



STRATEGIC PLANNING COMMITTEE AGENDA

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| 7.00 pm | Thursday 9 January 2020 | Council Chamber - Town Hall |
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Members 8: Quorum 4

COUNCILLORS:

**Conservative Group
(4)**

Dilip Patel (Chairman)
Timothy Ryan (Vice-Chair)
Ray Best
Maggie Themistocli

**Residents' Group
(1)**

Reg Whitney

**Upminster & Cranham
Residents' Group
(1)**

Linda Hawthorn

**Independent Residents
Group
(1)**

Graham Williamson

**Labour Group
(1)**

Keith Darvill

For information about the meeting please contact:

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Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

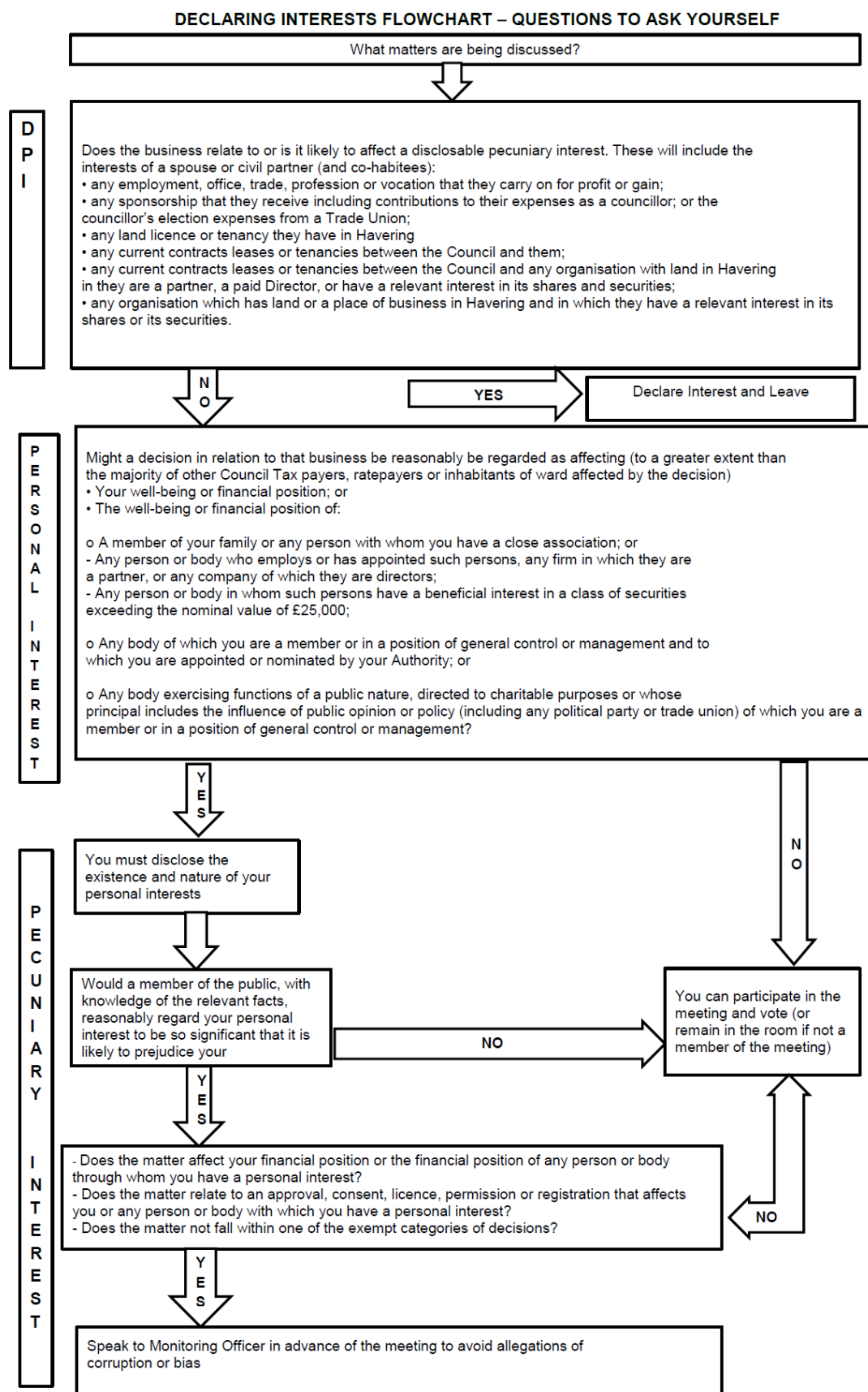
Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.



AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

Development presentations

I would like to inform everyone that Councillors will receive presentations on proposed developments, generally when they are at the pre-application stage. This is to enable Members of the committee to view the development 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.

Applications for decision

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would everyone in the chamber note that they are not allowed to communicate with or pass messages to Councillors sitting on the Committee during the meeting.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 1 - 4)

To approve as a correct record the minutes of the meeting of the Committee held on 19 December 2019 and to authorise the Chairman to sign them.

5 DEVELOPMENT PRESENTATIONS (Pages 5 - 6)

Report attached

6 PE/00492/18 - WATERLOO ESTATE & QUEEN STREET, ROMFORD, RM7 (Pages 7 - 14)

Report attached

7 PE/00977/2018 - ROM VALLEY WAY RETAIL PARK AND SEEDBED CENTRE, DAVISON WAY, ROMFORD (Pages 15 - 22)

Report attached

Andrew Beesley
Head of Democratic Services

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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
19 December 2019 (6.30 - 8.30 pm)**

Present:

COUNCILLORS 8

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| Conservative Group | Ray Best, Dilip Patel (Chairman), Timothy Ryan (Vice-Chair) and Maggie Themistocli |
| Residents' Group | +Stephanie Nunn |
| Upminster & Cranham Residents' Group | Linda Hawthorn |
| Independent Residents Group | Graham Williamson |
| Labour Group | Keith Darvill |

An apology for absence was received from Councillor Reg Whitney.

+Substitute members: Councillor Stephanie Nunn (for Reg Whitney).

Councillors Paul McGeary and Jan Sargent were also present for part of the meeting.

All decisions were taken with no votes against.

The Chairman reminded Members of the action to be taken in an emergency.

38 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

39 MINUTES

The minutes of the meeting held on 5 December were agreed as a correct record and signed by the Chairman.

- 40 **PE/00894/19 - HOUSING OFFICE, THE ALDERMAN PH, ROTHBURY HOUSE, CREDITON HOUSE AND 70-84 CHIPPENHAM ROAD, ROMFORD - RESIDENTIAL LED REDEVELOPMENT OF SITE FOLLOWING DEMOLITION TO PROVIDE 200 NEW HOMES, 70% AFFORDABLE HOUSING WITH A RANGE OF 1-4 BED UNITS, 0.5 PARKING RATIO, URS, BUILT OVER 3-7 STOREYS WITH ASSOCIATED PARKING AND LANDSCAPING.**

The Committee received a developer presentation from Kate Ives of Wates Residential.

The main issues raised by members for further consideration prior to submission of a planning application were:

- The applicant was invited to consider the housing mix and level of parking provided
- There was keenness to understand how the height, design and topography of the site would work together
- There was also a keenness to understand the local sales and marketing strategy which would be employed
- There was a wish to see the scheme 'aiming high' in ambition particularly given the wider context of Hilldene and Farnham Road. Similarly, there was a wish to see the 'grand design' for the wider area
- In relation to the wider area specifically, the applicant was invited to consider flexible ground floor uses
- A request to see information regarding the demographic profile of the local area
- A wish to see the unit mix reflecting that profile
- The relationship with the church
- The opportunity to recess any top floor
- A site visit would be welcomed

- 41 **P1604.17 - 148-192 NEW ROAD, RAINHAM - OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF ALL BUILDINGS AND REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE PROVIDING UP TO 239 UNITS WITH ANCILLARY CAR PARKING, LANDSCAPING AND ACCESS**

