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LONDON BOROUGH

RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY AGENDA

6.30 pm

**Tuesday
26 July 2016**

**Committee Room 3B -
Town Hall**

Members 6: Quorum 2

COUNCILLORS:

Michael Deon Burton (Chairman)
Osman Dervish
Jason Frost
Phil Martin
Ron Ower
Reg Whitney

**For information about the meeting please contact:
Wendy Gough 01708 432441
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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, 26 July 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 13 April 2016 and to authorise the Chairman to sign them.

5 EDUCATION PROVISION UPDATE (Pages 5 - 10)

The Working Party will receive an update on the education provision.

6 LAND ACQUISITION STRATEGY UPDATE (Pages 11 - 16)

The Working Party will receive an update on the Land Acquisition Strategy.

7 LONDON RIVERSIDE - SEGRO PROPOSALS UPDATE

8 A1306 BEAM PARKWAY PROGRAMME

The Working Party will receive a presentation from officers on the A1306 Beam Parkway Programme.

9 URGENT BUSINESS

Rainham & Wennington and South Hornchurch Working Party, 26 July 2016

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**

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**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

Need for school places for Rainham and Beam Park HZ

The need for places as part of R&BP HZ have been calculated on an assumption of 3660 new housing units to be delivered through this regeneration programme phasing as shown below. This number might change as planning applications are determined.

Number of units expected each year

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Beyond 2020	Total
Number of Units	0	44	329	533	435	416	1903	3660

Child Yield expected each year

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Early Years	0	2	14	33	49	65	133	121	101	85	70	673
Primary	0	3	26	63	94	123	253	230	193	162	133	1281
Secondary	0	2	19	45	67	88	181	164	138	116	95	915

- Child yield has been staggered evenly over a 5 year period (20% per year) to reflect how new housing will produce children over a period of time.
- For Reception and Year 7 the child yield has been weighted so that 50% of the primary child yield is expected to enter Reception and 50% of the secondary child yield is expected to enter Year 7.

Need for Reception places for Rainham and Beam Park Housing Zone

Rainham and Beam Park Housing Zone is in Rainham and South Hornchurch Primary planning area which has the following primary schools:

Brady Primary School 1 FE – 210 places

La Salette Catholic Primary School 1 FE – 210 places

Newtons Primary 2 FE – 420 places

Parsonage Farm Primary school 3FE - 630 places

Rainham Village Primary School 2 FE – 420 places

Whybridge Infants School 2 FE – 180 places

Whybridge Junior School 2 FE – 240 places

Future demand for Reception places in the Rainham & South Hornchurch Primary Planning Area

Future demand for Reception places in the Rainham & South Hornchurch Primary Planning Area- including the impact of new units from Rainham Housing Zone

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	Reception intake plus 5%	Reception places available	Surplus/ Deficit of places	Surplus/ Deficit of places as FE
2015/16	321	330	9	0
2016/17	359	360	1	0
2017/18	377	330	-47	-2
2018/19	400	330	-70	-2
2019/20	408	330	-78	-3
2020/21	428	330	-98	-3
2021/22	444	330	-114	-4
2022/23	452	330	-122	-4
2023/24	454	330	-124	-4
2024/25	452	330	-122	-4

	Reception intake plus 5% plus child yield from housing	Reception places available	Surplus/ Deficit of places	Surplus/ Deficit of places as FE
2015/16	321	330	9	0
2016/17	372	360	-12	0
2017/18	409	330	-79	-3
2018/19	447	330	-117	-4
2019/20	470	330	-140	-5
2020/21	554	330	-224	-7
2021/22	559	330	-229	-8
2022/23	548	330	-218	-7
2023/24	536	330	-206	-7
2024/25	519	330	-189	-6

- Please note that data from 2015/16 is actual roll data.

- The Reception projection has been to a 5% uplift so that an operational surplus can be established.

2017/18

- 3 FE permanent expansion needed

2018/19

- 1FE permanent expansion needed

2019/20

- 1FE permanent expansion needed

2020/21

- New 3 FE school to open

Need for Year 7 places for Rainham & Beam Park Housing Zone

Rainham and Beam Park Housing Zone is in South Secondary Planning area which has the following secondary schools:

Brittons Academy – 230 year7 places

The Chafford Academy – 195 year 7 places

The Sanders School – 192 year 7 places

Future demand for Year 7 places in the South Secondary Planning Area

Future demand for Year 7 places in the South Secondary Planning Area- including the impact of new units from Rainham Housing Zone

