

**THE LONDON BOROUGH OF HAVERING
(HAROLD HILL TOWN CENTRE – CHIPPENHAM ROAD)
COMPULSORY PURCHASE ORDER 2026**

STATEMENT OF REASONS

London Borough of Havering

Town and Country Planning Act 1990
and
The Acquisition of Land Act 1981

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1. INTRODUCTION

- 1.1** The London Borough of Havering (“the Council”), as Acquiring Authority, has made the London Borough of Havering (Harold Hill Town Centre – Chippenham Road) Compulsory Purchase Order 2026 (“the Order”). The Order has been made pursuant to the resolution of the Council’s Cabinet dated 12 November 2025, to facilitate the development of the site.
- 1.2** If confirmed, the Order will enable the Council to acquire compulsorily the land included within the Order (“the Order Land”), as shown edged red and shaded pink on the Order Plan. The purpose of the acquisition is to facilitate the comprehensive regeneration of the Chippenham Road site through the demolition of existing properties and the construction of 138 affordable dwellings, together with new landscaping, a community garden, informal play space and associated works (“the CPO Scheme”).
- 1.3** This Statement of Reasons has been prepared in accordance with the Ministry of Housing, Communities & Local Government Guidance on the Compulsory Purchase Process (January 2025). It explains the background to the proposed regeneration, the justification for the use of compulsory-purchase powers, the planning and policy framework, funding and delivery arrangements, and the reasons why the Council considers there to be a compelling case in the public interest for confirmation of the Order.
- 1.4** The Council has given careful consideration to all relevant issues and is satisfied that the proposed acquisition will facilitate the carrying out of development, redevelopment or improvement on or in relation to the Order Land. Having regard to section 226(1A) of the Town and Country Planning Act 1990, the Council considers that the proposed redevelopment will promote and improve the economic, social and environmental well-being of the Borough.
- 1.5** The Order forms part of the Council’s 12 Estates Regeneration Programme, which is a borough-wide initiative approved by Cabinet in February 2018 to replace outdated housing stock and deliver high-quality, energy-efficient homes across Havering. The programme represents a major long-term investment in the Borough’s housing infrastructure, with the objective of delivering more than 3,500 new homes over a 12- to 15-year period, doubling the supply of Council-rented homes, increasing the overall provision of affordable housing and improving the quality, sustainability and accessibility of the residential environment.
- 1.6** The primary purpose of the Order is to facilitate a constituent part of the Council’s 12 Estates Programme. The Programme is a major regeneration initiative aimed at revitalising several estates and surrounding land across the Borough and is further described in Section 4 below. As part of this ambitious programme, the Harold Hill Town Centre area is identified for significant redevelopment and regeneration through the Harold Hill Town Centre Masterplan Vision. Within the southern area of Harold Hill Town Centre, the Order Land has been identified as a key opportunity site. While the proposals for the Order Land form part of a wider regeneration initiative, the Council considers that the case for using its compulsory-purchase powers is justified by reference to the proposed redevelopment of the Order Land alone and the benefits that will arise as a result.
- 1.7** Plans for the Harold Hill Town Centre area have been under consultation since 2016. In March 2021 the Council’s Cabinet approved proposals to advance further regeneration in the area as part of the Masterplan Vision and committed significant investment to support delivery. Three sites were identified in that Cabinet report to help realise the objectives of the emerging Local Plan: Farnham and Hilldene District Centre, Abercrombie Hostel and Chippenham Road, the latter being the subject of this Order.
- 1.8** The Chippenham Road site was first identified in 2019 as an opportunity for regeneration following the closure of the Council’s Housing Office located on the site. The Havering and Wates Regeneration Business Plan 2018/19 Refresh, approved by Cabinet in February 2019, highlighted development prospects in Harold Hill, including the redevelopment of the

Chippenham Office site as a potential precursor to the wider renewal of the Farnham and Hilldene District Centre.

- 1.9** Although the Council owns all the freehold interests in the Order Land, implementation of the redevelopment proposals requires the acquisition of all remaining property interests owned by third parties under the leasehold interests.
- 1.10** The Council has taken, and will continue to take, steps to consult and negotiate with third-party owners to acquire their interests by agreement. However, it is clear that compulsory-purchase powers must be employed to ensure that the redevelopment can be achieved within a reasonable timeframe or at all.
- 1.11** Three related planning applications have been submitted and granted:
- 1.11.1** F0003.23 – Prior approval for the demolition of existing structures on the site, granted 7 September 2023;
 - 1.11.2** P1274.23 – Full planning permission for the demolition of all existing buildings, including the Alderman Public House, granted 27 February 2025;
 - 1.11.3** P1150.24 – Planning application for redevelopment of the site to provide 138 affordable housing units with associated landscaping, public realm, car and cycle parking and other ancillary works, received resolution to grant planning permission 27 February 2025. Related conditions and S106 have since been completed
- 1.12** On 12th November 2025 the Council approved the making of the Order. Subject to confirmation of the Order, the intention is to proceed with detailed implementation of the planning permission in a timely manner to secure delivery of the CPO Scheme.
- 1.13** The Chippenham Road Scheme forms a key component of the Harold Hill Town Centre Masterplan Vision and contributes directly to the wider objectives of the 12 Estates Programme, the Havering Local Plan (2021) and the London Plan (2021). The redevelopment will support the Council's corporate priorities for housing growth, sustainability and community well-being, ensuring that the Harold Hill area continues to play a central role in meeting local housing needs and delivering inclusive regeneration.
- 1.14** A description of the Order Land, including its location, extent and existing uses, is provided in the following section and illustrated on the accompanying Order Plan.

2. DESCRIPTION OF THE ORDER LAND AND ITS LOCATION, TOPOGRAPHICAL FEATURES AND PRESENT USE

- 2.1** The Order Land is located within Heaton Ward, Harold Hill, in the north of the London Borough of Havering. It comprises two discrete land parcels with a combined area of approximately 0.96 hectares, as shown edged red and shaded pink on the accompanying Order Plan.
- 2.2** The two land parcels are separated by a central plot occupied by three two-storey buildings in use as a Vicarage, Funeral Services and Church Centre, which does not form part of the Order Land.

Western Parcel (fronting Chippenham Road / Kings Lynn Drive / Dartfields)

- 2.3** This parcel contains:
- (a) Rothbury House, Kings Lynn Drive RM3 8QA – a three-storey block of 12 self-contained flats, currently vacant and scheduled for demolition as part of the next phase of works;
 - (b) the former LBH Housing Office (fronting Chippenham Road) – a three-storey detached building now demolished following prior approval (ref. F0003.23);
 - (c) The Alderman Public House, 1 Dartfields RM3 8AT, a two-storey public house with ancillary yard and outbuildings, currently occupied under the leasehold arrangements described in Section 3.3; and

(d) an adjoining surface car park, accessed from Kings Lynn Drive, with capacity for approximately 40 vehicles.

