

 Havering LONDON BOROUGH	Strategic Planning Committee 27th February 2019
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Pre-Application Reference:	PE/00843/2019
Location:	SITES NR02/03 & NR06A/6B NEW ROAD, RAINHAM
Ward:	SOUTH HORNCHURCH
Description:	RESIDENTIAL/COMMERCIAL DEVELOPMENT & RELOCATION OF SILVER HALL SOCIAL CLUB
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 with Officers of the London Borough of Havering (LBH); meetings have taken place on the 14th October 2019, 22nd November 2019 and 12th February 2020, with further

meetings timetabled as part of a Planning Performance Agreement. The scheme has also been presented to the London Borough of Havering's Quality Review Panel (QRP) on the 05th December 2019.

- 1.3 The scheme(s) have continued to be developed following feedback from the pre-application meetings and the QRP.
- 1.4 The pre-application enquiry is submitted by a Joint Venture comprising Notting Hill Group and Havering Borough Council as Rainham and Beam Park Regeneration LLP

2 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 2.1 The sites are located to the north side of New Road, Rainham. The sites are located within the Rainham Housing Zone as identified by the GLA and within a regeneration area as indicated within the Rainham and Beam Park Planning Framework 2016.
- 2.2 Site NR06A is located at the junction of Betterton Road with 143 New Road, Rainham RM13 8ES
- 2.3 Site NR06B is located at 149 – 153 New Road Rainham RM13 8SH
- 2.4 Site NR02/03 is situated at 195 – 205 New Road and 1 – 9 Cherry Tree Lane, Rainham RM13 8SJ

Planning History

- 2.5 Site NR06A was granted outline planning permission under reference P1239.17 for the demolition of all buildings, and for the erection of 35

residential dwellings and ancillary works on the 17th August 2018. At that time, the parameter plans indicated a maximum storey height of four storeys.

2.6 Site NR06B was granted outline planning permission under reference P0726.17 for the demolition of all buildings, and for the erection of 14 residential dwellings and ancillary works on the 12th October 2017. At that time, the parameter plans indicated a maximum storey height of four storeys.

2.7 Site NR02/03 was granted outline planning permission under reference P1058.17 for the demolition of all buildings, and for the erection of 77 residential dwellings and ancillary works on the 31st October 2017. At that time, the parameter plans indicated a maximum storey height of four storeys.

Planning Policy

2.8 National Planning Policy Framework 2018

London Plan 2016

Draft London Plan 2018

London Borough of Havering Core Strategy and Development Control Policies
DPD 2008

London Borough of Havering Proposed Submission Local Plan 2016 – 2031

London Riverside Opportunity Area Planning Framework 2015

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 Silver Hall Social Club
- Mitigating flood risk
- Archaeology
- Microclimate
- Sustainable Design and Construction
- Secured by Design
- Servicing Management

3.2 Site NR06A has a PTAL rating of two and comprises various industrial/ office/ hard surfaced areas, with trees to the boundaries, at 143 New Road, Rainham within an area of 0.384 ha. The site is within Flood Zone 3. This site is also constrained by a surface water sewer and easement zone, together with a foul water sewer and easement zone. The current enquiry provides for up to 25 dwellings with amenity areas, ancillary works, and ground floor commercial uses, with a height up to six storeys. This proposal also seeks to relocate the Silver Hall Social Club from an adjoining site, which is to be redeveloped as part of the Joint Venture programme. Currently the proposal is for the social club to be sited fronting onto New Road with parking area behind. The club building would be single storey.

3.3 Site NR06B has a PTAL rating of two and comprises existing housing at 149 – 153 New Road, Rainham, within an area of 0.104 ha. The site is within Flood Zone 3. The site is constrained by site hazards, asbestos, ground contamination and unknown ground obstructions. The current enquiry provides for up to 23 dwellings with amenity areas and ancillary works, with a height up to five storeys fronting onto New Road.

3.4 Site NR02/03 has a PTAL rating of 2 and comprises various industrial/ office/ hard surfaced areas with TPO trees at 195 and 205 New Road and 1-9 Cherry Tree Lane, Rainham, within an area of 0.763 ha. The site is within Flood Zone 1. The site is constrained by site hazards, asbestos, ground contamination and unknown ground obstructions. The current enquiry

provides for up to 103 dwellings with amenity areas and ancillary works, with a six storeys apartment block, a four-storey link block, a four-storey maisonette block, and two storey dwellings with lofts.

Financial and Other Mitigation

- 3.5 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

- 3.6 The proposed development has been considered recently at three pre-application meetings with Officers at London Borough of Havering (LBH); 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 Officers of LBH, in accordance with the agreed Planning Performance Agreement.
- 3.7 It is likely that this scheme will come back to this Committee and the QRP for further review as part of the continuing pre-application engagement in the spring/ summer of 2020.