	Year 7 intake	Year 7 places available	Surplus/ Deficit of places	Surplus/ Deficit of places as FE
2015/16	473	617	144	5
2016/17	545	617	72	2
2017/18	542	617	75	3
2018/19	592	617	25	1
2019/20	630	617	-13	0
2020/21	651	617	-34	-1
2021/22	662	617	-45	-1
2022/23	684	617	-67	-2
2023/24	705	617	-88	-3
2024/25	713	617	-96	-3

	Year 7 intake plus child yield from housing	Year 7 places available	Surplus/ Deficit of places	Surplus/ Deficit of places as FE
2015/16	473	617	144	5
2016/17	554	617	63	2
2017/18	564	617	53	2
2018/19	626	617	-9	0
2019/20	674	617	-57	-2
2020/21	742	617	-125	-4
2021/22	744	617	-127	-4
2022/23	752	617	-135	-5
2023/24	763	617	-146	-5
2024/25	761	617	-144	-5

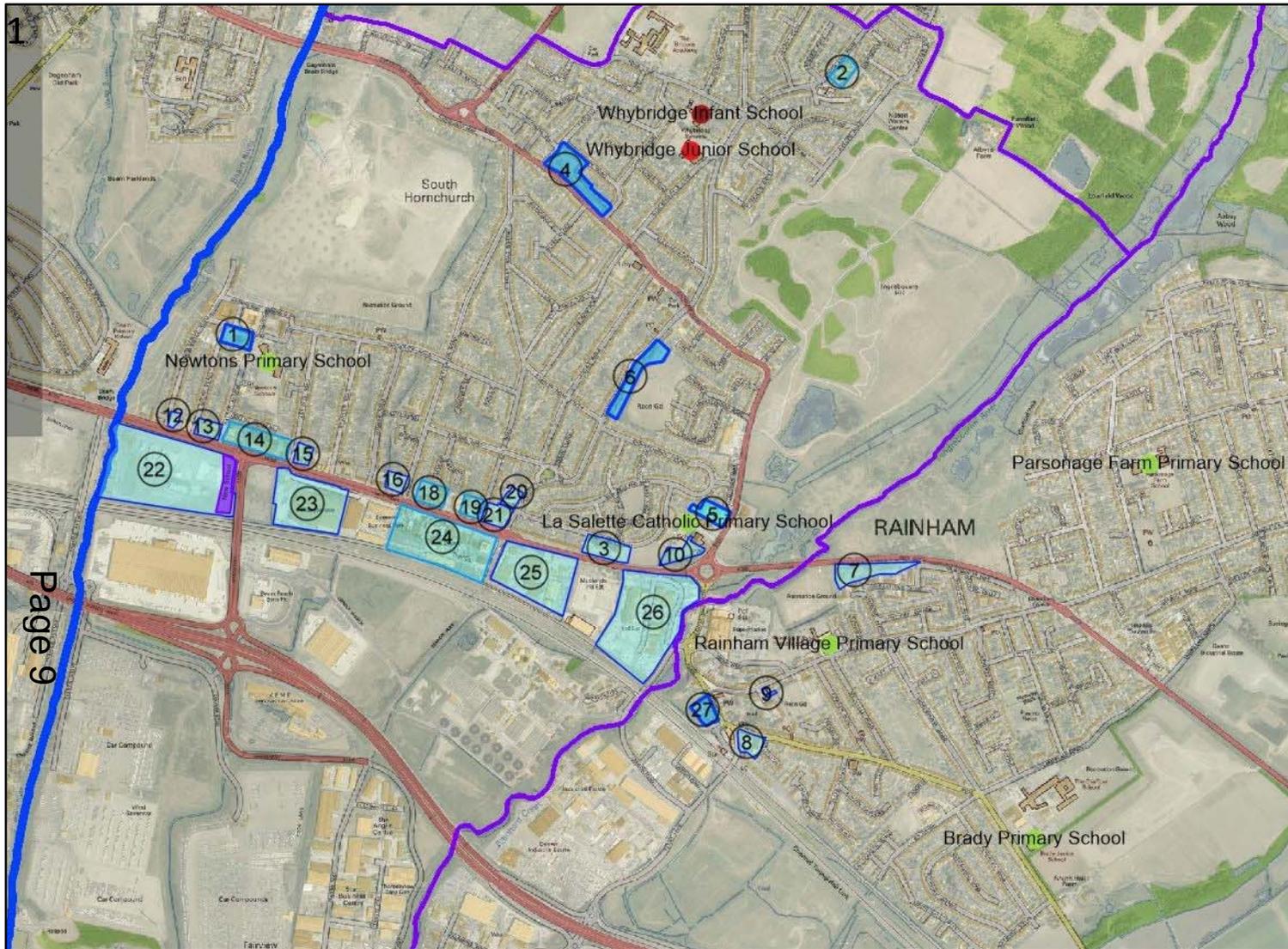
Please note that data from 2015/16 is actual roll data.

