

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our reference: MGLA081221-9510

Date: 1 February 2022

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 8 December 2021. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

You requested:

Redbridge Council are refusing to send the above letters to me so under Freedom of Information laws I seek:

The stage 2 referral letters sent to you recently by Redbridge Council with a paginated index and the full bundle of documents sent to you electronically recently for

1) The 822 High Road, Goodmayes Tesco Goodmayes development your reference representation GLA case number: 5001

2) The Homebase development at 706 To 720, High Road, Goodmayes, Ilford your ref: 2021/0314/S1

Please find attached the information we hold within the scope of your request. Due to the volume of information held / file size, the full disclosure has been uploaded directly onto our Disclosure Log:

Some of the information we hold within scope of your request is withheld from disclosure. The draft S106 and accompanying technical designs are exempt from disclosure under the exception provisions found under Regulation 12(4)(d) of the EIR. Regulation 12(4)(d) is engaged when the request relates to material that is still in the course of completion, unfinished documents, or incomplete data. If the information in question falls into one of these categories, then the exception is engaged. This provision has been applied to withhold material in the course of completion.

Guidance¹ published by the Information Commissioner clarifies that material which is still in the course of completion can include information created as part of the process of formulating and developing a policy, decision, or recommendation. In this instance the draft S106 is still being

¹ [eir material in the course of completion.pdf \(ico.org.uk\)](https://ico.org.uk/for-organisations/guide-to-the-information-commissioner/guidance-notes/guidance-1-eir-material-in-the-course-of-completion.pdf)

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negotiated and releasing the document at this stage would hamper those negotiations, to take place in private, between the Council and the Applicant.

Regulation 12(4)(d) constitutes a qualified exemption from our duty to disclose information under the EIR, and consideration must be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest c [REDACTED] favouring maintaining the exemption and withholding the information. It is however necessary to consider whether the public interest in maintaining the exemption, is greater than the public interest in releasing the information whilst ongoing discussions and negotiations are still to take place. The public interest - i.e. the best interests of the public - is met by the GLA being open and transparent, and we are able to disclose most of the information you are seeking, however we also need to be able to manage our resources effectively, and this includes ensuring that negotiations are sufficiently progressed to completion. We therefore find the balance of public interest falls in maintaining the exemption.

[REDACTED]
If you have any further questions relating to this matter, please contact me, quoting the reference MGLA081221-9510

Yours sincerely

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:
<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

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Index of documents received:

Tesco	Homebase
2.0 Masterplan Layout and Accessibility [REDACTED]	20211013 Report of Formal Review Meeting 720 High Road [Frame Projects]
4.0 Architectural Design and Character	Energy Memo: GLA Consultation
5.0 THE SCHOOL	0499 Pre-stage 2 Air Quality comments
20201120 Noise and vibration	0499 Pre-stage 2 comments – Green infrastructure
20201210 Housing Design Supplementary Planning Document (SPD) Adopted September 2019	0499 Pre-stage 2 Water comments
Air Quality Review (V2) for Amended Scheme	0499 Pre-stage 2 Whole lifecycle carbon comments
Air Quality Review for 430919 [REDACTED]	GLA Green Infrastructure Memo: Stage 1 consultation
Cadnet Gas	Place ecology comments
Document transmittal	GLA Green Infrastructure Memo: Stage 1 consultation
Domestic Waste	TfL Stage 1 Comments
Draft decision notice_416 13.12.21	Rolfe Judd Response to consultee comments relating to application 0680/21
Draft Scoping and Transport	Circular economy
Environmental benchmarks	Construction Site Discharge
Environmental Health	Domestic waste
FW_ Stage 2 referral - 4309_19 - Development Site At Tesco Extra 822 High Road_ High Road_ Chadwell Heath_ Romford	Hadley Goodmayes GLA stage 1 response
RE London Borough of Redbridge TfL	Redbridge Design Review panel
Response to Ricardo's "Review of	London Plan Policy requirements
SAP Performance	Noise & Vibration
TerrenceOrouke Letter with amendment	Peer review
Draft S106 and images (Weston Homes)	
Information available on Redbridge and GLA websites	
AFFORDABLE HOUSING STATEMENT Aug 2020	20210419 - Planning referral letter
Affordable Housing Statement	Circular Economy Statement
Air Quality Monitoring	GLA Stage 1 Report – Applicant Response
Appendix A.1 – SAP Calculations (Be Lean)	GLA Strategic planning application stage 1 referral
Appendix A.2 - SAP Calculations (Be Green)	Microclimate Report
Appendix A.3 – BRUKL Reports (Be Lean)	Public reports pack 22072021 1915 Planning Committee
Appendix A.4 - BRUKL Reports (Be Green)	Savills Consultation response
Appendix A.5 - Overheating Assessment	Supplement Addendum Report 22072021 1915 Planning Committee
Appendix A.6 - BREEAM Pre-assessment	WHOLE LIFE-CYCLE CARBON ASSESSMENT
Appendix A.7 – Heating and Cooling Load Profile Assessment	Technical drawings / images
Appendix A.8 – Overheating Checklist	Consultation responses

