



# Haverling

L O N D O N B O R O U G H

## **RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY AGENDA**

**6.00 pm**

**Wednesday  
13 April 2016**

**Committee Room 1-  
Town Hall - Town Hall**

Members 6: Quorum 2

**COUNCILLORS:**

Robert Benham  
Michael Deon Burton (Chairman)  
Osman Dervish  
Phil Martin  
Ron Ower  
Reg Whitney

**For information about the meeting please contact:  
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The Working party is responsible for setting a strategic vision for regeneration in Rainham and Wennington and South Hornchurch and for liaising with key players to ensure the vision is understood by other public and private sector partners. Specifically the Working Party will:

- Review the existing regeneration vision for the area and renew and revise it as necessary, agreeing a new overall strategic vision to guide regeneration within the area and work with public and private sector partners.
- Ensure that the Council's other strategies and strategic frameworks support this vision wherever possible.
- Engage with local business to support business growth and retention within the area.
- Lobby to ensure all necessary infrastructure is in place to support any development within the area.
- Work to ensure that local people benefit as much as possible from new business opportunities within the area.
- Work to ensure that any new housing development is appropriate to the needs of the people of Havering, designed to meet local needs and developed in the best possible way to allow local people access to new homes.
- Ensure sufficiently strong partnership arrangements are in place with the GLA and other key bodies to ensure sufficient influence to deliver the agreed programme.

The Working Party will be an Advisory Committee and as such may make recommendations to the Executive but any decisions in relation to matters within the remit of the Working Party will be taken through the normal executive decision making processes of the Council.

### **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

**Rainham & Wennington and South Hornchurch Working Party, 13 April 2016**

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **3 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

*Members may still disclose any interest in an item at any time prior to the consideration of the matter.*

### **4 MINUTES** (Pages 1 - 4)

To approve as a correct record the minutes of the meeting of the Committee held on 5<sup>th</sup> January 2016 and to authorise the Chairman to sign them.

### **5 HOUSING ZONE UPDATE**

The Working Group will receive an update on the Housing Zone including the areas detailed in the Masterplan, Beam Park, Countryside & Somerfield and Circle.

### **6 BELVEDERE CROSSING CONSULTATION**

The Working Group will receive details on the Belvedere Crossing Consultation.

### **7 BEAM PARKWAY**

Officers will provide details on the Beam Parkway Scheme and the procurement.

### **8 URGENT BUSINESS**

To consider any other item in respect of which the Chairman is of the opinion, by reason of special circumstances which will be specified in the minutes, that the item should be considered at the meeting as a matter of urgency

**Andrew Beesley**  
**Committee Administration**  
**Manager**

**MINUTES OF A MEETING OF THE  
RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY  
Committee Room 2 - Town Hall  
5 January 2016 (6.00 - 8.00 pm)**

**Present:**

**COUNCILLORS**

**Conservative Group** Osman Dervish

**Residents' Group** Reg Whitney

**UKIP Group** Phil Martin

**East Havering  
Residents Group** Ron Ower

Apologies were received for the absence of Councillors Robert Benham and Michael Deon Burton.

Councillor Graham Williamson was also present.

A member of the press was present at the meeting.

All decisions were taken with no votes against.

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

In the absence of Councillor Michael Deon Burton, it was agreed that Councillor Osman Dervish would chair the meeting. Members of the group noted Councillor Deon Burton's circumstances and expressed its sympathies.

**15 MINUTES**

The minutes of the meeting held on 8 September 2015 were agreed as a correct record and signed by the Chairman.

**16 RAINHAM AND BEAM PARK MASTERPLAN AND PLANNING FRAMEWORK**

The group received a presentation on the Rainham and Beam Park Masterplan and Planning Framework. The group noted that in March 2015 a public consultation street survey had been carried out in relation to the area. At that time 84% of people surveyed were keen to see investment into the rundown industrial areas along New Road in order to provide quality new local homes, job opportunities, facilities and green spaces. 87% agreed that a Masterplan for the area should be created in order that a

framework was set for the character of the area, together with the types of homes and facilities that were needed.

A further round of consultation was carried out over October and November 2015,, this time 94% of respondents agreed that they were keen for investment in the area and 76% agreed to a Masterplan should be created.