Eastern Parcel (fronting Chippenham Road / Kings Lynn Drive)

- 2.4** This parcel contains:
- (a) Crediton House, Kings Lynn Drive RM3 8QB – a three-storey block of 12 self-contained flats, which has now been demolished; and
 - (b) a terrace of eight two-storey houses at 70–84 Chippenham Road (even numbers), of which Nos. 74–84 have been demolished, with Nos. 70 and 72 remaining, pending vacant possession of No. 70.
- 2.5** In total, the Order Land formerly accommodated 32 dwellings (24 flats and 8 houses) together with a public house, office building and ancillary hardstanding and parking areas. As of the date of this Statement, a significant proportion of those buildings have been cleared, consistent with planning permissions F0003.23 and P1274.23.
- 2.6** The Order Land is bounded predominantly by residential development to the south, east and west, comprising two-storey semi-detached and terraced houses from the original 1950s estate layout and several mansion-block typologies. To the north, across Chippenham Road, lies the Hilldene Avenue District Centre, the principal shopping area for Harold Hill.
- 2.7** Vehicular and pedestrian access is provided via Chippenham Road, Kings Lynn Drive and Dartfields. Public transport is readily available from bus stops on Hilldene Avenue, within a short walking distance.
- 2.8** The progressive clearance of buildings within the Order Land reflects the Council's ongoing regeneration activity and the implementation of the CPO Scheme. Further details of current land ownership and remaining interests are set out in Section 3, with ongoing negotiations summarised in Section 7.

3. OWNERSHIP OF THE ORDER LAND

- 3.1** The Council holds the freehold interests in all of the properties within the Order Land. The remaining dwellings are held by others on leasehold terms, and one by assured tenancy agreement.
- 3.2** The makeup of the residential property tenure is as follows:
- (a) Ten properties have been “bought back” where previous owners or occupiers had exercised the Right to Buy;
 - (b) Twenty former Council-tenant households have been rehoused in accordance with the Local Lettings Plan;
 - (c) One property (70 Chippenham Road) is held freehold by the Council and occupied by a secure tenant; and
 - (d) One property (10 Rothbury House) is held by an investment owner and is currently vacant.
- 3.3** The Alderman Public House, located at 1 Dartfields RM3 8AT, also falls within the Order Land. The Council holds the freehold interest, which is subject to a head lease to Stonegate Pub Company Limited and an under-lease to Cubitt Taverns Limited. The Council has sought to acquire both leasehold interests by agreement. On 18th December 2025 the Council entered into an Option Agreement with Cubitt Taverns Limited to enable the voluntary acquisition of their interest.
- 3.4** The Order Land includes a number of operational utilities and service connections relating to electricity, gas, water and telecommunications infrastructure. The relevant statutory undertakers and service providers have been identified through Land Registry searches and site surveys. The Council will continue to liaise with these bodies to ensure that all statutory interests are either

protected, relocated or otherwise addressed as part of the CPO process and the implementation of the CPO Scheme.

- 3.5 Further details of the Council’s engagement with owners, occupiers and leaseholders are set out in Section 7 of this Statement.

4. BACKGROUND TO THE MAKING OF THE ORDER

Housing in Havering and Socio-Economic Considerations

- 4.1 The London Borough of Havering faces significant housing and socio-economic challenges arising from a growing population, an ageing housing stock, and increasing demand for affordable homes. The borough has one of the highest proportions of post-war Council housing in East London, much of which is now at the end of its design life and no longer meets modern standards for accessibility, energy performance, or space efficiency. These pressures are particularly acute in Harold Hill, where concentrations of deprivation, poorer health outcomes and lower household incomes have been recorded compared with the borough average.
- 4.2 In response, the Council established the Havering 12 Estates Regeneration Programme to address these challenges and improve living conditions across the borough. The initiative was developed to replace outdated and poor-quality homes, increase the supply of affordable housing, and reinvest in community infrastructure. It focuses on a number of housing sites identified for renewal, with the objective of transforming existing estates into modern, sustainable neighbourhoods that support long-term social and economic renewal.
- 4.3 The Programme provides a framework for the comprehensive redevelopment of several estates and related sites. Its overarching aim is to enable the delivery of a significantly increased number of high-quality affordable homes, to improve estate environments, and to create mixed and sustainable communities. Individual sites are being progressed at different stages according to viability, planning status and funding availability.
- 4.4 Beyond the delivery of new homes, the programme seeks to address wider deprivation by investing in community facilities, open space, and local employment opportunities. This includes the creation of improved play areas, landscaped public realm, and biodiversity enhancements, alongside apprenticeship and training opportunities generated through construction activity. The programme also supports the local economy by generating supply-chain spend within small and medium-sized enterprises across Havering.
- 4.5 The Chippenham Road scheme, to which this Order relates, forms part of the 12 Estates Regeneration Programme and represents a key component of the Harold Hill Town Centre Masterplan Vision. It differs from traditional estate renewal projects as it forms part of a coordinated strategy to regenerate the wider district centre, provide new homes, and improve connectivity and social infrastructure within Harold Hill. The redevelopment of the Order Land therefore contributes both to meeting local housing need and to the wider regeneration of the area.
- 4.6 The Design and Access Statement submitted with the planning application for redevelopment of the Order Land considered options for the retention and refurbishment of existing housing. A detailed assessment found that the existing buildings provided no step-free access, poor thermal insulation, low floor-to-ceiling heights and sub-standard internal space compared with the Nationally Described Space Standards (NDSS).
- 4.7 Three options were tested for potential retention or adaptation of the existing buildings:

Option	Description	Outcome
1	Refurbishment of the existing buildings	Fails to achieve NDSS standards or improve energy performance

Option	Description	Outcome
2	Refurbishment and extension of the existing footprint	Limited improvement; cost and disruption disproportionate
3	Relocation of the internal core with extended footprint	Not feasible; structural limitations prevent compliance

The assessment demonstrated that none of the options would deliver sufficient social, environmental or economic benefits to justify retention.

4.8 The analysis concluded that retention of the existing buildings would fail to deliver the Council's Local Plan objective of intensifying and renewing existing Council housing estates to provide an improved housing stock. While redevelopment necessitates the loss of 32 existing dwellings (24 flats and 8 houses), it will deliver 116 affordable homes and an additional 22 supported housing units, all built to NDSS and modern building regulation standards, providing a substantial net increase in both housing quality and quantity.

4.9 The Order is therefore promoted as part of the Council's strategic regeneration approach to address housing need, improve social outcomes, and secure the long-term sustainability of Harold Hill in accordance with local and London-wide housing policy objectives.

5. ENABLING POWERS

5.1 The Council is the local planning authority for the Order Land and is therefore empowered to promote a Compulsory Purchase Order ("the Order") for planning purposes.

5.2 Section 226(1)(a) of the Town and Country Planning Act 1990 ("the 1990 Act") enables a local authority to acquire land compulsorily if it thinks that the acquisition will facilitate the carrying out of development, redevelopment or improvement on, or in relation to, the land being acquired.

5.3 Section 226(1A) provides that an authority may not exercise this power unless it thinks that the proposed development, redevelopment or improvement is likely to contribute to the achievement of one or more of the following objectives:

- the promotion or improvement of the economic well-being of its area;
- the promotion or improvement of the social well-being of its area; or
- the promotion or improvement of the environmental well-being of its area.

5.4 The Council is satisfied that the proposed use of compulsory purchase powers will enable the comprehensive redevelopment of the Order Land in a manner that will deliver social, economic and environmental improvements. The scheme will provide new, high-quality affordable housing in place of poor-quality, low-density housing, thereby securing both quantitative and qualitative improvements to the Borough's housing stock.

5.5 The Acquisition of Land Act 1981 (as amended by the Planning and Compulsory Purchase Act 2004) sets out the procedural requirements for the making, submission and confirmation of a Compulsory Purchase Order. The London Borough of Havering is the acquiring authority for the purposes of the Order.

5.6 The Guidance on the Compulsory Purchase Process and The Crichel Down Rules ("the CPO Guidance") recognises that the power under Section 226 of the 1990 Act is a positive tool that enables local authorities to assemble land to help deliver proposals in their adopted planning framework, where there is a clear and compelling planning justification.

