



Havering
LONDON BOROUGH

**Strategic Planning
Committee
7 November 2019**

Application Reference:	P1125.19
Location:	Beam Park, Former Ford Assembly Plant Site, Dagenham and Rainham
Ward:	South Hornchurch
Description:	Variation of conditions 5 (Approved Plans) 7 (Phasing Plan) and 33 (Landscaping) of planning permission P1242.17 (GLA Ref: GLA/2933a/05) to allow amendments to the site area located within the London Borough of Barking and Dagenham. No changes are proposed within London Borough of Havering's site area.
Case Officer:	Nanayaa Ampoma
Reason for Report to Committee:	The application is of strategic importance and falls within both the London Borough of Barking and Havering boundaries.

1. BACKGROUND

- 1.1 The application site is south of the Borough within the South Hornchurch Ward. It does not fall within a conservation area and there are no listed buildings on or adjoining the site.
- 1.2 The application refers to a site that straddles both the London Borough of Havering and the London Borough of Barking and Dagenham with a single planning permission issued by the GLA covering the site. Therefore it is required that the applicant seeks permission for any works under S73 from both Boroughs. The development has already been considered by the London

Borough of Barking and Dagenham's Planning Committee who have approved the current amendments. The application is now presented to the Strategic Planning Committee.

- 1.3 The original hybrid application under planning reference P12452.17 was subject to a resolution to refuse planning permission by the Regulatory Services Committee on March 15th 2018. However, the application was later called-in and formally determined by the Greater London Authority in February 2019. The current application aims to increase the number of residential units within part of a particular phase (Phase 2B) and make changes to the landscaping layout originally approved under the hybrid permission. However it is important to note that all the proposed changes fall within the LBBD's area. Therefore in regards to the policy framework at Havering there are no changes to the proposals to assess.
- 1.4 It should also be noted that there is a current Reserved Matters application for the details pertaining to Phase 2A of the Outline permission. This is currently pending consideration by the GLA in consultation with both the LBH and LBBD.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposed amendments do not fall within the boundary of the LBH and therefore are not subject to the Council's current policy framework. There would be no change to the scheme as it relates to the LBH.
- 2.2 Plans to be updated are merely required to bring the scheme in line with the proposed changes in LBBD.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission subject to a Deed of Variation to the original S106 and subject to any direction from the Mayor of London.
- 3.2 That the Assistant Director Planning is delegated authority to negotiate the deed of variation to the legal agreement indicated above and that if not completed by the 10th April 2020 the Assistant Director of Planning is delegated authority to refuse planning permission or extend the timeframe to grant approval.
- 3.3 That the Assistant Director Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Reserved Matters to be Submitted
2. Timing of Reserved Matters Submission
3. Timing of Reserved Matters Commencement
4. Approved Plans
5. Approval of Reserved Matters
6. Phasing Plan
7. Partial Discharge
8. Approval of Materials
9. Access to Phases
10. Accessibility and Management Plan - Residential
11. Accessibility and Management Plan- Non-Residential
12. Accessibility of Public Realm
13. Car and cycle park management plan
14. Occupier Cycle Parking
15. Visitor Cycle Parking
16. Travel Plan
17. Site Levels
18. Compliance with Design Code
19. Secure by Design
20. Accessibility and Adaptability
21. Provision of Amenity Space
22. Refuse Storage and Segregation for Recycling
23. Carbon Reduction- Residential
24. Carbon Reduction- Non-Residential
25. BREEAM
26. Energy compliance
27. Photovoltaic panels – Energy hierarchy
28. Energy Efficiency
29. Overheating – Phases 2 - 8
30. Overheating – Phase 1
31. Ecology and Landscape Management Plan
32. Landscaping, public realm, play space and boundary treatments
33. Living Roofs
34. Nesting Birds and Bat Roosts
35. Protection of Trees
36. Vegetation Clearance
37. Examination of Trees for Bats
38. Air Quality Assessment
39. Boiler and Combined Heat Power
40. Noise and Vibration (A3 or A4 use)
41. Kitchen Ventilation Equipment
42. Noise Assessment
43. Noise from Commercial Units
44. Noise from School
45. Noise from Entertainment
46. Hours of Operation- Non-Residential
47. Hours of Operation- Outdoor Sports
48. Community use of schools
49. Lighting Strategy- Phase 2 River Beam Interface