The Committee considered the report, however it was **RESOLVED** to defer consideration of the report to enable:

- An updated report to be brought to back to committee containing a summary and assessment of the late representations received
- Full wording of the suggested conditions

Chairman

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Development Presentations

Introduction

1. This part of the agenda is for the committee to receive presentations on proposed developments, particularly when they are at the pre-application stage.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

Advice to Members

4. These proposed developments are being reported to committee to enable Members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage (unless otherwise stated in the individual report) and any comments made are provisional and subject to full consideration of any subsequent application and the comments received following consultation, publicity and notification.
5. Members of the committee will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Council's Constitution). Failure to do so may mean that the Member will not be able to participate in the meeting when any subsequent application is considered.

Public speaking and running order


6. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights, save for Ward Members.
7. The items on this part of the agenda will run as follows:
 - a. Officer introduction of the main issues
 - b. Developer presentation (15 minutes)
 - c. Ward Councillor speaking slot (5 minutes)
 - d. Committee questions
 - e. Officer roundup

Late information

8. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

9. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented as background information.

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|  Havering LONDON BOROUGH | Strategic Planning Committee 9 January 2019 |
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| Pre-Application Reference: | PE/00492/18 |
| Location: | WATERLOO ESTATE & QUEEN STREET, ROMFORD, RM7 |
| Ward: | ROMFORD TOWN |
| Description: | DEMOLITION OF SITE TO ALLOW THE MIXED USE REDEVELOPMENT COMPRISING 1378 RESIDENTIAL HOMES (558 AFFORDABLE), RETAIL AND COMMERCIAL SPACE, PUBLIC OPEN SPACE AND CAR PARKING FACILITIES. |
| Case Officer: | NANAYAA AMPOMA |

1 BACKGROUND

- 1.1 The application site covers an area of approximately 4.5 hectares. The application forms part of an estate regeneration scheme at Waterloo Estate. This proposed development is being presented to enable Members of the Committee to review the scheme as it has progressed. This item follows two initial developer presentations on the 8th November 2018 and the 28th February 2019's Strategic Planning Committee (SPC). These presentations provided an overview of the joint venture partnership between Havering Council and Wates Residential to deliver this scheme. The joint venture is currently working to deliver the first phase of the 12 sites estate regeneration programme aimed at the delivery of 3000 new homes in the next ten years.
- 1.2 Following these initial presentations further work has been undertaken to advance the proposals. For clarification, the pre-application proposals referred to in this report are not yet subject to any current application for planning permission. Therefore comments made in response to the developer's presentation are provisional, non-binding and are given without prejudice to

the determination of any subsequent planning application. Any formal submission shall be subject to the normal planning legislation procedures.

1.3 Issues raised by Members following the last presentation were:

- Further detail sought on the unit/tenure mix proposed relative to what exists at present.
- Further detail also sought on the nature of the private rental product and the management thereof.
- Underground refuse storage welcomed.
- Give consideration to 'neighbour contracts' to prevent anti-social behaviour and encourage positive relationships between neighbours.
- What was the allocation policy for returning residents?
- Would CCTV be included?

