



Havering
LONDON BOROUGH

**Strategic Planning
Committee
10 January 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 OF HAVERING ISLAMIC CULTURAL CENTRE, EXISTING BUSINESSES AND AMBULANCE STATION
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 These proposals have been the subject of discussions since 2016, but latterly pre-application meetings with Officers of the London Borough of Havering (LBH) have taken place on the 16th October 2018, 15th November 2018, and the 13th December 2018, with further meetings timetabled 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. The scheme has also been presented to the London Borough of Havering's Quality Review Panel (QRP) on the 10th December 2018.
- 1.3 The scheme has continued to be developed following feedback from the pre-application meetings and the QRP.
- 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

2.2 Site and Surroundings

2.4 The proposed site comprises an area of 2.97 hectares, and 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.

2.5 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.

2.6 Planning History

2.7 None directly relevant to these proposals

2.8 Planning Policy

2.9 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 Romford Town Centre Development Framework
2015

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 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 three pre-application meetings with Officers at London Borough of Havering (LBH), and a meeting with the GLA; the Quality Review Panel has also assessed the scheme. 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.