



Pre-Application References:

PE/00492/18

PE/00508/18

PE/00507/18

Locations:

- 1) Waterloo Estate, Romford**
- 2) Serena Court, Solar Court & Sunrise Court, Parkhill Close And Sunrise Avenue, Hornchurch**
- 3) Napier House & New Plymouth House, Dunedin Road, Rainham**

Wards:

- 1) Romford Town**
- 2) St Andrew's**
- 3) South Hornchurch**

Description:

First phase of the 12 sites estate regeneration programme to be delivered through a joint venture between the London Borough of Havering and Wates Residential.

Case Officer:

Jacob Lawrence

1 BACKGROUND

- 1.1 This item is being presented to enable Members of the Strategic Planning Committee to be briefed on the joint venture partnership between Havering and Wates Residential, prior to individual sites coming forward for consideration by the Committee. The joint venture is currently working to deliver the first phase of the 12 sites estate regeneration programme. This programme seeks to develop the Council's own land to deliver approximately 3,000 new homes over the next 10 years.
- 1.2 Further details of the emerging proposals for individual sites will be presented to Members of the Strategic Planning Committee to view and comment on at a later date. The pre-application proposals referred to in this report are not yet subject to an application for planning permission. Any comments made in

response to the developer's presentation are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

2 PROPOSAL AND LOCATION DETAILS

- 2.1 The 12 estates programme seeks to develop the Council's own land to deliver approximately 3,000 new homes over the next 10 years. Wates were chosen as a development partner following a competition process which ran throughout 2017. Following the competition process the appointment of Wates as a development partner was approved by cabinet in January 2018.

In addition to providing much needed additional housing the joint venture seeks to deliver:

- Vibrant and safe communities
- High quality public spaces, and open space for play and recreation
- Community facilities
- Affordable housing
- New infrastructure
- Revenue to reinvest to help fund essential services

The first 3 sites to come forward as part of the joint venture are set out below.

Waterloo Estate

- 2.2 The site consists of a post war housing estate covering an area of approximately 4.5 hectares set off Waterloo Road at the western edge of Romford Town Centre. The estate currently consists of 287 residential units in buildings ranging from 2 storey houses to 11 storey flatted blocks. At present, 224 of the existing units are affordable. In addition to residential uses there is a public house on the estate.

The site is bounded by 2 storey semi-detached housing to the west, 2-4 storey commercial buildings to the north and the A125 dual carriageway to the east. On the opposite side of the A125 is the prominent flank elevation of the Brewery retail development and associated car park. To the south is a railway embankment designated in the Council's Local Plan as a Site of Importance for Nature Conservation (SINC) of Borough Importance. There are 2 Grade II listed buildings adjacent to the site: St Andrew's church located at the western edge of the site and Salem's Chapel lies to the north on London Road facing onto Cottons Park. The land adjacent to the railway is within an Archaeological Priority Area. Romford train station is within walking distance and there are a number of bus routes on Waterloo Road and London Road. The Public Transport Accessibility (PTAL) score for the site ranges from 2-6a, the more accessible part (6a) fronting Waterloo Road with the rest of this ranging from 2 to 3.

Solar, Serena and Sunrise Court

The site covers approximately 1 hectare and consists of single and two storey sheltered residential accommodation for the elderly (55 units, Council-owned),

facing mainly west onto Parkhill Close and Sunrise Avenue. The eastern edge of the site backs onto residential gardens as does the southern edge, separated by a private road. Although the frontage on Parkhill Close and Sunrise Avenue is continuous for pedestrians, the roads are separated by bollards to prevent drive through.

The site lies opposite three residential blocks of between 12 and 13 storeys in height surrounded by parking and landscaping. Two blocks are served to the south from Sunrise Avenue, the other to the north from Parkhill Close. The latter road has an allotment on the western side of the road the north of this site. Harrow Lodge Park is prominent in the views west from the site which contributes to this location's character, otherwise the area is predominantly residential. The nearest bus stops are located approximately 10 minutes walk away on Abbs Cross Lane. The PTAL rating for the area is 1b. There are quite significant level changes on the site.