5.7 The CPO Guidance also sets out the general policy considerations that the Secretary of State will take into account when deciding whether to confirm an Order, including the existence of a compelling case in the public interest and the adequacy of attempts to acquire land by agreement.

5.8 In addition, *Tier 2, paragraph 109* of the CPO *Guidance* identifies the key factors that the Secretary of State can be expected to consider when determining whether to confirm an Order made under Section 226(1)(a), namely:

(a) whether the purpose for which the land is to be acquired fits within the adopted planning framework for the area, see Section 9;

(b) the extent to which the purpose for which the land is acquired will contribute to the promotion or improvement of the economic, social or environmental well-being of the area, see Section 11;

(c) whether the purpose for which the acquiring authority proposes to acquire the land could be achieved by any other means, see Sections 4 and 10; and

(d) the potential financial viability of the Scheme, see Section 12.

5.9 The Council considers that these tests are met and has set this out in greater detail in the relevant sections of this Statement of Reasons. In particular, the planning merits of the Scheme have been comprehensively assessed through the planning application process, including the officer's report to the Strategic Planning Committee dated 27 February 2025, which concluded that the proposals accord with the development plan and should be approved. This provides clear and robust evidence of the planning justification for the Scheme and supports the Council's conclusion that there is a compelling case in the public interest.

5.10 The General Overview Section under *Tier 1, paragraph 2.10* of the CPO *Guidance* states that when making and confirming a compulsory purchase order, acquiring authorities and confirming authorities should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected. It is considered that the purposes of this CPO justify interfering with the human rights of those affected. This is set out in greater detail at Section 13

5.11 Also *Tier 1, paragraph 15.1* of the CPO *Guidance* states that although it is not expected that all the impediments to the delivery of a scheme will have been removed by the time the decision on a confirmation of a CPO is made, the acquiring authority will however need to be able to show that the implementation of the scheme following the confirmation decision being made is unlikely to be blocked by any physical or legal impediments. These include the programming of any infrastructure accommodation works or remedial work which may be required and any need for planning permission or other consent or licence.

5.12 There are no physical, procedural or legal impediments to implementation of the CPO Scheme. Further information on this is set out at Section 18.

6. THE SCHEME

6.1 The Council proposes to use its compulsory purchase powers to enable the comprehensive redevelopment of the land known as Chippenham Road, Harold Hill. The project forms a key part of the Harold Hill Town Centre Masterplan Vision, delivering a high-quality, affordable residential neighbourhood and associated public-realm improvements.

6.2 Planning permission (ref. P1150.24) was resolved to be granted on 27 February 2025 for the redevelopment of the site to provide 138 new affordable homes, comprising 116 general-needs dwellings and 22 self-contained supported housing units, together with landscaping, play space, biodiversity enhancements, car and cycle parking, and ancillary works.

6.3 Prior approvals and permissions for demolition have already been secured:

- F0003.23 – Prior approval for demolition of existing structures (granted 8 September 2023);
- P1274.23 – Full planning permission for demolition of all existing buildings, including the Alderman Public House (granted 27 February 2025). Demolition of Crediton House, the former Housing Office, and dwellings 74–84 Chippenham Road has been completed, consistent with these consents.

- 6.4** The approved development will provide new homes built to Nationally Described Space Standards and current Building Regulations, meeting high energy-efficiency and accessibility requirements. All homes will be for London Affordable Rent or equivalent low-cost tenure, ensuring the scheme makes a substantial contribution to local housing need.
- 6.5** The scheme will deliver a total of 138 new homes, comprising 116 affordable general-needs dwellings (84%) and 22 self-contained supported housing units (16%). The general-needs homes will be provided at a mix of Affordable Rent and Social Rent tenures and will include one-, two-, three- and four-bedroom accommodation, ranging from single-person flats to larger family-sized dwellings. All homes are designed to meet high accessibility standards, with 90% of dwellings meeting M4(2) (accessible and adaptable) standards and 10% designed to M4(3) (wheelchair user) standards, in accordance with London Plan Policy D7 and secured by planning condition. The self-contained supported housing units will be self-contained one-bedroom dwellings with on-site staff facilities, aligning with the Council's wider Starting Well and Adult Social Care strategies.
- 6.6** The redevelopment includes a high-quality landscape and public-realm design providing new residents' gardens, communal amenity areas and formal and informal play spaces. Access within the site will be for residents only, with controlled pedestrian routes and secure boundaries to ensure privacy and safety. The layout and building design have been developed in consultation with the Metropolitan Police Designing Out Crime Officer and will be delivered in accordance with Secured by Design principles. The scheme incorporates green infrastructure, sustainable drainage and biodiversity enhancements to deliver a measurable biodiversity net gain and create a safe, attractive environment for residents.
- 6.7** Once implemented, the redevelopment will replace obsolete, partly vacant buildings with modern, energy-efficient homes, improved open space and active public realm. It will remove sources of anti-social behaviour and deliver long-term social, economic and environmental benefits consistent with the Council's Local Plan (2021) and the London Plan.
- 6.8** For the purposes of applying the no scheme principle, the relevant scheme is the scheme authorised by the Order itself. It is this Order scheme, and not any wider or longer-term regeneration proposals for the surrounding area, that must be disregarded when assessing compensation. This approach is consistent with the statutory framework and ensures that landowners are neither advantaged nor disadvantaged by assumptions relating to development beyond that which is authorised by the Order.

7. CONSULTATION WITH STAKEHOLDERS

- 7.1** The Council has undertaken extensive engagement with local residents, leaseholders, tenants, and other stakeholders throughout the planning and regeneration process for the Chippenham Road redevelopment. Engagement has been continuous since the inception of the 12 Estate Programme in 2016 and has been adapted over time to reflect the project's evolution and statutory requirements.
- 7.2** Early consultation on the wider Harold Hill regeneration sought views on priorities for new homes, community facilities, public realm, and local infrastructure. Feedback from these events helped to shape the Masterplan Vision, identifying the Chippenham Road area as a key opportunity site for affordable housing and local improvements.
- 7.3** As proposals for the Chippenham Road site progressed, the Council held targeted engagement with affected residents and local stakeholders. Activities have included drop-in sessions, one-to-one meetings with leaseholders and tenants, and direct correspondence regarding rehousing options, valuation, and compensation entitlements. Regular updates have been provided through newsletters, site notices, and the Council's website.
- 7.4** Statutory consultation was undertaken as part of the planning applications for the site (Refs. P1274.23 and P1150.24), with neighbour letters and site notices issued in accordance with

planning legislation. Comments received during consultation were reviewed by the Local Planning Authority and informed refinements to the scheme's layout, access arrangements, and landscape design.

- 7.5** In parallel, the Council has liaised with the Greater London Authority, Transport for London, and statutory undertakers to ensure that technical and infrastructure requirements are incorporated into the design. Engagement will continue through the construction to ensure clear communication with all stakeholders.
- 7.6** Further detail on the consultation process is provided within the Statement of Community Involvement (July 2024), prepared by Lexington Communications on behalf of the Council and Wates Residential. The document sets out the two formal public consultation stages held in July 2023 and April–May 2024, attended by more than 80 residents and generating over 100 pieces of feedback. Key themes raised included building design, parking, anti-social behaviour, infrastructure, and the closure of the Alderman Public House. The Council's responses to these matters are summarised within the SCI's "*You Said / We Listened*" section, which demonstrates how community input shaped design refinements, including enhanced lighting, improved play space, and increased security measures consistent with Secured by Design principles.
- 7.7** The Council considers that the extent and quality of consultation undertaken exceeds statutory requirements and has been effective in securing meaningful community input into the development of the proposals. Further detail on the consultation process and outcomes is provided within the Statement of Community Involvement, included in the supporting documentation to this Statement.

