

**MINUTES OF A MEETING OF THE
RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY
Havering Town Hall, Main Road, Romford
24 February 2015 (6.00 - 8.00 pm)**

Present:

COUNCILLORS

Conservative Group	Robert Benham and Garry Pain (In place of Osman Dervish)
Residents' Group	Barry Mugglestone and Reg Whitney
UKIP Group	Phil Martin
Independent Residents Group	Michael Deon Burton (Chairman)

Apologies were received for the absence of Councillor Osman Dervish.

All decisions were taken with no votes against.

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

9 MINUTES

The minutes of the meeting held on 16 September 2014 were agreed as a correct record and signed by the Chairman.

10 HOUSING ZONE UPDATE INCLUDING GLA PROCUREMENT & BEAM PARK STATION

A presentation was given on the area of Rainham and Beam Park. It was noted that there had been a two-stage approval with the GLA and a decision would be given in April 2015. Officers stated that there were a number of GLA owned sites in the area, particularly in the neighbouring borough of Barking and Dagenham, where the Housing Zone bid would have a good influence and be very timely.

Members discussed the need for more homes but also the necessary infrastructure including health and school establishments. Officers stated that this would all be identified as part of the plan, and it was thought that two new primary schools would be proposed for the area. It was noted that de-designated industrial land could now be used for residential use. There

existed a growing housing need in Havering and with a slight upturn in the property market this area was a good regeneration opportunity for Havering.

Members discussed the current medical facilities and the pressure that more houses would put on the local hospitals. Officers explained that they were in consultation with Public Health Trust and it was hoped that clinics in the area would reduce the strain on the hospitals. A Member stated that he was on the Passenger Transport Liaison Committee, given there would be between 8,000 and 12,000 more residents in the borough this was a concern that Queen's Hospital would be investigating.

Members noted that approximately 3457 new homes would be provided, these would be of a mixed density including some family homes and more flats closer to the station. Officers were working to include better transport links to the area in the form of extra bus routes and the new Beam Park Station. The cost of the station would be approximately £18 million and it was thought that the station would be in place by 2020.

A number of possible challenges were discussed including the low land values, fragmented land ownership and the dominance of the A1306. Officers highlighted the vision and stated that there was potential as the area could be an asset for a sustainable environment.

Members discussed transport links to the areas, it was hoped that by extending the bus routes into the area this would assist young people in accessing employment opportunities together with the new station at Beam Park. Members discussed the proposed Linear Park on the A1306, in relation to the maintenance. There were a number of sites in the area currently which were poorly maintained and make the "gateway" into the borough look very untidy.

11 **LONDON RIVERSIDE BID OPPORTUNITY STUDY AND GLA PROCUREMENT OF DELIVERY PARTNER**

A presentation was given on the London Riverside BID Opportunity Study. A Business Improvement District (BID) was established in March 2007, with a successful renewal in 2012 for a further 5 years. Officers detailed a number of key features of the London Riverside BID. Members noted that Havering, the businesses in the area and the GLA worked together as part of the BID. The area provided the highest payment of business rates in the borough so it was important that the joint working with the GLA continued to make the area much more viable.

Members noted the initial recommendations for the area as a whole. These included the target sectors, environmental improvements, public transport links and a cohesive approach. The particular preferred options for active involvement in a number of areas in the London Riverside were also discussed including specific recommendations for the Freightmaster Estate,

Ferry Lane/ eastern A13 junction, Beam Reach 6, Rainham Marshes and Ford Motor Company.

Members enquired about leisure activities and facilities being provided in the area. Officers stated that a feasibility study had been carried out and this was not seen to be a viable business in the area. Officers stated that they may look to provide a “pop-up” business in the summer months to attract footfall.

12 A1306 PLANNING FRAMEWORK

An update was given on the A1306 Framework. Officers stated that the framework would need the backing of Members, stakeholders and the wider community as they did not want to impose the project on the community. It was important to have community engagement and there would be an exhibition in the Rainham Library and at Orchard Village. Officers would feedback on the framework in Summer 2015. Following endorsement by Cabinet, this would then be established into the Local Plan and give a framework for developers to follow in relation to any developments in the area.

