



Havering
LONDON BOROUGH

**Developer
Presentation to
Strategic Planning
Committee
18 August 2022**

Pre-Application Reference:	PE/PREAPP
Location:	LAND AT COURIER ROAD, RAINHAM
Ward:	RAINHAM & WENNINGTON
Description:	DEVELOPMENT TO PROVIDE INDUSTRIAL/STORAGE/DISTRIBUTION UNITS TOTTALLING UP TO 28,000 SQ M
Case Officer:	SUZANNA KNOWLES

1 BACKGROUND

- 1.1 This proposed development is being presented to enable Members of the 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 Officers have been in pre-application discussions with regard to this site since earlier this year. The present scheme involves a significant new employment development with any planning application to be decided by the Strategic Planning Committee, if recommended by officers for approval. It is considered appropriate to seek Members views before the proposal is developed any further.

2 PROPOSAL AND LOCATION DETAILS

2.1 Site and Surroundings

- The site was formally part of the much larger Ford Dagenham works which straddles the boundary between LB's Havering and Barking & Dagenham occupying a large area of land between the A13 and the River Thames.
- The site itself is located east and southeast of the CEME campus and will be accessed from Courier Road, which leads off the A13/Marsh Way junction/roundabout. The site is bounded to the west by the Ford works including wind turbine, to the north and east by Courier Road and to the south by a small watercourse (Havering New Sewer).
- The site lies on an elevated level compared to the surroundings and is readily visible from the A13. The site is currently vacant and was formerly a contractor's compound to the north with the majority of the site being historic landfill. The site was remediated about 15 years ago.

2.2 Proposal

- The proposal is for the development of the site for commercial development comprising five industrial/storage buildings varying in size. Some of the buildings will be subdivided to provide smaller units with the range of sizes intended to be between 160 sq m (including flexible workspace) to 8820 sq m
- The intended uses for the units would be storage and distribution (Class B8), light industry (Class E(g)(iii)) and general industrial (Class B2). The larger units would have ancillary office space provided to the front.
- A new vehicular access to the site would be formed from Courier Road, south of the Marsh Way junction.
- The level of parking is to be confirmed, but each building would have its own parking and loading areas. Details of cycle parking provision are to be confirmed.
- The perimeter of the site would be landscaped.
- The building would be finished in grey cladding with glazed frontages for the offices adding interest.

2.3 Planning History

U0013.06 – Remediation of site – granted subject to conditions – 21 March 2007

3 CONSULTATION

- 3.1 At this stage, it is intended that the following will be consulted regarding any subsequent planning application:

- Mayor for London (Greater London Authority)
- Transport for London
- London Fire Brigade
- Environment Agency
- Historic England – Archaeology
- Police Design Out Crime Officer

4 COMMUNITY ENGAGEMENT

- 4.1 In accordance with planning legislation, the developer is planning to consult with the local community on these proposals as part of the pre-application process. Initial engagement with ward Members has taken place.

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The main planning issues raised by the application that the committee must consider are:

- Principal of development – Employment
- Active Travel
- Highway/Traffic Issues
- Sustainability/Energy
- Design
- Landscape/Biodiversity

5.2 Principal of Development/Employment

- The site is within land designated in the London Plan and Local Plan as Strategic Industrial Land (SIL). Within SIL's, industrial and B8 development is encouraged and as such there is no in principal objection to the proposal.
- Local Plan Policy 21 requires 10% of the floorspace to be Affordable Workspace. The applicant has not committed to this as yet and will need to be subject to further discussion, including consideration of financial contribution for off-site provision.

5.3 Active Travel

- The site is quite isolated for those who will be working/visiting the site by means of travel other than motor vehicle. The nearest bus stop is in the CEME complex, although currently there is no connecting footways from the bus stops to the site. If Beam Park Station were to be provided, this would offer a further opportunity but again the pedestrian cycle linkages from

Rainham/New Road over the Marsh Way flyover are poor. The application should assess opportunities for active travel and contribute to necessary improvements identified.

- The provision of electric charging points will be required in accordance with policy.

5.4 Highway/Traffic Issues

- The majority of heavy vehicle traffic resulting from the proposal would be using the A13. The capacity/function of the A13/Marsh Way junction should be assessed with any required junction improvements being funded through contributions. TfL would advise further.
- Courier Road is an unadopted road, but the adequacy of the design of the new access would be assessed as part of any application.

5.5 Sustainability/Energy

- In accordance with London Plan policy, it would be expected that the proposal incorporate energy saving and sustainability measures.
- The applicant has confirmed that they would be seeking to achieve BREEAM 'Excellent', which would represent a high level of energy saving and sustainability.

5.7 Design

- The proposed design is modern industrial which would likely be considered appropriate for this location. The elevated site would mean that the buildings would be visible for quite a distance including from the A13 so quality finishes and longevity of materials will be important considerations.

5.8 Landscape/Biodiversity

- The proposal presents an opportunity to provide significant areas of landscape to help achieve a good design but also to tie into the existing natural environment including nearby water courses.

5.7 Other Planning Issues

- Archaeology
- Secured by Design

5.8 Summary of Issues

- In order to assist members, officers have raised the following issues with the developer team and members may wish to comment in relation to these points in addition to any other comments/questions that they may wish to raise:

- Quality of existing pedestrian and cycle routes
- Links to public transport
- Need to demonstrate level of parking provision and traffic impact
- Details on landscape/biodiversity and management of landscape
- Provision of Affordable Workspace

5.9 **Conclusions**

The proposals are still at an early stage and input from Members would help to influence the final details of any development. There are some aspects that require further work as identified in this report and Members' guidance will be most helpful to incorporate as the various elements are brought together.