1.4 The applicant has responded as below:

| SPC Comment | Applicant Response |
|--|--|
| Further detail sought on the unit/tenure mix proposed relative to what exists at present. | Details for this has been provided by the applicant. (<i>see point 5.8 of this Report</i>) |
| Further detail also sought on the nature of the private rental product and the management thereof. | <ul style="list-style-type: none"> • The private rental accommodation will be located in 'Block 1' within the first phase of development. The accommodation will include a mixture of 1, 2 & 3 bedroom homes alongside communal spaces. • The private rented elements of the scheme are proposed to be owned and managed by Mercury Land Holdings, Havering Council's wholly-owned housing company • Mercury Land Holdings was set up to ensure that the types, sizes and tenure of new homes in the borough matched the needs of Havering people, and to improve the management standards in the sector • Longer-term rental tenancies provide stability and security for private renters, and will promote the new development as a sustainable, mixed community |
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| Underground refuse storage welcomed. | Noted. |
| Give consideration to 'neighbour contracts' to prevent anti-social behaviour and encourage positive relationships between neighbours. | The use of Neighbourhood Agreements is being explored to help create a positive culture within the development and build a sustainable local community who are actively invested in creating and maintaining a positive local environment. • The scheme will be Secure by Design accredited with a number of safety and security measures in-built within the design. |
| What was the allocation policy for returning residents? | There will be an option to return to the new homes for existing residents and existing social housing will be replaced on the needs of returning residents. |
| Would CCTV be included? | The layout of the development includes a series of interconnecting streets and open spaces. These spaces will benefit from a high degree of 'natural surveillance'. The use of CCTV will be considered as part the on-going management of the homes and in consultation with the Metropolitan Police as part of the 'Secured by Design' accreditation process. |

2 PROPOSAL AND LOCATION DETAILS

Proposal

- 2.1 Preapplication advice is sought for a hybrid planning application for the demolition and redevelopment of the site comprising 1,379 new homes of which 558 would be affordable, two community centres, commercial space, public open space and car and cycle parking facilities. The resulting application would be part detailed for Phase 1 with the remaining details secured as outline.
- 2.2 In addition, since the previous presentation to the Members on 28th February 2019, the scheme has been significantly developed. A summary of these changes are as follows:
- Two buildings reduced in height from 8 and 10 storeys to 6 storeys (facing Waterloo Road) and

- Update to design of Block 2
- Enhancement to the Village Green to increase the amount of green space and remove the road from this part of the site.
- Enhancement to the vehicular access from London Road to increase the separation distance with the existing junction with Cotleigh Road.
- Improvements to the design and layout of the proposed homes including the re-orientation of balconies away from Waterloo Road and the maximisation of private rear gardens and podium courtyard terraces wherever possible.

Site and Surroundings

2.3 The application site is approximately 4.41 hectares in size and currently comprises typical low density 1960s/1970s London residential estate buildings known as Waterloo Road Estate and Queen Street. The existing Site consists of 285 residential units built over 2-11 storeys and a public house. The residential units have a breakdown of:

- 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.

2.4 The site is bounded by 2 storey semi-detached housing to the west, 2-4 storey commercial buildings to the north and the A125 dual carriageway to the east, the ring road which effectively encloses Romford town centre. On the opposite side of the A125 is the prominent flank elevation of the Brewery retail development and associated car park. To the south is a steep embankment and the railway used by a range of services including Shenfield to London Liverpool Street (Crossrail by 2019). The railway embankment is designated in the council's Local Plan as a Site of Importance for Nature Conservation (SINC) of Borough Importance. The site does not fall within a conservation area and there are no listed buildings on site. However there are 2 Grade II listed buildings adjacent to the site (St Andrews Church and Salem Baptist Chapel) located at the western edge of the.

2.5 The land adjacent to the railway is within an Archaeological Priority Area. Romford Train Station is within walking distance and there are a number of bus routes on Waterloo Road and London Road. The PTAL for the site ranges between 2(Poor)-6a (Excellent).

2.6 The site also falls within an Air Protection Zone and the Romford Town Centre.

Relevant Planning History

2.7 The following planning decisions are relevant to the application:

Z0004.18: Request for Environmental Impact Assessment Screening Opinion
– Decision, 15/8/18.

Z0012.18: Request for an environmental impact assessment scoping opinion
– Decision, 28/2/19

3 CONSULTATION

3.1 At this stage, it is intended that the following will be consulted regarding any subsequent planning application:

- Environment Agency
- Fire Brigade
- Greater London Authority (Statutory Consultee)
- Havering PCT
- Highways Officer
- Historic England (Statutory Consultee)
- National Air Traffic Services
- National Grid – Gas/Electricity
- Natural England
- Network Rail (Statutory Consultee)
- Thames Water
- Transport for London (Statutory Consultee)
- Quality Review Panel

4 COMMUNITY ENGAGEMENT

4.1 In accordance with planning legislation, the developer has consulted the local community on these proposals as part of the pre-application process. In addition, it should be noted that a significant majority of residents have already been moved to new homes, some with the right to return.

