

Strategic Planning Committee

Pre-Application Developer Presentation

PE/00095/19 – Quarles Campus, Tring Gardens, Harold Hill

Redevelopment of Quarles campus to provide 120+ new residential dwellings comprising houses and flats (involving demolition of existing buildings and structures)

Date Presentation Sent: Thursday 4th June 2020

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:

- Good to see high proportion of houses and 3 bed units
- Good to see parking provided that reflects the location
- Concern over the loss of educational facilities and would like application to address any need that may exist currently or in the future
- The improvements since previous presentation are recognised, particularly design of the apartment blocks and the landscape/open space
- Would be good if amount of affordable housing could be increased, but the level of affordable housing should be supported by a viability report.
- The developer should consider further the relationship with the existing properties in Tring Gardens and what additional mitigation measures can be incorporated
- Concern that Tring Gardens will not be wide enough to accommodate the increased level of traffic which would be of a different nature to the previous education use
- Important that the Green Belt is protected
- The development should incorporate energy saving measures to lessen any impact on the area.