

CABINET

10 FEBRUARY 2016

Subject Heading:

Rainham and Beam Park Masterplan and Planning Framework.

Cabinet Member:

Cllr Ron Ower

Cabinet Member for Housing Company Development and OneSource Management

CMT Lead:

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Policy context:

Havering Housing Strategy, Havering Economic Development Strategy, Rainham & Beam Park Housing Zone submission, Havering Local Development Plan 2008. London Plan 2015, London Riverside Opportunity Area Planning Framework 2015

Financial summary:

The Rainham and Beam Masterplan and Planning Framework concerns planning issues, and there are no specific, direct financial implications,

Is this a Key Decision?

Yes Significant impact on two or more Wards

When should this matter be reviewed?

Spring 2018

Reviewing OSC:

Towns and Communities OSSC

The subject matter of this report deals with the following Council Objectives

Havering will be clean and its environment will be cared for	X
People will be safe, in their homes and in the community	X
Residents will be proud to live in Havering	X

SUMMARY

Following Cabinet approval on the 24th September 2014 the Rainham and Beam Park Housing Zone bid was submitted to the GLA. The submission was successful and Havering's status as a Housing Zone Borough was announced on the 25th June 2015. Entered into OBA with cabinet approval on 4th November 2015.

Underpinning the Housing Zone vision is the transformation of the A1306 and the major residential development sites that flank it, from that of a post-industrial legacy of decline into a thriving new residential community designed and built around "garden suburb" principles of high quality design, enhanced open space provision, social infrastructure and access to public transport and employment opportunities

The Rainham and Beam Park Masterplan and Planning Framework document (attached as appendix A) articulates that vision and the Council's investment priorities in the area and importantly, sets out the robust guiding design principles that will shape the quality of the developments that will be coming forward. It sets a clear vision supported by key design and development principles that will ensure a coherent approach to any development activity. The Framework seeks to avoid the dangers of a piecemeal approach to site delivery, with developments that are of low quality design, inward looking and poorly connected to a functioning neighbourhood.

The Rainham and Beam Park Masterplan and Planning Framework will function as adopted non-statutory planning policy and will form part of the evidence and policy base of the forthcoming Local Plan.

RECOMMENDATIONS

That Cabinet

1. **Agree** to adopt the Rainham and Beam Park Masterplan and Planning Framework as a non-statutory planning policy document that will be a material planning consideration when considering development proposals in the Rainham and Beam Park area.
2. **Agree** to the Council working proactively with developers and key stakeholders to bring forward developments that meet the aspirations of the Masterplan and Planning Framework and to take forward the actions proposed in the Masterplan and Planning Framework.

REPORT DETAIL

1.0 BACKGROUND

- 1.1 The Mayor's Housing Strategy introduced the idea of Housing Zones as a new way to speed up the number of homes being built in areas of London with high development potential. The Housing Zone Prospectus was launched on the 30 June 2014 by the GLA. The Council responded to the challenge of establishing a Housing Zone and a commitment to enabling the delivery of a new residential community in Rainham and Beam Park and submitted a bid on the 30th September 2014. This bid was successful and Havering was confirmed as a Housing Zone Borough on the 25th June 2014.
- 1.2 Housing Zones are areas where home building is to be accelerated by close partnership working between boroughs, land owners, investors and builders. They have been designated in areas where investment could spur on the development of at least 1,000 new homes on brownfield land. The time taken to deliver new schemes is recognised by the GLA but development in the Zone should commence within the 2015-18 period.
- 1.3 Housing Zones focus on place-shaping and creating a high quality environment for new residents, and so funding will be required for schools, community facilities, transport and energy infrastructure. Resources made available by the GLA through the Housing Zones programme could contribute towards these so long as the investment directly unlocks housing supply.
- 1.4 The submission documents for the LBH's Housing Zone (HZ) proposal set out the Council's vision for the future of Rainham and Beam Park as a new residential community and included an illustrative Masterplan setting out the Council's proposed approach to design and land use principles, infrastructure provision and development processes to deliver HZ programme targets of:
- 3,454 new homes (941 affordable);
 - The transformation of the A1306 into a 'boulevard';
 - Transport: the construction of the new Beam Park Station and enabling bus access to the station and new centre;
 - A programme of site assembly for housing development;
 - Social and physical infrastructure – health, and education facilities, access to open spaces; and
 - A robust Rainham and Beam Park Planning Framework and Masterplan document to set investment priorities and act as a design guide.
- 1.5 Rainham and Beam Park has significant opportunities to build upon

Opportunities

Good access – sites benefit from excellent access to the strategic road and rail network;

History – Rainham has a unique heritage and it's historic built environment including a Norman Church and 17th manor house a sense of place and identity;

Prominent frontage – the New Road sites are highly visible and new development will transform the street and help to regenerate Rainham and Beam Park;

Size – at nearly 38 Ha the scale of the development opportunity to the north of the railway line offers the potential to plan a new neighbourhood and community;

Critical mass – the development will deliver transformational change to the area;

Housing Zone – will direct and attract new investment and spending on infrastructure and the environment to the area;

Affordability – area can help contribute to the delivery of new for housing that is affordable for local families and Londoners;

Employment – the area has access to significant local employment opportunities;

Ownership – a high proportion of the area is in public ownership;

Public transport – a new station is proposed at Beam Park which will improve the sites accessibility;

Local energy – the industrial uses to the south offer potential sources of recycled energy; and

Natural environment – the site has good access to the natural environment along the River Beam and River Ingrebourne and can extend the All London Green Grid.

1.6 Challenges.

Flood risk – some sites are on low-lying land and are vulnerable to fluvial and tidal flooding;

Contamination – risk of contaminated sites requiring costly remediation that may affect viability;

Low values – property values in Rainham are relatively low which makes delivering high quality development economically challenging and this has led to in some previous cases planning applications for poorly designed and piecemeal schemes

Image – the area is fragmented and has a poor image of post industrial decline with many vacant sites;

Existing uses – The adjacent uses are low value and in some cases bad neighbours creating a poor environment;

Lack of local amenities – the area is isolated from amenities including good shopping, leisure and cultural facilities;

New Road – this road is over engineered and dominant and low quality uses fronting onto the street create a poor impression of the wider area;

Social Deprivation – the South Hornchurch and Rainham area is one of the most deprived in London; and

Physical barriers – The railway line and industrial uses to the south creates a physical barrier that makes movement north /south towards the river difficult.