5 QUALITY REVIEW PANEL

5.1 The application was originally taken to the Quality Review Panel in June 2018. It's most recent presentation on the 18th July 2019 was the second review for the panel.

5.2 It is expected that the planning application should include full details of the response to the QRP comments and these will be outlined in any committee report on the application.

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1 Officers consider that the main planning issues are as follows:
- 6.2 Principle of Development – it is considered that a residential mixed use scheme would be in keeping with the character of the wider area. However it is important that the existing housing numbers are not reduced and that opportunities to maximise housing potential of the site are taken.
- 6.3 Density, Scale and Site Layout – the development needs to meet the London Plan standards for internal and outdoor spacing. The proposed scale of the buildings needs to complement those within the existing area in terms of the width and overall height. At present, there are a number of residential tower on the site which could be considered to form part of the existing character such that tall buildings may be appropriate in any redevelopment of the site. However the design of any new tall elements needs to be of good quality materially and in terms of their detailed design elements.
- 6.4 Design Quality – any development needs to be of the highest design standards. Therefore it is important that a robust Design Code is established for the outline part of the proposal, drawing on the detail established through Phase 1. It is also important that the developments relationship with the nearby Listed Buildings is careful considered and that views to these buildings and the setting of these buildings is not impeded. It is also of particular importance that issues of microclimate, access and movement around the site are considered in light of the number of tall building proposed as part of the development.
- 6.5 Amenity – issues of existing neighbour privacy are extremely important to the acceptability of any scheme. Privacy, loss of outlook, overshadowing and enclosure must help inform any development with nearby residential properties. In this case, it is also important that the amenity relationship between the proposed housing is considered for future occupiers to ensure the scheme is successful and the distance between buildings result in a conformable relationship of space. The scheme should also meet Secured by Design standards of safety and security.
- 6.6 Landscaping – Given the scale of development and its position, it is extremely important that a well designed landscaping strategy with a good level of legibility around the site is secured. It is also essential that well designed play areas are incorporated.

- 6.7 Parking and Highway Issues – balance between the London Plan standards and the Havering requirements need to be carefully considered. However owing to the proximity of the site to Romford Town Centre and train station the development needs to show clear consideration of sustainable modes of transport such as cycling and pedestrian access to public transport and other services. The fluctuating PTAL within the site also needs to be considered for any transport and parking plans. The design of the development also needs to consider the functionality of the commercial units within the predominately residential scheme by way of servicing and refuse and recycling.
- 6.8 Housing Mix/Affordable Housing – the provision of affordable housing is welcome. However the Havering housing study has demonstrated that there is a clear need for larger homes. Therefore it is important that there is a mix that represents the need of Havering residents, especially at the existing site. At present the existing site mix is as follows:

| Home size | Number | % |
|-------------|--------|-----|
| 1-bed | 52 | 19% |
| 2-bed | 130 | 47% |
| 3-bed | 93 | 34% |
| 4-bed | 0 | 0% |
| Total units | 275 | |

- 6.9 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.

7 FINANCIAL AND OTHER MITIGATION

- 7.1 The proposal would likely attract the following section 106 contributions to mitigate the impact of the development. While it is not possible to determine the exact amount at this stage these contributions are likely to be relating to:

- Employment and training
- Affordable Housing.
- Affordable Housing Review Mechanisms early, mid and late stage reviews (any surplus shared 60:40 in favour of LBH)
- Active transport contribution towards the review and improvement of cycling access, parking and pedestrian access around the site and in Romford Town Centre, Indexed.
- Contribution toward Liveable Neighbourhoods improvements to the Ring Road.
- Carbon offset fund contribution
- Traffic Management contribution


- On-street cycle parking contribution
- Car free restriction on obtaining parking permits
- Reasonable legal fees
- S106 Monitoring fee

8 OTHER PLANNING ISSUES

- 8.1 Havering Council is currently undertaking works to adopt a Community Infrastructure Levy (CIL) document within the Borough to mitigate the impact of development by contributing to the cost of Infrastructure necessary to support such development. This development would attract CIL contributions if formal determination is made after the adoption of the CIL requirements.