8. RELOCATION / RE-HOUSING POLICY

- 8.1** The Council's Housing Regeneration Programme is supported by an adopted Local Lettings Plan (Version 7, September 2017), which provides the policy framework for managing the rehousing of Council tenants affected by estate regeneration schemes, including the Chippenham Road redevelopment. The Plan was approved by Cabinet and applies across all sites forming part of the 12 Estates Regeneration Programme.¹
- 8.2** The Local Lettings Plan sets out clear principles and procedures for allocating housing to tenants whose homes are required for redevelopment. It aims to ensure that the rehousing process is fair, transparent, and responsive to individual household needs. The Plan:
- Establishes how alternative accommodation will be identified and offered to affected tenants;
 - Sets out options for both temporary and permanent rehousing;
 - Allows the Council to set aside a proportion of social housing lettings for use in regeneration decants;
 - Applies to both existing re-lets and new-build affordable homes owned or managed by the Council, as well as homes where the Council has nomination rights;
 - Aims to meet the needs of the particular communities affected by regeneration; and
 - Includes an appeals mechanism for tenants who wish to challenge rehousing decisions.
- 8.3** The Plan ensures equality of opportunity and provides clear, accurate information to all affected households. The Council's approach is also informed by its duties under the Housing Act 1985, Land Compensation Act 1973, and the Equality Act 2010.
- 8.4** Rehousing of existing tenants within the Chippenham Road site has been undertaken in accordance with the Local Lettings Plan. As of the date of this Statement, 20 households have been successfully relocated to suitable alternative accommodation. Each household was supported through an individual decant plan, ensuring that personal needs and preferences were considered, and that disruption was minimised wherever possible.

- 8.5** The Council considers that the decant and rehousing process has been carried out in accordance with its adopted policy framework and in a manner that is fair, transparent, and consistent with the public interest.

9. PLANNING POSITION IN RESPECT OF THE ORDER LAND

- 9.1** Planning permission for the redevelopment of the Order Land was considered by the Council's Strategic Planning Committee on 27 February 2025 (applications P1274.23 and P1150.24), where Members resolved to grant full planning permission subject to conditions. Prior approval for demolition (ref F0003.23) had previously been granted on 8 September 2023.

- 9.2** The planning applications were accompanied by a Planning Statement (August 2024) prepared by Avison Young on behalf of Havering and Wates Regeneration LLP (the Applicant), together with other supporting documents. The Strategic Planning Committee resolved to grant permission on 27 February 2025, with the officer report confirming that the proposals accord with the London Plan (2021) and the Havering Local Plan (2021). This Statement of Reasons relates to the compulsory-purchase process and should be read alongside the Planning Statement and the Committee report for the full planning assessment and policy-compliance evidence.

- 9.3** The proposals comprise demolition of the existing buildings and redevelopment to deliver four new residential blocks providing 138 affordable homes, associated landscaping, parking and public realm works. Key planning benefits identified in the Planning Statement include:

- 100 per cent affordable housing (London Affordable Rent or another low-cost rented tenure, to be confirmed at implementation stage);
- Significant improvements to landscape quality, biodiversity net gain and the Urban Greening Factor;
- Provision of a new community garden and both formal and informal play space for residents and the wider community; and
- Enhanced safety, accessibility and design quality consistent with Secured by Design principles.

- 9.4** The adopted development plan relevant to the Order Land comprises:

- The London Plan (2021);
- The Havering Local Plan (2021) and Policies Map (North);
- The Joint Waste Development Plan (2012); and
- The Site Specific Allocations document (2008).

- 9.5** The Order Land lies immediately south of the Harold Hill District Centre and forms part of the Harold Hill Strategic Growth Area, identified in the Local Plan as suitable for comprehensive regeneration and housing delivery. Although the Council adopted its new Local Plan in 2021, it has committed to an early review to ensure continued alignment with London Plan housing targets and affordable-housing policy.

- 9.6** The site comprises previously developed, brownfield land. In accordance with the National Planning Policy Framework (2023), proposals that accord with the development plan should be approved without delay (paragraph 11). Paragraph 119 promotes the effective use of land to meet housing needs, safeguard the environment and support healthy living conditions.

- 9.7** The development accords with London Plan objectives including:

- GG2 – Making the best use of land;
- GG4 / H1 / H5–H7 – Delivering the homes Londoners need and maximising affordable housing; and
- D3 – Applying a design-led approach to optimise site capacity.

- 9.8** The proposals have been developed in accordance with London Plan (2021) policies on inclusive design (D5 and D7), safety and resilience (D11 and D12), biodiversity (G6), urban greening (G5), and energy and climate resilience (SI1–SI7). The design achieves an Urban Greening Factor of 0.45 and a biodiversity net gain of 11.6 per cent, in line with Policy G6 and Local Plan Policy 30, supported by the ecological assessment prepared by Greengage. The scheme follows the ‘Be Lean, Be Clean, Be Green, Be Seen’ energy hierarchy and includes provision for future connection to a district-heating network.
- 9.9** At borough level, Local Plan Policy 3 seeks to deliver 18,930 dwellings over the plan period, promoting intensification and renewal of existing Council-owned housing estates. The Chippenham Road site directly contributes to this target and supports Local Plan Policies 4 (Affordable Housing), 5 (Housing Mix), 26 (Urban Design), 27 (Landscaping), 30 (Nature Conservation) and 36 (Low Carbon Design), ensuring high-quality, sustainable and accessible housing consistent with borough and London-wide policy objectives.
- 9.10** LB Havering currently falls within the presumption category of the Housing Delivery Test (2022) and can demonstrate only a 3.4-year housing-land supply. The development will make an important contribution to addressing this shortfall, meeting around 5 per cent of the current housing waiting list of 2,533 households. In this context, the presumption in favour of sustainable development and the *tilted balance* under the NPPF carry substantial weight.
- 9.11** The scheme has been developed in accordance with the principles and objectives of the London Plan (2021) but does not meet the thresholds for referral to the Greater London Authority (GLA) under the Mayor of London Order (2008). The GLA has nevertheless been consulted in its capacity as a funding partner under the Affordable Homes Programme and has confirmed in-principal support for the scheme’s delivery as part of the Council’s wider regeneration programme.
- 9.12** The Council is satisfied that the redevelopment of the Order Land will result in an improvement to the economic, social and environmental well-being of its area, as further explained in Section 11 below, and that each parcel of land included in the Order is required to deliver these benefits.
- 9.13** There is an urgent need to deliver affordable housing to alleviate pressure and meet both local and national housing need. The proposals at Chippenham Road have the potential to make a significant contribution to this requirement, with 138 new homes. The delivery of housing, particularly affordable housing, must therefore be given substantial weight. The principle of delivering much needed, 100% affordable residential units on the Order Land is wholly acceptable in accordance with key adopted national and local policy aspirations as stated above.

10. NEGOTIATIONS AND EFFORTS TO ACQUIRE BY AGREEMENT

10.1 Approach and Principle

- 10.1.1** The Council has sought to acquire all interests within the Order Land by negotiation and agreement in accordance with paragraph 2 of the CPO Guidance. Compulsory purchase is therefore pursued only as a measure of last resort, to ensure that the comprehensive redevelopment of the Chippenham Road site can proceed within a reasonable timescale.
- 10.1.2** In line with the CPO Guidance, the Council has made every effort to engage with all affected owners, leaseholders, tenants and occupiers. Offers to acquire or rehouse have been made on fair terms that reflect statutory compensation principles and relevant case law. The Council’s objective is to secure early agreement wherever possible and minimise distress or uncertainty to residents and businesses.

