

# **STRATEGIC PLANNING COMMITTEE SUPPLEMENTARY AGENDA**

**5 April 2022**

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

- 6      P0615.21 - LAND AT ROM VALLEY WAY, ROM VALLEY WAY ROMFORD** (Pages 1  
- 4)

Report attached

**Zena Smith  
Democratic and Election  
Services Manager**

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## Strategic Planning Committee 5 April 2022 Updates

### Agenda Item 6

**Application Ref: P0615.21**

**Address: Land at Rom Valley Way, Rom Valley Way**

**Page 7**

### Additional Representation:

An additional representation has been received from Barking, Havering & Redbridge University Hospitals NHS Trust raising the following:

- Confirmed need for increased healthcare provision and the important opportunity this site delivers
- The Trust are looking to develop business case and confirm design in next 12 months
- The Trust are working with the Developer on terms and will use reasonable endeavours to complete a Memorandum of Understanding (MOU) with the Developer by the end of July. The MOU would cover the main options and terms for formal agreement for delivery of the facility
- Would request that the final MOU is attached to any S106 agreement

### Officer Comment:

The latest representation confirms ongoing constructive negotiations between the Developer and the Trust to deliver the health facility for the hospital. The anticipated timing of completion of the MOU would tie in with any likely completed S106 agreement and all parties are committed to this. The Heads of Terms as set out in the recommendation are considered sufficiently comprehensive, although it is intended that the MOU will form part of the S106 unless officers agree in negotiations with the Trust that there are justifiable grounds to conclude that it would not be realistic to complete the MOU within a reasonable period.

### Addendum Information:

#### 1. Amend page 9

**REPLACE** in Affordable Housing line 1 to 6 with:

21% of units (199.No. units Option A), 20% of units (189.No. units Option B) as Affordable; Tenure split 66% intermediate shared ownership and 34% affordable rent Option A, 65% intermediate shared ownership and 35% affordable rent split for Option B, the housing option in terms of affordable rent is the London affordable rent.

24% affordable by habitable room for Option; 26% affordable by habitable room for Option B;

## 2. Amend page 10

**INSERT** in 1<sup>st</sup> bullet point:  
up to £1,250,000 in place of £1.25million

**REPLACE** in 4<sup>th</sup> bullet point:  
Change the figure 2 to 4

## 3. Amend page 15

**REPLACE** in paragraph 4.4 (4<sup>th</sup> line):  
14,200sq.m with 14,321sq.m

## 4. Amend page 16

**REPLACE** in paragraph 4.5 (7<sup>th</sup> line):  
“The six Blue Badge spaces and two car club spaces previously proposed have been maintained”  
With  
“There are 4 Blue Badge spaces and 4 car club spaces proposed”.

## 5. Amend page 17

**INSERT** in paragraph 4.10 – Option B (1<sup>st</sup> line after car park):  
as per the 2018 approved scheme for 620 units.

**REPLACE** paragraph 4.13 with:  
*Overall Parking:* The number of car parking spaces to be provided on site has reduced from up to 171 parking spaces to up to 91 parking spaces. This figure includes 31 Blue Badge spaces and four car club spaces. If Later Living is provided in Block G, the number of parking spaces will increase to 156 and comprise 45 Blue Badge spaces and two car club spaces.

**REPLACE** table in paragraph 4.14 with:

Use Class	Total Amount	Type of Use
Retail (Class E)	995sq.m	600sq.m Flexible Retail, 394sq.m Restaurant and Neighbourhood center
Non-residential institutions and assembly and leisure (E(e)/F2/ancillary C2)	3,055sq.m	2,759sq.m NHS Facilities 329sq.m Gym and SPA
Residential institutions (C2)	223 Units	23,221sq.m Later Living
Residential (C3)	972 Units	83,557sq.m Duplexes and flats

Energy center ( <i>Sui Generis</i> )	149sq.m	Energy Centre
Others ( <i>Sui Generis</i> )	739sq.m	536sq.m Substations and plantrooms, 106sq.m Bin compactor and office, 76sq.m Delivery station
Parking (blocks A, C, G)	2,524sq.m	Parking
<b>Total</b>	<b>97,697sq.m</b>	

#### 6. Amend page 38

**DELETE** the following in para 10.2.4 (1<sup>st</sup> line):

“The proposal also includes 798 square metres of flexible floorspace (Use Class E, E(e) and F2)”.

#### 7. Amend page 39

**REPLACE** para 10.3.4 with:

As has been set out earlier in this report, phase 1 of these proposals is fully detailed at this stage, however phases 2 - 5 is not. Having said that, a design code, including parameters for buildings heights, for phases 2 - 5 has been submitted and will be conditioned in order that phases 2 - 5 is reflective of both the height, but also overall design quality, of phase 1. The outline application is submitted with all matters reserved for future determination; the detailed design, layout, access and elevational form of buildings is not before the Council. The application is however accompanied by a Design Code that seeks to explain the approach to design and layout:

#### 8. Amend page 45

**REPLACE** in para 10.4.13 in line 3:  
phase 2 with for these phases

#### 9. Amend page 52

**REPLACE** in paragraph 10.7.2 – line 12 & 13:  
two car club with four car club

#### 10. Amend page 53

**INSERT** in para 10.7.3 line 5 after access:

(This access point was previously approved and the applicant has an easement agreed for this access)

#### 10. Amend page 56

**REPLACE** para 10.8.4 “Be Clean” with:

“Be Clean” – installation of gas powered community heating and hot water. Be clean would typically be associated with an air source heat pump-led heat network. It is proposed to incorporate a heat pump system powering the residential units, the retail and community hall. This is in line with GLA guidelines 2020.