

**MINUTES OF A MEETING OF THE
RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY
Committee Room 3A - Town Hall
1 November 2016 (6.30 - 8.05 pm)**

Present:

COUNCILLORS

Conservative Group Osman Dervish and Jason Frost

Residents' Group Reg Whitney

**East Havering
Residents' Group** Ron Ower

UKIP Group Phil Martin

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

Also present:

Councillor Graham Williamson who it was agreed could speak at the meeting.

Chris Barter, Programme and Project Manager, Economic Development (CB)
Martyn Thomas, Development and Transportation Manager (MT)
Anthony Clements, Principal Committee Officer

All decisions were taken with no votes against.

10 CHAIRMAN'S ANNOUNCEMENTS

The Chairman gave details of the arrangements in case of fire or other event that might require the evacuation of the meeting room or building.

11 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

Apologies were received from Tom Dobrashian, Head of Economic Development.

12 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

13 **MINUTES**

The minutes of the meeting of the Working Party held on 26 July 2016 were agreed as a correct record and signed by the Chairman.

14 **LONDON RIVERSIDE BID RENEWAL**

Officers explained that the London Riverside Business Improvement District (BID) covered the area to the south of the railway line. The BID had been in operation for 10 years and was a credible voice of the business community. The bid was funded by a figure equivalent to 1.5% of a company's business rates with individual contributions capped at £2,000 per year.

The area could see an increase in employment to 12,000 jobs with business rates, currently at £10.6 million, rising to £23-24 million. Planning permission for a new business park had now been applied for with the Beam Reach 5 scheme having launched that day. Additionally, CEME start-up space had opened for small to medium sized businesses.

A ballot on whether to continue with the BID would take place in February 2017. The BID had brought down levels of crime in the area with improved security and a reduction in flytipping. There was however currently no public transport to the BID area and the BID was lobbying for the introduction of bus routes. The bid had also arranged for planting and greening to take place.

The Council was talking to the SEGRO industrial company about companies it wished to bring into the BID area and had also identified six priority firms in the area that it wished to keep in the borough. There would be a gap between the Havering BID area and the equivalent area in Barking & Dagenham at the River Beam as this was a strategic flood reservoir that could not be built on.

The BID used mobile security patrols and bailiffs to track Traveller convoys and there was also a tri-borough group that monitored Traveller activity. Councillor Dervish added that Travellers were prosecuted for flytipping and their caravans could be removed. Councillor Deon Burton noted that a multi-agency approach had dealt with the recent Traveller incursion at Willoughby Drive.

Councillor Dervish regularly discussed Traveller enforcement with the Borough Commander and felt that the possible tri-borough police arrangements may allow more resources for this work. Officers added that a large rise in Traveller incursions had been seen with 50-60 in Havering so far this year. Councillor Dervish felt that officers did have the necessary resources to deal with this but it was important to try to ensure a quicker response from the Police. The Police had new powers in this area and

training had been provided for Police officers. Complaints about Traveller behaviour should therefore be reported to the Police.

The Board NOTED the update.

15 DEVELOPMENT PARTNER APPOINTMENTS

It was explained that the Council was in the process of making Compulsory Purchase Orders on a total of 11 sites to the north of the A1306. Following inquiries and the endorsement of the Secretary of State, it was hoped the Orders would be in place by mid-2018. An outline planning application for all the sites was expected to be submitted in December or January and it was planned to appoint a developer in partnership with Mercury Land Holdings. Bids were currently being considered from three short-listed applicants. It was confirmed that any businesses currently operating illegally on some of the sites would be removed under the Compulsory Purchase Orders. At present the Orders covered the whole site although areas could be removed once the Orders had been granted. Following inquiries and the endorsement of the Secretary of State, it was hoped the Orders would be in place by mid-2018.

Councillor Whitney felt it was important for development in the area to have good quality housing such as that seen on the former Harold Wood Hospital site and officers confirmed that development proposals were a key criterion of the bids and would be assessed against the master plan for the area. Poor developments could also be picked up by the Regulatory Services Committee. Members remained concerned however that poor quality building such as that planned at Dover's Corner was not permitted.

