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Your ref: P0754.25
Our ref: SW/23001-1/E/6-006

15 December 2025

Dear Andrew

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
MERCURY LAND HOLDINGS – ANGEL WAY CAR PARK, ANGEL WAY, ROMFORD, RM1 1JH

FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE ANGEL WAY MULTI-STOREY CAR PARK, COMMERCIAL UNITS & ALL STRUCTURES AND REDEVELOPMENT OF THE SITE FOR RESIDENTIAL LED, MIXED-USE, OPENING UP OF THE RIVER ROM CULVERT, WITH CAR PARKING, LANDSCAPING AND RELATED INFRASTRUCTURE INCLUDING A NEW SUB-STATION

I refer to recent email correspondence with regard to LB Havering Officer and consultee comments on the submitted full planning application for the demolition and redevelopment of the Angel Way multi-storey car park site, for the proposed residential led, mixed-use proposal. With regard to the comments received we have been working with the client and design team to provide both responses to certain matters and otherwise revise and update other elements of the scheme proposals. In this regard, please find enclosed the following documents and drawings:

- 1393-GSA-ZZ-XX-RP-A-0001-P02_Response to Design Comments (Gardner Stewart Architects)
- 1393-GSA-ZZ-XX-RP-A-0002-P01_Response to SBD Comments (Gardner Stewart Architects)
- 251209 MER003-002-011 Angel Way PEA & BNG v2 (Thomson Ecology)
- Response to Planning Officer's Comments (Culvert Opening) - 20251210 (Ardent)
- 900_01_Angel Way_Energy and Sustainability_Oct2025_v3 (Ecolytik)
- 900_Angel Way_Overheating_Oct2025_v3 (Ecolytik)

Architectural Drawings

1393-GSA-AWZ-00-DR-A-1001_Angel Way Car Park Location Plan_P04
1393-GSA-AWZ-00-DR-A-1002_Angel Way Car Park Existing Site Plan_P04
1393-GSA-AWZ-00-DR-A-1003_Angel Way Car Park Proposed Site Plan_P04

Site Plans

1393-GSA-AWZ-00-DR-A-2100_Proposed GF Plan Site_P08
1393-GSA-AWZ-01-DR-A-2101_Proposed 1F Plan_Typical Lower Floor Plan Site_P04
1393-GSA-AWZ-06-DR-A-2106_Proposed 6F Plan_Typical Upper Floor Plan Site_P04
1393-GSA-AWZ-RF-DR-A-2108_Proposed Roof Plan Site_P04

Floor Plans

1393-GSA-AW1-00-DR-A-2120_Proposed GF Plan_Block A_P06
1393-GSA-AW2-00-DR-A-2140_Proposed GF Plan_Block B_P07

Landscape Drawings

23025-GUA-XX-XX-DR-L-004 P12 Hard Landscape_ Furniture Boundary Treatment Proposals
23025-GUA-XX-XX-DR-L-005 P06 Soft Landscape Proposals
23025-GUA-XX-XX-DR-L-006 P11 Urban Greening Factor Plan
23025-GUA-XX-XX-DR-L-007 P05 Soft Landscape Schedules and Details

Highways Drawings (within TA)

31420/AC/039 Rev A Proposed WC parking and Swept path analysis of Fire tender

Proposed Changes

The proposed changes and further information submitted relates to the following matters:

- Revised north-western boundary layout (access road, church parking and landscape) to respond to comments from Trinity Church, presented in update landscape and site drawings
- Revised central landscape (including path through the site and public area for play at the south) to respond to comments from LBH Officers on accessibility, presented in update landscape and site drawings
- Updated Preliminary Ecological Appraisal and Biodiversity Net Gain Report to reflect updated landscape drawings
- Note on opening the culvert including results of further modelling, to respond to comments from LBH Officers
- Design Note Response to Design comments
- Design Note Response to Secure by Design comments
- Updated Energy and Sustainability Report to respond to comments from LBH Officers (sent by email Oct 2025)
- Updated Overheating Report to respond to comments from LBH Officers (sent by email Oct 2025)

The impact of the minor landscape changes on biodiversity matters is set out in the updated Preliminary Ecological Appraisal and Biodiversity Net Gain Report, which presents the findings of minor changes to the BNG calculation following changes to the proposed scheme and confirms a minor increase in habitat units and a marginal decrease in hedgerow units from the revised proposals. However, overall, the net percentage change for BNG increases even further, as set out in the Report paragraphs 1.1.10-1.1.11

“1.1.10 The post-development plan for the site is shown in Figure 4. Post-development, the site will aim to deliver an increased 1.13 habitat units and 0.08 hedgerow units and the same 0.10 watercourse units.

1.1.11 The outcome is a biodiversity net percentage change of +1637.46% for habitat units, therefore the development proposal provides sufficient habitat units to achieve the required statutory biodiversity net gain of 10%. As there were no linear habitats on site prior to the development, but ornamental hedgerows have been included in the development plan, linear habitat unit net gain has also been met.”

We consider that the information provided in this submission responds positively to comments received from Trinity Church to provide the layout they seek and to other comments on the planning application and so resolve the issues arising. If you require any more information, please do not hesitate to contact me on the above contact details.

Yours sincerely

Steve Walters
Managing Director

Cc Chris Hobbs / Garry Green – Mercury Land Holdings Ltd
Simon Thelwell – Head of Strategic Development, LB Havering