

ADDENDUM REPORT FOR STRATEGIC PLANNING COMMITTEE – 26 March 2026

Agenda Item No. 6	
Application Ref:	P0754.25
Address:	Angel Way Multi-Storey Car Park, Romford
Amendments to ‘Reason for Committee’ (Page 19) In addition to the application being made by or on behalf of the council for a significant development, the application has been called in by Councillor Chapman. Amendments to Section 9 ‘Consultation Responses’ (Page 22) Comments from Cllr Chapman raised the following issues: - The closed nature of the site is unsuitable for a town centre development - Increase in anti-social behaviour and decrease in safety - Scheme should include a well-lit walking route through the site Response to Comments from Cllr Chapman The site falls within Romford Town Centre, with excellent access to public transport and doorstep amenities, and the site is therefore considered to be suitable for comprehensive, residential-led, redevelopment. In relation to anti-social behaviour, the Metropolitan Police have been consulted on this application and raise no concerns with the proposal, setting out in their consultation response that the proposed layout, including the location of building entrances and windows, provides active frontages and passive surveillance of public spaces and the internal courtyard, whilst further commenting that movement within the site is legible. Condition 20 (Secured by Design) requires the scheme to achieve ‘Secured by Design’ Accreditation, which is awarded by the Metropolitan Police to qualifying proposals, which would help to ensure that the site would not increase the risk of anti-social behaviour and would provide a safe living environment. This condition covers a range of details designed to ensure a building is safe and includes relevant lighting where necessary. It is further important to note that the site already experiences relatively high levels of crime and anti-social behaviour, largely due to the lack of passive surveillance in the local area and the low usage of the car park, which has been identified as a	

problem location within Romford by the Metropolitan Police. As such, redeveloping the site to bring forward a residential scheme with a suite of public realm improvements is considered to significantly decrease the risk of anti-social behaviour and increase safety.

Moreover, the site includes a proposed new walking route, linking from the south to the north, broadly following the route of the underground culverted river, which is considered to improve legibility and permeability in the immediate area. To secure this additional connection, Condition 19 (Pedestrian Connections) requires further details of this walking route to be approved by the council and for this new route to be ready for use prior to occupation of the buildings.

Addition of New Planning Conditions (Appendix 1)

Car Parking

The development hereby approved shall provide four wheelchair accessible parking spaces for use by future occupiers of the development and shall also provide four spaces for use by the Trinity Methodist Church, as shown on Drawing No. 1393-GSA-AWZ-00-DR-A-2100 (Rev. P08).

These car parking spaces shall be retained in perpetuity and shall not be leased or rented out separately to the intended use.

Reason: To ensure parking spaces are provided in accordance with the proposed details, in accordance with Policy T6 of the London Plan (2021).

Road Safety Audit

Prior to the commencement of any works associated with the proposed two-way conversion of Angel Way, a Stage 1 Road Safety Audit (RSA) and a Designer's Response to this Audit shall be submitted to, and approved in writing by, the Local Planning Authority.

The conversion of Angel Way shall proceed in accordance with these approved details.

Reason: To ensure the safety of all road users and to mitigate risks associated with the two-way conversion of Angel Way, in accordance with Policy T4 of the London Plan (2021).

Off-Site works to Angel Way

No part of the development hereby approved shall be occupied until the necessary improvements and alterations to Angel Way, to facilitate two-way movements, have been completed to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety, good design, traffic movement and amenity in accordance with Policy 24 of the Havering Local Plan (2021).



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