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Our Reference: 1037PSubLetGLARMA/AB

Vanessa Harrison

Principal Strategic Planner
GREATER LONDON AUTHORITY
City Hall
The Queen's Walk
London
SE1 2AA

28 July 2019

BY E-MAIL

Dear Vanessa

Reserved Matters Application Relative to Phase 2A of the Beam Park Development
Reference: GLA/2933a/05

We act on behalf of Countryside Properties Plc and L and Q and take pleasure in submitting herewith a:

Reserved matters application relative to phase 2A of the Beam Park development connected to hybrid planning permission GLA 2933a/, LBH 17/01307/OUT, LBBD P1242.17, seeking agreement to detailed site access, appearance, landscaping, layout and scale. It also seeks to address the terms of planning conditions 18 (levels), 19 (design code compliance), 27 (energy compliance) and 70 (fire strategy), which all necessitate submissions as part of any reserved matters application/s.

The application seeks to secure approval for the outstanding matters (reserved matters) associated with phase 2A under the hybrid approval which consented a:

Cross boundary hybrid planning application for the redevelopment of the site to include 3,000 residential units (50% affordable); two 3 form entry primary schools and nursery (Use Class D1); railway station; supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and estate management space (Use Classes A1, A2, A3, A4, B1, D1 and D2); energy centres; open space with localised flood lighting; public realm with hard and soft landscaping; children's play space; flood compensation areas; car and cycle parking; highway works and site preparation/ enabling works.

The hybrid planning application was a cross boundary submission with the site spanning the London Borough of Barking and Dagenham (LBBD) and London Borough of Havering (LBH). The application was determined by the GLA following Call In as LBBD had resolved to approve, whilst LBH resolved to refuse the application. GLA conducted a Hearing into the proposals on 28 September 2018 and planning permission was finally issued on 7 February 2019 following completion of an extensive S106.



This application relates to phase 2A of the proposed development, comprising provision of 184 residential units and the detail of the majority of the proposed central park area which straddles the administrative boundary between LBH and LBBD, fully in compliance with the terms of the previously approved hybrid planning application and associated parameters. All of the proposed built development is to take place within LBH.

The hybrid planning approval also contained a number of planning conditions which require that particular detail be submitted at the RMA stage. Accordingly, this application also seeks to address the requirements of the relevant conditions, being 18, 19, 27 and 70.

In line with the terms of the planning permission and The Town and Country Planning (Mayor of London) Order 2008, this RMA application is being submitted to the GLA. As such, LBH and LBBD are consultees on the application although the applicant has sought to bring forward this proposal in full consultation with not only the GLA but also the local authorities. It is noted that LBBD and LBH will be responsible for the discharge of the other planning conditions attached to the hybrid approval.

In line with both local and national policy, in addition to the submission requirements agreed with officers, it is confirmed that the application comprises of:

- Cover letter
- Application forms
- Application fee of £41,351 (based on the fee for 50 units as £22,859 and 134 units at £138 each).
- Updated CiL forms
- Application drawings, including building detail and engineering information
- List of approved plans
- Design Development Document, Patel Taylor
- Design and Access Statement (part of Design Development Document) produced by Patel Taylor
- Landscape and Open Space Assessment (part of Design Development Document), Patel Taylor
- Planning Update Document (this document), Lucid Planning
- Affordable Housing Statement (part of Planning Update) by L and Q
- Statement of Community Involvement provided by Meeting Place Communications
- Design Code Compliance Document addressing condition 19 (part of Design Development Document), Patel Taylor
- Energy Strategy (addressing condition 27) by Mendick Waring
- Fire Strategy (addressing condition 70), Mendick Waring
- Transport Statement by Vectos
- Delivery and Servicing Management, Vectos
- Ecology Report by RPS
- Construction Management Plan, Countryside
- Heritage Assessment (illustrative), RPS
- Daylight and Sunlight Addendum (illustrative) produced by Mendick Waring
- Overheating Analysis (illustrative), Mendick Waring
- Sustainability Statement Addendum (Addendum) by Mendick Waring



In support of the application the applicant is also submitting a response to the pre app QRP comments produced by the scheme architects. This is, however, to be submitted post submission under separate cover as although of use it is not a formal application submission requirement.

We hope that the above/ attached is acceptable and that the application can be presented to the first available planning committee with a positive officer recommendation. In the meantime, should you have any queries or require anything further please feel free to contact me.

Yours sincerely

Adrian Barker
Director- Planning

C.C Joss Baker, Countryside Properties Plc
 Evonne Clarke, L and Q
 Lauren Noble, GLAP
 Simon Thelwell, LBH
 Nelupa Malik, LBBD

Enc.