

**MINUTES OF A MEETING OF THE  
RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY  
Committee Room 1-Town Hall - Town Hall  
13 April 2016 (6.00 - 7.10 pm)**

**Present:**

**COUNCILLORS**

**Conservative Group**            Osman Dervish

**UKIP Group**                    Phil Martin

**Independent Residents  
Group**                    Michael Deon Burton (Chairman)

Apologies were received for the absence of Councillors Ron Ower and Reg Whitney.

Councillor Graham Williamson was also in attendance.

All decisions were taken with no votes against.

The Chairman reminded Members of the action to be taken in an emergency.

**17    MINUTES**

The minutes of the meeting held on 5 January 2016 were agreed as a correct record and signed by the Chairman.

**18    HOUSING ZONE UPDATE**

The group received an update on the Housing Zone. It noted that the core and shell of the Beam Park Station building would be delivered by Countryside Housing as part of the Beam Park development. Circle Housing had acquired and would be developing the Somerfield site.

Officers stated that they were in discussions with Countryside about the detailed proposals they would be submitting. They had an ambitious timetable and hoped to have a planning application in by the end of the year. It was noted that they would have to also submit a planning application to London Borough of Barking and Dagenham, and if one of the applications was refused, then the whole scheme would be refused.

A detailed planning application regarding the actual station and platforms, would be submitted by Network Rail by late 2018/2019, with the station built and operating by 2020. This would coincide with closures on the Barking line. Members raised concerns about the parking around the station.

Officers stated that there would be less parking around the station; however Countryside would dictate the level of parking.

Discussions were being had with Circle Housing, it was noted that there was planning consent which may be implemented in whole or part however it will be required to be integrated with the adjoining station development.

Officers explained that businesses and landowners affected by the Land Acquisition Strategy had been contacted and had been met with. Negotiations on acquiring some sites was in progress. Discussions are taking place with businesses and the Council's agents, Glennys were working with landowners. Officers explained that there was a formula which worked out the cost of the land. This included a PCE study, and current market value, the extinguishment of businesses as well as the movement and relocation of any existing businesses. The length of lease left on the site was also taken into account. A section 16 notice would be sent to all landowners which would provide all details of the site. A Compulsory Purchase Order would be made by December 2016 which would have to be confirmed by the Secretary of State.

Officers stated that the Council had put in a bid for both the Somerfield site and the Wag Bennett's site. It had been outbid on the Somerfield site and the Wag Bennett site. A pre-application meeting would be taking place with the company, who had bought the Wag Bennetts site.

Members asked how a medical provision would be incorporated into the development. This was included in the Countryside proposal, they would provide a shell and core in the station square development. A meeting was being held with the CCG about how a practice could be delivered in the area which would serve the new homes as well as the existing residential area. There was no objection from the developer and it was in the CCG's interest to deliver a practice in the area.

Members asked about the school provision on the development. Officers informed that Countryside would make a provision for a 2 form entry primary school within their plans. Discussions were being held with officers in education so that the location can be agreed upon. It was felt a location in the centre of the development would be the most suitable position.

Discussions were had about changes to planning applications. Officers advised that if there significant material changes, then a new application would need to be submitted. An Informative about sensitive issues could be added to the application which could include details about the level of development appropriate to the site. This provided the prospective development with advice.

The group thanked officers for an interesting update.

19 **BELVEDERE CROSSING CONSULTATION**

Officers informed the group that at the end of 2015 / beginning of 2016, TfL had undertaken further consultation on its proposed river crossings east of the Silvertown Tunnel. It was noted that an earlier Havering response had been made to these proposals in 2014 in which Havering had 'strongly objected' to a crossing between Bexley and Havering.

TfL had progressed the work following the 2014 consultation. The options in the most recent consultation included a bridge or tunnel proposal between Belvedere - Rainham together with looking at scope for increases in public transport facilities at both the Gallions Reach and Belvedere – Rainham crossings.

Officers outlined the points covered in the Council's response to the most recent consultation. These included concerns about :

- the increased flow of traffic to the area
- impacts on the highways network
- adverse environmental impacts; and
- the potential for adverse impacts on the regeneration of London Riverside and the delivery of the Council's Housing Zone programme
- the likely potential public transport benefits from a crossing between Belvedere and Rainham are considerably less than those for the Gallions Reach crossing.

Officers reported that ahead of formally responding to TfL regarding the most recent consultation, the Leader had sent a letter to TfL's Managing Director (Planning) setting out Havering's concerns and wish to work with TfL as the proposals are developed. A positive response had been received from TfL and it confirmed that it is keen to work with the boroughs on any issues raised. The Council welcomes this and, notwithstanding that Havering has again strongly objected to the Belvedere/ Rainham crossing, it will work with TfL to address the issues raised.

Officers reported that TfL has had some 4,500 responses to the consultation. TfL says that these indicate a high level support for the options at both the Gallions Reach and the Belvedere/ Rainham crossings.

The Chairman enquired about the Woolwich Ferry and how that might be affected. Officers agreed they would provide details of the Woolwich Ferry service outside of the meeting. It was noted, however, that the future of the ferry was uncertain at this stage as it would need more investment and could be a statutory provision. [A response would be sent to the Working Party Chairman and other attendees on this matter].

20 **BEAM PARKWAY**

The Working Group received a verbal update on the current position with the Beam Parkway. It was noted that the first ideas had been presented to Transport for London (TfL) who has agreed a £1.7 million grant to support and implement a feasibility study and for design work to be carried out. Officers stated that detailed traffic modelling would now take place. This would also take account of any river crossing that may be developed and the isolation of the A1306 from the A13.

Officers were procuring a consultant to carry out the work. It was noted that the TfL's specialist list would be used to procure a consultant. Tenders were issued in April with a four week period for tenders to be received. It was anticipated that work would commence by the end of June 2016.

Officers agreed to update the group on the progress at future meetings.

21 **URGENT BUSINESS**

A member asked how the parking requirements would be delivered in the area, given that the Local Plan and the London Plan gave different requirements. Officers stated that the Head of Streetcare was currently carrying out a Parking Review across the whole borough, and this would inform all schemes on the needs. It noted that the review would be looking at what other areas had done to accommodate parking in a different way.

Officers stated that high quality developers may have innovative ideas about parking which would be shown on the schemes they submitted.

Officers informed the group that Rainham College had been successful in achieving funding for expansion of Rainham Campus Construction College. It was hoped that the proposed construction planned for the Housing Zone could make use of this local resource.

---

**Chairman**