



Havering
LONDON BOROUGH

**Strategic Planning
Committee
12 September 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 (QRP) on the 10th December 2018 and the 20th June 2019; the pre-application enquiry was also presented to the QRP on the 05th September 2019.
- 1.3 Members may recall discussing these preliminary proposals at their Strategic Planning Committee meeting of the 18th July 2019 and raised the following issues:
- Further detail should be provided on the tenure and unit mix
 - The Council's housing needs survey was signposted to the developer, with an invitation that the developer look at that document and explain how the proposal responds to it, or not, as the case may be. In the latter instances, the developer was then asked to explain why not.
 - Ensure that suitable provision is made for the London Ambulance Service
 - Can all of the proposed uses be accommodated on the site in a way in which ensures compatibility

- On the proposed Islamic Cultural Centre, further details were sought on the hours of use, likely capacity, travel patterns of the congregation and whether any noise mitigation measures would be included
- The developer was invited to consider and provide details of how parents/carers and children waiting to go into the school can gather before the school opens in the absence of wider school grounds
- Clarification was sought on the security measures to be employed for the four separate school entrances
- Clarification was also sought on the pick-up and drop off arrangements for the school and the movements in and out of the site (both pedestrian and vehicle), particularly in light of the capacity of the school
- The developer was invited to consider whether public transport accessibility could be improved, including bus capacity
- How will flood risk be mitigated?

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 18th July 2019, the scheme has evolved thus:
- Further discussions over the public realm and landscape areas, including the use of high quality hard landscape materials
 - Clarification over the nature and detailed design of the Bridge over the River Rom

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 be submitted as a planning application in late September 2019.