9 CONCLUSIONS

- 9.1 The development is still at pre-application stage and additional work remains to be carried out on design and other elements. However the Committee's comments will help inform these works. The applicant is looking to submit the application by April next year.

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|  Havering LONDON BOROUGH | Strategic Planning Committee 9 January 2019 |
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| Pre-Application Reference: | PE/00977/2018 |
| Location: | ROM VALLEY WAY RETAIL PARK AND |
| | SEEDBED CENTRE, DAVISON WAY, |
| | ROMFORD |
| Ward: | ROMFORD TOWN |
| Description: | REDEVELOPMENT OF SITE TO PROVIDE RESIDENTIAL LED MIXED USE DEVELOPMENT COMPRISING 11 BLOCKS OF 11 TO 16 STOREYS OF UPTO 1,122 UNITS (USE CLASS C3); 3,950SQ.M BUSINESS AND LIGHT INDUSTRIAL (USE CLASS B1A-C); 200SQ.M RETAIL (USE CLASS A1); 1,605SQ.M HEALTH CENTRE (USE CLASS D1) AND 395SQ.M DISTRICT HEATING CENTRE (SUI-GENERIS) WITH ASSOCIATED LANDSCAPING PARKING, BINS AND CYCLE STORE. (OUTLINE APPLICATION FOR ACCESS ONLY) |
| Case Officer: | Raphael Adenegan |

1 BACKGROUND

- 1.1 This proposed development is being presented to enable Members of the committee the second time (first presented on 28 March 2019) 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 planning application has been the subject of pre-application meetings with Officers. There have been six pre-application meetings with officers and the scheme has evolved over the months since the initial SPC presentation. Latterly, pre-application meetings with Officers have taken place on the 5th September 2019, and the 17th December 2019, with further meetings arranged as part of a Planning Performance Agreement. These proposals were presented to the Councils' Quality Review Panel on the 17th October 2019. Pre-application meetings also took place with the Greater London Authority (GLA) on the 21st October 2019 and the Transport for London (TfL) on 9th December 2019.
- 1.3 Members may recall discussing these preliminary proposals at their Strategic Planning Committee meeting of the 28th March 2019. Summary of Members' feedback to the broad principles for the development are as follows:
- i. Further detail is sought on the number of residential units proposed, the unit mix and their tenure;
 - ii. Early engagement with the existing business occupiers of the Seedbed; Centre and retail buildings is encouraged;
 - iii. Further detail is invited on the amount of existing employment floorspace on the site and the number of jobs it supports;
 - iv. A keenness to see employment space and jobs retained on site;
 - v. A keenness to see a/some food use(s) retained on site together with community space;
 - vi. Explore the impact of the development upon the highway network
 - vii. Consider the access and egress arrangements;
 - viii. Consider/address the connections between the site and the town centre, particularly pedestrian connections;
 - ix. Opportunity to improve bus connections;
 - x. Include the Romford Civic Society in any community consultation;
 - xi. The opportunity to open up the River Rom should be explored;
 - xii. Ensure the density is appropriate to site context;
 - xiii. Consider key worker housing given the proximity to the hospital and the recruitment difficulties the Trust has; and
 - xiv. Explore whether there is any potential to work with the Trust to relocate the emergency care centre from the hospital site.

2 PROPOSAL AND LOCATION DETAILS

2.1 Initial Proposal

- The proposal is continuing to evolve. The initial proposal is for the redevelopment of site with demolition of all existing buildings.
- Provision of employment floorspace to replace the Seedbed Centre.

