



<b>Pre-Application Reference:</b>	<b>PE/00508/18</b>
<b>Location:</b>	<b>Serena Court, Solar Court &amp; Sunrise Court, Parkhill Close and Sunrise Avenue</b>
<b>Ward:</b>	<b>St Andrew's</b>
<b>Description:</b>	<b>Redevelopment of Serena Court, Solar Court &amp; Sunrise Court, to provide 178 new residential dwellings.</b>
<b>Case Officer:</b>	<b>Jacob Lawrence</b>

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## 1 BACKGROUND

- 1.1 This item follows an initial presentation to the 8<sup>th</sup> November 2018 Strategic Planning Committee (SPC) which provided an overview of the joint venture partnership between Havering and Wates Residential. 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. Following this initial presentation more detailed proposals for the redevelopment of Serena Court, Solar Court & Sunrise Court were presented to members at the 6<sup>th</sup> December 2018 SPC.
- 1.2 In response to the 6<sup>th</sup> December 2018 presentation members made the following headline comments:
- Security of the site should be considered including whether it would become a gated community
  - It is Important that residents feel safe
  - Clarification sought in relation to the CCTV feed and associated monitoring.

- The quantum and ratio of car parking provision for residents and visitors should be considered and explained.
- Final car parking numbers should take into account limited frequency of bus routes
- Consideration should be given to whether a bus route be diverted to the site. Comments were also made in relation to the potential use of Dial-a-Ride
- Management of car parking within and beyond the site (next to the existing towers) is an important consideration.
- There appeared to be potential to remodel/widen the junction to improve access for road users
- There appeared to be potential to factor in bus bays near to the junction
- Details of housing tenure and allocation policy were sought and priority should be given to Havering residents
- Manoeuvrability of individual units welcomed and this should be carried across to lifts and communal areas
- Suggested minimum age means that residents could still be working. A question was raised in relation to how it can be ensured that equity from property sale isn't 'banked' rather than being invested in a property within the development.
- Retirement age is 67. More detail is invited on the target client group and how the 'retirement community' concept works in practice
- Post meeting request: ensure that digital connectivity is built into the development

1.3 The scheme has now been developed in further detail in response to comments made by members, feedback from the Quality Review Panel (QRP) and through further pre application discussions with officers. 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**

### **Proposal**

- 2.1 The proposal is to demolish the existing buildings and structures on the site and construct a residential development to provide for the specific needs of residents over the age of 55 currently proposed to comprise the following:
- 5 blocks of varying heights (between 3/4/5/6/8/10 storeys)
  - 178 new homes proposed providing 26% affordable housing and 69% private housing.
  - 91 car parking space, including dedicated cycle/scooter storage.
  - Dedicated laybys for drop off and emergency vehicles
  - All units would be oversized i.e. they will meet the larger minimum standards required for wheelchair units and will consist of 1 and 2 bed dwellings – designed to attract elderly 'downsizers'.
  - Biodiversity enhancements through new planting
  - Community space to facilitate interaction among residents

### **Site and Surroundings**

- 2.2 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.
- 2.3 The site lies opposite (to the north and west) three residential blocks of between 12 and 13 storeys in height surrounded by parking and landscaping. Two of the blocks are served to the south from Sunrise Avenue, the other to the north from Parkhill Close. An allotment is on the western side Parkhill Close, to the north of the subject 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

## **Planning History**

- 2.4 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 proposal that the committee must consider when detailed proposals come forward are:

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

### **5.2 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

5.3 In all respects the redevelopment of Serena Court, Solar Court & Sunrise Court, Parkhill Close and Sunrise Avenue will be expected to achieve the highest quality of development both internally and externally and pay full regard to planning policy requirements.

### **Financial and Other Mitigation**

5.4 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.

5.5 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**

5.6 The proposals are still in the pre-application stage and additional design work will be undertaken following this final pre application presentation to committee. Once the scheme is developed in full detail an application for full planning permission will be submitted. The officer recommendation for this future planning application will be presented to the Strategic Planning Committee for consideration in due course.