1.7 Technical Studies.

A suite of technical studies has been undertaken to inform and support the preparation of the Masterplan including – Flood Risk, Noise, Air Quality, Contamination, Traffic Capacity and Utilities Capacity and Constraints. These have not raised any unexpected issues. In particular the Flood Risk Assessment and Mitigation study has been remodelled using the new more stringent Environment Agency standards which now require models to assess flood risk events at 100 years + Climate Change with 35% Peak Flows. This has confirmed that the flood risk mitigation measures set out in the Masterplan are adequate and conform with Environment Agency requirements. These reports have been collated into a technical library and will be available for prospective developers to consult and

assess any potential development constraints at an early design stage of their proposals giving a degree of certainty.

2.0 Rainham and Beam Park Masterplan and Planning Framework

- 2.1 The Rainham and Beam Park Masterplan and Planning Framework has been in development since March 2015 and is intended to be adopted as non-statutory planning policy by Cabinet. It will form part of the evidence base of the forthcoming Local Plan. The principles within the framework have been widely consulted upon with local residents, businesses and other stakeholders including the GLA, LB Barking and Dagenham, TfL and private sector development interests.
- 2.2 The Masterplan and Planning Framework document sets out the Council's investment priorities in the area and importantly guide and shape the quality of the development that will be coming forward over the next 10 – 15 years. It sets a clear vision supported by key design and development principles that will ensure a comprehensive and coherent approach to any development activity. The Framework seeks to avoid the dangers of a piecemeal approach to site delivery, with developments that are inward looking, poorly connected to a functioning neighbourhood.
- 2.3 The Masterplan and Planning Framework Area encompasses the historic heart of Rainham and extends northwards and westwards to include the land to either side of New Road including the industrial areas between the road and the railway line. The Borough boundary along the River Beam marks the western extent of the area. The part of the framework area around Marsh Way Bridge and up to the River Beam is commonly referred to as Beam Park. (see appendix 1, Location Plan)
- 2.4 The western boundary of the Planning Framework area borders onto the London Borough of Barking and Dagenham. The Planning Framework has been developed through a collaborative process working with both the LB Barking and Dagenham and the GLA and has their support.

3.0 Planning Context

- 3.1 The Havering Core Strategy and Development Control Policies Development Plan Document was Adopted in 2008. It sets the Council's approach to the planning of the whole borough, and sets the framework for the Action Plans and topic specific planning documents.
- 3.2 Sites along and to the south of New Road are identified in the London Borough of Havering's Site Specific Allocations DPD (Adopted 2008). This document allocates the Beam Park site (SSA11) for residential and ancillary uses. The adjacent Rainham West sites (SSA12) are designated for residential with ancillary uses (67%) and compatible employment uses (33%).
- 3.3 The Core Strategy and Site Allocations documents were prepared prior to the publication of the NPPF and adoption of the London Plan (Consolidated with Alterations since 2011) (2015), and prior to the recent preparation of up to date evidence relating to employment land supply and need. They also predate the most recent version of the London Riverside OAPF and the designation of the Beam Park Rainham.

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3.4 Havering Council are currently producing a new Local Plan which, when adopted, will replace key documents within the Local Development Framework. The Havering Local Plan will identify key issues and strategic priorities for Havering up to 2032 and will set out both strategic and development management policies.

3.5 Initial consultation on the Local Plan took place in spring 2015. Consultation on the submission version of the plan is scheduled to take place in summer 2016, followed by submission to the Secretary of State, an examination in winter 2016/17 and adoption in spring/ summer 2017.

3.6 National Planning Policy Framework (NPPF) MARCH 2012

3.7 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

3.8 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

3.9 In terms of housing supply, Para 47 states the objective: "To boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period."

3.10 The London Plan

3.11 On 10 March 2015, the Mayor published (i.e. adopted) the Further Alterations to the London Plan (FALP). From this date, the FALP are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and form part of the development plan for Greater London.

3.12 The London Plan has been updated to incorporate the Further Alterations. It also incorporates the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013. Policy 3.3 refers to increasing Housing supply and recognises the pressing need for more homes in London.

"The Mayor will seek to ensure the housing need is met particularly through provision consistent with at least an annual average of 42,000 net additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners."

3.13 London Riverside Opportunity Area Planning Framework

3.14 In order to successfully regenerate London Riverside, the London Riverside Opportunity Area Planning Framework seeks to provide clarity on the long-term land use aspirations for the area, so that its role and function in accommodating London's growth are clear to potential developers and landowners.

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- 3.15 The Beam Park / Rainham masterplan area is contained within the London Riverside Opportunity Area Planning Framework. The London Plan sets out the strategic policy direction for the London Riverside Opportunity Area.
- 3.16 The London Plan 2015 sets out an indicative employment capacity of 16,000 jobs with a minimum of 26,500 new homes planned for the area for the plan period to 2035. The policy establishes the strategy of managed release of surplus industrial land for housing and other complementary uses, and recognises the need for improved public transport capacity.
- 3.17 The OAPF recognises that at Rainham along the A1306 corridor there is potential to deliver more compact, residential-led mixed urban communities. The OAPF was adopted and became planning policy in November 2015
- 3.18 **Emerging Planning Policy**
- 3.19 Havering Council are currently producing a new Local Plan which, when adopted, will replace the Core Strategy. The Havering Local Plan will identify key issues and strategic priorities for Havering up to 2032 and will set out both strategic and development management policies.
- 3.20 Initial consultation on the Local Plan took place in spring 2015. Consultation on the submission version of the plan is scheduled to take place in summer 2016, followed by submission to the Secretary of State, an examination in winter 2016/17 and adoption in spring/ summer 2017.
- 3.21 This planning framework reflects and updates the planning and policy approach to the area arising from the change in the planning policy landscape as summarised above. It provides a comprehensive 'masterplan' for the Beam Park / Rainham Housing Zone and particular character areas and will be developed and embedded within future planning strategy documentation including the new Local Plan.
- 3.22 This planning framework will help to improve the efficiency of the planning system and development process, as well as ensuring the quality of any new development and employment opportunities. As a robust expression of the Council's vision and aspirations for the area and backed by policy guidance the Masterplan will give developers certainty in respect of their proposed schemes.
- 3.23 We would expect developers to bring forward their proposals in compliance with the planning principles and illustrative masterplan. Developers and their architects are able to move away from the illustrative masterplan but would have to show how their proposals are adhering to the vision and tenets behind the planning principles adopted.