- Residential development would be the predominant use of the site.
 - The quantum, layout and density of the development is at an early stage and subject to a masterplan being developed for the site.
 - Vehicle access would be as existing from Rom Valley Way, using the current access opposite Queen's Hospital, and from Davison Road.
- 2.2 The proposed pre-application enquiry subject to review is likely to be an outline application for the erection of up to 1,122 dwellings with all matters reserved except access. The information provided as part of this enquiry includes indicative quantum, layout, infrastructure provision, employment space and local retail space and public opens space areas.
- 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.

Latest Proposal

- 2.4 Further to the submission of this proposal to the Strategic Planning Committee on the 28th March 2019, the scheme has evolved. The applicant / developer have responded to the feedback of members of this committee thus:
- i Further detail is sought on the number of residential units proposed, the unit mix and their tenure
–the number of units being proposed is currently in flux, but the schemes being presented range from 967 to 1,122 homes provided. The unit mix is also in flux but will incorporate 40% to 45% 1B, 40% to 45% 2B, and approx. 15% 3B or larger
 - li Early engagement with the existing business occupiers of the Seedbed Centre and retail buildings is encouraged
–engagement with the businesses has commenced and as the position unfolds this engagement will continue.
 - lii Further detail is invited on the amount of existing employment floorspace on the site and the number of jobs it supports
–The uses on site comprise:
 - 17 Units in B1a Office Use;
 - 8 units in B1c Light Industrial Use;
 - 3 Units in A1 Retail Use;
 - 6 units in B8 Storage Use;

- 2 Units in Sui Generis Use (retail trade only);
- 1 Unit in A3 Café use;
- 1 Unit in B2 General Industrial Use; and
- Unit in D1/D2 Baby Sensory Use.
- The units on site are therefore varied with the predominant use being in B1a Office Use

The current employment within the Seedbed Centre is estimated to be approximately 147 employees.

The replacement floorspace within the proposed Rom Yard facility will be 20% larger in area, but will be modern purpose-built accommodation that is flexible to a range of uses and will enable a greater level of employment to be created on site that that which is currently in place. The application seeks to provide a flexible range of employment uses, but considered alongside the employment to be generated by the retail and health provision, there is scope to deliver up to 360 jobs within the new development.

- iv A keenness to see employment space and jobs retained on site
 –this is at the heart of the development. The re-provided employment space will be significantly enhanced in terms of space (+20% vs the existing) and more than double that which are currently employed within the Seedbed Centre (147 existing employees compared with between 282 and 360 new jobs being created).

- v A keenness to see a/some food use(s) retained on site together with community space
 –as part of the place-making attributes of the new scheme options, a retail unit on the riverside is proposed, which will provide local residents with local walk-to food retail or café. This is proposed at a size that will complement the proposed homes, health centre and new riverside walk.

- vi Explore the impact of the development upon the highway network
 –we have engaged with Havering Highways as well as Transport for London (TfL) and the Greater London Authority (GLA) in considering highways impact. The large reduction in car parking on site will deliver significant benefits on the local highway network, which has been supported by both Havering and TfL. The reduction in vehicle traffic generated by the development will also yield air quality and sustainability benefits for local residents, encouraging pedestrian and cycle priority across large parts of the site and along the riverside, which are not currently accessible.

