

## **Strategic Planning Committee**

### **Pre-Application Developer Presentation**

**PE/00364/20 – RTS Motors (adjacent 90 New Road), Rainham**

**Redevelopment of the site to provide a residential-led scheme of up to 54 residential units and 300sqm of commercial floorspace within a 10 storey building.**

**Date Presentation Sent: Thursday 11<sup>th</sup> 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:

- Concerns about the proposed 10 storey height of the building in this location and the impact on the surrounding emerging townscape on New Road.
- Concerns about the low level (9%) of 3-bed family home provision across the combined 90 New Road and RTS Motors development site.
- Concerns about lack of affordable housing provision.
- Suggestion that shared ownership units should be preferentially marketed for Havering residents.
- Concerns about funding and delivery of the approved new Beam Park Station.
- Concern about the level of parking provision provided.