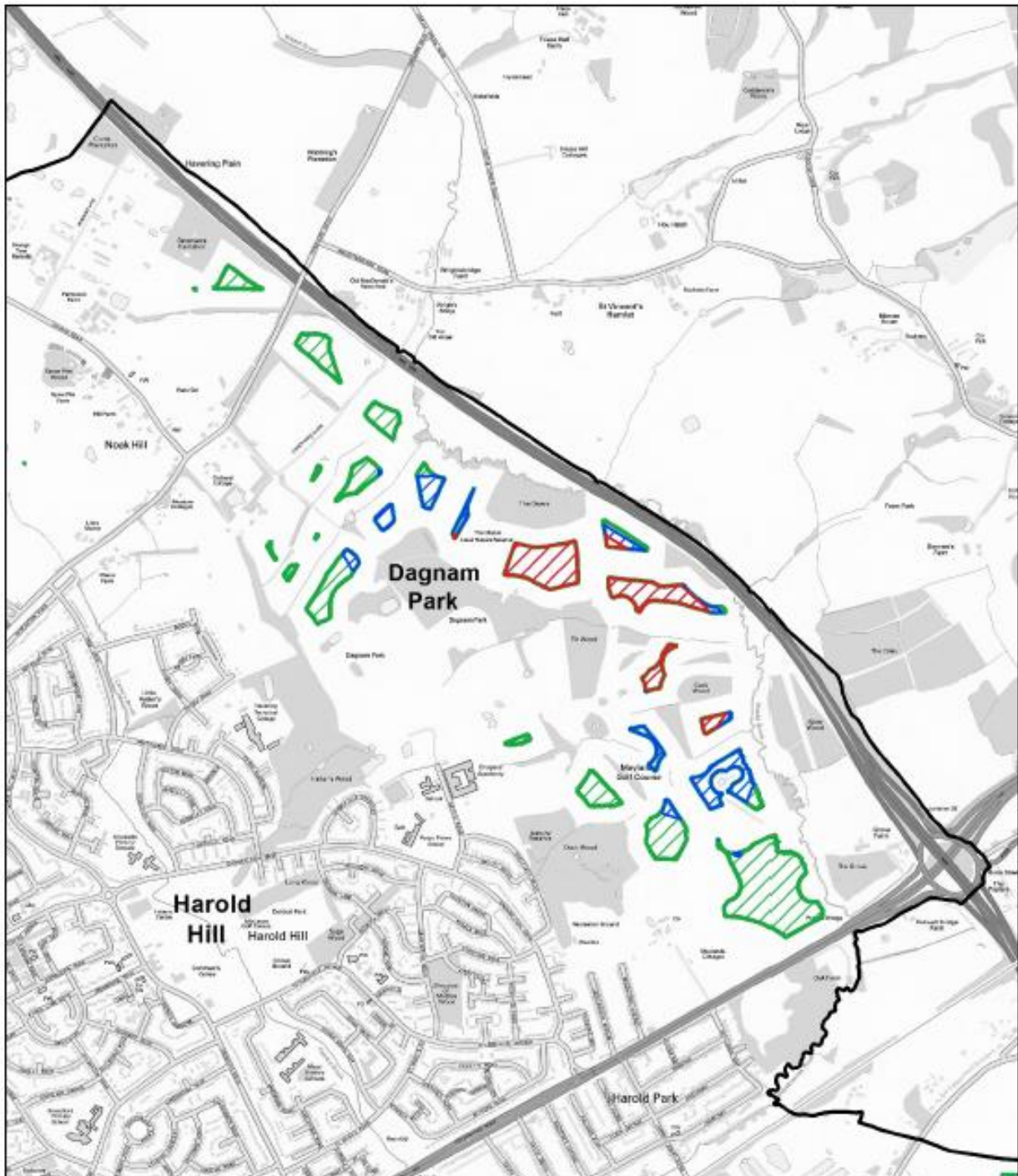
ANNEX III: Wind development sites located in Havering Park Ward








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| Key- Annex III | |
|-------------------------------|---|
| Small Wind Development Sites |  |
| Medium Wind Development Sites |  |
| Borough Boundary |  |