- vii Consider the access and egress arrangements
–as above. The existing and proposed access arrangements are proposed to remain largely unchanged, with the exception of a reduction in the size of the Rom Valley Way hospital junction as a result of the reduction in vehicle movements proposed into and out of the site. This is a further benefit.
- viii Consider/address the connections between the site and the town centre, particularly pedestrian connections
–the proposals incorporate a masterplan layout that enables connections with neighbouring and adjoining developments and will continue to adopt a neighbourly approach to knitting together pedestrian and cycle routes between this site and those in the immediate vicinity. A significant benefit arising from the scheme will be the creation of a large riverside route, which is currently inaccessible, offering a significant benefit to those accessing the town centre to the north, and enabling access along the river's edge to destinations to the south and east at South Street. The developers share a long-term ambition to enable a new bridge crossing to be created to better link with South Street and the town centre to the north, albeit a landing point is currently being proposed in the absence of a deliverable counter-point on the other side of the river, which is in separate ownership(s).
- ix Opportunity to improve bus connections
–the applicant has engaged with both Havering and TfL on the issue of improving bus connections. There had been an ambition to create a new bus stop along the site's boundary with Rom Valley Way, but this is not practical or deliverable by virtue of there being no routes that use this side of the Rom Valley Way along this section. A better response is to ensure connections to existing bus stops are accessible, ensuring that the new residents of the development can easily access stops at South Street and the hospital.
- x Include the Romford Civic Society in any community consultation
–the applicant engaged with the Romford Civic Society who remained briefed as part of the evolving proposals. Engagement with the Civic Society indicated a strong support for the landscape-led approach to the site's redevelopment and the delivery of high quality public realm at the site. This was the primary focus of the discussion with the Society who welcomed the re-provision of the employment space and the delivery of new homes here.
- xi The opportunity to open up the River Rom should be explored

–this has been the subject of extensive discussion with the Council, the GLA, Environment Agency and the Romford Civic Society and is a core element of the scheme proposals. The scheme proposes several beneficial responses:

- 1. Opening up access to the riverside, which is not currently accessible along the site's edge.*
- 2. Creating a high quality public realm along the river's edge offering opportunity for pedestrian and cycle movement within an accessible design that ensures access for all.*
- 3. Knitting the proposed public realm with the remainder of the site to ensure that it is an intrinsic element of the overall masterplan, not just a walkway around the edge of the scheme.*
- 4. Naturalising a large element of the river bank, creating a softer and more natural edge treatment to what is currently a very stark engineered approach to the flow channel.*
- 5. Creating ecology and education space along the river, enabling access to the channel as well as a proposed water meadow to the south of the site. This is dependent on the final masterplan options.*

- xii Ensure the density is appropriate to site context
–the site context is emerging and given the site's high public transport accessibility, lack of nearby sensitive receptors and the emerging context in this part of Romford, the proposed density is appropriate, albeit high in the context of the immediate existing area. This is acknowledged as changing and thus planning to make the most of these sites is appropriate, especially given the requirement to re-provide commercial space on site.
- xiii Consider key worker housing given the proximity to the hospital and the recruitment difficulties the Trust has
–the applicant is open to providing housing to meet a range of tenures, but new high quality housing will serve to enhance the recruitment potential of the Trust as a minimum.
- xiv Explore whether there is any potential to work with the Trust to relocate the emergency care centre from the hospital site.
–the nature of the health centre to be provided on site is not currently confirmed, but the outline nature of the scheme will enable this to accommodate a range of potential users, including emergency care, GP practice(s) or a range of other operators.

Site and Surroundings

- 2.5 The site is located on the northeast side of Rom Valley Way, opposite Queens Hospital and the former Ice Rink site and measures approximately 2.81

hectares. The River Rom is top the eastern and southern boundary of the site, whilst to the north is the Homebase site. Currently on the site are five retail units, providing around 6,000 sq metres of floor space and forty business units of various sizes providing around 3,500sq.m of floorspace.

- 2.6 The site has very good access to public transport and other services; it is approximately 600 metre walk from Romford station. The PTAL of the site ranges from 6a to 4. Vehicular access to the retail park is via Rom Valley Way, whilst the Seedbed Centre and Snow & Rock Store is accessed by Davidson Way.

Planning History

- 2.7 The site was developed in the late 1980's. There have been various planning applications in relation to the retail and employment uses but none of particular significance.

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
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 including connectivity
 - High Quality Design including height of buildings relative to the context of the site
 - Naturalisation of River Rom, together with environmental improvements of the river environs
 - Housing provision, including affordable housing
 - Regeneration
 - Permeability and highways matters including link and connectivity with adjoining Homebase site and beyond to town centre
 - Retention/Relocation of existing uses

- Provision of infrastructure e.g. health centre or school
- 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 Whilst the scheme has evolved, officers are not yet in a position to support the current proposal. 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 London Borough 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 spring of 2020.