Napier House & New Plymouth House

The site consists of two 13 storey residential flatted blocks comprising 97 units, of which 87 are owned by the Council, the other 10 being leasehold. The site incorporates three car parks accessed off Dunedin Road, one of which is raised above ground floor level and also a small children's play area is located between the two towers. A cycle and pedestrian route runs north to south through the eastern portion of the site, the former connecting the New Road nation cycle route to the local cycle network serving Romford and Elm Park northwards of this site via Gisborne Gardens. The southern boundary faces onto New Road, enclosed by boundary fencing and a row of mature trees.

The site is bounded by playing fields to the east and 2 storey terraced housing to the west which front onto New Road and the gardens of which run the full depth of this site to Dunedin Road. The area north is predominantly residential, to the south the area is mostly industrial (some pockets of recent residential development) with the River Thames beyond. The area to the south and west on New Road is earmarked for significant regeneration with 3000+ new homes proposed including a new mixed use centre and train station at Beam Park. The nearest rail station is Rainham (0.8 miles distant) and there are bus routes and a cycle path on New Road. The PTAL score for the site is 2. The site is in a Flood Zone 2 and the southern part of the site sits in the outer/middle zone of a high pressure gas pipeline.

Planning History

2.3 None relevant to these proposals

3 CONSULTATION

3.1 At this stage, it is intended that the following will be consulted regarding any subsequent planning applications:

- Thames Water

- Network Rail (Statutory Consultee)
- Environment Agency
- Greater London Authority (Statutory Consultee)
- Havering PCT
- Fire Brigade
- National Grid – Gas/Electricity
- Historic England (Statutory Consultee)
- Transport for London (Statutory Consultee)
- Natural England
- National Air Traffic Services

4 COMMUNITY ENGAGEMENT

4.1 In accordance with planning legislation, the developer has begun consultation with the local community on these proposals as part of the pre-application process.

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning issues raised by the 12 sites estate regeneration proposals that the committee must consider when detailed proposals come forward are:

- Principle of development
- Density, Scale and Site Layout
- Parking and Highway Issues
- Housing Mix/Affordable Housing
- Impact on Neighbouring Amenity

5.2 Given this report provides a background to the Joint Venture and does not present any specific scheme details no substantive consideration of the above matters can be undertaken at this stage.

5.8 Additional Issues

A number of other matters will need to be addressed as part of the pre-application process. Securing a policy compliant response to these issues will be fundamental to the success of the schemes as they develop in form and layout. These include the following (list not in order of priority or exclusive):

- Residential Quality
- Sustainability, energy efficiency and climate change mitigation
- Impact on local Education provision
- Environmental Impacts
- Archaeology
- Biodiversity
- Flooding and Drainage
- Infrastructure and Utilities
- Healthcare
- Open Space and Recreation

In all respects the estate regeneration schemes will be expected to achieve the highest quality of development both internally and externally and pay full regard to planning policy requirements. The proposals will also be subjected to independent scrutiny through the Quality Review Panel process. The Committee will have the opportunity to review the proposals when the applicant returns to present more developed proposals in due course.

Financial and Other Mitigation

- 5.9 The proposals would likely attract a range of section 106 contributions to mitigate the impact of the development. This will be matter for further discussion as the proposal evolves.

- 5.10 The Council is undertaking work to put a Community Infrastructure Levy (CIL) in place to mitigate the impact of development in the borough by contributing to the cost of Infrastructure necessary to support such development. This development would attract CIL contributions if an implementable consent is in place after the CIL is in place. This will be determined by the final quantum of development.

Conclusions

- 5.12 The proposals for all 3 sites are still in the pre-application stage and additional design work will need to be carried out before detailed proposals can be presented to the Strategic Planning Committee for comment.

- 5.13 This report and associated developer presentation provides Members with an early opportunity to be briefed on the work undertaken to date, gain a better understanding of the objectives and timescales of the 12 Sites programme and offer opinion on the direction of travel.