



<b>Pre-Application Reference:</b>	<b>PE/00095/19</b>
<b>Location:</b>	<b>Quarles Campus, Harold Hill</b>
<b>Ward:</b>	<b>Gooshays</b>
<b>Description:</b>	<b>Redevelopment of Quarles Campus to provide new residential dwellings</b>
<b>Case Officer:</b>	<b>Jacob Lawrence</b>

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## 1 BACKGROUND

- 1.1 The detailed proposals for the redevelopment of Quarles Campus to deliver new residential dwellings are at an early stage of the pre application process. Although further design work and pre application decisions will be required the core principles of the scheme are considered to be at sufficiently advanced stage to be reported to the Strategic Planning Committee to enable members to be briefed and make comments on the proposal before it is developed in further detail.
- 1.2 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 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 proposals are still being developed in discussion with officers, but are likely to comprise up to 145 residential units, together with open space. The proposals will include a mix of houses and flats, with apartment blocks of up to four storeys in height.

- 2.2 It is intended that 35% affordable housing is provided on the site and discussions are ongoing with LBH Housing in relation to the mix of affordable housing and whether these are delivered as Council owned affordable housing.
- 2.3 The layout includes an area of open space to the rear of the site and a landscaped green boulevard which leads to the space. A secondary pedestrian link will be created to Tring Walk to improve the connectivity of the site.
- 2.4 The existing access from Tring Gardens will be utilised for the new development and car parking is provided in accordance with the required standards.
- 2.5 It is intended that the number and size of proposed buildings would be contained within the same overall footprint as the existing buildings. A reduction of hardstanding on the site compared to the current situation is proposed.

### **Site and Surroundings**

- 2.2 The site is located within the Green Belt and encompasses an area of approximately 3.8 hectares and is occupied by a range of buildings and hardstanding utilised by the Havering College of Further and Higher Education. The site is self-contained and is screened by woodland to the north, east and south. Existing residential properties along Tring Gardens and Tring Walk are adjacent to the site's western boundary.
- 2.3 The surrounding area is suburban in character and comprises existing two storey dwellings. Dagenham Park and the wider Green Belt extend eastwards beyond the woodland which encloses the site. The site has a PTAL rating of 1a to 2. There are bus stops on Whitchurch Road served by bus route 294 which travels between Havering Park and Noak Hill. Harold Wood Rail Station is approximately 2km south of 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
- Fire Brigade
- National Grid – Gas/Electricity
- Historic England (Statutory Consultee)
- Transport for London (Statutory Consultee)
- Natural England
- Sports England

## **4 COMMUNITY ENGAGEMENT**

- 4.1 In accordance with planning legislation, the developer intends to carry out 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 including green belt considerations
- Loss playing fields
- Density, Scale and Site Layout
- Design Quality
- Parking and Highway Issues
- Housing Mix/Affordable Housing
- Impact on Neighbouring Amenity

### **5.2 Green Belt Considerations**

The National Planning Policy Framework (NPPF) 2018 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. The NPPF does include some exceptions to this presumption. One such exception relevant to the subject proposal is set out in italics below:

*Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

- *not have a greater impact on the openness of the Green Belt than the existing development.*

## 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

In all respects the proposal will be expected to achieve the highest quality of development both internally and externally and pay full regard to planning policy requirements.

The Committee will have a further opportunity to review the proposals when the developer returns to present more developed proposals in due course.

## **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 in the pre-application stage and additional design work 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 further comment.