Officers further highlighted that 81% of those surveyed were keen for the proposals to include a mixture of new homes and apartments, a new train station, health facilities and local centre with community facilities at Beam Park, improved bus service and a new primary school within the masterplan area. It was also agreed that New Road should become more pedestrian friendly and there should be new green spaces connecting to existing green infrastructure. It was important that the legacy of the area was considered.

Members raised concerns about the knock-on effect that traffic on the A13 could have on the current A1306, when there is a problem/ accident and how this may be further affected with proposals of the A1306 Beam Parkway. Officers explained that they now had secured funding from TfL to detailed design and feasibility work and traffic flows would be a key component of this.

Members raised further concerns about that area being on a flood plain and with the recent flooding in the north of the country this could be a concern to the residents in the south of the borough. Officers explained that the Flood Defence Studies had been remodelled to take into account recently revised Environment Agency 100+ years + climate change standards and whilst the area was in the flood plain, the area the proposed flood mitigation measures in the Masterplan were adequate. This had been approved and signed off by the Environment Agency. Members felt that covenants needed to be included for the new residential properties so that driveways would be kept as soak aways. Officers stated that at a previous meeting the information on the Sustainable Urban Drainage (SUDs) had been discussed and this would be included in the framework for the area.

Members also raised concerns about the number of parking spaces made available within the development. Officers explained that whatever came forward from developers would need to go through the planning process and the Masterplan was guidance to developers. Any approvals of planned developments would need to be in line with the London Plan, and it was hoped that the results of the consultation with the public, stakeholders and other relevant groups would feed into the Local Plan. The group was informed that the London Plan stated that the standard requirements for parking were:

- Studio and 1 bed units would be allocated ½ parking space.
- 2 bed units would be allocated 1 parking space.
- 3 bed units would be allocated 1½ parking spaces.
- 4+ bed units would be allocated 2 parking spaces.

Officers stated that the Beam Park Station area would have a lower ratio of parking. Members raised concerns that there would not be enough parking for all residents in the new development therefore pushing them out to the existing streets where parking was already an issue.

It was explained that the ownership level of cars in Rainham was 1.27 cars per residential unit, with Romford having 0.95 per residential unit compared with London which was 0.8 cars per residential unit.

The group felt that with streets lined with cars would move away from the suggested garden suburb principles. Officers explained that for the apartment block, underdeck parking could be suggested where cars were securely parked with a community space above which would give a better street scene.

Officers informed the group that the Masterplan gave a strategic vision. There would be large scale residential development to the south of the A1306, and it was essential that this integrated with the existing community. Other areas that were explained included the types of housing, keeping the character of the historic village setting and accessibility both through the new development but linking to the existing area for pedestrians and cyclists.

The group was informed that the traffic corridor on the A1306 would be transformed and be integrated into the new development. The key catalyst would be the Beam Park Station area which would enhance the accessibility.

Other land uses were discussed including the new local centre at Beam Park which would be a new retail and community centre with a station and community square. This would include retail units, café's and other community facilities such as health centre/ GP surgery. It was also felt that the existing managed office accommodation at the Rainham Steel site could continue to accommodate Small and Medium Enterprises (SME's).

Details of the social infrastructure provision required to support approximately 3500 new homes. Infrastructure would include a new primary school with 2 form entry. Officers explained that the GLA owned site had been specified as the site to deliver the new school however due to the flood mitigation if had been agreed that the siting of the school would be better placed in the centre of the New Road, which also sited it closer to Havering residents. In addition to the proposed new school, there would be 3 new forms of entry at existing local schools.

Officers explained the details of the types and heights of the buildings proposed in the Masterplan. It was noted that the predominant form of buildings would be 2-3 storeys, with 4-6 storeys at Beam Park Centre and 4 storey facing the New Road. Members raised concerns about the height of some of the proposals stating that high-rise buildings have proved to be unsuccessful in the past. Officers explained that there would be mixture of

housing with the highest being only 6 storey around the new station which would be privately rented accommodation of studio and 2 bed apartments. It was stated that lower 4 storey properties would be situated along New Road. It was explained that the design perspective of the New Road would be appropriate for apartments as access to front doors of houses would mean installing a new service road or rear access which would mean the back of properties and gardens fronting New Road. Apartment buildings would deflect traffic noise from the homes behind.

The group thanked the officers for a very informative presentation and for all the work that had been undertaken in respect of the Masterplan.

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**Chairman**