4.0 Vision

- 4.1 The Council's vision is both ambitious and transformational. The sites on New Road offer a major opportunity for Rainham; a chance to create a new garden suburb, building a new strong and sustainable community with its own identity and sense of place structured around a new station and local centre at Beam Park, and which

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integrates with the historic Rainham Village and surrounding residential neighbourhoods.

4.2 The character of New Road will be transformed from a traffic dominated corridor into an urban street with enhanced public realm. This will include a green parkway, a new two way off- road cycle track and new residential led development to either side fronting onto and enclosing the street. Development will be at a scale that is appropriate to the borough and the wider context of Rainham.

4.3 The new neighbourhood will provide a mix of high quality homes, from terraced and semi-detached properties that front local streets, to houses and apartment buildings overlooking the Parkway on New Road. A number of green spaces extending through the whole area as part of a wider green network linking Rainham Marshes and Hornchurch Country Park.

4.4 The new garden suburb will act as a high quality addition to historic Rainham and will become a destination neighbourhood for:

Predominantly Havering's working families looking for homes in which to settle and grow;

Young professionals in the Borough and further afield. looking to buy their first home and benefit from rapid links to the City; and

Rainham and South Hornchurch residents needing homes that are affordable and wishing to stay in the area.

5.0 Development and Design Principles.

5.1 To achieve the vision for Rainham and Beam Park, new development will need to adhere to a set of common design principles and parameters, which will ensure that the new neighbourhood is well connected and links to the wider green structure-; has the right mix of uses and facilitates to serve its future occupants; brings forward quality architecture and open space; and that individual development parcels connect and relate with their neighbours in order to contribute to a strong sense of place.

5.2 The Planning Framework advocates an integrated approach to the development of the Rainham and Beam Park area. It provides clear guidance for development to ensure a comprehensive approach for development, while leaving flexibility for creative and innovative solutions in individual architecture. The Planning Framework is available and provides a strong narrative and rationale for the principles. The rationales are expressed as individual policy guidance.

5.3 The Planning Framework sets out 29 individual policy guidance on the required design and development principles covering the following aspects:

The structure of the area;

Character areas;

Land uses

Transport and movement

Urban form and design;

Green structure and open spaces; and

Energy and sustainability.

5.4 The key policy guidance is:

PG 01 - NEED FOR A COMPREHENSIVE DEVELOPMENT

The transformation of the Rainham and Beam Park area into a successful, residential neighbourhood can only be achieved if the area is dealt with comprehensively with developers contributing in a positive and proactive manner in finding solutions to ensure that the wider vision and objectives are not prejudiced by any single development phase.

Applicants will be required to demonstrate that their proposals will:

Provide a layout that facilitates a coherent urban structure across the area as a whole;

Meet the land use, character and on-site infrastructure specification for their development area as set out in Section 5;

Fulfil the requirements in terms of phasing set out in section 6 and, if a part of the plan is being brought forward in a different sequence, to demonstrate an alternative phasing solution that achieves the same objectives and output;

Make contributions to off-site infrastructure in accordance with the Council's CIL and S106 requirements.

PG 02 - LAND ASSEMBLY AND COMPULSORY PURCHASE ORDER

The appearance and condition of a number of sites along New Road will impact on the opportunity to deliver transformational change and to bring forward the new vision for the Rainham and Beam Park area.

In situations where a site (or sites) in third party (i.e. non-borough or GLA) ownership are not coming forward for development, the Council may be prepared to commence Compulsory Purchase Order (CPO) proceedings in order to achieve the comprehensive approach to delivery that it requires.

This is discussed further in a separate cabinet report

PG 03 URBAN STRUCTURE

Establishing a coherent urban structure is essential to ensure developments are coordinated and connected across the whole of the Rainham and Beam Park area.

Applications will be required to

make specific provision in their layouts for the vehicular access and pedestrian and as set out in PG 11 and PG 14;

appropriately express the hierarchy of routes as set out in Figure 4.1 through the design of the urban form with the aim to enhance legibility; and

demonstrate that the layout achieves a coherent structure both in its own right, and in terms of its facilitation of future phases.

PG 04 - CHARACTER

Achieving a strong sense of place with areas of different character across the area will help to install local pride, assist with way finding and allow areas to respond to existing character.

Applicants will be required to:

Establish a strong sense of place for each of the character areas Park View Living, Beam Park Centre, The Beam Gardens, Creekside and Beam Parkway, demonstrating how the surrounding context has been taken into account;

Respond to the context within Rainham village, to strengthen and enhance the character of this historic village; and

Comply with the development principles for the relevant character areas set out in this Planning Framework.

PG 05 - HOUSING PRIORITY AND MIX

A mix of town houses and apartments with a variety of unit sizes, tenures and types is important in achieving a mixed and balanced community.

Applicants will be required to:

Provide a mix of housing in each development as set out in Section 5;

In Beam Park Centre, to provide apartments of a range of one and two bedroom apartments over commercial uses at ground floor levels;

In Park View Living, The Beam Gardens, Creekside and Beam Parkway to locate apartments to overlook New Road;

In Park View Living locate apartments to overlook Beam Park;

Provide the following mix (measured by number of units) of up to 3 storey terraced house of 2-4 beds, the mix of sizes to respond to the most up to date evidence of housing need: Park View Living: 20-25%

Beam Gardens (part of Somerfield): 30-35%

Beam Gardens (remainder): 40-45%

Creekside (Dovers Corner): 40-45%

Beam Parkway (New Road north): 25%-30%

In Rainham Village on larger development sites to provide 80% - 85% town houses (measured by units), and on infill sites to provide apartments only where there are significant townscape and character benefits to the proposal.

