



Havering
LONDON BOROUGH

**Strategic Planning Committee:
Developer's Presentation
9th July 2020**

Ref: PE/00038/20

Members Comments Summary Note

Proposal: Uplift Of 162 New Homes In Phase 2A Of Development Following Approval Under The Outline Permission P1242.17 (Approved By GLA Under Ref: GLA/2933a/05)

Having considered the developer presentation, officer report, comments made by ward members and further information requested from the developer, Members raised the following issues in regard to the proposal:

- The proposed heights for Block I and Y do not relate to the site. The justification that the increase is aimed at 'equalising' the blocks so they relate to the London Borough of Barking and Dagenham's Area is not justification in itself. This did not form part of the design considerations under the original scheme.
- Members felt that the proposed increase to the Blocks have not been properly justified. However are further out of character to the community on the other side of New Road.
- Concern was raised in regards to the proposed drastic reduction in family housing as this does not comply with the emerging Local Plan which asks for increased family units, or the existing Beam Park Masterplan provision.
- The loss of houses to apartments does not contribute towards the promised vision of a 'garden suburb'.
- The introduction of Blocks would result in an inner city urban landscape and further erodes the family friendly community.
- The proposed parking reduction together with the proposed increase in occupiers would result in further parking pressures.
- Further details are required on the wider implications of the proposed changes as they relate to overshadowing, walkways etc.
- Members suggested that a further developer's presentation was required following further design work to address the above.