10.2 Steps Taken to Date

- 10.2.1** Formal engagement with landowners and occupiers commenced in early 2019 following Cabinet approval to progress the Chippenham Road redevelopment. A series of letters, meetings and telephone discussions were undertaken with affected parties to explain the scheme’s objectives,

anticipated programme, and compensation entitlements. The Council also appointed professional advisers to support negotiations and ensure compliance with statutory procedures.

10.2.2 Key engagement activity has included:

- Service of Section 13 Planning Notices to all qualifying leasehold interests;
- Individual correspondence with owners and managing agents regarding access, valuation and acquisition;
- Offers made for the Cubitt Tavern sub-lease (accepted) and the Stonegate head-lease, both of which are required to achieve vacant possession of the western parcel;
- Repeated attempts to obtain disclosure of baseline valuation information under the executed Non-Disclosure Agreement;(achieved)
- Direct discussions with the leaseholder of 10 Rothbury House, supported by Ardent and Legal Services, including multiple written offers and engagement with the mortgage lender; and
- Communication with the tenant of 70 Chippenham Road, in liaison with Housing Services, to explore voluntary surrender and rehousing options consistent with Ground 9 of Schedule 2 to the Housing Act 1988.

10.2.3 In addition, the Council has undertaken door-to-door visits and distributed newsletters to explain the regeneration proposals and reassure residents about rehousing assistance. These steps demonstrate a consistent and transparent approach to negotiation across all land interests.

10.3 Ongoing Negotiations

10.3.1 Negotiations remain active and will continue throughout the CPO process. The Council's priority is to achieve voluntary acquisition of all property and rights wherever possible, avoiding the need for compulsory powers to be exercised. Offers remain open for discussion and can be adjusted to reflect updated valuations, comparable evidence or verified claims for disturbance and reinstatement.

10.3.2 Discussions are ongoing with the representatives of Stonegate to finalise terms for the simultaneous acquisition of the headlease and sublease interests. While agreement has now been reached with Cubitt Taverns that provides vacant possession through an executed option agreement, the Stonegate position remains under negotiation. The Council has proposed to Stonegate that replacement public house premises are made available to them in the wider scheme in Harrold Hill, which was granted planning permission on 13th November 2025. The discussions are necessarily complex due to the layered leasehold structure, associated rental liabilities, and differing valuation positions advanced by the parties. The Council has also proposed the use of Alternative Dispute Resolution for an independent party to set the valuation of the property.

10.3.3 Engagement with residential leaseholders continues through the Council's housing officers and its appointed agents, Ardent, who provide ongoing communication, valuation support and relocation assistance. In respect of the Council tenant at 70 Chippenham Road, matters are being progressed in liaison with Housing Services to ensure that any possession proceedings are aligned with the Council's rehousing obligations.

10.4 Without Prejudice to the Order

10.4.1 The Council is committed to continuing negotiations on a voluntary basis throughout and beyond the making of the Order. However, given the number of separate interests and the complexity of existing leasehold arrangements, it is not possible to guarantee acquisition by agreement within the timescales necessary to deliver the scheme.

10.4.2 The Council therefore considers it essential to pursue compulsory purchase powers in parallel, to ensure that the land assembly required for the redevelopment can be completed with certainty and within programme. The use of these powers does not preclude further negotiation; rather, it provides a backstop mechanism to secure delivery of the scheme and the associated public benefits should voluntary agreement ultimately not be achievable.

10.4.3 The Council's approach is therefore consistent with Government guidance, ensuring that affected parties are treated fairly, compensated in accordance with statutory provisions, and provided with every opportunity to reach agreement without the need for compulsion.

11. PURPOSE AND JUSTIFICATION FOR THE USE OF COMPULSORY PURCHASE POWERS

11.1 The purpose of the Order is to secure the comprehensive redevelopment of the Order Land to facilitate the construction of 138 new affordable homes, together with public realm, landscape and infrastructure improvements. The Council considers that the proposed redevelopment will deliver substantial public benefits and that there is a clear and compelling case in the public interest for the use of compulsory purchase powers to assemble the remaining land and interests required to enable delivery of the Scheme.

11.2 The exercise of compulsory purchase powers under section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) is justified where the acquisition will facilitate development that will contribute to the promotion or improvement of the economic, social or environmental well-being of the area. Having regard to the planning framework, the characteristics of the Order Land and the benefits of the Scheme, the Council is satisfied that all three limbs of the well-being test are met.

11.3 The Scheme will increase the number of homes within the site and create an environment that is attractive to a broad range of residents, thereby widening the economic and social mix of this part of the Borough. The construction of new, high-quality housing at predominantly affordable prices will support balanced and inclusive growth.

11.4 The benefits to be realised include:

- Delivery of 138 affordable homes (London Affordable Rent or another low-cost rented tenure to be confirmed);
- Significant improvement in landscape quality, including public realm enhancements and a demonstrable increase in urban greening and biodiversity net gain;
- Provision of a community garden for residents and the surrounding community; and
- Provision of formal and informal play space accessible to the residents, representing a substantial improvement on the current baseline where no such facilities exist.
- Local resident training and recruitment (secured by s106 Agreement) provision of skills training role or payment in Lieu.

11.5 In economic terms, the Scheme will deliver investment in construction, supply-chain and employment activity within Harold Hill. The development will provide direct construction employment and training opportunities for local people, with targets embedded within the construction contract to secure apprenticeships and work experience placements. Additional indirect employment will arise through the local supply chain and increased consumer spending from new residents, supporting the vitality of the Hilldene District Centre.

11.6 In social terms, the Scheme will provide well-designed, energy-efficient homes that meet modern space and accessibility standards, addressing local housing need and improving health and well-being outcomes for future residents. The creation of shared amenity space and new public realm will enhance social cohesion and encourage community interaction within a safe and inclusive environment.

11.7 In environmental terms, the Scheme will replace obsolete housing and under-used brownfield land with sustainably designed buildings constructed to modern energy-efficiency standards. It will deliver a biodiversity net gain of 11.6 per cent and an Urban Greening Factor of 0.45, consistent with London Plan Policies G5 and G6, and will contribute to the Council's climate objectives by reducing carbon emissions and promoting sustainable travel and lifestyle choices.

- 11.8** The comprehensive redevelopment of the Order Land can only be achieved through the acquisition of all remaining property interests. While the Council has made significant progress in acquiring the majority of the land by agreement, several residual interests remain outstanding. Without the use of compulsory purchase powers there is no certainty that the Scheme could be delivered within a reasonable timescale, or at all, and the public benefits outlined above would not be realised.
- 11.9** The Council has taken reasonable steps to acquire the remaining interests by negotiation, in accordance with government guidance. Section 10 of this Statement sets out the details of engagement and the status of ongoing negotiations. The Council will continue to pursue voluntary agreement wherever possible, but it is essential that the Order is progressed to ensure delivery certainty.
- 11.10** The Council is satisfied that the making of the Order represents a proportionate and necessary response to the identified need for redevelopment. The interference with private interests is justified by the substantial public benefits to be secured and the availability of compensation to affected parties under the Compulsory Purchase Act 1965 and the Land Compensation Act 1973.
- 11.11** Accordingly, the Council considers that there is a compelling case in the public interest for confirmation of the Order. The acquisition of the Order Land will enable the delivery of the Scheme in accordance with the adopted planning framework, and the economic, social and environmental well-being of the area will be promoted and improved as a direct result.
- 11.12** This conclusion accords with paragraph 108 of the CPO Guidance, which provides that an acquiring authority should be able to demonstrate a clear justification for the interference with private rights and that the purposes of the acquisition will contribute to the achievement of the economic, social or environmental well-being of its area. The Council is satisfied that these requirements are fully met and that the Order represents an appropriate, proportionate and lawful exercise of its powers under section 226 of the 1990 Act.