2019/20

2 FE permanent expansion

2020/21

2 FE permanent expansion



Ref. No.	Site	Total no. of units
1	Orchard Village	254
2	Albyn's Close	19
3	New Plymouth & Napier Hse	17
4	Canfield Rd (HRA), SH	18
5	New Zealand Way (HRA),	22
6	Christchurch Ave (HRA)	2
7	New Rd Bund Site (GF)	55
8	Royal Mail Sorting Office	40
9	Rainham Hall/St Helens Court,	10
10	La Salette Church (Land to Rear),	40
11	(PHASE 1a) CPO Site 1 (Scrap Yard)	0
12	CPO Site 2 (NR-11)	23
13	CPO Site 3 (NR-10)	50
14	CPO Site 4 (NR-09)	120
15	CPO Site 5 (NR-08)	49
16	CPO Site 6 (NR-06)	31
17	(PHASE 2)	0
18	CPO Site 7 (NR-05)	53
19	CPO Site 8 (NR-04)	35
20	CPO Site 8 (NR-03)	14
21	CPO Site 9 (NR-02)	56
22	Beam Park (BP)	1242
	New School	
23	Somerfield Site (RW-06)	497
24	Rainham Steel (RW-04)	314
25	Mudlands (RW-03)	237
26	Dovers Corner (RW-01)	396
27	Rainham Broadway	66
	Total	3660

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RAINHAM HOUSING DEVELOPMENT



Scale: 1:20000
Date: 09 June 2016



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Ordnance Survey 100024327

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Land Assembly Update – Rainham and Beam Park

07th July 16

1. Overview

All 12 sites within the Rainham and Beam Park Housing Zone area have now been fully assessed for cost, with a property Cost Estimate available for each property and site overall. Land referencing has been undertaken for the all sites to the north of the A1306, with referencing for the sites on the south side currently underway.

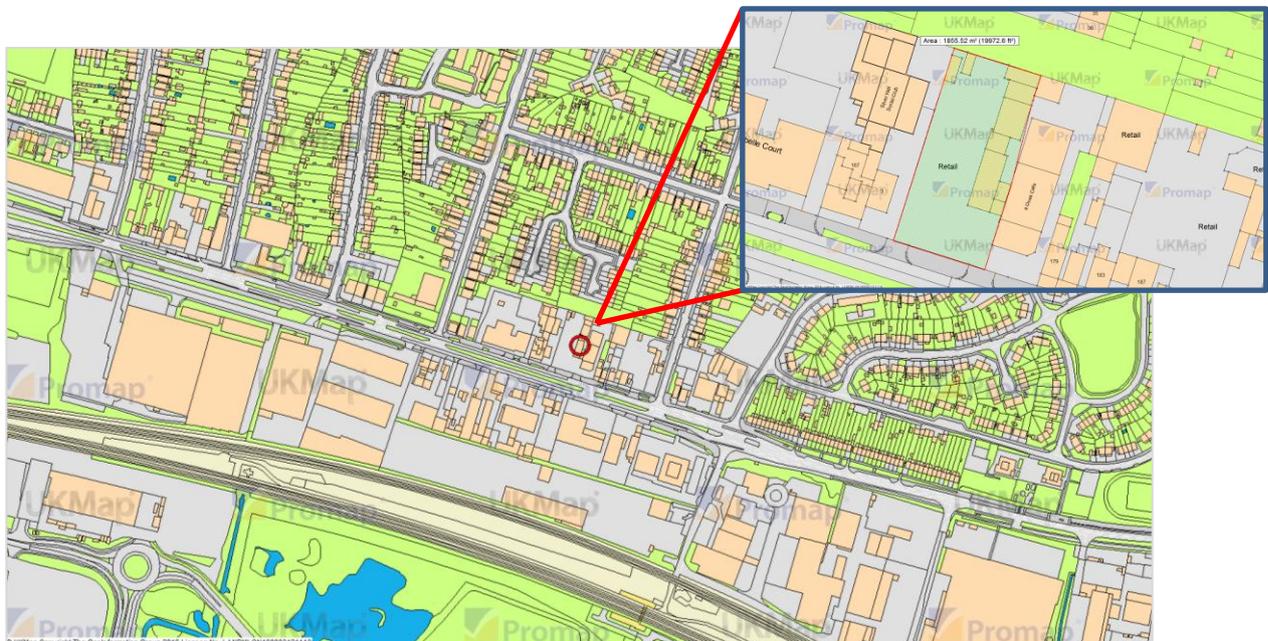
All land owners have now received a letter/contact from us, with the exception of two properties to the south side of New Road which we are currently in the process of obtaining ownership details for. Visits to businesses took place on the 14th and 16th June, and we have now spoken to all businesses who expressed an interest in meeting with us to discuss the plans for redevelopment and their own needs in regard to relocation.