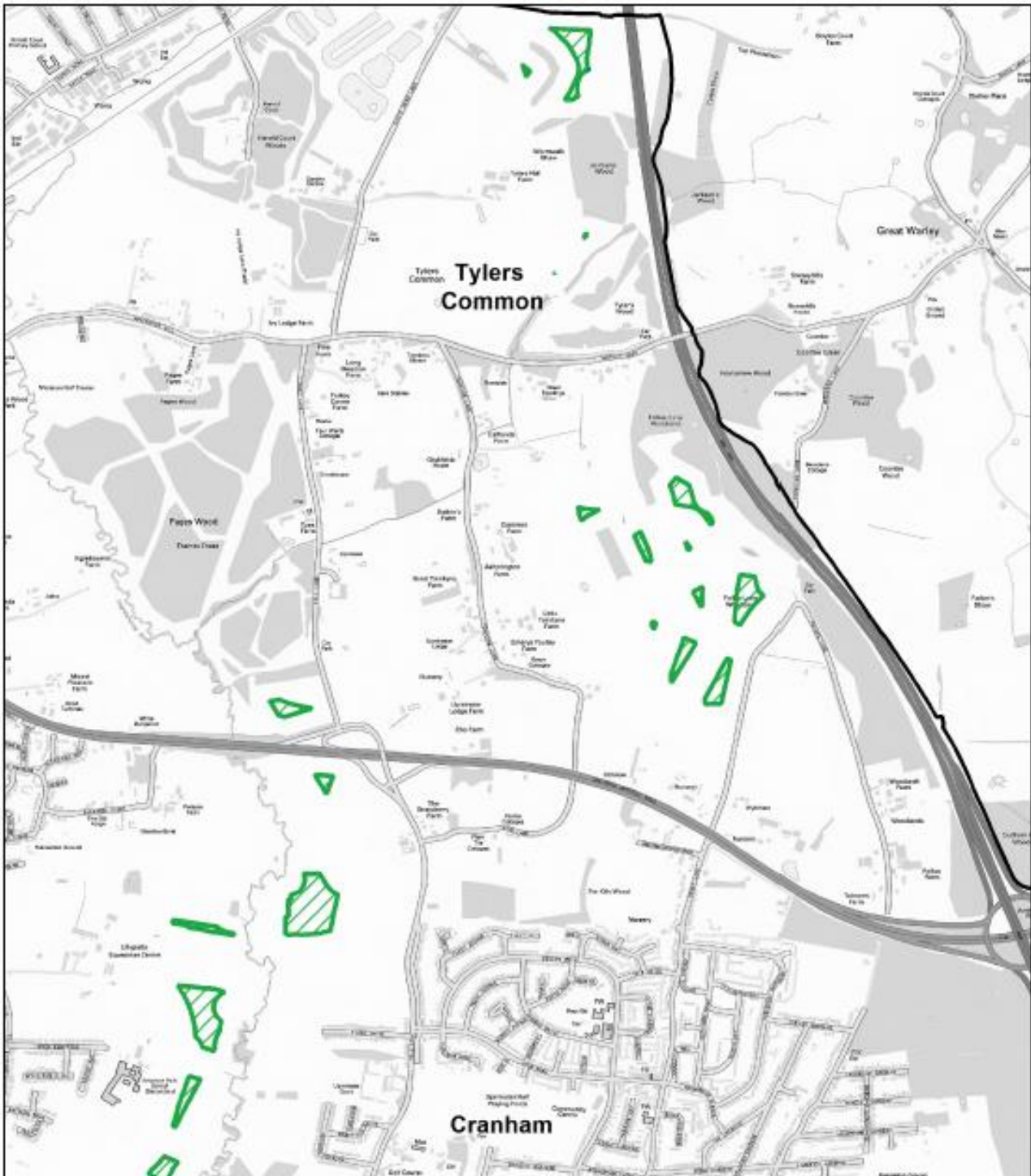
ANNEX IV: Wind development sites located in Gooshays Ward



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| Key- Annex IV | |
|-------------------------------|---|
| Small Wind Development Sites |  |
| Medium Wind Development Sites |  |
| Small Wind Development Sites |  |
| Borough Boundary |  |

