

Strategic Planning Committee

30 January 2020

P1039.19 90 New Road Rainham

Updates

Paragraph 2.2 (page 11) and 6.54 (page 41)
Correction: Following recent amendments to the energy strategy, the carbon offset contribution is £391,523 and not £877,173 as stated.
Paragraph 3.1 (page 13), 3.2 (page 14) and 6.8 (page 26)
Correction: 913sqm of commercial floor space is the GIA figure not GEA. The quantum of commercial floor space based on GEA is 1,000sqm.
Paragraph 3.7 (page 14)
Correction: The Site area is 3.53 hectares.
Paragraph 4.20 (page 17)
Correction: The applicant has confirmed the intermediate product in London Shared Ownership and has replaced the proposed air source heat pumps.
Paragraph 6.7, Developer Response 8 (page 23) and Paragraph 6.52 (page 41)
<p>Correction: Following comments from the GLA, the applicant has amended the proposed energy strategy and replaced the Combined heat and power plant with Air Source Heat Pumps to reflect the emerging policy position in the Intend to Publish Draft of the London Plan (December 2019). The proposed now achieves 71% on site CO2 reductions and therefore the carbon offset payment has reduced to from £877,173 to £391,523</p> <p>With regards to the Daylight and Sunlight Assessment, the applicant has improved the overall compliance rates as shown below:</p>

90 New Road ADF Comparison					
Standard ADF Assessment		Without Kitchens Assessment		Without Balconies Assessment	
Submitted Scheme %	Current Scheme %	Submitted Scheme %	Current Scheme %	Submitted Scheme %	Current Scheme %
77%	80%	82%	86%	88%	90%

Paragraph 6.38 (page 38)

Correction: This should read as follows: The proposal at 90 New Road, Rainham incorporates a unit mix of 45.7% 1 bed units, 44.8% 2 bed units and 9.5% 3 bed units.

Paragraph 6.47 (page 40)

Additional considerations: The applicant has undertaken a socio-economic assessment as part of the submitted Environment Statement. Healthcare facility in Beam Park has capacity to support new patients. Existing primary schools in the vicinity are to be expanded to accommodate the planned future residential development and two new 3FE Primary Schools are also to be delivered through the Beam Park development to the west of the site, which will mitigate any adverse effects on primary education.

Paragraph 6.56 (page 41)

Comment: There are no biodiversity designations on the Site but the applicant is proposing an Ecology Corridor along the southern edge of the Site in accordance with the Rainham and Beam Park Planning Framework and extant planning permission.

Additional Representation

Late representations received from a Rainham resident and the following issues raised:

- Havering are saturating Rainham with housing, and the area cannot cope
- The local infrastructure cannot deal with additional housing demands i.e. medical services and public transport