50. Flood Risk
51. River Beam Buffer Zone
52. Sustainable Urban Drainage
53. Drainage Strategy
54. Drainage Maintenance
55. Piling Method Statement
56. Non-Road Mobile Plant and Machinery ("NRMM")
57. Oil Interceptors
58. Contamination Remediation Scheme (enabling works)
59. Remediation Scheme (enabling)
60. Unexpected Contamination
61. Borehole Management
62. Construction Environmental Management Plan
63. Demolition and Construction Hours
64. Piling Vibration
65. Written Scheme of Investigation
66. Foundation Design
67. Permitted Development
68. Satellite Dishes
69. Fire Safety
70. Bird Hazard Management Plan
71. Outline Delivery and servicing plan for residential uses
72. Outline- Delivery and servicing plan non-residential uses
73. Daylight\sunlight
74. Glare
75. Cranes
76. Family Housing
77. Parking
78. Timing of Station
79. Phase 1 - Delivery and servicing plan for residential uses
80. Phase 1 - Delivery and servicing plan for non-residential uses
81. Phase 1 energy strategy
82. Lighting Strategy- Ball Court
83. Bus loop implementation
84. Bus loop
85. Phase 1 - Station square support uses
86. Phase 1 – Maintenance of Station square support uses

Informatives

1. Planning obligations
2. Phases planning permission
3. Street naming and numbering
4. Thames Water
5. Lighting
6. Environmental Health – Gas
7. Written scheme of investigation
8. London Fire Bridge
9. High Speed 1

10. Contaminated land
11. Refuse
12. Deemed discharge
13. Precommencement conditions
14. Highway legislation
15. Temporary use of the public highway
16. Adoption of roads
17. Surface water management
18. Highway approval required
19. Secure by design
20. Community Infrastructure Levy (CIL)
21. NPPF positive and proactive

- 3.4 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. SITE AND SURROUNDINGS

- 4.1 The application site covers a large site in Rainham that falls between LBH and LBBD.

5 PROPOSAL

- 5.1 The application seeks planning permission for a Minor Material Amendment to the original Beam Park development that covers both the London Borough of Barking (LBBD) and the London Borough Havering (LBH) sites. No changes are proposed in the part of the site that falls within the LBH. Within LBBD, the following changes are proposed:

- Changes to development zones in the form of either an increase in footprint, reconfiguration or relocation of the zones;
- Division of Phase 2 into sub Phases 2A and 2B and slight reconfiguration to the overall Phase 2 area;
- Ground floor non-residential uses relocated to new plots; Increase in building heights;
- Uplift in 198 residential units;
- Alterations to street roads, footpaths and tertiary routes including aligning relevant roads and footpaths to LBBD adoptable standards;
- Minor changes to hardscape/softscape strategy to align with changes to development zones/location of buildings;
- Children's playspace areas increased/reconfigured in Central Park;

- Amendment to wording of condition number 33 to secure completion/planting of the approved landscaping scheme following practical completion of the relevant phase of the development and not following practical completion of Phase 1 as originally approved in the outline consent.

5.2 If approved an amendment to conditions 5 and 7 will be required to take account of the new parameter plans as well as rewording to Condition 33. A S73 application also allows for relevant changes to be made to any existing conditions, if considered appropriate. A Deed of Variation to the current S106 agreement to replace the original permission reference with the current S73 reference will also be required.

6 PLANNING HISTORY

6.1 The following planning decisions are relevant to the application:

- **P0290.18:** Cross boundary planning application for enabling works of Phase 2 of the wider Beam Park site to prepare it for development, including clearing of on-site structures, addressing contamination, importation and positioning of crushed material on site for up to 24 months (preventing future settlement), localised piling and installation of band drainage. ***Committee Approval with conditions, August 2018***
- **P1242.17:** Cross boundary hybrid planning application for the redevelopment of the site to include residential (50% affordable); two primary schools and nursery (Use Class D1); railway station; supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and management space (Use Classes A1, A2, A3, A4, B1, D1 and D2); energy centres; open space with localised flood lighting; public realm with hard and soft landscaping; children's play space; flood compensation areas; car and cycle parking; highway works and site preparation/ enabling works (UPDATED AUGUST 2018) – ***Approved subject to S106 and conditions, February 2019 (GLA Ref: GLA/2933a/05)(LBBD ref: 17/01307/OUT).***

7 STATUTORY CONSULTATION RESPONSE

7.1 A summary of consultation response are detailed below:

- ***Transport for London:*** No objections.
- ***Greater London Authority (Stage 1):*** No Objection.

- **Environment Agency:** No objection
- **Thames Water:** No comment.
- **Health and Safety Executive:** *The developer should contact the pipeline operators*
- **Anglian Water:** no comments
- **Historic England (Archaeological):** The proposals are unlikely to have a significant effect on heritage assets of archaeological interest.
- **Natural England:** No comment.
- **NATS Safeguarding:** No safeguarding objection.
- **London Fire Brigade:** No objection.
- **LBH Waste and Recycling:** No objection
- **Metropolitan Policer Secure by Design Officer:** No objection.
- **LBH Flood & Water Management:** No comment.
- **LBH Environmental Health:** No comment.
- **LBH Highways:** No objection.
- **LBH Children's Services:** As there will be no increase to units there are no objections.