ANNEX V: Wind development sites located in Cranham Ward

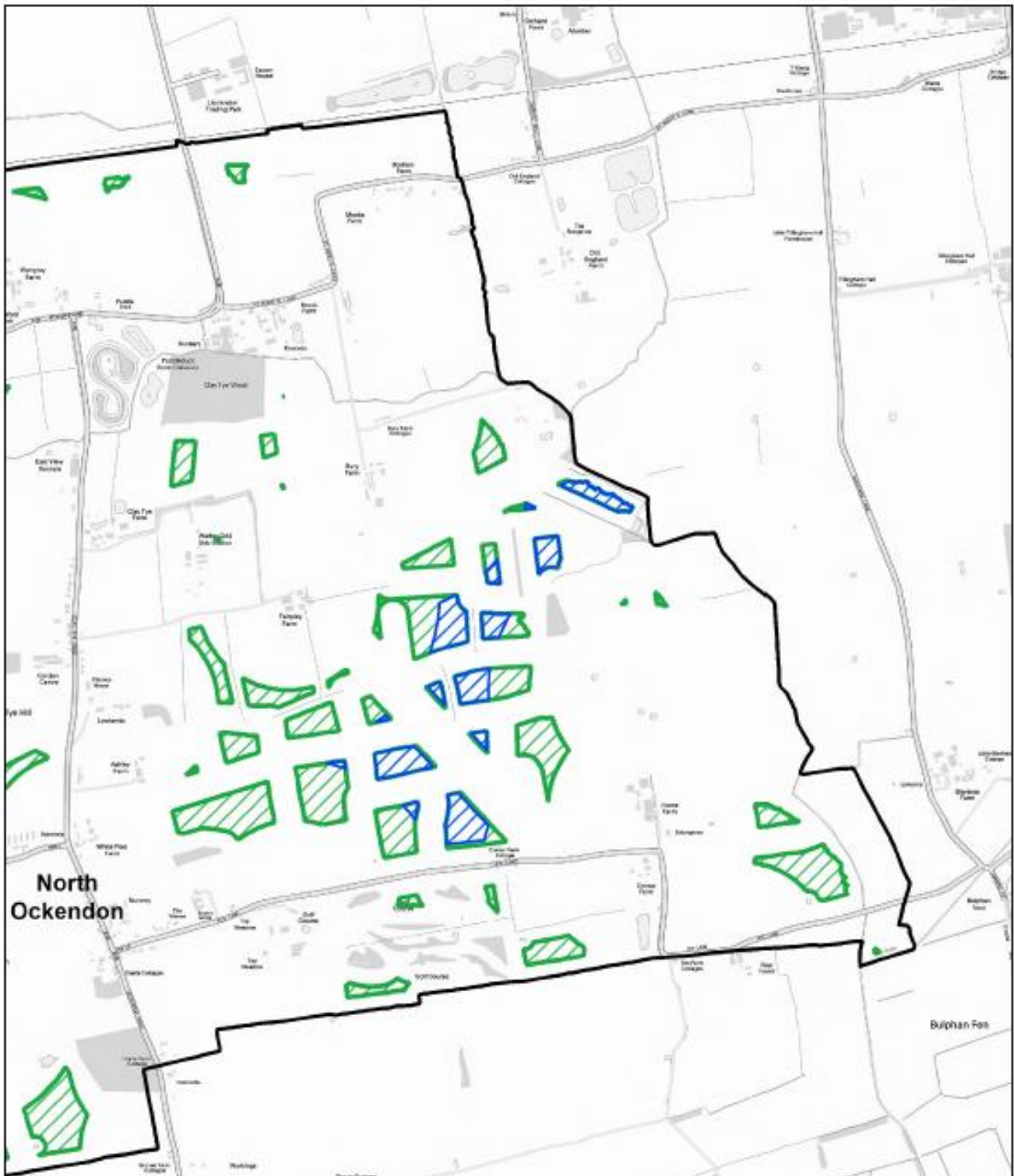



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| Key- Annex V | |
|------------------------------|---|
| Small Wind Development Sites |  |
| Borough Boundary |  |

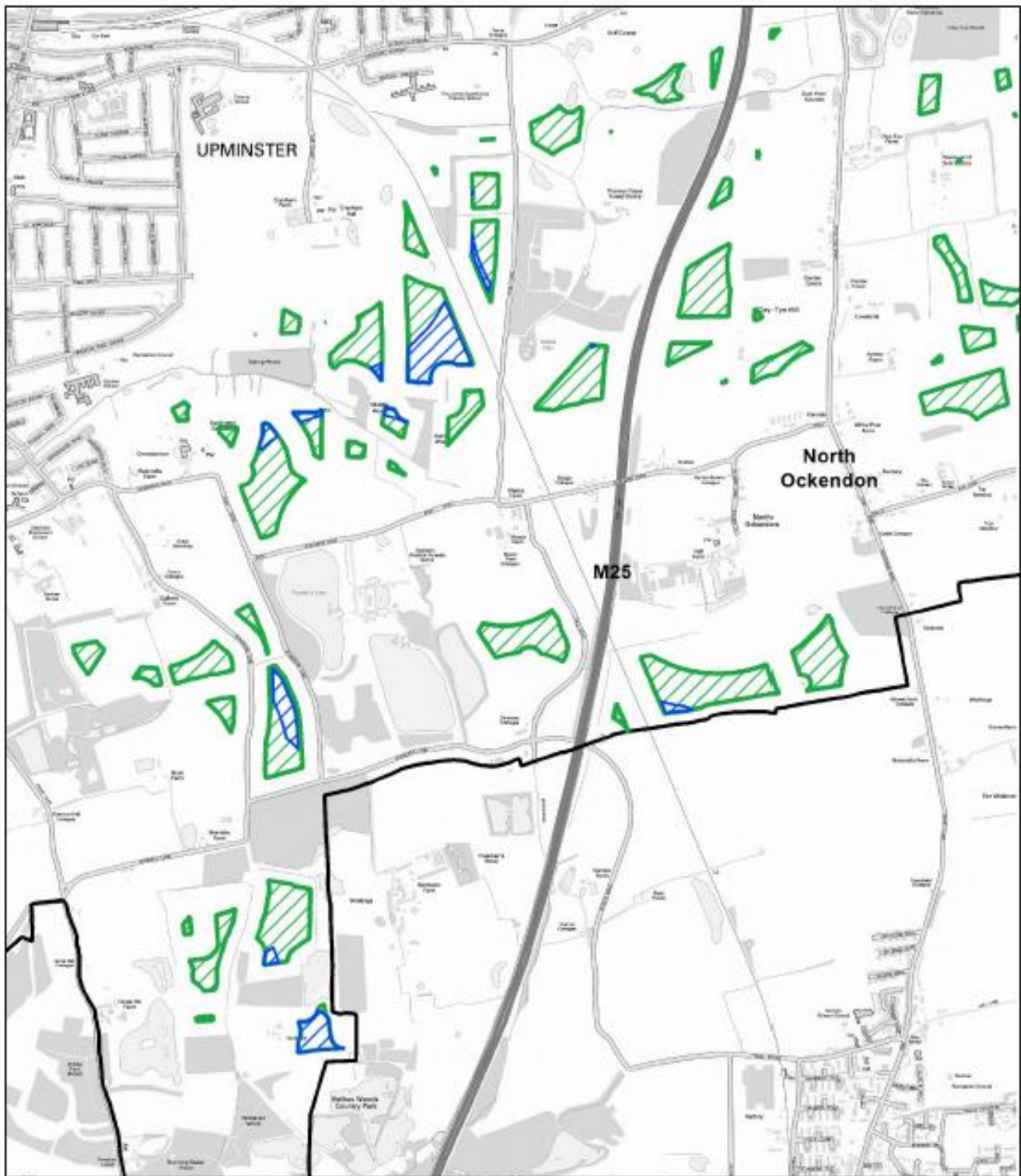
ANNEX VI: Wind development sites located in Upminster Ward







