



Havering
L O N D O N B O R O U G H

Strategic Planning Committee
18 July 2019

Pre-Application Reference:

PE/00213/2017

Location:

BRIDGE CLOSE, ROMFORD

Ward:

ROMFORD TOWN

Description:

**DEMOLITION OF EXISTING BUILDINGS
AND ERECTION OF UP TO 1070 HOMES,
3FE PRIMARY SCHOOL WITH
ASSOCIATED NURSERY, HEALTH HUB,
PEDESTRIAN/ CYCLE BRIDGE OVER
RIVER ROM, VEHICULAR ACCESS TO
WATERLOO ROAD, PUBLIC OPEN
SPACE AREAS, RELOCATION ON-SITE
OF THE HAVERING ISLAMIC CULTURAL
CENTRE, EXISTING BUSINESSES AND
RELOCATION OF AMBULANCE
STATION OFF-SITE**

Case Officer:

WILLIAM ALLWOOD

1 BACKGROUND

- 1.1 This proposed development is being presented to enable Members of the Strategic Committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 1.2 The proposed development is a Joint Venture between the London Borough of Havering, and First Base and these proposals have been the subject of discussions since 2016, but latterly pre-application meetings with Officers have taken place on the 16th October 2018, and the 15th November 2018, with further meetings arranged as part of a Planning Performance Agreement. A pre-application meeting also took place with the Greater London Authority (GLA) on the 08th November 2018. Finally, these proposals were presented to the Councils' Quality Review Panel on the 10th December 2018 and the 20th June 2019.
- 1.3 Members may recall discussing these preliminary proposals at their Strategic Planning Committee meeting of the 10th January 2019, and raised the following issues:
- Ensure that suitable provision is made for the London Ambulance Service
 - Opportunity to maximise the River Rom frontage, make the most of the space
 - Ensure the riverside path is well lit to prevent anti-social behavior
 - The historical difficulties in connection with Havering Islamic Cultural Centre (HICC) relative to hours of use, vehicles attending it and the impact upon neighbours and whether it would be better to relocate

HICC away from the site in the knowledge of these pre-existing difficulties. Applicant invited to consider this further

- Need to understand what parking management strategy would be employed if HICC are accommodated on the site
- How will safe access across Waterloo Road be secured?
- School: how will the play space work?
- School: practicality of school pick up and drop off given the layout of the site. Invited to consider other options
- Sustainability credentials and environmental standards to be employed
- Waste disposal: the applicant is invited to approach that innovatively given the extent of the development and the town centre location
- Further detail on estate management
- How will flood risk be mitigated?

1.4 Members also requested that a site visit should be arranged to give examples of schools where stacked play space has been provided. In this regard, Members undertook an accompanied visit to 2no. Primary Schools in Kensington and Chelsea, and Southwark on the 04th April 2019.

2 PROPOSAL AND LOCATION DETAILS

Initial Proposals

2.1 These proposals are continuing to evolve as discussions continue, but the Development Brief as identified in accordance with the Joint Venture Business Plan states that the scheme should deliver the following:

- 1,070 new homes
- 3FE Primary school, with associated Pre-School Nursery
- Health Hub (1,662 sq.m)
- New pedestrian/cycle bridge over River Rom

- East-West connection with new crossing on Waterloo Road
- New public open spaces for local and wider community including space for children to play

2.2 The proposed pre-application enquiry subject to review is likely to be a hybrid application for the erection of up to 1,070 dwellings, with a Phase 1 detailed application for development of around 500 dwellings, a 3 FE Primary school, 52 Place FTE Nursery, new bridge over River Rom, east-west connection with new at-grade crossing on Waterloo Road, employment space and local retail offer, public opens space areas, and relocation of the HICC on-site and the Ambulance Station off-site.

2.3 The key objective will be to create high quality buildings and places, which helps boost the supply of homes, including affordable homes, within the London Borough of Havering. The scheme should also re-locate/ integrate existing employment uses, together with the Havering Islamic Cultural Centre and the Ambulance Station. The scheme will also provide enhanced permeability east – west, including the provision of a high-quality Bridge over the River Rom.

Latest Proposals

2.4 Further to the submission of these proposals to the Strategic Planning Committee on the 10th January 2019, the scheme has evolved thus:

- Coordination and incorporation of improvements to the local highway network along Waterloo Road and Oldchurch Road as indicated within the LB Havering/ TfL Liveable Neighbourhoods project
- East-West connection with new crossing on Waterloo Road
- New public open spaces for local and wider community, including space for children to play
- Improved approach to and from the site from the north
- Protect future access to development on the Network Rial site to the north

- Reorientation of the proposed buildings to improve daylight/ sunlight to open space areas and to the school
- Refine the height distribution
- Lower building to the south of the school

Site and Surroundings

- 2.5 The proposed site is located to the south of the London Liverpool Street to Colchester main railway line, and to the east of Waterloo Road, which includes residential content; the Havering Islamic Cultural Centre (HICC) faces onto Waterloo Road. The southern boundary of the site is to the rear of the Ambulance Station and Oldchurch Road, which again includes residential content; the eastern boundary is formed by the River Rom.
- 2.6 The site is highly accessible to public transport and other services; it is 500 metres (12 minutes' walk) to the Romford railway station, and has a PTAL of 6a.

Planning History

- 2.7 None directly relevant to these proposals

Planning Policy

- 2.8 National Planning Policy Framework 2019
 London Plan 2016
 Draft London Plan 2018
 London Borough of Havering Core Strategy and Development Control Policies DPD 2008
 Romford Area Action Plan DPD 2008 - ROMSSA2 – Bridge Close
 London Borough of Havering Proposed Submission Local Plan 2016 – 2031

3 MATERIAL PLANNING CONSIDERATIONS

3.1 The main planning issues raised by the application that the Committee must consider are:

- Principle of development
- Density and Site Layout
- High Quality Design
- Bridge connections over the River Rom, together with environmental improvements of the river environs
- Housing provision, including affordable housing
- Regeneration
- Permeability and highways matters
- Relocation of existing uses, including the existing residential, the HICC and Ambulance Station
- Mitigating flood risk
- Archaeology
- Microclimate/ Daylight - Sunlight
- Sustainable Design and Construction
- Secured by Design
- Servicing Management

Financial and Other Mitigation

3.2 Any subsequent planning application will be supported by a package of measures secured under s106 of the Town and Country Planning Act 1990 or the Community Infrastructure Levy (as appropriate), to mitigate impacts of the proposed development .

Conclusions

- 3.3 The proposed development continues to be considered at meetings with Officers at London Borough of Havering (LBH), and with the Greater London Authority (GLA). Further discussions will take place with the GLA and Officers of LB of Havering, in accordance with the agreed Planning Performance Agreement.
- 3.4 Further, it is likely that this scheme will come back to this Committee for final review as part of the continuing Pre-Application engagement in the autumn of 2019.