



Pre-Application Reference:	PE/00492/18
Location:	Waterloo Estate and Queen Street, Romford
Ward:	Romford Town
Description:	Residential led redevelopment of Waterloo Estate and Queen Street to provide 1400 new residential dwellings in addition to commercial and community floorspace
Case Officer:	Jacob Lawrence

1 BACKGROUND

- 1.1 This item follows an initial presentation to the 8th 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.
- 1.2 The proposals for the redevelopment of Waterloo Estate and Queen Street are now at a sufficiently advanced stage to be reported to the SPC to enable members to be briefed and make comments on the proposal as it is developed in further detail. 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 led development currently proposed to comprise the following:

- Flatted residential buildings of varying heights up to a maximum of 16 storeys.
- 1402 homes proposed with the current proposed mix to provide 40% affordable and 60% market housing.
- A mix of unit sizes proposed with the current proposed mix of 608 one bedroom units, 620 two bedroom units, 170 three bedroom units and two 4 bedroom units.
- New and enhanced public space across the site.
- Community facility floorspace comprised of a church hall in the vicinity of St Andrew's Church and a community centre fronting the focal point of the development.
- Commercial floorspace proposed on the ground floor of the blocks fronting along Waterloo Road.
- On site car parking and cycle storage
- Significant amenity space provision
- New opportunities for play space within planned green spaces
- Enhanced for sustainability and biodiversity.

Site and Surroundings

2.2 The Site is approximately 4.41 ha in size and currently comprises typical low density 1960s/1970s London residential estate buildings known as Waterloo Road Estate and Queen Street ranging from 2 to 11 storeys. The Site currently consists of 285 residential units which comprise the following:

- Waterloo General Needs Estate – total 242 residential units comprising 171 Council tenants and 71 leasehold and freehold units
- Queen Street Older Persons Housing – total 31 residential units
- Hostels Unit – total 12 temporary accommodation residential units.

2.3 The site also contains a children's play area, a small multi use games area a community centre, church hall, landscaping, electrical sub-station, hard standing and associated infrastructure.

2.4 Along the western and northern boundaries of the Site, there are two Grade II listed buildings – St Andrews Church and Salem Baptist Chapel. Furthermore, the Prince Albert Public House is located to the north of the site, adjacent to

the Church. The railway acts as a barrier to the site as well as forming the southern boundary edge.

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 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 scheme as it develops 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 Waterloo Estate and Queen Street 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 applicant 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.