



**Havering**  
LONDON BOROUGH

**Strategic Planning  
Committee  
6 December 2018**

**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 OF  
HAVERING ISLAMIC CULTURAL  
CENTRE, EXISTING BUSINESSES/  
RESIDENTIAL AND AMBULANCE  
STATION**

**Case Officer:**

**WILLIAM ALLWOOD**

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## **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 These proposals have been the subject of discussions since 2016, but latterly pre-application meetings with Officers have taken place on the 16<sup>th</sup> October 2018, and the 15<sup>th</sup> November 2018, with further meetings arranged as part of a Planning Performance Agreement. A pre-application meeting also took place with the GLA on the 08<sup>th</sup> November 2018.
- 1.3 The scheme has continued to be developed following feedback from the pre-application meetings.
- 1.4 The proposed development is a Joint Venture between the London Borough of Havering, and First Base.

## **2 PROPOSAL AND LOCATION DETAILS**

### **2.1 Initial Proposals**

2.2 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

### **2.3 Site and Surroundings**

- 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.
- 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.

## **2.4 Planning History**

2.5 None directly relevant to these proposals

## **2.6 Planning Policy**

2.7 National Planning Policy Framework 2018

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
- Housing provision, including affordable housing
- Regeneration
- Permeability and highways matters
- Relocation of existing uses, including the existing businesses/ residential, the Havering Islamic Cultural Centre and Ambulance Station
- Mitigating flood risk
- Archaeology
- Microclimate
- Sustainable Design and Construction
- Secured by Design

- Servicing Management

### **3.2 Financial and Other Mitigation**

- 3.3 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**

- 3.4 The proposed development has been considered recently at two pre-application meetings with Officers at London Borough of Havering (LBH), and a meeting with the GLA. The evolution of the scheme detail is at a relatively early stage, but main parameters and details are starting to evolve. Further discussions will take place with the GLA and Officers of LBH, in accordance with the agreed Planning Performance Agreement.
- 3.5 It is likely that this scheme will come back to this Committee for further review as part of the continuing pre-application engagement in the spring of 2019.