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| Key- Annex VI | |
|-------------------------------|---|
| Small Wind Development Sites |  |
| Medium Wind Development Sites |  |
| Borough Boundary |  |

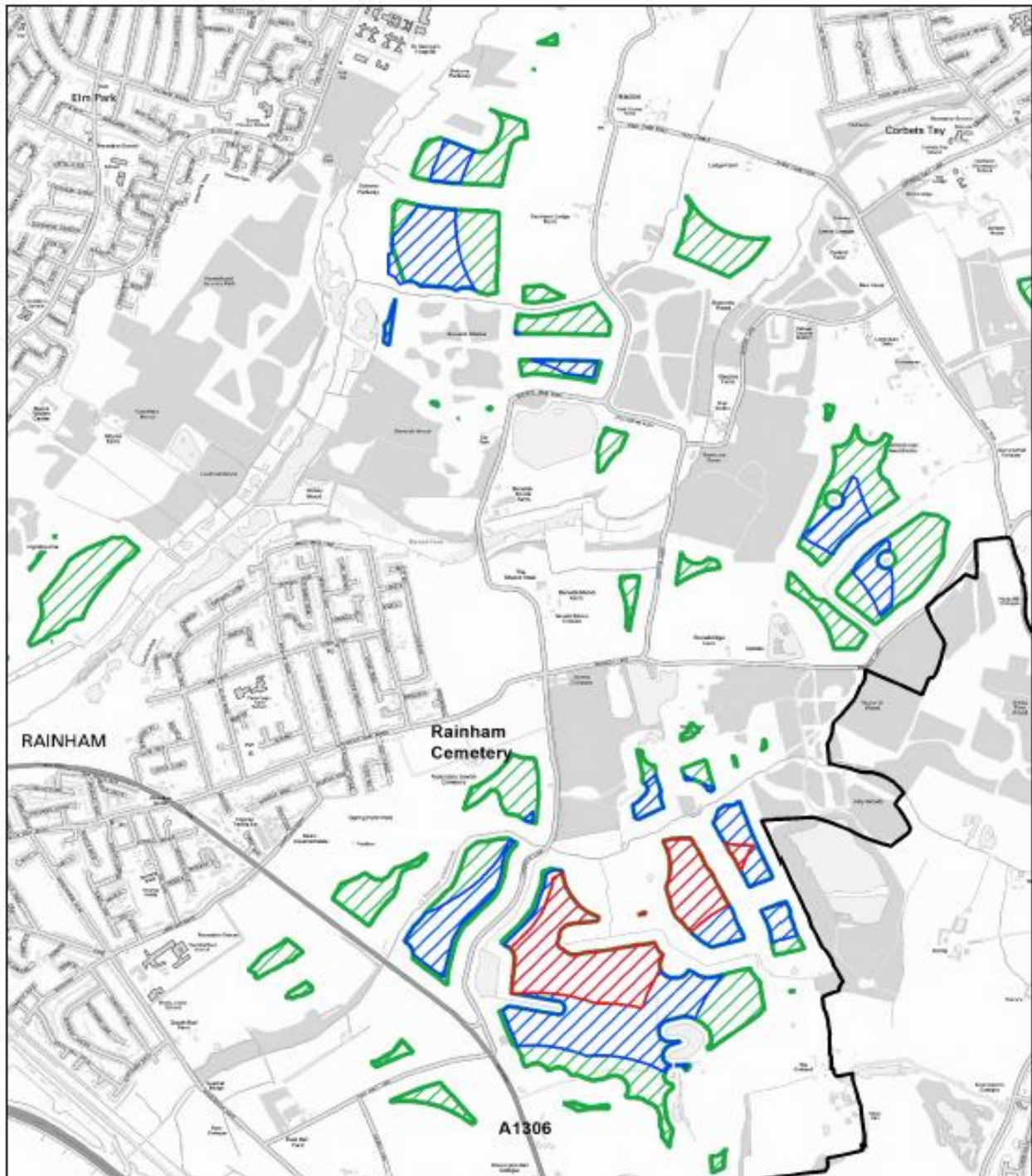
ANNEX VII: Wind development sites located in Upminster Ward




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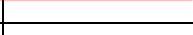
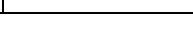
| Key- Annex VII | |
|-------------------------------|---|
| Small Wind Development Sites |  |
| Medium Wind Development Sites |  |
| Borough Boundary |  |