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Community Infrastructure Levy (CIL) - Form 1 CIL Additional Information	
DAYLIGHT ANALYSIS	
Design and Access Statement Add	
Ecological Assessment August 2020	
EIA Scoping report	
Energy Assessment and Sustainability Strategy	
Environment Statement August 20203	
Review of University of Kent report produced in response to previous Ricardo report relating to 430919	
Review of University of Kent report	
Fire Strategy Overview	
Flood Risk Assessment & Drainage Strategy	
GLA response stage 1	
Goodmayes - Bike Schedule	
Goodmayes - Bin Schedule	
Goodmayes - GEA Schedule	
Goodmayes GIA Schedule	
Health Impact Assessment	
Landscape Strategy	
Landscape	
Minutes of previous meeting held on 27 May 2021	
Motion Updated Swept Path Analysis	
Officer Report	
Pedestrian Level of Service	
Planning committee Item no 1	
Planning Committee Report 27.5.21	
Planning Committee	
Planning Drawing Register	
Planning Supporting Statement	
Printed minutes 21062021 1915 Planning Committee	
Schedules of Accommodation A	
Sun Light and Daylight Report	
Technical appendix C1 – replacement air quality assessment	
Technical appendix E1 – replacement flood risk assessment	
Technical appendix H Supplementary documents	
Waste & Management Servicing	
Weston Homes Cycle Store Locations and Calculations	
Wind and Microclimate Assessment	
Image files	
Consultation responses	

Tesco Stage 2 referral

From: [REDACTED]@redbridge.gov.uk>
Sent: 01 December 2021 16:12
To: 'planningsupport@london.gov.uk' [REDACTED]@london.gov.uk>
Cc: [REDACTED]@redbridge.gov.uk>
Subject: Stage 2 referral - 4309/19 - Development Site At Tesco Extra 822 High Road, High Road, Chadwell Heath, Romford
Importance: High

To whom it may concern,

Please see below WeTransfer link containing documents for the stage 2 referral for planning application:

4309/19 - Development Site At Tesco Extra 822 High Road, High Road, Chadwell Heath, Romford
Demolition of all existing buildings including petrol filling station. Redevelopment of the site to provide a replacement food retail store (use class A1, now superseded by use class E), a series of apartment blocks ranging between 4 and 23 storeys in height to provide 1,280 residential units (use class C3), flexible use floorspace for commercial/community uses (within use classes A1/A2/A3/B1/D1, all now superseded by use classes F1, F.2 and E), a 3-form entry primary school (use class D1, now superseded by use class F.1), public open space, car and cycle parking, associated landscaping and infrastructure works, and provision of pedestrian and vehicular access. (Summary). This application is accompanied by an Environmental Statement.

<https://we.tl/t-k5es7VsdRG>

As the stage 1 pre-dated your new portal I understand this stage 2 must also come by email.

Should you require any further information regarding this, please contact the case officer Anna Van Overbeke (copied in).

Kind regards,

[REDACTED]
[REDACTED]
Regeneration and Culture
London Borough of Redbridge
11th Floor Front, Lynton House, 255-259 High Road, Ilford, IG1 1NY
[REDACTED]

Email: [REDACTED]@redbridge.gov.uk
Web: www.redbridge.gov.uk
Twitter: @RedbridgeLive
Facebook: www.facebook.com/redbridgelive
Save time, go online: www.redbridge.gov.uk



Homebase Stage 2 referral

To whom it may concern,

Please see below WeTransfer link containing documents as part of the Stage 2 submission for planning application:

0680/21 - Development Site At Car Park And 706 To 720, High Road, Goodmayes, Ilford

<https://we.tl/t-3yUwoX2uIW>

Should you require any further information regarding this, please contact the case officer ([REDACTED]) in charge at: [REDACTED] [@redbridge.gov.uk](mailto:[REDACTED]@redbridge.gov.uk)

Kind Regards

[REDACTED]
[REDACTED]

Regeneration and Culture
London Borough of Redbridge
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