

28 September 2018

Beam Park, Dagenham and Rainham **in the London Boroughs of Barking & Dagenham and Havering** **planning application nos. 17/01307/OUT and P1242.17**

This addendum sets out various factual updates, clarifications and corrections which need to be considered in conjunction with the Representation Hearing Report originally published on 13 September 2018 (GLA ref: GLA/2933a/03).

Representations to the Mayor

Since publication of the report, a representation has been made to the Deputy Mayor from the Environment Agency, confirming that the revisions to the scheme raise no objection to the scheme, reiterating points and suggested conditions, previously raised to Barking & Dagenham and Havering Councils. The additional representation received does not raise any further material considerations that have not already been raised and considered in the Representation Hearing Report.

Amendments to the report

To clarify:

- Paragraphs 4 - 6 should read: *“Assistant Director – Planning or the Executive Director of Development, Enterprise and Environment”*.
- Paragraph 71 should read: *“The Mayor and/or GLA officers have received 11 responses (9 in objection, 1 query and 1 letter of support) as a result of the public consultation exercise, including 2 from Havering Councillors and 1 from Havering Council.*
- Table 4 entitled London Affordable Rent should read *“proposed weekly rent (exclusive of service charge)”*. To clarify, and in accordance with the Affordable Homes 2016 – 2021 Funding Guidance, London Affordable Rent benchmark levels do not include service charges, which can be charged in addition; however, there is the clear expectation that these are transparently set out and affordable to tenants.
- With regard to paragraphs 208 – 220, a detailed assessment of the proposed development was provided against Havering Local Plan Policy DC61 and Local Plan Policy DC66 as they form the relevant local policies regarding building heights in the adopted Local Plan. The Rainham and Beam Park Planning Framework has not been through the same rigorous examination process and cannot set local planning policies, rather it is a supplementary document, a material consideration, which sets guidance principles to inform development in the area. Notwithstanding this, and as mentioned at paragraph 220, it is considered that the scheme broadly follows the design principles set out within the Rainham and Beam Park Planning Framework. The tallest elements of the scheme are located around Beam Park Centre, including a landmark tall building opposite the railway station, which aids in legibility, whilst apartment buildings are proposed along New Road, providing the enclosure and passive surveillance sought in the Framework. The buildings immediately to the west of the flyover and the Station Square mediate the difference in scale between Building K and Building L and the suburban 3 storey houses on the western side of Phase 1; and the western part of Phase 1 provides townhouses, in recognition of the distance from the station square and as set out within suburban height zone in the RBPPF.

Conditions:

- The conditions, listed within paragraph 11, should read:
 1. Reserved Matters to be submitted
 2. Timing of Reserved Matters
 3. Timing of Reserved Matters Commencement
 4. Approved Plans
 5. Phasing Plans
 6. Partial Discharge
 7. Approval of Materials
 8. Access to Phases
 9. Accessibility and Management Plan – Residential
 10. Accessibility and Management Plan- Non-Residential
 11. Car Park Management
 12. Occupier Cycle Parking
 13. Visitor cycle parking
 14. Travel Plan
 15. Site Levels
 16. Compliance with Design Code
 17. Secure by Design
 18. Accessibility and Adaptability
 19. Provision of Amenity Space
 20. Refuse Storage and Segregation for Recycling
 21. Carbon Reduction – Residential
 22. Carbon Reduction – Non-residential
 23. BREEAM
 24. Energy Compliance
 25. PV Panels – Energy hierarchy
 26. Energy Efficiency
 27. Overheating – outline
 28. Overheating – phase 1
 29. Ecology and Landscape Management Plan
 30. Landscaping, public realm, playspace and boundary treatments
 31. Landscape replacement
 32. Living Roofs
 33. Nesting Birds and Bat Roosts
 34. Protection of Trees
 35. Vegetation Clearance
 36. Examination of Trees for Bats
 37. Air Quality Assessment
 38. Boiler and Combined Heat and Power
 39. Noise and Vibration (A3 or A4 use)
 40. Kitchen Ventilation Equipment
 41. Noise Assessment
 42. Noise from Commercial Units
 43. Noise from School
 44. Noise from Entertainment
 45. Hours of Operation- Non-Residential
 46. Hours of Operation- Outdoor Sports
 47. Community uses of schools
 48. Lighting Strategy- River Beam Interface
 49. Flood Risk
 50. River Beam Buffer Zone
 51. Sustainable Urban Drainage
 52. Drainage Strategy
 53. Drainage Maintenance

54. Piling Method Statement
55. Non-Road Mobile Plant and Machinery
56. Oil Interceptors
57. Contamination Remediation (enabling works)
58. Remediation (enabling)
59. Implementation of Remediation (enabling)
60. Verification of Remediation Scheme (enabling)
61. Unexpected Contamination
62. Borehole Management
63. Construction Environmental Management Plan
64. Demolition Hours
65. Piling Vibration
66. Written Scheme of Investigation
67. Foundation Design
68. Permitted Development
69. Satellite Dishes
70. Boundary Treatment
71. Fire Safety
72. Bird Hazard Management Plan
73. Outline delivery and servicing plan for residential uses
74. Outline delivery and servicing plan for non-residential uses
75. Daylight sunlight
76. Glare
77. Cranes
78. Family Housing
79. Parking
80. Timing of Station

Condition 81 to 84 of this planning permission only relate to development taking place within the administrative control of the London Borough of Barking & Dagenham

81. Non-residential floor areas in phases 2 – 8
82. Maintenance of outline non-residential floor areas
83. Microclimate Assessment
84. Sunlight/Daylight Assessment

Condition 85 to 93 of this planning permission only relate to development taking place within the administrative control of the London Borough of Havering

85. Phase 1 - Delivery and servicing plan for residential uses
86. Phase 1 - Delivery and servicing plan for non-residential uses
87. Phase 1 energy strategy
88. Lighting Strategy- Ball Court
89. Bus loop implementation
90. Bus loop
91. Phase 1 - Station square support uses
92. Phase 1 – Maintenance of Station square support uses
93. Timing of Detailed Works

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