ANNEX VIII: Wind development sites located in Rainham and Wennington

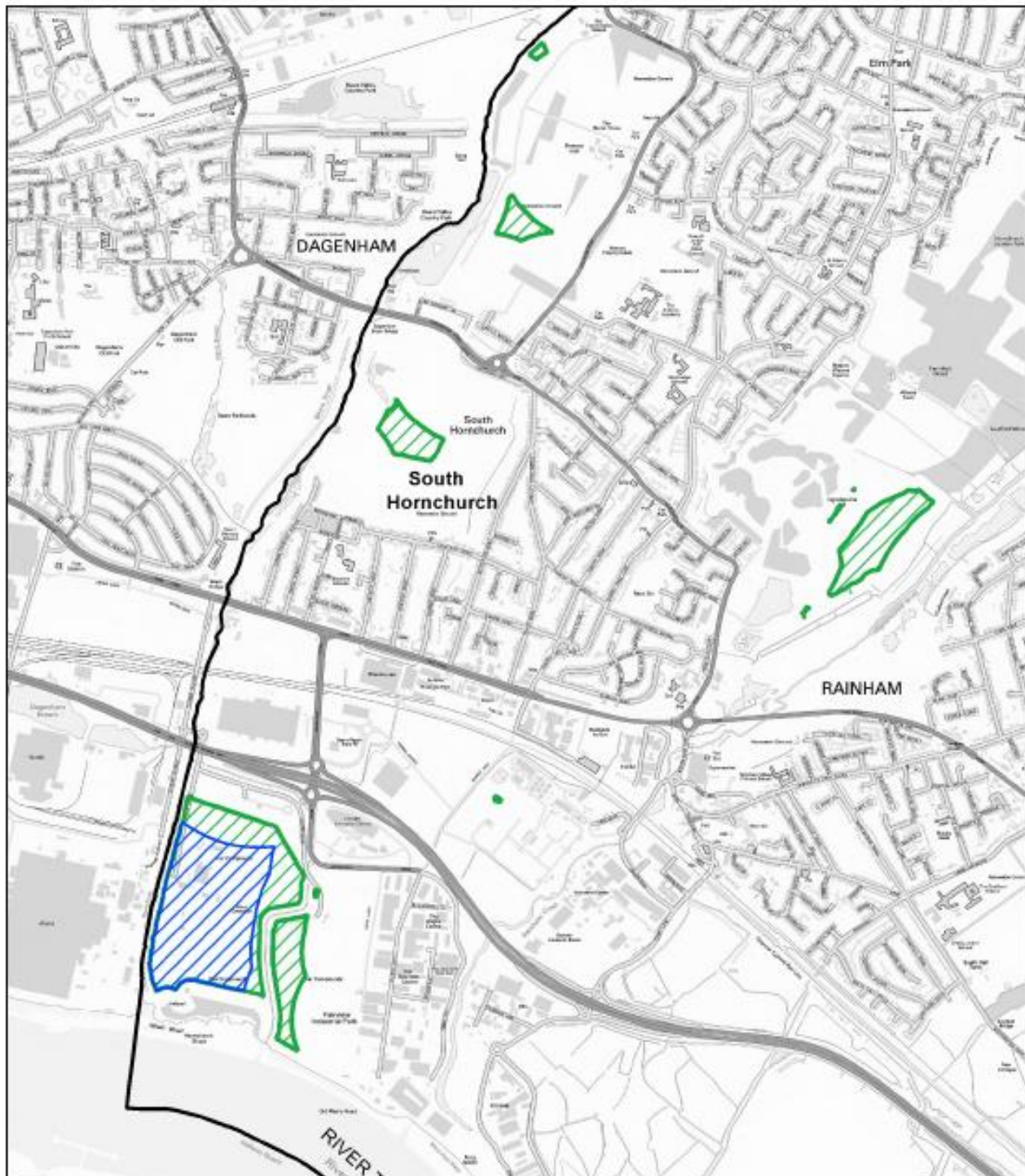



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| Key- Annex VIII | |
|-------------------------------|---|
| Small Wind Development Sites |  |
| Medium Wind Development Sites |  |
| Large Wind Development Sites |  |
| Borough Boundary |  |

ANNEX IX: Wind development sites located in South Hornchurch Ward



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| Key- Annex IX | |
|-------------------------------|--|
| Small Wind Development Sites | |
| Medium Wind Development Sites | |
| Borough Boundary | |