Officers stated that advertising of the consultation would be included in the next edition of “*Living*” which would go to all households and all members would be invited to a stakeholder event as part of the consultation.

Members discussed concerns about the A1306 currently being used by traffic from the A13 when an accident occurred. Officers stated that they would look to make this more difficult since there would be new homes in the area and the area needed to be more residential. There would also be more scope for bus routes in the area. Members discussed concerns about the flood plains and how the houses would be constructed in the area to take account of this.

Members discussed the cleaning regime that currently took place on the A1306. The current grass verge in the area was not maintained and there was concern that this would be the case for the Linear Park. Officers would speak with StreetCare colleagues about the issues raised.

13 OAPF UPDATE/CONSULTATION

The Opportunities Area Planning Framework (OAPF) was one of a suite of documents which supported the London Plan produced by the Mayor. Havering, Newham and Barking and Dagenham were defined as opportunity areas in the plan as London Riverside will provide approximately 7000 new jobs. Officers had already commented on the document and the latest version of the document would be launched on 25 February 2015. The document would give guidance for Economic Development and

Planning in Havering by setting out the styles and community issues as well as transport which was a key part of the document.

14 BUS STUDY UPDATE - ROUTE OPTIONS

An update was given on the Bus Study that had been carried out. Officers stated that at present no bus route accessed the London Riverside area which meant businesses have difficulty in recruiting to jobs as employees needed access to a car. The current bus routes ended either at Rainham Station or CEME. It was hoped to be able to get a route to the area from Romford, a business case would be given to TfL to demonstrate that the service was necessary and would be financially viable.

Officers suggested that initially the 103 route would be extended down to the area around the Tilda Rice plant, with a further four other routes to be included. In the long term it was hoped to have a route from east to west, from Havering Riverside into Barking and Dagenham. Officers would update at the next meeting with further information.

15 ROYALS UPGRADE AND LANDSCAPING

A presentation on the Rainham Royals was given. Members noted that it was built 15 years ago to provide space for the Royals organisation to provide youth services to the local community. There were over 30 community groups that used the facility including a nursery.

Funding had been secured totalling £500,000 from the GLA, Veolia North Thames Trust and London Borough of Havering. A new second floor had been delivered together with a refurbishment of the ground and first floors and a new upgraded lift had been installed. The project also involved revitalising the area of public realm next to the Royals utilising £25k from Veolia North Thames Trust. The project was nearing completion and included the planting of new trees, improved seating and upgraded fencing. Volunteers had been used for the planting and already a drop in vandalism to the area had been noticed.

The centre was due to have an official opening day in Spring 2015, the date would be circulated to Members in the future.

16 CEME - EAST LONDON UNIVERSITY TECHNICAL COLLEGE

A technical school currently being delivered from a temporary site at CEME was now looking for a new permanent building. It was hoped that the school would be sited at CEME however the landowner (Fords) would not allow this due to potential contaminated ground. Officers explained that they were

keen that the school stayed in the south of the borough, and were looking to find an alternative building.

17 DATES OF FUTURE MEETINGS

The Committee noted the dates of the future meetings:

Tuesday 12 May 2015 at 6:00pm

Tuesday 8 September 2015 at 6:00pm

Tuesday 1 December 2015 at 6:00pm

18 URGENT BUSINESS

A Member asked if there were any policies which could help protect local businesses. The Member advised that there had been a dry-cleaners, cobblers and key cutting service in Rainham, however due to the same services being provided by Tesco these smaller businesses had now closed. Officers stated that some planning policies sought to protect the makeup of smaller shopping parades but there was nothing specific that guaranteed particular businesses. Whilst there needed to be a balance of some frontages, such as banks and hot food takeaways, there was nothing that protect businesses from competition.

Chairman