

Redbridge Local Plan: 2015-2030

**Statement of Common Ground between the London Borough of Redbridge and
the London Borough of Havering**

Subject: Objectively Assessed Housing Need and Duty to Co-operate

April 2017

Introduction

This Statement of Common Ground (SoCG) has been prepared jointly between the London Borough of Redbridge ("the Council") and the London Borough of Havering ("LBH").

The purpose of this SoCG is to inform the Inspector and other parties about the areas of agreement between the two Councils in respect of the Redbridge Local Plan 2015-2030.

Background

Ongoing engagement has taken place between the Council and LBH in relation to the production of the Redbridge Local Plan.

This engagement has identified a key cross boundary issue relevant to their respective Local Plans, namely meeting locally derived objectively assessed need.

Detail around this engagement is set out in Appendix 1 of the Council's Duty to Cooperate Statement (2017) (LBR 1.14).

Objectively Assessed Need

The London Boroughs of Barking and Dagenham, Havering and Redbridge have worked collaboratively on the Outer North East London Strategic Housing Market Assessment (SHMA).

LBH are in the process of progressing their Local Plan, therefore their policy approach to meeting housing need has not been formally published.

Through the duty to co-operate discussions, the Council is aware that LBH will seek to deliver their London Plan housing target as a minimum, and, in line with the current London Plan, will seek to lose the gap between its London Plan housing target and its OAN (as identified in the SHMA).

LBH understands that Redbridge is unable to meet in full their locally derived objectively assessed need for housing, but is able to meet and exceed the minimum housing targets set out in the current London Plan.

The GLA have clarified this issue from a London single housing market area. The Council's approach taken in the draft Redbridge Local Plan to meeting housing need, by seeking to meet the London Plan minimum target, whilst seeking to close the gap on its objectively assessed need has been agreed by the GLA and boroughs in the sub-region.

In response to the Pre-Submission Local Plan consultation, LBH submitted a representation in relation to objectively assessed need and the fact that Redbridge is unable to accommodate its own need.

Within that representation a comment was also made in relation to the factual detail set out in Appendix 1 of the Council's Duty to Cooperate Statement (2016). Havering stated in its response that it has no record of being asked by the Council whether it was able to accommodate any Redbridge's unmet need for housing derived from the Outer North East London SHMA.


Notwithstanding this, and for the reasons set out in Havering's formal representation, LBH re-affirms that it does not consider it appropriate for it to accommodate any of Redbridge's unmet need as derived from the Outer North East London SHMA given the London-wide approach taken to the assessment and delivery of housing need set out in the London Plan.


Havering does not therefore propose to accommodate any such unmet need as it recognises that this issue is dealt with at a London-wide regional level through the London Plan.

The Council has amended its Duty to Cooperate Statement accordingly and this is supported by LBH.

Given the above position, LBH agrees that although Redbridge is unable to meet its housing need, this does not give rise to any failure to comply with the duty to cooperate on the part of Redbridge.

Subject to the above and the Council's revised Duty to Cooperate Statement (2017), there are no outstanding matters linked to the Redbridge Local Plan where the Council and LBH are in disagreement.

Signed on behalf of the London Borough of Redbridge		
Name & position	Signature	Date
Ciara Whelehan Planning Policy Manager		13 th April 2017

Signed on behalf of the London Borough of Havering		
Name & position	Signature	Date
Lauren Miller Development Planning Team Leader		13 th April 2017