PG 08 - HOUSING DENSITY

Applicants will be required to comply with and achieve the housing densities within the density bracket set out for each development area:

Park View Living: 100 - 120 dph;

Beam Park Centre: 170 - 210 dph;

Beam Gardens (part of Somerfield): 80 - 100 dph;

Beam Gardens (remainder): 60 - 80 dph;

Creekside (Dovers Corner): 60 - 70 dph;

Beam Parkway (New Road north): 100 - 120 dph; and

Rainham Village: 40 - 50 dph.

PG 09 - LOCAL AND DISTRICT CENTRES

Mixed uses and local facilities are essential to provide strong neighbourhood centres and active street frontages which bring together those who work, live and play in the area.

In Beam Park Centre:

The development proposals will create a new Local Centre.

Applicants will be required to provide a minimum of 3,500 sq. metres to a maximum of 4,000 sq. metres of floor space for flexible uses fronting onto New Road (south side) the connecting street from New Road to the station forecourt and around the station square at the ground floor, with apartment blocks above. Retail (A1) provision will be permitted of up to 2,000 square metres with no single floorplate greater than 1,400 sq. m.

Ground floors of buildings within the centre should have a minimum floor to ceiling height of 3.75m.

The station building will need to be integrated as part of a multi storey building. Uses must respect the recommended built form principles set out in PG 15 Building Height.

Within Rainham District Centre:

New town centre uses that intensify and diversify the current provision in Rainham and are sensitive to the context will be welcomed.

Proposals for a single storey, large footprint format of retail development which do not optimise the potential of the site to accommodate development will not be permitted.

Along New Road:

Applicants will be required to

Provide small commercial ground floor units of up to 200 sq. m per locations at important street corners as identified as 'active ground floor use' in Figure 4.4.; and

Provide floor to ceiling heights of residential ground floors of a minimum of 3 m to provide flexibility for conversion into commercial spaces in the future.

Outside of these areas town centre uses will be resisted. Large floorplate single storey buildings will not be acceptable anywhere within the Framework area.

PG 10 - EMPLOYMENT

The Rainham and Beam Park area will prioritise the delivery of new homes. Small and medium sized enterprises that are compatible with a residential environment will however be encouraged. These uses are considered most appropriate at ground floor level either with the Beam Park local centre or along New Road and at Rainham House.

Proposals for General Industrial (B2), Storage and Distribution Uses (B8) and other employment uses that negatively impact upon the residential amenities of the area are not considered appropriate.

The Council will seek to work with existing occupiers to assist their relocation to the London Riverside and wider area.

PG 11 - SOCIAL INFRASTRUCTURE

The council will require the following measures within new developments;

Education - A site for a new 2 FE Primary School will be provided within the Beam Park Centre development area. Where it is demonstrated that such site provision cannot be made within this site, then payment will be required via Section 106 Obligations to enable a suitable alternative site to be delivered.

Health Centre - Applicants will also be expected to make necessary site provision and / or Section 106 obligations for the establishment and provision of other health and community facilities within the Beam Park centre. The health centre will need to be accommodated at the ground floor within the Beam Park Centre area as part of a mix of uses.

In support of the need to meet further demand for community facilities arising from the significant growth in the number of residents in the area, applicants will be required to;

Make provision for other community facilities via building provision / spaces on long leases.

Ensure all new community facilities are located in places that are or will be accessible by a range of transport, including walking and cycling, and that the development itself is accessible to all groups.

Contribute with developer contributions towards the provision of essential new community facilities.

PG 13 - PARKING

Car ownership remains an important part of people's travel choices, and accommodating it attractive and functional ways is essential in achieving a quality urban environment.

For residential developments applicants will be required to:

Provide parking to the following maximum levels: 0.5 space per 1 bedroom or studio unit;

1 space per 2 bedroom unit;

1.5 spaces per 3 bedroom unit; and

2 spaces per 4+ bedroom unit.

In all locations provide an additional 10% for visitor spaces, and ensure that 10% of all spaces are for disabled use.

In all locations the parking levels above are to be provided unallocated.

Provide 20% of spaces with electric charging points with an additional 20% of passive provision for electric vehicles in the future.

Provide cycle parking in accordance with the requirements of the London Plan Policy 6.13 and designed in accordance with the London Cycling Design Standards.

A lower car parking provision than the maximum would be expected within the Beam Park centre itself in order to accommodate higher housing density to support the vitality of the centre. A car sharing or car club provision is expected to be provided as part of the Beam Park Centre development.

For non-residential development parking will need to be in line with London Plan Policy 6.13.

Officers in Economic Development and Streetcare are exploring the potential to implement a Controlled Parking Zone in the Masterplan area in order to provide a degree of protection to existing and new residents from excessive on street parking demands.

PG 17 - BUILDING HEIGHT

Building height and massing are important determinants of the character of a place. The broad locations for higher density developments and building heights in the Beam Park / Rainham area locations are illustrated in Figure 4.10 of this framework.

Applicants will be required to:

Develop to 4-6 storeys in the Beam Park Centre with some slightly taller feature buildings around the station and on the junction of Marsh Way with New Road;

Develop 4-5 storeys in the Beam Park Centre Fringe;

Develop 3 to 4 storeys along New Road;

Develop to 2 storeys in Rainham village, except where for townscape reasons, 3 storeys can be justified;

Develop to 2 or 3 storeys elsewhere;

To provide in all locations articulation of roof form and meet the character specification set out in Section 5;

Proposals for feature buildings or high density development outside of these areas will be considered case by case on individual merit.

PG 23 - OPEN SPACE NETWORK

Applicants will be required to deliver the following open spaces identified in Figure 4.14:

PARK VIEW LIVING: Beam Park – a new neighbourhood park that links the Beam River Corridor with Beam Park Station, which also fulfils a strategic flood mitigation role;

BEAM PARK CENTRE: Beam Park Station Square – a formal arrival square outside the station and the focus for urban life;

Marshway Green Bridge – a linear public space on the eastern side of Marsh Way Bridge (using surplus road space);

BEAM GARDENS: Local Green Spaces as local amenity space for residents;
Linear natural green space alongside re-opened culverts at the Suttons Industrial site;

CREEKSIDE: Linear natural green space alongside re-opened New Havering Sewer, provision of a foot and cycle bridge to accommodate east-west route;

Havering College Spine and public space;

Opening up and qualifying the embankments of the Ingrebourne River and provision of a foot and cycle bridge to accommodate east-west route; and

RAINHAM VILLAGE: Enhancement and integration of existing open spaces in network of local routes;

SITE WIDE: Beam Parkway (SEE PG 23)- a high quality park landscape along New Road that connect a number of pocket green spaces;

Green corridor along the east-west route that express the character of each of the areas it passes through.