12. SCHEME VIABILITY AND DELIVERY

- 12.1** The Council is satisfied that the Scheme is financially viable and deliverable within a reasonable timescale. The delivery of the Scheme is supported by an approved capital budget within the Housing Revenue Account (HRA) and by grant funding to be secured from the Greater London Authority (GLA) under the Affordable Homes Programme. The Scheme forms part of the Council's wider regeneration commitments and is reflected within the approved capital programme and Medium-Term Financial Strategy.
- 12.2** The Scheme has been developed in partnership with the Council's strategic regeneration delivery partner, Wates Residential, under the terms of the Havering and Wates Regeneration LLP. The LLP governance structure, established under Cabinet authority in 2019, provides a secure framework for the delivery of major housing regeneration projects across the borough. The Council's interest in the LLP ensures direct oversight of the programme, financial control, and the ability to phase delivery in line with available funding and development milestones.
- 12.3** A detailed cost plan and financial appraisal have been prepared and reviewed by the Council's internal finance and external quantity surveying teams. The current appraisal demonstrates a positive project balance within the parameters of the approved business case, with contingency allowances included for acquisition, demolition, and construction inflation. The appraisal confirms that the Scheme is capable of proceeding to delivery following confirmation of the Order and completion of land assembly.
- 12.4** The land acquisition costs associated with the CPO are to be funded from the HRA Acquisitions Budget (C30620), which has sufficient headroom to meet all anticipated expenditure relating to property compensation, professional fees, and statutory costs. These funds have been approved through the Council's capital governance processes and will be drawn down as individual acquisitions are completed.

- 12.5** The Scheme benefits from a resolution to grant full planning permission (Ref: P1150.24) for the demolition of existing buildings and the construction of 138 affordable homes, landscaping, and associated works. The planning permission, granted in February 2025, establishes the policy framework and design parameters for the development and confirms that the Scheme accords with the London Plan, Havering Local Plan (2021) and the Council's Housing Strategy.
- 12.6** A Pre-Construction Services Agreement (PCSA) has been entered into with the LLP's contractor to progress technical design, procurement and risk management workstreams, ensuring the Scheme can move directly into the construction phase once the CPO process is complete and funding is confirmed. The Scheme will be delivered as a single phase, with flexibility to sequence enabling works as required to maintain progress while the final acquisitions are concluded.
- 12.7** The Council has assessed the key risks to delivery, including potential delays in land acquisition, construction cost escalation, and funding availability. These risks are actively managed through the Council's corporate risk framework and reported regularly to the Regeneration Programme Board and Cabinet Member for Regeneration and Development. Mitigation measures include financial contingency, robust cost planning, ongoing engagement with the GLA, and continued negotiations to secure voluntary acquisitions.
- 12.8** The Council is satisfied that all necessary powers, consents and funding are in place, or will be secured, to deliver the Scheme once the Order is confirmed. The Council's track record in delivering major housing and regeneration projects, including the Family Welcome Centre and other phases of the 12 Estates Regeneration Programme, provides assurance of its capacity and capability to implement the Scheme efficiently and effectively.
- 12.9** The Council therefore concludes that the Scheme is fully funded, technically deliverable and capable of implementation within a reasonable period following confirmation of the Order, satisfying the requirements set out in paragraph 104 of the CPO Guidance.

13. HUMAN RIGHTS CONSIDERATIONS

- 13.1** In making the Order, the Council has had regard to the provisions of the Human Rights Act 1998 and the European Convention on Human Rights ("the ECHR"), in particular those Articles that are relevant to the exercise of compulsory purchase powers. The Council is satisfied that the interference with the rights of those with an interest in the Order Land is necessary, proportionate and justified in the public interest.
- 13.2** Article 1 of the First Protocol ("A1P1") of the ECHR provides that every natural or legal person is entitled to the peaceful enjoyment of their possessions and that no one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law. Any interference with this right must therefore strike a fair balance between the public interest in achieving the objectives of the Order and the private rights of those affected.
- 13.3** Article 6 of the ECHR guarantees the right to a fair and public hearing within a reasonable time by an independent and impartial tribunal in the determination of a person's civil rights and obligations. This right is fully protected in the CPO process, as all parties affected by the Order will have the opportunity to make representations, to appear at any public inquiry, and to challenge decisions through the courts in accordance with the statutory procedure.
- 13.4** Article 8 of the ECHR provides that everyone has the right to respect for their private and family life, their home and correspondence. The Council acknowledges that the making and implementation of the Order may interfere with the rights of certain occupiers under Article 8; however, such interference will be proportionate, lawful and necessary to achieve the legitimate public purpose of delivering the Scheme.
- 13.5** The Council has taken careful account of the potential impact of the Order on the individuals and businesses affected. Extensive engagement has been undertaken to secure voluntary acquisition and to offer advice and assistance to occupiers in identifying suitable alternative accommodation.

The Council will continue to work with affected parties to mitigate disruption wherever possible and to ensure that the process remains transparent and fair.

- 13.6** The statutory compensation regime provides a further safeguard for those whose interests are compulsorily acquired. Compensation will be payable in accordance with the Compulsory Purchase Act 1965, the Land Compensation Act 1973 and the relevant case law, ensuring that claimants receive fair and equivalent compensation for any property or rights acquired and for any losses sustained.
- 13.7** The Council has balanced the public interest in the regeneration and improvement of the area against the private loss that will result from the compulsory acquisition of interests in the Order Land. Having regard to the availability of statutory compensation and the opportunity for affected parties to make representations, the Council considers that the interference with individual rights is proportionate and justified.
- 13.8** The Council is therefore satisfied that the making and confirmation of the Order would not infringe the rights of any individual under Articles 1, 6 or 8 of the ECHR. In the event of any interference, such interference would be in accordance with the law, pursue a legitimate aim and be necessary in a democratic society in the interests of the economic, social and environmental well-being of the area.
- 13.9** The Council further concludes that the Order strikes an appropriate balance between the rights of those directly affected and the need to secure the delivery of a scheme which will bring significant and lasting public benefits. Accordingly, the Council is satisfied that the Order is compatible with the ECHR and with the Human Rights Act 1998.