ANNEX X: Flood-Zone 2, 3a and 3b in the North-West of the Borough

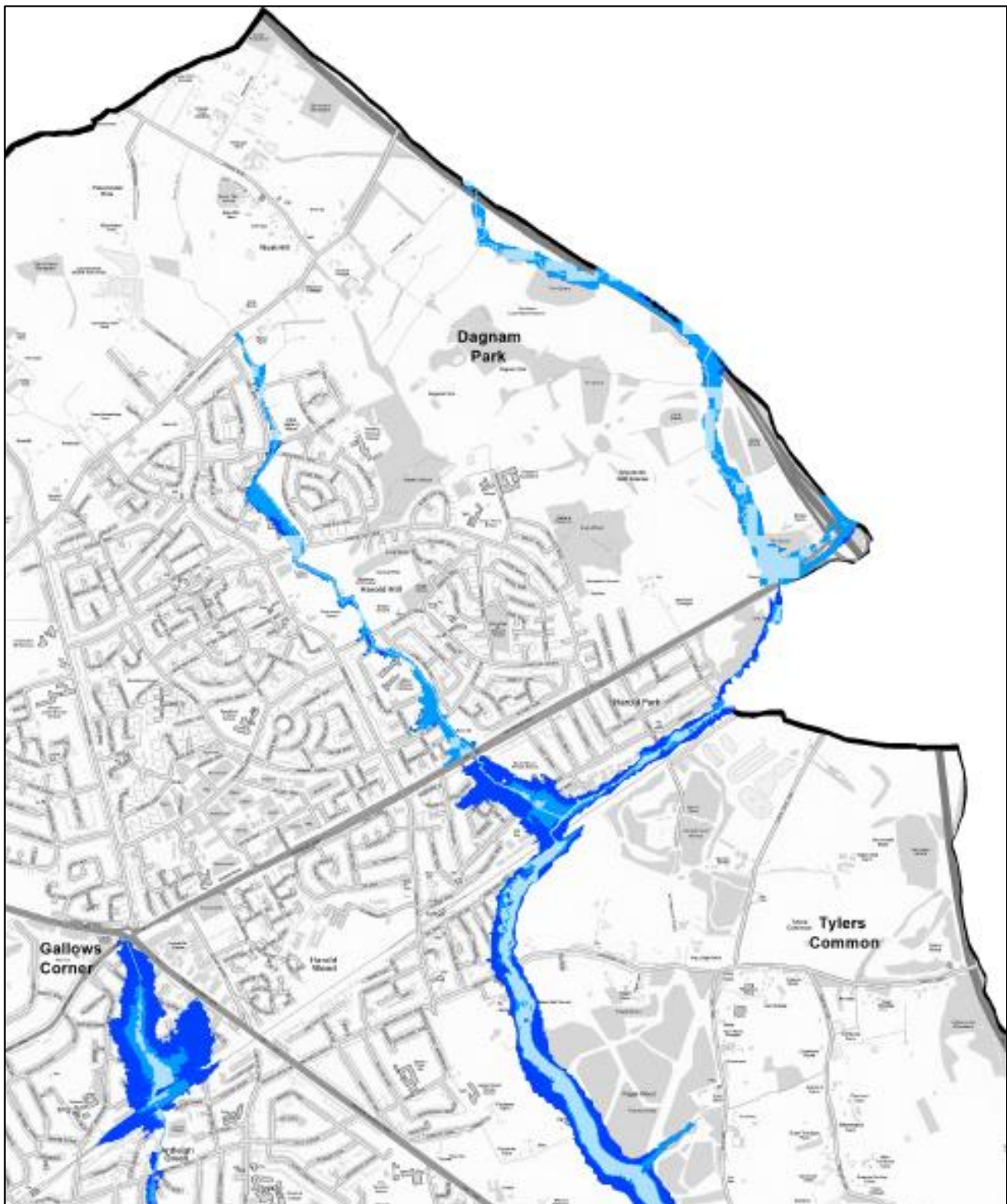


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| Key- Annex X | |
|--------------|--|
| Floodzone 3b | |
| Floodzone 3a | |
| Floodzone 2 | |