8 LOCAL REPRESENTATION

- 8.1 The application was advertised via a Press Notice and Site Notice displayed at the site for 21 days.
- 8.2 A formal neighbour consultation was also undertaken with over 800 neighbouring properties being notified of the application and invited to comment. Comments have been received from 21 neighbours
- 8.3 The following local groups/societies made representations:

- None.

8.4 The following Councillor(s) made representations:

- None.

8.5 The following neighbour representations were received:

- 1 objectors
- 0 comments.
- No petitions have been received.

8.6 A summary of this neighbour comment is given as follows (as only material comments can be considered as part of the application assessment, these comments have been divided into “material” and “non-material” comments):

Material Representations

Objections

- The LBH together with the GLA should refuse permission for higher tower blocks as they result in greater density and loss of light. They also create more social and environmental problems.

Support

- None.

Officer Response: No changes are being made to the extant permission within Havering.

Non-material representations

8.7 Below is a summary of comments received from neighbours that do not represent material planning considerations for the determination of the application. This is because they fall outside of the remit of planning. This includes the marketing of properties, purchases of the properties, neighbour disputes and the value of properties.

- None.

Procedural issues

8.8 No procedural issues were raised in representations.

9 MATERIAL PLANNING CONSIDERATIONS

9.1 The main planning considerations are considered to be as follows:

- Principle of Development
- Design
- Housing Mix
- Affordable Housing
- Impact on Neighbouring Amenity
- Environment Issues
- Parking and Highways Issues
- Sustainability
- Flooding and Drainage
- Community Infrastructure Levy

Principle of Development

- 9.2 The principle of development has already been established under permission P1242.17.

Design

- 9.3 Within Havering, there are no changes proposed to the layout, building elevations or materials under this section 73 application. Therefore no further design comments are required.

Housing Mix

- 9.4 Within Havering there is no change compared to the original permission.

Affordable Housing

- 9.5 No change to this provision. It remains 54% in Phase 1 and 50% for Phases 2-8.

Impact on Neighbouring Amenity

- 9.6 As there is no change to the development in Havering the original amenity assessment remains unchanged as approved.

Environmental Issues

- 9.7 As there will be no changes within Havering to the original permission, there are no new environmental health issues and no further comments from any statutory bodies.

Parking and Highways Issues

- 9.8 There is no change within Havering compared to the original permission.
- 9.9 Under the original scheme, on completion of Phase 1 the PTAL will be raised around the new Beam Park Station. The development shall provide up to 1,314 (ratio of 0.55) parking spaces for phase 2 to 8; accessible parking bays and electric vehicle charging point bays to be secured under conditions and reserved matters. Cycle parking to be secured under conditions and reserved matters.

Sustainability

- 9.10 No change to original permission.

Flooding and Drainage

- 9.11 No change to original permission.

Community Infrastructure Levy (CIL)

- 9.12 There would be no change to the Mayoral CIL due within Havering.
- 9.13 The London Borough of Havering's CIL was adopted in September 2019. This would not be applied in relation to this application as there is no change in the amount of floorspace proposed in the Havering part of the site.

FINANCIAL AND OTHER MITIGATION

- 9.14 Policy DC72 of the LDF emphasises that in order to comply with the principles as set out in several of the Policies in the Plan, contributions may be sought and secured through a Planning Obligation. Policy 8.2 of the London Plan states that development proposals should address strategic as well as local priorities in planning obligations.
- 9.15 In light of the above and discussions in other parts of this report the proposal would attract the requirement to undertake a Deed of Variation to amend the relevant application reference number to ensure the obligations were carried forward to the new permission.

CONCLUSIONS

- 9.16 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. All relevant policies contained within the Mayor's London Plan and the Development Plan, as well as other relevant guidance and material considerations, have been carefully examined and taken into account by the Local Planning Authority in their assessment of this application.
- 9.17 The original application was approved by the GLA having called in the application. No change is proposed to any elements as it relates to the London Borough of Havering. Therefore the application is merely required to bring the scheme in line with the London Borough of Barking and Dagenham. In keeping with this a Deed of Variation is also required for the same reason. There are no changes to unit numbers, layouts, landscaping, affordable housing, housing mix, parking or other details.

- 9.18 Subject to the Deed of Variation the amendment is acceptable and would accord with all relevant development plan policies, design principles and parameters established by the original permission.
- 9.19 In light of the above, the application is **RECOMMENDED FOR APPROVAL** in accordance with the resolutions and subject to the amended legal agreement.