14. EQUALITY CONSIDERATIONS

- 14.1** In preparing and promoting the Order, the Council has had full regard to its duties under Section 149 of the Equality Act 2010 (the Public Sector Equality Duty – “PSED”). The Council has considered the need to:
- (a) eliminate unlawful discrimination, harassment and victimisation;
 - (b) advance equality of opportunity between persons who share a protected characteristic and those who do not; and
 - (c) foster good relations between such persons.
- 14.2** To inform its decision-making, the Council has commissioned and reviewed an Equality Impact Assessment (EqIA) prepared by Iceni Projects Limited in April 2025 on behalf of Havering and Wates Regeneration LLP (Appendix C to the Cabinet Report). The EqIA assessed the potential impacts of the Scheme on persons with protected characteristics, with reference to the demographic, socio-economic and health profile of the area, and identified appropriate mitigation and enhancement measures.
- 14.3** The EqIA concludes that the Scheme will generate significant positive equality outcomes once completed, particularly for groups experiencing housing disadvantage, deprivation or safety concerns. Key positive impacts include:
- Delivery of 138 affordable homes, all at London Affordable Rent or equivalent tenure, directly addressing the acute shortage of accessible, affordable and secure housing in the Borough;
 - Provision of 22 self-contained supported housing units (representing approximately 16% of the total homes), delivering safe, managed accommodation for individuals requiring tailored support and contributing to the Borough’s supported-living objectives;
 - Delivery of 14 wheelchair-adaptable homes (10%) and full compliance with inclusive design standards, improving accessibility for residents with disabilities;
 - Creation of new open space, play space and a community garden designed to promote inclusion, physical activity, and mental well-being; and

- Improved lighting, defensible planting and natural surveillance throughout the site to address community safety concerns, benefiting women, older residents, and those with disabilities.
- 14.4** During construction, the EqIA identifies limited and temporary potential for adverse impacts associated with noise, air quality and access disruption. These impacts will be mitigated through the implementation of a Construction Environmental Management Plan (CEMP) and continued community engagement to ensure that residents, including vulnerable groups, are informed and supported throughout the construction period.
- 14.5** The EqIA further recognises the socio-economic context of the area, which lies within the second decile of national deprivation, with particularly high indicators of income and education deprivation. The Scheme will therefore have a proportionately greater positive impact on local equality outcomes by increasing the supply of affordable housing, creating local employment opportunities, and improving the overall quality and safety of the built environment.
- 14.6** The Council has had due regard to these findings in making the decision to promote the Order. The equalities implications were considered and recorded as part of the Cabinet decision to make the CPO, ensuring that equality considerations have been integrated throughout the process rather than treated as a separate or subsequent exercise.
- 14.7** The Council is satisfied that the Scheme does not give rise to any disproportionate or discriminatory effects on persons with protected characteristics. Where differential impacts have been identified such as during the construction phase, appropriate and proportionate mitigation measures will be implemented to minimise disruption and promote positive equality outcomes.
- 14.8** Accordingly, the Council concludes that due regard has been given to the requirements of the Public Sector Equality Duty and that the Scheme will advance equality of opportunity and foster good relations between people in the community. The making and confirmation of the Order is therefore compatible with the Council's statutory obligations under the Equality Act 2010.
- 14.9** The scheme will result in the loss of an existing public house and associated community space. This loss is acknowledged; however, it is considered acceptable in the circumstances, having regard to the wider regeneration context and the public benefits delivered by the scheme.
- 14.10** Provision for a replacement public house facility is proposed within the wider Harold Hill Masterplan Vision. In particular, a new public house is included as part of the wider development which received a resolution to grant planning permission from the London Borough of Havering on 13 November 2025. Accordingly, while the existing facility will be lost as a consequence of the Order scheme, the masterplan proposals make provision for the re-introduction of a public house and community facility within the area. When considered alongside the significant public benefits of the scheme, including comprehensive regeneration and the delivery of new homes and associated infrastructure, the loss of the existing public house and community space is not considered to outweigh the overall public interest case.
- 14.11** The potential equalities impacts arising from the loss of the public house and community space have been considered through the Equality Impact Assessment. The EqIA concludes that, while there may be localised impacts on certain groups, appropriate mitigation measures are available and the overall impacts are justified by the substantial public benefits of the scheme.
- 14.12** This Statement of Reasons itself forms part of the Council's evidence of compliance with the PSED, demonstrating that equalities considerations have been embedded in the design, consultation, acquisition and decision-making processes leading to the making of the Order.

15. SPECIAL CATEGORIES OF LAND, EASEMENTS AND RIGHTS

- 15.1** The Council has considered whether any of the land proposed to be included within the Order falls within a special category as defined by statute. These include land held by or on behalf of

the Crown, land belonging to a local authority, statutory undertakers' land, open space, common land, fuel or field garden allotments, and ecclesiastical property.

- 15.2** None of the land within the Order Land is Crown land, nor is it held by or on behalf of a government department. Accordingly, no additional consents are required under section 226(2A) of the Town and Country Planning Act 1990 or section 82 of the Housing and Planning Act 2016.
- 15.3** The land is not subject to any trust for allotment purposes, nor is it designated as open space or common land within the meaning of sections 19 and 20 of the Acquisition of Land Act 1981. The redevelopment of the Order Land will, however, deliver new areas of high-quality public realm and landscaped open space, providing a net increase in accessible amenity space available to the community.
- 15.4** There are no known interests held by statutory undertakers within the Order Land that would prevent the delivery of the Scheme. Where operational equipment or rights exist, the Council will seek to agree protective provisions with the relevant undertakers to ensure that statutory services are maintained during and after redevelopment.
- 15.5** No land within the Order Land is known to be ecclesiastical property within the meaning of the Acquisition of Land Act 1981, nor does it contain burial grounds, consecrated land or land forming part of a churchyard.
- 15.6** The Council will continue to review title information as negotiations progress and will take appropriate steps to address any new matters arising prior to the confirmation of the Order.
- 15.7** It is intended that a General Vesting Declaration ("GVD"), or a number of GVDs, will be made by the Council in respect of the Order Land in the event that the Order is confirmed by the Secretary of State. It is also the Council's intention that all easements, covenants, rights and other interests in the land included in such GVD or GVDs shall be acquired and/or overridden, with compensation paid to those who formerly held the benefit of such interests.
- 15.8** Any mortgages or rent charges affecting the Order Land will be dealt with in accordance with sections 14 to 18 of the Compulsory Purchase Act 1965. This ensures that all land within the Order Land will vest in the Council with a clean title, free from encumbrances, while preserving the rights of lenders to appropriate compensation.

16. ANY SPECIAL CONSIDERATIONS AFFECTING THE ORDER LAND

- 16.1** The Council has undertaken a detailed review of the Order Land to identify any special considerations which may affect its acquisition or redevelopment. These include heritage, environmental, ecological, planning policy and land ownership factors.
- 16.2** The Order Land is not located within, nor does it adjoin, a conservation area, and it contains no listed buildings, locally listed heritage assets or structures of architectural or historic interest. The proposed redevelopment will therefore not result in the loss of or harm to any designated heritage assets.
- 16.3** The Order Land is previously developed brownfield land. No part of it is designated as Metropolitan Open Land, Green Belt, Site of Importance for Nature Conservation (SINC), or any other form of statutory environmental designation. The development proposals have been subject to full planning scrutiny, including ecological, arboricultural, drainage and flood risk assessments, which confirm that there are no environmental constraints that would prevent redevelopment.
- 16.4** Ground conditions have been investigated through geotechnical surveys, which confirm that the site is suitable for redevelopment subject to standard remediation measures typical of urban brownfield sites. These works are accounted for within the approved cost plan and will be undertaken in accordance with the relevant environmental and building regulations.

- 16.5** There are no known archaeological designations affecting the Order Land. Any archaeological matters were considered as part of the planning application process, and no issues have been identified that would prevent or constrain redevelopment.
- 16.6** The Order Land is not known to contain any utilities infrastructure or rights that would prevent the proposed development. Where existing underground or overhead services are identified, the Council and its delivery partner will liaise with statutory undertakers to ensure diversion or protection, with all associated costs allowed for within the Scheme budget.
- 16.7** The Council is satisfied that there are no other special considerations, statutory protections or designations that would impede the acquisition or redevelopment of the Order Land.