Negotiations are continuing with several land owners, and last month we successfully concluded negotiations for our first land acquisition.

2. The Development Sites

The 12 sites are detailed on the map below.

In June, Heads of Terms were agreed for the first land acquisition by private treaty – for **173 New Road** (site 6)



This is a rectangular site (approx 0.44 acres/0.18 hectares) with New Road frontage, currently used for storing abandoned and damaged cars. There are also two caravans on the site which appear to be occupied, in addition to some illegal rubbish dumping. Previously the property was used as a café and B&B with parking, and two derelict buildings formerly used for this purpose remain on site.

Solicitors have been instructed on both sides and the conveyancing process is now underway. Vacant possession has been agreed in the Heads of Terms.

Previous negotiations with **Best Commercial Holdings** are currently frozen, following confirmation that an options agreement has been signed with an alternative party. With this in mind, we are currently focusing most of our attention on CPO Area 2, and initial inspections of Area 3 (South Side New Road).

Lance Cantor continues to be active in the area, and has held meetings with several land owners to discuss options agreements, which is hampering negotiations in some cases. Action is required to confirm the position of the council and make clear who our appointed representatives are.

In relation to CPO Area 1, we are currently in active negotiations with:

- (12) Pearlgold Limited – 21 New Road
- (10) Metroquest – 233 Askwith Road
- (1) 84-86 New Road

For CPO Area 2 we are in active negotiations with:

- (7) Camaco Commercial Limited – Centurion Works
- (6) 173 New Road. Terms agreed STC.
- (5) 193 New Road
- (5) R/O 193 New Road. Having initially adopted an unreasonable position, the owner's aspirations are now reducing and may reduce further following Brexit. We are now talking to him again.
- (5) 189 New Road (occupied by Kensions)
- (4) Five Star Management – 1 Cherry Tree Lane. (In early discussions, but still to inspect).
- (4) 195/197 New Road
- (3) 7 Cherry Tree Lane. This is another property where initially unrealistic aspirations are being tempered.

With CPO Area 3, we have only recently begun to make contact with land owners and therefore progress is at an earlier stage. However, the following properties have been inspected:

- (2) Fawkes Property Services – 184 New Road
- (2) Atrium Access – 182 New Road
- (2) Rainham Sheds – 158 New Road
- (2) 148-154 New Road
- (2) 150 New Road.

A meeting to open negotiations with Fawkes Property Services is scheduled for next week.