ANNEX XI: Flood-Zone 2, 3a and 3b in the North-East of the Borough

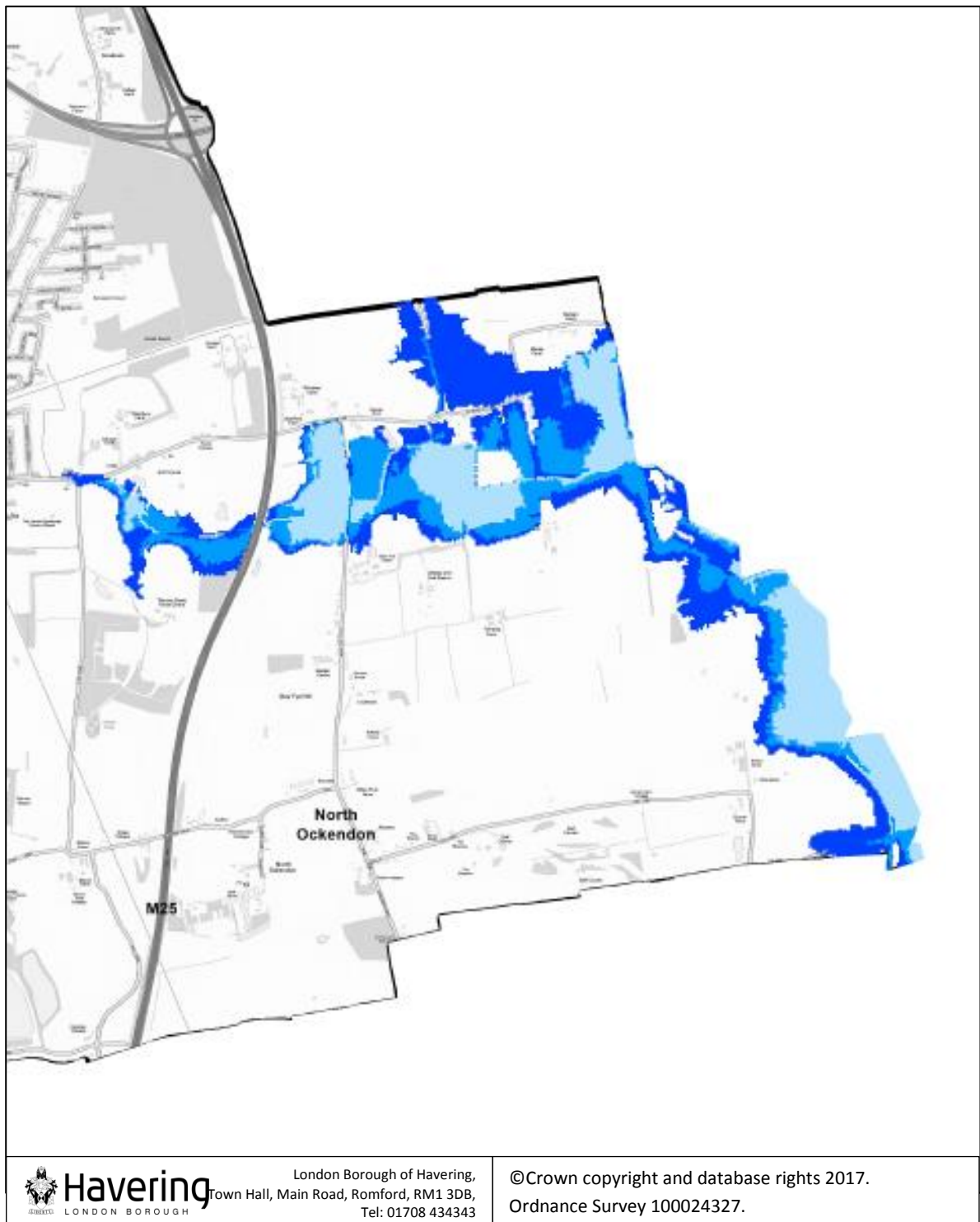


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| Key- Annex XI | |
|---------------|---|
| Floodzone 3b |  |
| Floodzone 3a |  |
| Floodzone 2 |  |