Ensure that open and green spaces are designed by a chartered member of the Landscape Institute to ensure the highest quality design, quality material and planting, full consideration of seasonal variation and the lifetime of the scheme, and how the spaces will be inclusive and provide amenities and facilities for the future users.

PG 26 - MANAGEMENT AND MAINTENANCE

Applicants are expected to:

Contribute to the long term maintenance and upkeep of adopted public space and public realm in the area by providing a commuted sum of 20% of the total asset replacement cost of these areas within their development site through their S106 contribution;

Adopt a long term maintenance and management strategy for remaining unadopted open spaces and public realm to ensure a well maintained area in perpetuity.

PG 29 - CHARACTER AREA GUIDANCE

Applicants are expected to:

Demonstrate within a design statement how their proposal has considered and responded to the specific guidance for the character area that are applicable for their site.

Linear Park

- 5.1 Acting as the centre piece to the Beam Park and Rainham Housing Zone. It will connect Rainham Town Centre with the new Beam Park train station, linking those who live, work, learn, travel and relax within this new Garden Suburb with a high quality walking and cycling route set within landscaped surroundings. This will be punctuated with public amenities, such as children's play facilities, seating, cycle storage, drinking water fountains, wildlife habitats and community food growing areas. It will include extensive tree planting, SUDS, bus stop facilities and on-street parking while maintaining appropriate vehicle access. This investment will deliver improved viabilities through major place shaping of the area and ensuring the scheme is delivered as a whole and values rise across the development sites rather than piecemeal as developer contributions become available.
- 5.2 The A1306 will be re-configured as a boulevard, subject to TfL approval of Major Scheme business case and further detailed traffic modelling, undergoing a major upgrade and place making to complete its transition from a dual carriageway industrial arterial road to an attractive street with active frontages. New residential and mixed use development will be matched by an upgraded pedestrian environment improved crossings and junctions, cycle improvements, street trees and an innovative linear park, a landscaped green corridor connecting new communities. Major junction revisions and accesses into key development sites are planned. Its transformation will reprofile the carriageway allocating defined space for cyclists, pedestrians and vehicles.

Character Areas

- 5.3 New development should not be uniform or generic but respond to the history and specific context of the wider Rainham and Beam Park area. The Planning Framework identifies six character areas that will be established and reinforced by new development. (see appendix 2)
- 5.4 **Park View Living** – a new residential quarter with a mix of apartments and townhouses to the west of the local centre, whose streets and blocks orientate towards the new Beam Park – a large green space linked to the Beam River Valley.
- 5.5 **Beam Park Centre** – a new local centre focused on the new railway station at Beam Park on the C2C line. Mixed-use development will include local shops and services, a small supermarket, cafes and other community facilities with apartment living above. A new arrival space outside the station will become the focus for urban life at this new gateway into the area
- 5.6 **The Beam Gardens** – the central development section to the south the new Beam Parkway will see the development of a green family neighbourhood characterised by tree-lined streets, pocket parks, swales and private gardens as the focus for family living.
- 5.7 **Creekside** – the character of the area adjacent to the Ingrebourne River will be inspired by the rich wetland habitats along the river, and make contextual references to sites history as part of the marshes.
- 5.8 **Beam Parkway** – the central spine that connects across the Beam Park and Rainham area and provides a unique linear green space enclosed by residential development with an urban scale.

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5.9 **Rainham Village** – the character of the historic village will be strengthened and enhanced by new development that integrates well and brings forward a contextual response to the local vernacular.

5.10 Each Character Area is set out in detail with character and specific guidance and design parameters, including mix of uses, development capacities and densities, heights, frontage treatments, open space, pedestrian routes, car parking and CIL / S106 requirements, relating to these character areas and are included in a separate chapter of the Framework document.

6.0 Consultation

6.1 The Planning Framework has been prepared through a collaborative process with regular involvement from local Members, stakeholders, residents and neighbouring LB Barking and Dagenham and the GLA and TfL. Contributions made at these events has helped to shape the Framework. This collaborative approach adds to the planning weight that can be afforded to the Planning Framework

6.2 An intensive two phase consultation exercise was undertaken over March and April 2015 and September to November 2015 to raise awareness of the HZ and gauge the support of local residents and stakeholders to the principles in the HZ. The consultation process included a combination of:

- Member group briefings and meetings with local Ward Councillors and presentations to the Rainham Wennington and South Hornchurch Working Group.
- Meetings with stakeholders
- Advertising the consultation process through an article in Living in Havering magazine and a brochure about the development, including a questionnaire, to all residents living in the vicinity of the masterplan area
- Creating a dedicated website with information about the proposals with the ability to raise questions and provide comments on the proposals.

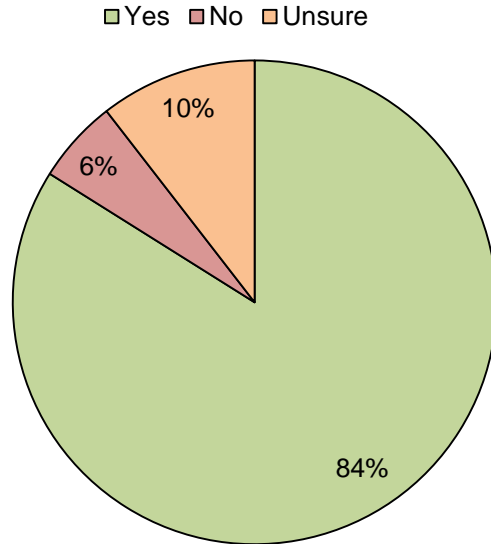
6.3 Two Stakeholder Engagement Events took place on the 17th March and 6th October to gather views and ideas to feed into the vision and objectives for the masterplan. Various stakeholders, who included key elected members, staff from Jon Cruddas MP's office, representatives from local businesses and community organisations, GLA, TfL and landholders took part in these hands-on masterplanning events.

