



Application Reference:	P1604.17
Location:	148 – 192 New Road, Rainham
Ward:	South Hornchurch
Description:	Outline planning application for the demolition of all buildings and redevelopment of the site for residential use providing up to 239 units with ancillary car parking, landscaping and access
Case Officer:	William Allwood

1 BACKGROUND

- 1.1 This item relates to a current planning application, which was originally submitted in October 2017 and was not therefore originally subject to Pre-Application discussions with the Strategic Planning Committee (SPC). The purpose of this Report is therefore to bring Members up to speed on the emerging scheme in advance of the formal determination of this planning application. The site is located to the south side of New Road, within the Rainham and Beam Park Planning Framework area, which seeks to deliver 3,500 new homes as part of the GLA housing zone proposals.
- 1.2 The proposals for the site relate to land in private ownership, but the London Borough of Havering is seeking to negotiate acquisition by private land treaty with each site owner/s, or otherwise pursue compulsory purchase orders to enable the comprehensive development of the site, and ensure that future proposals do not prejudice the development of adjoining land. Any comments made in response to the developer's presentation will be noted by the development team, and taken into account in the formal determination of the current planning application.

2 PROPOSAL AND LOCATION DETAILS

Initial Proposals

- 2.1 The initial proposal was to demolish the existing buildings and structures on the site and construct a residential development to comprise the following:
- Distinct blocks of varying heights (between 2/3/4 storeys)
 - 187 homes proposed providing 35% affordable and 65% market housing.
 - 223 car parking spaces
 - Unknown cycle parking spaces
 - Amenity provision including courtyard gardens between the blocks
- 2.2 In response to the application, comments were raised by the Greater London Authority (GLA) who advised thus:

GLA

- The residential development of this de-designated employment site in the London Riverside Opportunity Area and Housing Zone is supported
- The applicant must commit to a comprehensive affordable housing strategy across the programme which must secure the timely delivery of the maximum amount of affordable housing
- There are concerns with the design, appearance and residential quality of the scheme, arising from the excessive surface car parking and poor definition of public and private spaces and routes. The applicant should reduce car parking, improve the quality of the spaces between the buildings and submit a design code
- Further clarification is sought with regard to energy efficiency, the site wide heat network and renewable energy
- Sufficient cycle parking should be provided

Revised Proposals

- 2.3 Following the initial response to the planning application from consultees and in particular comments raised by the GLA, the application has been amended thus:
- Blocks of varying heights (between 4/5/6/8 storeys)
 - Increase to 239 homes proposed providing 35% affordable and 65% market housing
 - Reduction in car parking to 122 car parking spaces
 - Increased cycle parking to 448 cycle parking spaces, plus 6 visitor cycle spaces
 - Significant amenity provision including enhanced courtyard gardens and play areas

Site and Surroundings

- 2.4 The site is generally flat, rectangular in shape and extends to 1.8 hectares (4.448 acres) in size. The application site is occupied by a number of single storey light industrial and warehouse buildings, but there are also three dwellings on the site. The site is flanked by New Road to the north, which is a major inter urban distributor road with one pedestrian crossing adjacent to the application site.
- 2.5 To the immediate east is the Rainham steel office building which is surrounded by open land which forms the surface car parking areas. To the south of the site is the Rainham Steel yard and buildings, and the high speed rail/ C2C railway line
- 2.6 The nearest rail station is Rainham (0.6 miles distance); the site is also 0.3 miles from the proposed Beam Park station; there are bus routes and a cycle path on New Road. The PTAL score for the site is 1. The site is in Flood Zones 2 and 3; the southern part of the site sits in the outer/middle zone of a high pressure National Grid gas pipeline.

Planning History

- 2.7 In June 2017, a full planning application was submitted on part of this application site at 168 New Road for residential development of 48 units comprising a four storey block of 41 residential units (5 x studios, 10 x 1 bed, 23 x 2 bed, 3 x 3 bed) and 7 terraced, 3 bedroom houses to the rear, associated plant rooms, car parking spaces, refuse and cycle storage following the demolition of the existing buildings at 168 New Road. The applicant appealed against the Non-Determination of the application, but subsequently withdrew the appeal on the 05th February 2019.

3 CONSULTATION

- 3.1 At this stage, the following have be consulted regarding the 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
- Metropolitan Police

4 COMMUNITY ENGAGEMENT

- 4.1 In accordance with planning legislation, the developer has completed consultation with the local community. The revisions to this scheme have been re-notified and any details of additional representations received will be included in a future committee report.

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 It is suggested that the main planning issues raised by the proposal that the committee must consider are:

- Principle of development
- Density, Scale and Site Layout
- Design Quality and Landscaping
- Parking and Highway Issues
- Housing Mix/Affordable Housing
- Impact on Neighbouring Amenity
- Designing Out Crime
- Noise Environment

5.2 Additional Issues

A number of other matters are being addressed as part of the 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 redevelopment of 148 – 192 New Road, Rainham 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

- 5.3 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.
- 5.4 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

- 5.5 The proposals are still emerging and additional design work/ reporting will be undertaken following this presentation to Committee. Once the scheme is developed in further detail the proposal will be presented again to the Strategic Planning Committee for formal consideration.