17. COMPULSORY PURCHASE BY NON-MINISTERIAL ACQUIRING AUTHORITIES (INQUIRIES PROCEDURE) RULES 2007

- 17.1** This Statement is not a statement under Rule 7 of the *Compulsory Purchase by Non-Ministerial Acquiring Authorities (Inquiries Procedure) Rules 2007*. The Council reserves the right to amend, supplement or expand this Statement as necessary for the purposes of Rule 7 should an inquiry be held.
- 17.2** The 2007 Rules set out the procedural framework governing public inquiries into compulsory purchase orders promoted by local authorities and other non-ministerial acquiring bodies.
- 17.3** The purpose of this Statement is to explain the reasons for making the Order, to demonstrate that there is a compelling case in the public interest for its confirmation, and to provide sufficient information to affected persons, statutory objectors, and the Secretary of State to understand the justification for the proposed acquisition.
- 17.4** In the event that objections are received and not withdrawn, the Secretary of State for Levelling Up, Housing and Communities may cause a public inquiry or hearing to be held in accordance with the 2007 Rules. Those affected by the Order will be given the opportunity to appear before the Inspector to present their case.
- 17.5** The Council will ensure full compliance with the 2007 Rules, including service of notices, the publication of statutory documents, and the availability of all required information for inspection by interested parties.
- 17.6** The Council will also ensure that copies of this Statement of Reasons, together with all relevant documents referred to within it, are made available in accordance with the requirements of the CPO Guidance.

18. OTHER CONSENTS REQUIRED

- 18.1** The Council has considered whether any additional consents, licences or permissions are required to enable the implementation of the Scheme in addition to the confirmed Compulsory Purchase Order and the planning permission to be granted.
- 18.2** The Council's Strategic Planning Committee resolved to grant full planning permission (reference P1150.24) for the redevelopment of the Order Land in February 2025, subject to completion of a Section 106 Agreement and the issue of the formal decision notice. The planning permission establishes the principle and detailed design of the Scheme and provides all necessary planning consents to enable redevelopment once land assembly is complete.

- 18.3** The Section 106 Agreement has been completed and planning permission has been formally issued. The Council is therefore satisfied that the Scheme benefits from a full and implementable planning consent, subject to the completion of land assembly.
- 18.4** No listed building consent, conservation area consent, or scheduled monument consent is required, as there are no designated heritage assets within or adjacent to the Order Land.
- 18.5** No separate environmental consents are required beyond those secured through the planning process. The necessary approvals relating to highways, drainage, utilities diversions and building control will be obtained through the normal development management and construction processes.
- 18.6** The Order land is likely to be affected by a number of potential third party rights, including rights of light. At this stage, releases in respect of such rights have not been secured. The implementation of the scheme would benefit from the statutory override provided by section 203 of the Housing and Planning Act 2016, which enables development to proceed notwithstanding the infringement of certain third party rights, subject to the payment of compensation where appropriate
- 18.7** The Council has also reviewed the requirements of the Housing and Regeneration Act 2008, the Housing Act 1985, and the Town and Country Planning Act 1990, and is satisfied that there are no other statutory consents required to implement the Scheme.
- 18.8** Accordingly, the Council is satisfied that there are no legal, physical or procedural impediments to the implementation of the Scheme following confirmation of the Order, completion of the necessary land assembly, and the issue of the planning permission.

19. VIEWS OF GOVERNMENT DEPARTMENTS AND OTHER AGENCIES

- 19.1** The Council has undertaken extensive consultation with relevant government departments, statutory agencies and other public bodies as part of the planning and land assembly processes for the Scheme.
- 19.2** The statutory consultation undertaken through the planning application process included engagement with the Greater London Authority (GLA), Transport for London (TfL), Thames Water, the Environment Agency, Natural England, and other statutory consultees. None of these bodies raised objections to the proposed development, and any technical matters identified have been addressed through planning conditions or the Section 106 Agreement.
- 19.3** The Greater London Authority supported the principle of redevelopment and confirmed that the Scheme is consistent with the objectives of the London Plan, in particular those relating to affordable housing delivery, good design, sustainable development, and optimisation of brownfield land.
- 19.4** Transport for London raised no objection to the proposed access arrangements or traffic impact of the development. The planning permission includes conditions and obligations to secure appropriate travel planning, cycle parking and electric vehicle charging provision in line with TfL's standards.
- 19.5** Thames Water and the Environment Agency raised no objection to the proposed drainage or water infrastructure strategy, subject to standard requirements for connection approvals and surface water management.
- 19.6** No representations have been received from any other government departments or statutory undertakers that would prevent the implementation of the Scheme. Where utilities providers hold operational interests within or adjoining the Order Land, the Council will enter into protective provisions to ensure continuity of service during construction and operation.

- 19.7 The Council will continue to liaise with statutory undertakers and public bodies throughout the CPO and development process to ensure that all reasonable requirements are met and that the delivery of the Scheme proceeds without disruption to public services.

20. CONTACT INFORMATION AND DEPOSIT OF DOCUMENTS

- 20.1 In accordance with the requirements of the *Acquisition of Land Act 1981* and the *Compulsory Purchase by Non-Ministerial Acquiring Authorities (Inquiries Procedure) Rules 2007* the CPO documents can be inspected at reasonable opening times at Harold Hill Library, 19a Farnham Road, Harold Hill, Romford, RM3 8ED.

21. RELEVANT DOCUMENTS FOR THE INQUIRY (IF REQUIRED)

- 21.1 The Council intends to refer to, or put in evidence, the documents (or relevant extracts from those documents) which are listed below and which are referred to within this Statement of Reasons.
- 21.2 Should it be necessary to hold a Public Inquiry regarding the confirmation of the Order, the Council may refer to or put in evidence the following documents. The Council reserves the right to amend or supplement this list as appropriate.

National Policy and Guidance

- *National Planning Policy Framework* (Department for Levelling Up, Housing and Communities, July 2021, as amended)
- *The London Plan (2021)* — Greater London Authority
<https://www.london.gov.uk/programmes-strategies/planning/london-plan/new-london-plan/london-plan-2021>
- *Guidance on Compulsory Purchase Process* (MHCLG, January 2025)
https://assets.publishing.service.gov.uk/media/6798c238e0edc3fbb06063d9/CPO_Guidance_Update_January_2025.pdf

Local Planning Policy and Evidence Base

- *Havering Local Plan (2021)*
- *Havering Housing Strategy*
- *Havering and Wates Regeneration LLP Programme Documents*
- *Cabinet Report: Chippenham Road – Making of a Compulsory Purchase Order (2025)*
- *Planning Application Documents (Ref: P1150.24)* — including Planning Statement, Design and Access Statement, Environmental Assessments and Committee Report

Supporting Technical and Legal Documents

- Equalities Impact Assessment (Appendix C, April 2025)
 - Valuation, acquisition and negotiation correspondence (redacted as appropriate)
 - Any subsequent technical or financial reports relevant to the implementation of the Scheme
- 21.3 The final list of documents will be confirmed and made available to the Secretary of State should a Public Inquiry be required.

22. COMPELLING CASE IN THE PUBLIC INTEREST

- 22.1** Taking all matters into account, including the planning merits of the Scheme, the approach to compensation, the treatment of third-party rights, and the equalities considerations, the Council considers that there is a compelling case in the public interest for the making and confirmation of the Order.
- 22.2** The Scheme is necessary to achieve the Council's regeneration objectives and will deliver substantial economic, social and environmental benefits. The use of compulsory purchase powers is proportionate and justified, having regard to the availability of compensation and the absence of any reasonable alternative means of delivering the Scheme within an appropriate timeframe.

This concludes the Statement of Reasons for the Chippenham Road Compulsory Purchase Order 2026.