Councillor Williamson was also concerned that previous development mistakes were not repeated. He supported the strategic vision for the area but felt that a balance was needed between over-development. It was felt that local communities should be asked what was wanted in an area and the focus should be on building sustainable communities.

The decision by the former Forward Planning Committee or equivalent to limit the maximum height of buildings had been changed by later Councils. It was noted that the Dovers Corner application had been received before the master plan was adopted. Developers were advised that poor applications were likely to be turned down by the Regulatory Services Committee but it was still an option for developers to submit an application if they wished.

There would be an energy centre on site at the A1306 development supplying heating etc for the new properties.

The Working Party NOTED the situation.

16 DEVELOPMENT SITE UPDATES

It was confirmed that the Dovers Corner application had been deferred for plans to be revised on the design of the housing and other issues. Councillor Deon Burton was concerned that if the Council was too rigid, the developer could go to a higher authority. Councillor Martin added that the heating scheme at Orchard Village had led to fuel poverty for some residents and felt it was essential that developers were asked to give details of the heating scheme to be used. Councillor Williamson added that the heating scheme for the Somerfield site development also needed to be considered. Officers responded that the master plan did require developers to justify their choice of heating system. CB added that developers could be asked about the accuracy of heating cost estimates that were given to residents.

The suggestion of not supplying car parking for affordable homes was also a concern to Members who felt this could be challenged legally. Officers had held a pre-application meeting with the developers of the Somerfield site and indicated that they were not happy with the scheme. Some changes to the scheme were currently being worked on. Officers confirmed that the recent Council motion concerning parking would be enacted. The Mayor of London's London Plan and Low Emission policies would also impact on this issue.

MT added that the new Mayor of London has been adopting a similar approach to his predecessor by encouraging less use of cars and more cycling, walking etc. Havering had to show a robust case to justify local solutions although the previous Mayor had given outer London boroughs some more flexibility with this. Boroughs had to show a rising population and a lack of alternatives to car use in order to justify the provision of additional parking spaces in a scheme.

Councillor Williamson felt there was an opportunity to manage parking better and Councillor Whitney felt it should be understood that there was likely to be more car ownership in Havering. People would make use of bikes or public transport but would also own cars. This needed to be emphasised to the Government and the Mayor of London.

Councillor Dervish explained that the master plan would mean some tenants would not have cars in the hub areas. Compromises would be needed here as housing numbers would not be allowed to slip. Councillor Martin remained concerned about the Somerfield site, particularly given the poor state of the development in Orchard Village. Councillor Ower felt that these concerns could be picked up during the planning stage.

Concerns were expressed by Councillor Deon Burton that developers may have manipulated the consultation process for the Beam Park development.

CB added that there would be an opportunity to meet the developers on 10 November when the consultation would be presented.

17 RIVER CROSSING UPDATE

Officers advised that Highways England had been consulting on a new Lower Thames Crossing and Transport for London (TfL) had been consulting on a package of river crossings.

The Council had responded re the Lower Thames Crossing via Councillor Benham and Highways England was hoping to announce its decision in late 2016 or early 2017. The outcome was uncertain at this stage and officers would keep the Working Party advised.

The Leader of the Council and MT had recently attended a meeting of the Thames Estuary 2050 Growth Commission where it had been agreed that a further river crossing was needed for East London.

As regards the TfL consultation, the new Mayor of London had been revisiting the work of his predecessor. The Bexley-Rainham bridge was not being progressed any further at this stage and this issue was likely to be covered in the Mayor's new Transport Strategy. Councillor Williamson was concerned that any Bexley-Rainham bridge would undermine the BID and officers emphasised that decision makers did understand this.

The Silvertown tunnel had been agreed and MT would confirm the southside location of this.

18 URGENT BUSINESS

There was no urgent business raised.

Chairman