

STRATEGIC PLANNING COMMITTEE SUPPLEMENTARY AGENDA

28 August 2025

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 P1765.23 - LAND AT BRIDGE CLOSE, ROMFORD (Pages 3 - 4)

Report attached.

**Zena Smith
Head of Committee & Election
Services**

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Strategic Planning Committee

28 August 2025

Addendum Report

Page 17 (Agenda Item 6) – Application Ref: P1765.23, Land at Bridge Close, Romford

1. Amendments to ‘Recommendation’ Section, 2.0 - ‘Highways/Access/ Open Space’

1st bullet point on page 20 – replace the figure ‘1’ with ‘2’.

Planning Conditions, Page 23, - Condition 33 add in ‘LINSIG analysis’ and delete Condition 78.

2. Amendments to ‘Description of Proposals’ section 4.0

Page 30, Para 4.9 – 1st sentence – replace the words ‘be delivered as’ with ‘include private and’

Page 33, Para 4.25 - 1st sentence insert following words at the end of the sentence ‘as part of the Liveable Neighbourhoods project.’

3. Amendments to ‘Pre-Application Discussions’ section 6.0

Page 51, ‘Environmental Impact Assessment’ Para 6.6 – replace date 3rd July 2021 with 23 May 2019.

4. Amendments to Consultee Responses section 7.0

Page 52, Para 7.1 – additional consultee response –

Place Services (Ecology) – no objections to either the full application or outline application subject to conditions.

5. Amendments to ‘Material Planning Considerations’ section 9.0

Unit Mix, Page 82, Para 9.62 – at the end of the para add the following text ‘ In respect to the Outline element of the scheme the indicative mix would be

- 1 bed 2 person units – 42%
- 2 bed 3 person or 2 bed 4 person units – 47%
- 3 bed (4 person – 6 person) and 4 bed (6 person – 7 person) – 12%

Page 100, Para 9.150 – 4th sentence delete the words ‘ retail and’ and insert the word ‘retail’ after the words ‘along with’

Page 102, insert a new sub heading before Para 9.160 of ‘ Environmental Impact Assessment’

Page 102, Para 9.160 - replace date 24th January 2023 with 23 May 2019

Page 107, 'Flood Risk and Drainage' Para 9.172 – insert the words 'Part of' at the start of the 1st sentence. Then, at the end of the para add the following sentence 'The site sits predominantly within Flood Zone 2.'