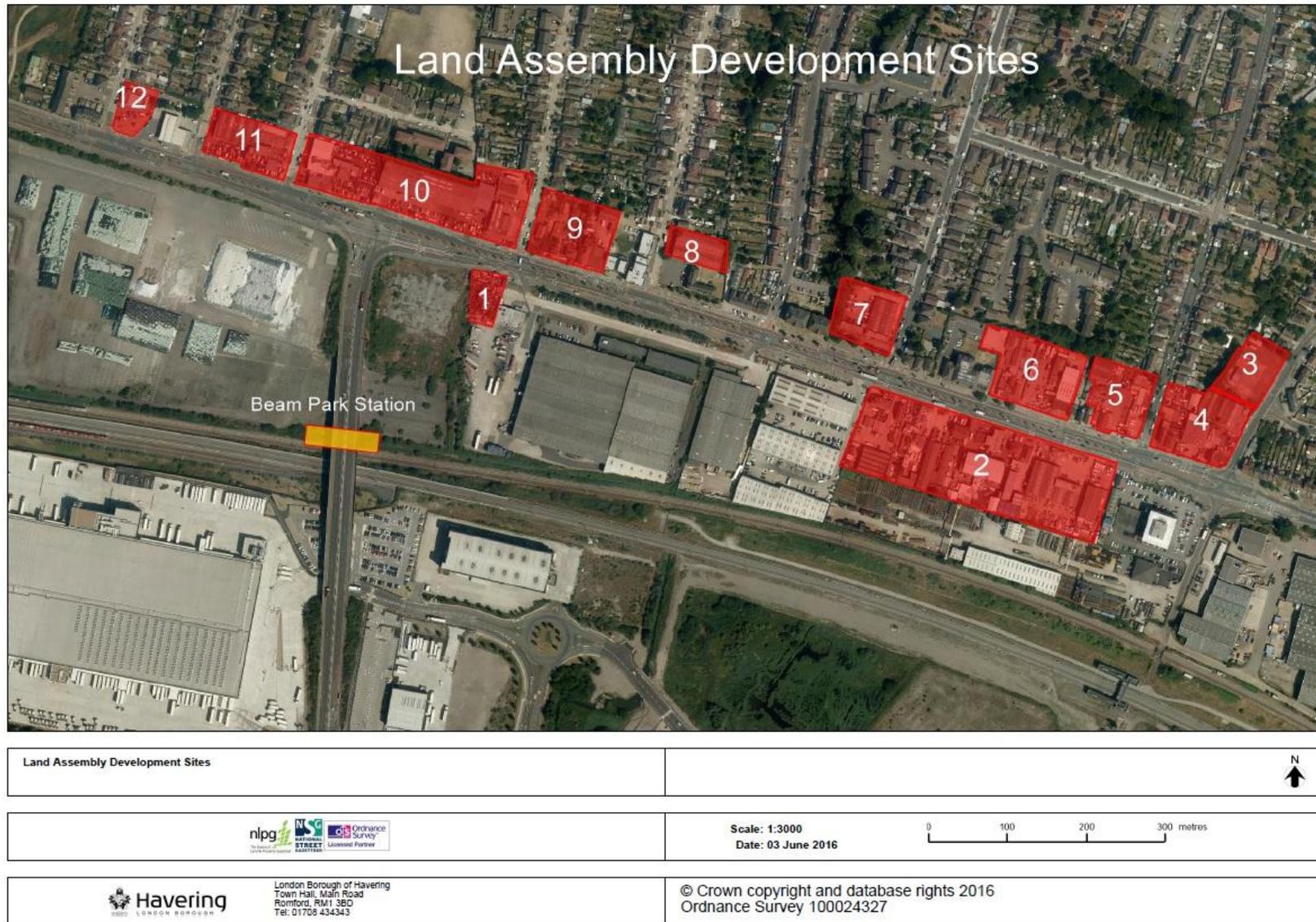


Figure 1.
3

3. The CPO programme

The current proposed CPO milestone programme is shown below:

Activity	Indicative Date
1. Site plan and redline refined	May 2016
2. Instruct land referencers for phase 2 and 3	
3. Commence market testing/feasibility	
4. Statutory requisition (s.16 notices from land referencers)	
5. Appoint architects	July 2016
6. Draft statement of reasons	July 2016
7. Book of reference sign off	Aug 2016
8. Final redline agreed and signed off	Sep 2016
9. Submit Planning Applications	Nov 2016
10. Final statement of reasons agreed and signed off	Dec 2016
11. Final CPO schedule and map produced	Dec 2016
12. Resolution to make a CPO	Jan 2017
13. Make the CPO and serve statutory notices (press notices, site notices, individual notices)	
14. Objection Period Ends	Feb 2017
15. Local Plan adopted	March 2017
16. Planning Consent obtained	March 2017
17. CPO Inquiry	June 2017
18. CPO Inquiry decision	Dec 2017
19. CPO confirmation by SoS	
20. Commence vesting process to acquire any outstanding land interests pursuant to the CPO	Jan 2018
21. First site possessions through CPO	April 2018

4. Business Relocation

Work on the business relocation strategy has begun this week, with categorisation of businesses as:

1. Relocate within Borough
2. Relocate outside Borough
3. Extinguishment of business
4. Additional support required

This follows on from the data gathered from the meetings with businesses which concluded last month, which is now being analysed to assess needs and requirements. Some businesses are also actively pursuing alternative relocation options themselves and the Council will assist them with this where necessary. The Relocation Strategy should be completed within two weeks.

4. Next Steps

- Negotiations for Site 1 (the Scrapyard) have stalled, we have asked for an update from Mrs Burgess's representative so that we can move forward with this, especially as Circle have submitted a scheme for planning approval.
- Focused negotiations with sites adjacent to 173 New Road – in particular 171 New Road (where discussions are already progressing) and Kensons, 189 New Road (discussions also already underway), both of which have a good prospect for a potential agreement. Acquisition of these sites would result in a substantial land holding for the Council in Area 2.
- Consideration of re-provision/relocation options for the Silver Hall Social Club (165 New Road) and positive PR messaging around this.
- Continued inspection and opening of negotiations with sites in Area 3.
- Complete Business Relocation Strategy
- Complete draft Statement of Reasons
- Letter to all freeholders advising of the process and the appointed representative of the Council, to avoid any miscommunication from third parties.

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