



Havering
LONDON BOROUGH

**Strategic
Committee**

Planning

9 January 2019

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

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 carefully 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 comfortable 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.