ANNEX XII: Flood-Zone 2, 3a and 3b in the South-West of the Borough

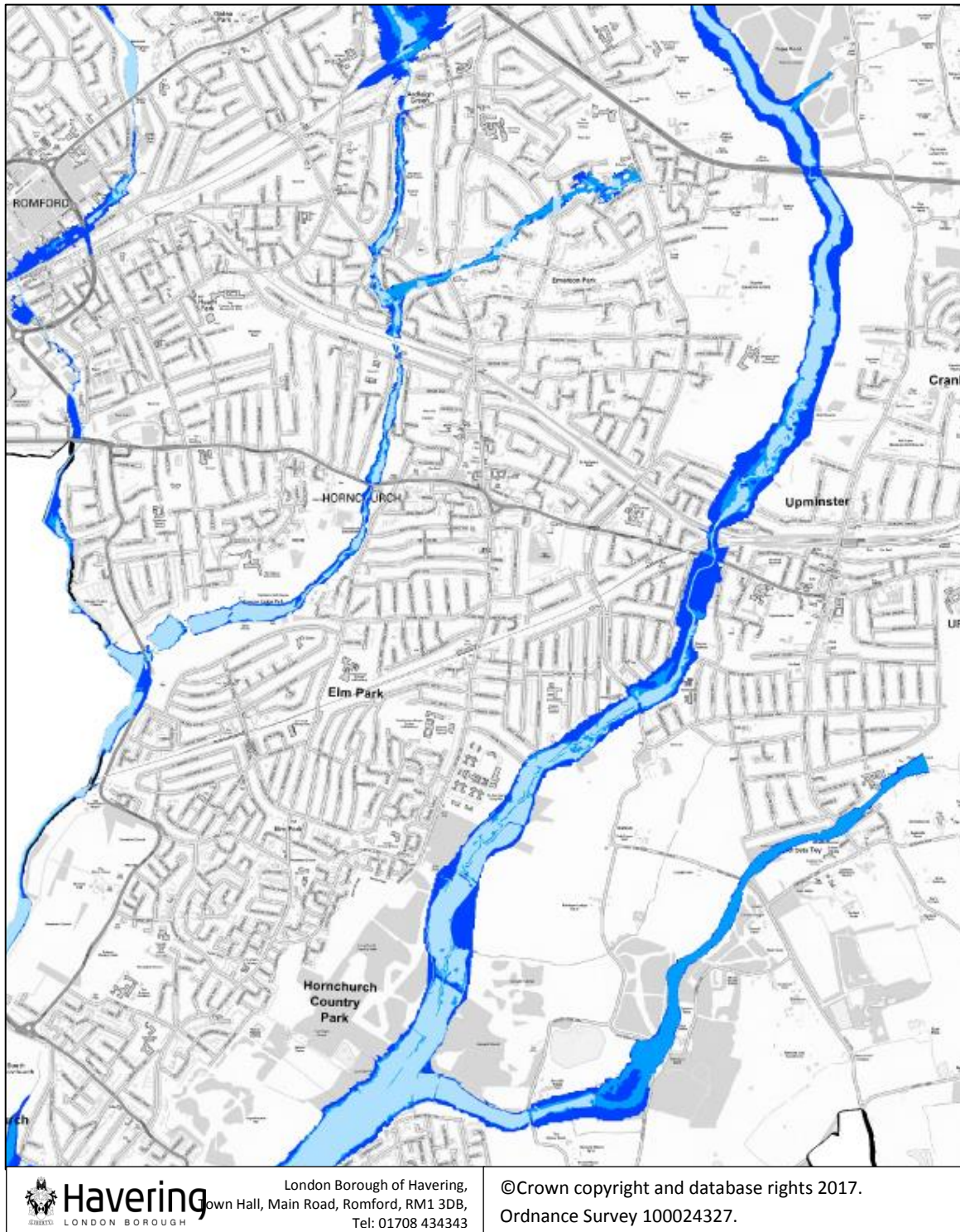


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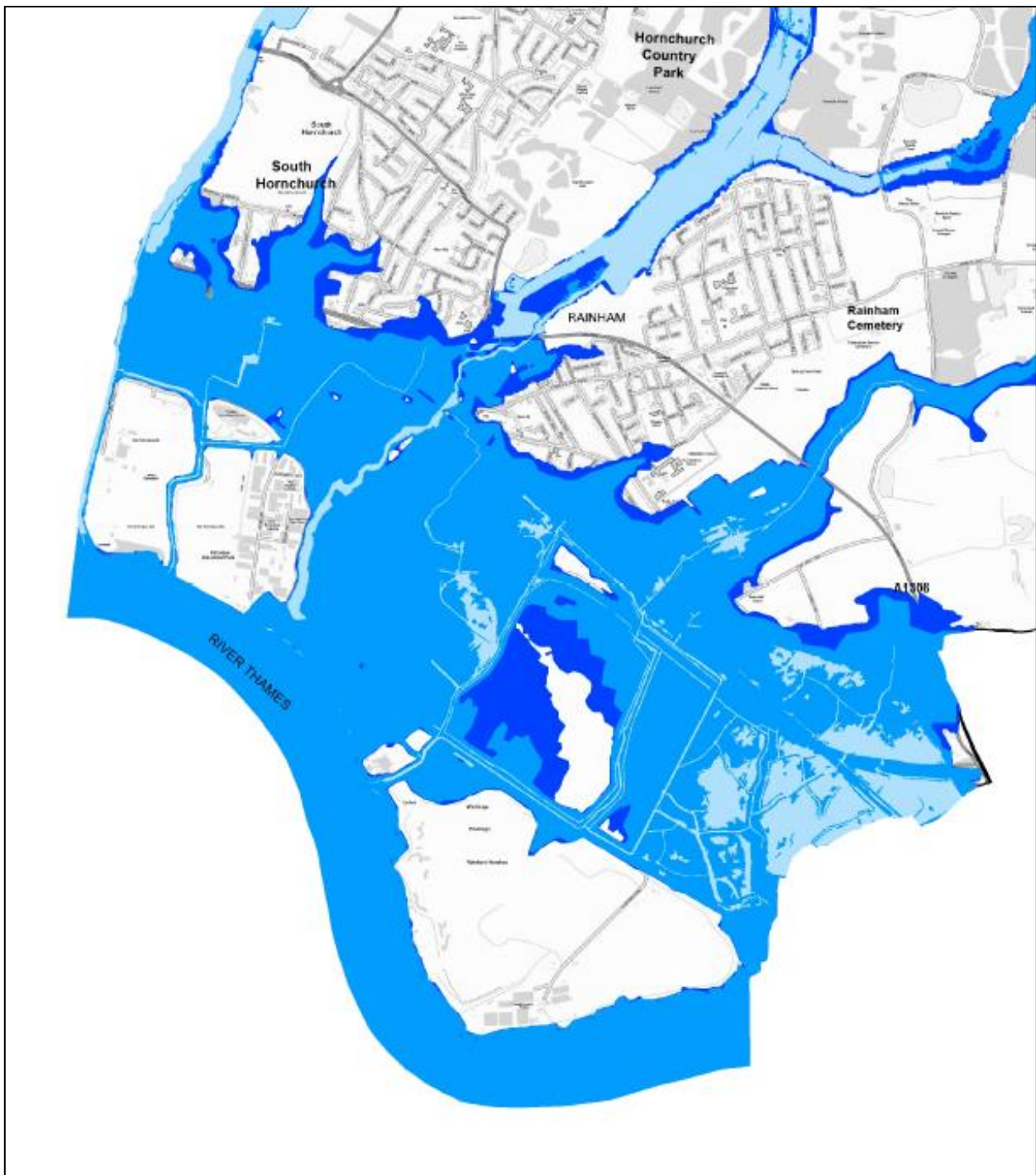
| Key- Annex XII | |
|----------------|--|
| Floodzone 3b | |
| Floodzone 3a | |
| Floodzone 2 | |

ANNEX XIII: Flood-Zone 2, 3a and 3b in the Middle of the Borough



| Key- Annex XIII | |
|-----------------|--|
| Floodzone 3b | |
| Floodzone 3a | |
| Floodzone 2 | |

ANNEX XIV: Flood-Zone 2, 3a and 3b in the South of the Borough



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Key- Annex XIV

| | |
|--------------|--|
| Floodzone 3b | |
| Floodzone 3a | |
| Floodzone 2 | |