6.4 A series of resident drop in sessions were held at Rainham Library and Mardyke Community Centre over March and April 2015 and September to November 2015. Residents were able to review the information about the masterplan, discuss the proposals with the project team and input into the process, either at the event, via the dedicated website or via email, telephone or post.

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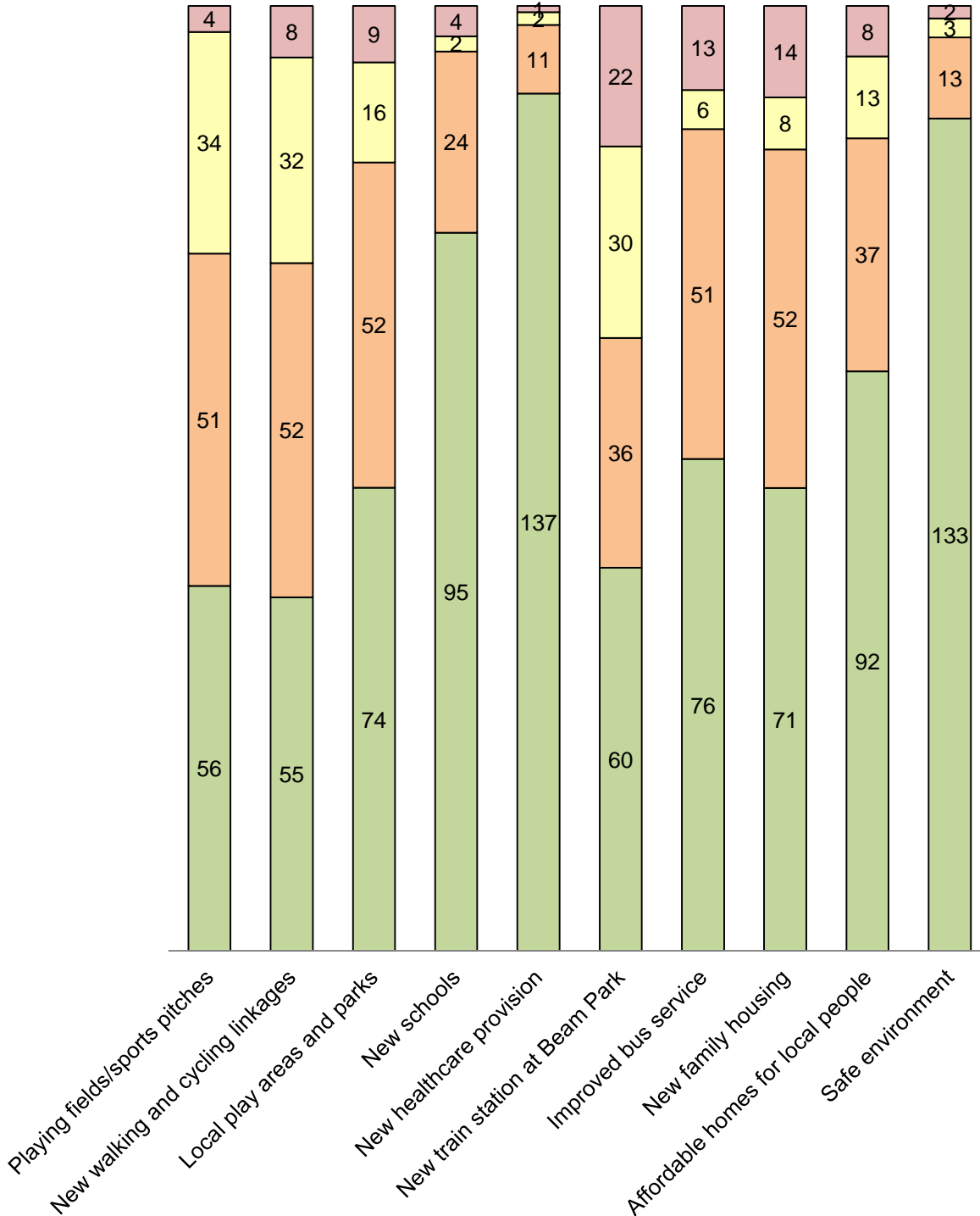
6.5 Responses to the first round were very positive with a majority of respondents in favour of the Housing Zone proposals as set below.

Q1: Would you like 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?



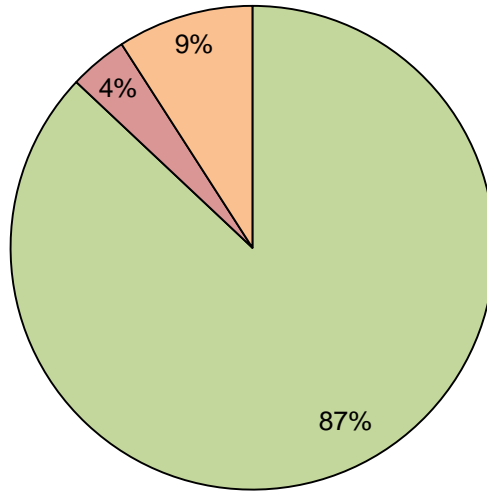
Q2: We have submitted a funding bid to the GLA which would deliver £40million towards infrastructure. Please let us know which of the following is most important to you:

Very important Quite important Less important Not important



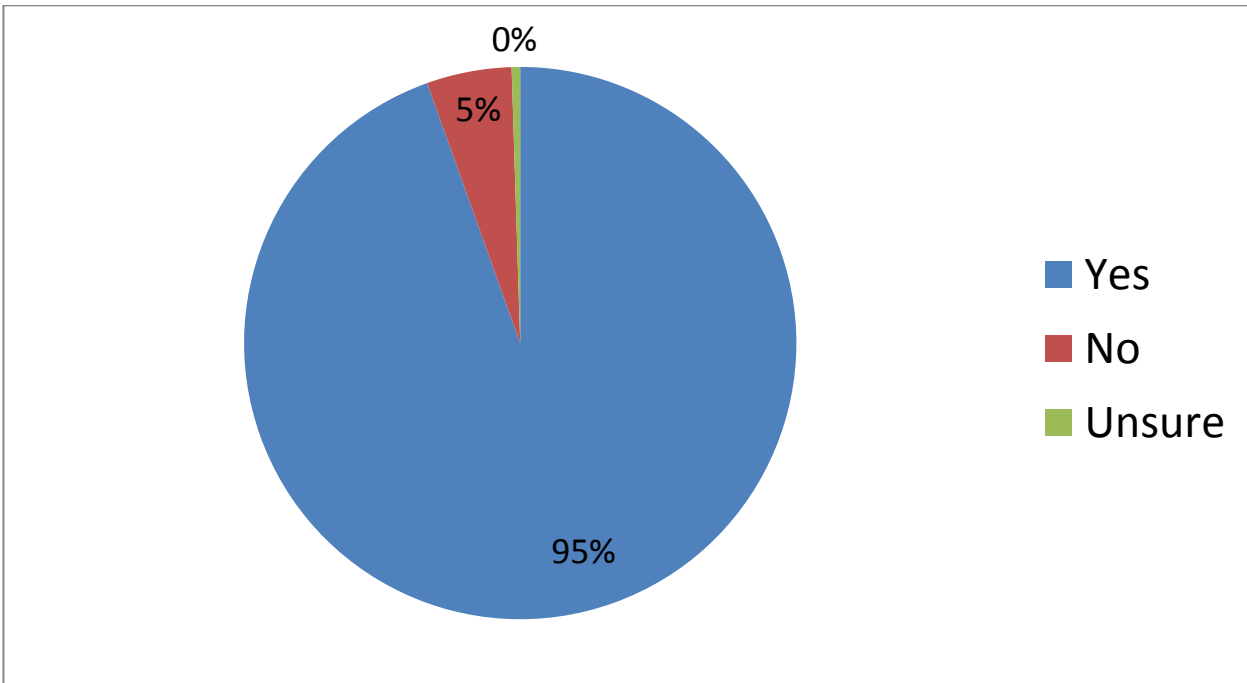
Q3: Do you agree that a masterplan for the area should be created to set the character, quality and types of homes as well as the types of facilities, transport improvements and green space needed in the area?

■ Yes ■ No ■ Unsure

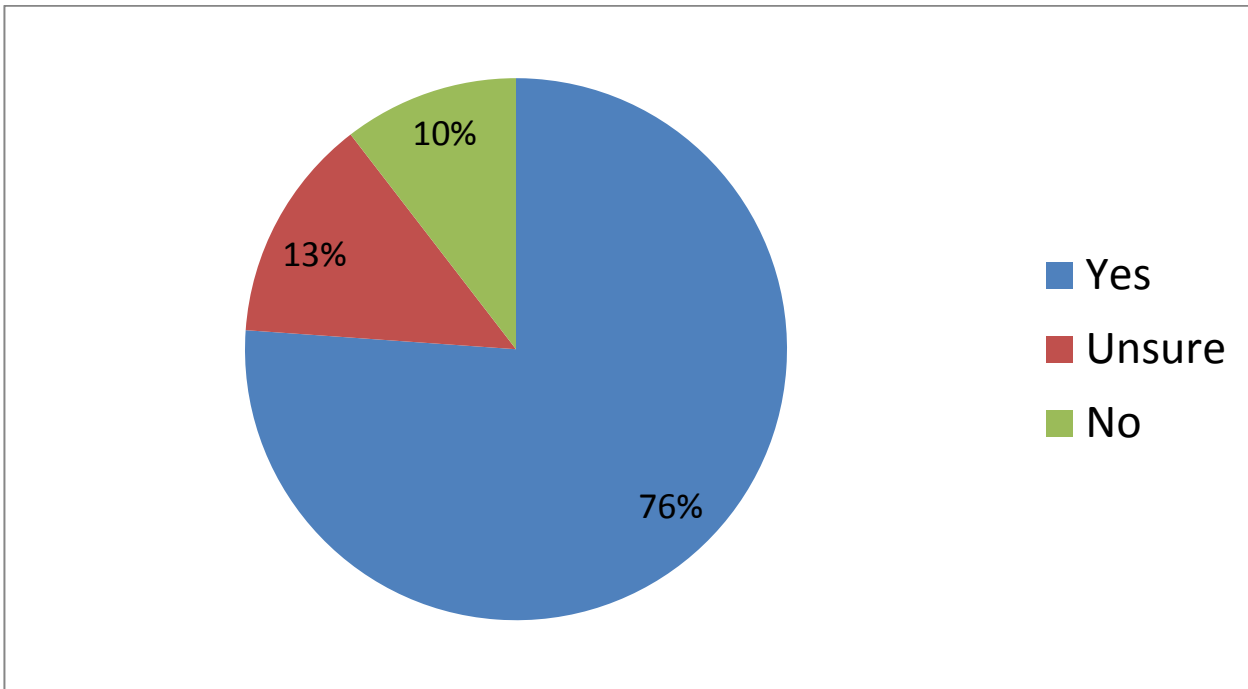


6.6 The second phase of consultation was equally positive.

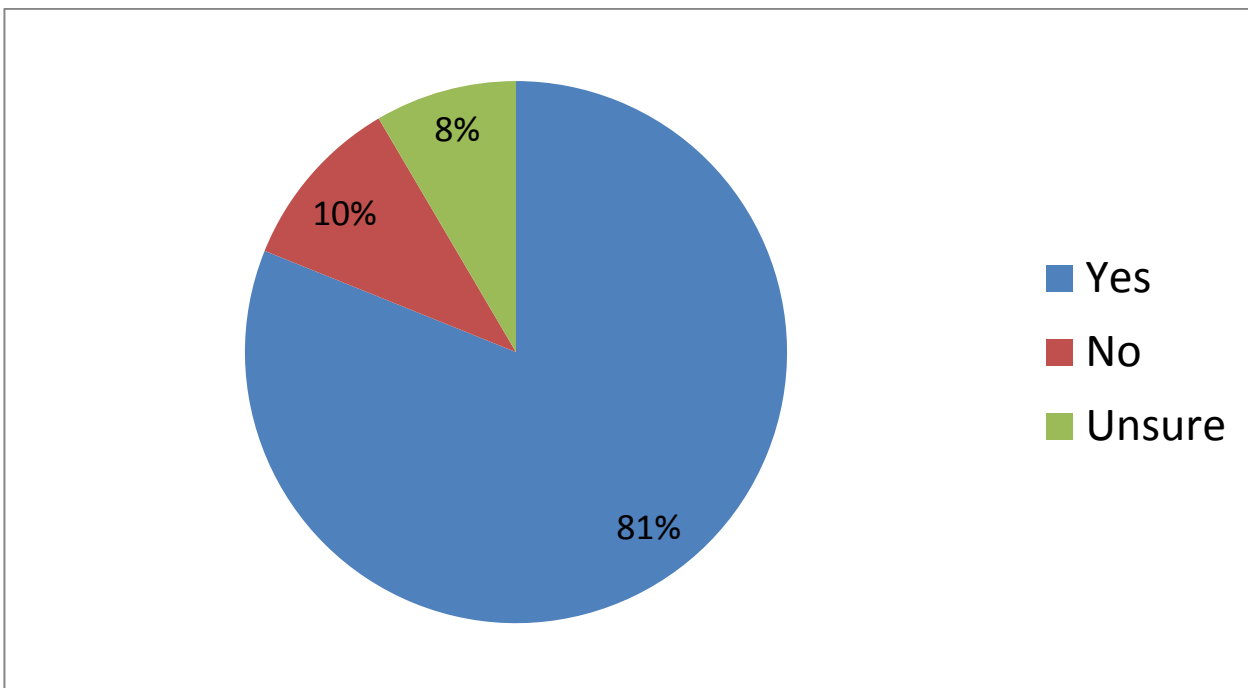
Q1) Would you like to see investment into the rundown areas along New Road (the A1306) in order to provide quality new local homes, job opportunities, facilities and green spaces?



Q2) Do you agree that a masterplan for the area should be created to set the character, quality and types of homes as well as the types of facilities, transport improvements and green space needed in the area?



Q3) The proposals 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. New Road will become more pedestrian friendly and there will be new green spaces connecting to existing green infrastructure. Do you like these proposals?



- 6.7 Throughout the consultation process the approach of the project team has been to respond positively to consultation responses from local residents and other consultees and, where practicable, use these insights to inform and amend the proposals as they are embedded in the Masterplan and Planning Framework.

REASONS AND OPTIONS

Reasons for the decision:

It is recommended that Members approve the Rainham and Beam Park Masterplan and Planning Framework. The Masterplan is intended to form part of the evidence base for the new Havering Local Plan, superseding the Havering Local Development Framework, it includes recommendations to inform and support proposed future site allocations and policy subject to Member approval. The Framework is consistent with the national and Mayoral planning policy which promotes the importance of a plan led approach to development.

As a non-statutory document that is not formal planning policy it will give the Council a tool to use when discussing applications with developers and it will have the status of a material planning consideration. Applications can be discussed on a site by site basis within the guidelines for the character area and with a key focus on the quality of design and the appropriateness of material choices.

Other options considered:

Not developing a Rainham and Beam Park Masterplan and Planning Framework – REJECTED. From officer discussions with the GLA, housing associations and developers, it is clear that proposals for new housing already are coming forward for sites in the proposed Rainham and Beam Park Masterplan and Planning Framework area, and also that additional sites will be marketed soon, including by the GLA itself. Without an effective framework to guide developments the likelihood is that development will proceed but in a piecemeal manner and with limited Council ability to guide quality of design and provide community facilities with a possible prospect of development resulting in future liabilities to the Council. With piecemeal developments developers could argue against increased financial contributions to infrastructure and affordable housing on the grounds that their development in isolation has only a minimal impact on the area and that London's general housing shortage outweighs the need for contributions.

IMPLICATIONS AND RISKS

Financial implications and risks:

The recommended Rainham and Beam Park Masterplan and Planning Framework would be taken into account as a material planning consideration by development

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management planners in pre-application discussions and/or considering planning applications.

There are no specific financial implications to report. Increased housing provision (which in any event Havering needs to provide to meet GLA targets) will mean increased income and expenditure to the Council, but this is complex and uncertain to model.

Having a robust and adopted Planning Framework with clearly defined infrastructure requirements apportioned to development sites will significantly strengthen the Council's position when negotiating with developers to achieve appropriate levels of S106 contributions.

Where S106 contributions are expected/required for a specific purpose, the CIL documentation should clearly state that these items are not covered by the CIL, and consideration needs to be given to such matters in the production of CIL documentation as it's implementation is progressed.

Any specific actions or projects undertaken by the Council within the Framework would be subject to individual evaluation and approval process.

Legal implications and risks:

There are no legal implications and risks from this document as it provides overall strategic guidance rather than outlining individual project delivery. Should the Council decide to participate in taking forward the development opportunities outlined in the document then these would be subject to a separate reporting and approval process.

The legal weight afforded to the Rainham and Beam Park Masterplan and Planning Framework in determining planning applications is limited to it being a material planning consideration as it is not part of the formal Havering Local Development Framework.

Only adopted Development Plan Documents which fall within Regulation 5(1)(a)(iv) of the Town and Country Planning (Local Planning) (England) Regulations 2012 can be used as 'development management and site allocations policies, which are intended to guide the determination of applications for planning permission.'

The Framework cannot lawfully set out the Council's policies relating to the development and use of land unless formally adopted as a Development Plan Document in compliance with Section 17 (3) of the Planning and Compulsory Purchase Act 2004.

Human Resources implications and risks:

There are no human resource implications.

Equalities implications and risks:

The investment opportunities set out within the Rainham master plan and planning framework will help shape the 'look and feel' of the areas specified in the report. A key outcome of the opportunities will be the promotion of social inclusion and community cohesion. The proposals set out in the paper highlight the possible achievements for sustainable housing, retail and business

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opportunities that meet the needs of communities in Havering. The provision of affordable housing with mixed tenure, within new developments can create a better quality of life for tenants and residents and close achievement gaps by raising aspirations.

Background Papers

None